



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, JULY 15, 2013, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*

Review and Action:

*Minutes, May 2013*

Final Votes:

*Gee Jay Ranch Arena/Campground*  
*Verizon Wireless*  
*In His Precious Sight Daycare*

Concepts:

*Taney County Fire Protection District #9 Addition*  
*Jack and Sally's Gunworks*  
*Country Plaza Business Park*

Old and New Business:

*Tentative*



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, JUNE 10, 2013, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with eight members present. They were: Rick Treese, Ronnie Melton, Steve Adams, Dave Stewart, Mike Scofield, Randy Haes, Ray Edwards, and Rick Caudill. Staff present: Bob Atchley, and Bonita Kisse.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

### Public Hearing:

Veterans Victory Village: A request by Marie Fulkerson to allow Nick and Jo Byma to develop a 245 unit residential housing complex held in a condominium style of ownership providing housing for disabled veterans and their families via a total of seven monolithic dome structures. A number of multi-purpose domes will also be constructed providing year-round activities and services primarily for the disabled veterans and their families. The project is located at 2657 Sunset Inn Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Treese clarified that this property is at the end of Sunset Inn Road. The applicant made a statement addressing the cost of the project stating that it is not a 70 million dollar project and that they have no idea what the cost will be. They are aware of the enormity of the project and that according to maximum density they could easily have 2000 families, quite a bit different from 250 that they are requesting in her opinion. She stated that the important issue is why this is being done, and that a project of this type is very necessary, because the occupants will have fought and died for our freedom. Mr. Treese asked if the recreational area is for the public or just for the occupants. Mrs. Byma stated that it is for the residents, but that they can have guests. Mr. Caudill asked if the condos will be for sale or if they are only for veterans. She stated that they are focusing on veterans and veterans families at this time. Mr. Treese asked if what was presented is a complete site plan. She stated that it is as best as they can make it for now.

At this time the public was allowed to speak. Mr. Bob Schanz was the first to speak. He stated that he is favor of veterans, and stated that his parents were in WWII, and he has donated money to them. However, he feels this is not the right place for this type of project. He feels it should be closer to hospitals and other necessary things. He wanted to know who is putting up the money, and feels that it is being planned to make money on. He had a concern about the size of the road and that school busses would not be able to pass or turn around. He felt it would not be safe for children or people walking along the road, with cars passing. He asked the Commissioners to drive down the road and see for themselves. He did not feel land should be taken from the property owners there to widen the road for this project. Mr. Treese asked Mr. Haes what the width of the road right of way is. Mr. Haes said it is 40' and that additional property would be needed.

Will Gay who lives in the neighborhood, had concerns regarding the size of the road and stated that school buses could not drive down there because of the size.

Darrell Moore who also lives in the neighborhood stated that his dad owned property there before his death, and he and his siblings inherited the property. He was concerned that they would be forced to give up property for widening the road. Mr. Melton asked if there would be land taken away for road right of way. The applicant stated that of course the road issue would have to be dealt with. Mr. Treese stated that the road issue would have to be addressed. Mr. Moore stated that years ago his father was turned down by the Planning Commission for a business.

Mr. Caudill asked if the applicant had discussed the road issues with any of the property owners. Mrs. Byma stated that she has talked to Mr. Haes, but not the property owners until the County decides how wide the road right of way needs to be. Mr. Haes stated the road would have to fall under county road standards, which calls for a 50' right of way. Some would have to be surveyed.

There being no other questions, the public hearing was closed. This request will be voted on next Monday.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for June 10, 2013 the meeting adjourned at 6:46 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 17, 2013, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with eight members present. They were: Rick Treese, Randy Haes, Dave Stewart, Mike Scofield, Steve Adams, Ronnie Melton, Ray Edwards, and Rick Caudill. Staff present; Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

### Review and Action:

Minutes; May 2013, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Steve Adams. The vote to approve the minutes was unanimous.

### Final Votes:

Veterans Victory Village: a request by Marie Fulkerson to allow Nick Byma to purchase and subsequently construct condominium structures on 139.4 acres located off Sunset Inn Road. Mr. Atchley read the proposed decision of record. The Byma's were represented by Scott Beanland. Mr. Melton clarified that item #7 of the proposed decision of record would need to be complied with before a Division II and landgrading permits were issued. Mr. Stewart stated that he didn't think the Planning Commission had the authority to request the developer to acquire additional right of way on a county road. Discussion followed with Mr. Edwards stating that in his opinion the taxpayers should not have to pay for widening a road for a development. Mr. Caudill agreed with Mr. Stewart that the developer should not have to acquire additional right of way on a county road. Mr. Stewart stated that if the developer could not get all property owners to agree to give up the land to widen the road the project would not move forward. Mr. Treese stated that he thought it would be impossible for the developer to acquire all the land needed. Roads are built as the need arises in Mr. Stewart's opinion. Mr. Atchley asked if there would be a consensus from the Planning Commission regarding the stipulation on item #7. Mr. Haes stated that the burden

should be carried by the developer, because he is creating the added traffic. Mr. Beanland, representing the developer stated that they are willing to share in the burden of the added traffic on the road. Mr. Haes stated that studies should be done by the county showing what improvements would need to be done to the road. Mr. Beanland questioned compliance with the new county road standards, as opposed to the standards when the road was first built. Discussion followed regarding if improvements can be made to widen the existing road as it is without obtaining additional property. Rick Caudill made a motion to delete the added language to #7, seconded by Dave Stewart. Discussion followed. The vote to exclude the proposed addition was four in favor and three against. The vote to remove the addition carried. Rick Caudill also made a motion to approve the project based upon the decision of record, with three in favor and three against. Discussion followed with another vote held with four in favor and three against. The project was approved.

#### Concepts:

Gee Jay Ranch Arena/Campground: a request by George Cramer to operate an equine oriented campground, and arena with restrooms located at 160-220 Frank Rea Road. Mr. Cramer explained his plans to the Planning Commission. This project will proceed to public hearing next month.

Verizon Wireless: a request by Rodney Sullins to allow Verizon to place a wireless telecommunications facility consisting of a 300' self support tower, and equipment shelter within a 6' chain link fence located at 3271 Ridgedale Road. The representative Frank Manzina explained the plans and location of the project, and explained how the tower is designed if it fell. A letter will be provided for the file addressing this. This project will proceed to public hearing next month.

In His Precious Sight Daycare: a request by Rick Anderson to allow Patricia Mondt to operate a day care facility on property located at 291 Curtis Drive. Ms. Mondt explained her plans. The driveway was discussed. This project will proceed to public hearing next month.

#### Old and New Business:

Mr. Atchley discussed having name plates for each member so the public and press can distinguish who makes motions. The Commission directed Mr. Atchley to do as he saw fit.

#### Adjournment:

With no other business on the agenda for June 17, 2013 the meeting adjourned at 7:00 p.m.

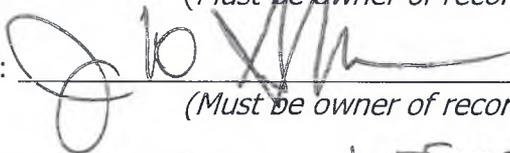
13-13A

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

**NAME OF PROJECT:** STATION 9 ADDITION

**NAME OF APPLICANT:** WESTERN TANEY CO. FPD  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 6/25/13  
(Must be owner of record)

**MAILING ADDRESS:** 221 JEFFERSON RD, BRANSON, MO 65616

**TELEPHONE NUMBER:** 417-334-3440

**Representative Information**

**NAME OF REPRESENTATIVE:** JAMES K SINGLE

**MAILING ADDRESS (rep.):** SAME

**TELEPHONE NUMBER (rep.):** SAME

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

142 BRIGGS RD

Number of Acres (or sq. ft. of lot size): \_\_\_\_\_

PARCEL #: 05-20-09-000-000-005.002

(This number is on the top left hand corner of your property tax statement)

SECTION: 09 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

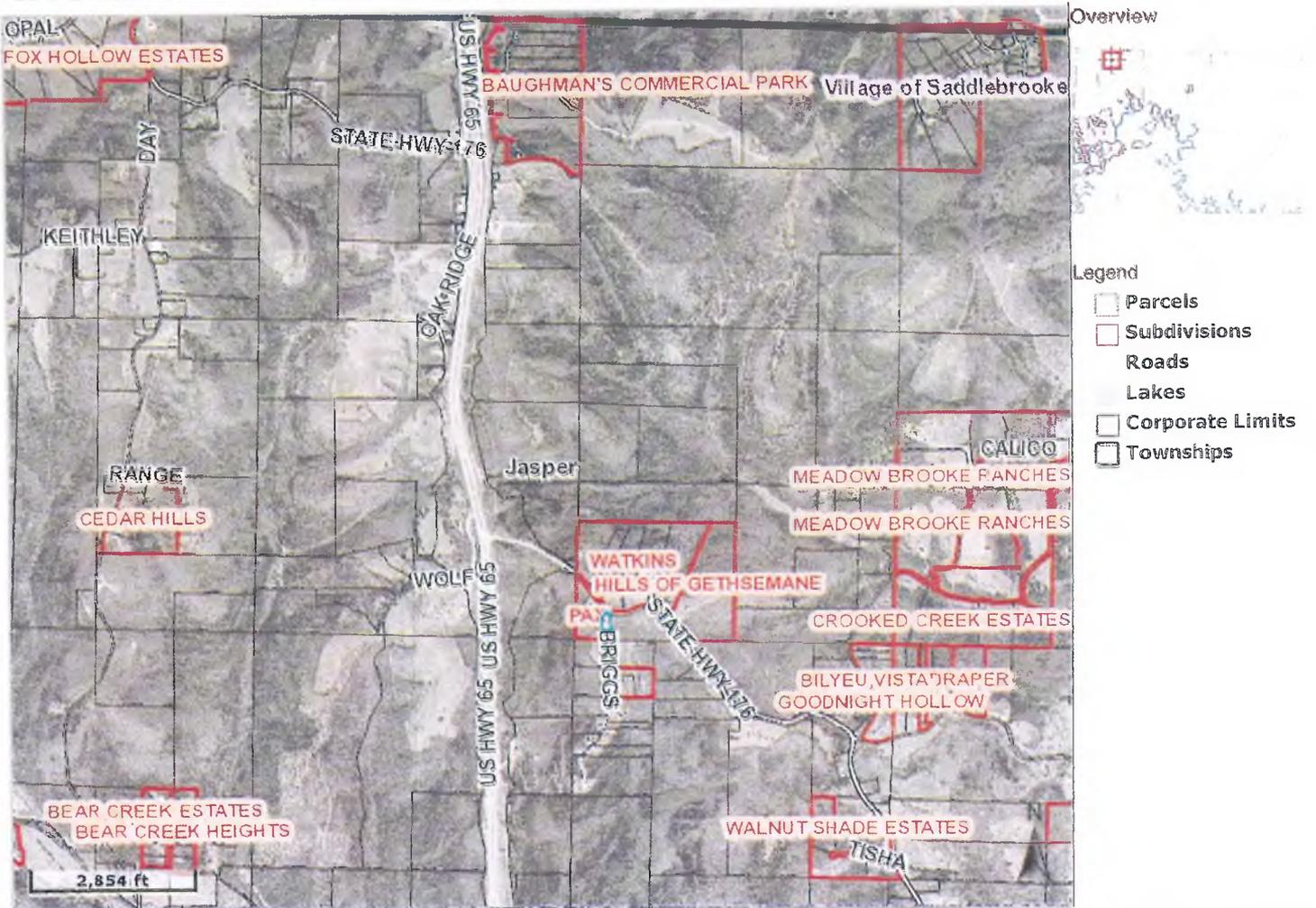
### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

Describe in detail the reason for your request:

BUILD A DUPLEX ATTACHED TO THE  
FIRE STATION TO ATTRACT TWO  
FIREFIGHTER FAMILIES TO AN AREA THAT  
HAS ONLY ONE VOLUNTEER. THE  
LIVING QUARTERS ATTACHED TO THE STATION  
WOULD HELP LOWER THE INSURANCE  
RATING FOR THE COMPANY.

Date Created: 5/24/2013



<b>Parcel ID</b>	05-2.0-09-000-000-005.002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	WESTERN TANEY COUNTY FIRE PROTECTION DISTRICT
<b>Sec/Twp/Rng</b>	9-24-21	<b>Class</b>	n/a		221 JEFFERSON RD
<b>Property Address</b>	142 BRIGGS RD WALNUT SHADE	<b>Acreege</b>	2.70		BRANSON MO 65616-8757
<b>District</b>	4CWX				
<b>Brief Tax Description</b>	PT SW4SW4				
	(Note: Not to be used on legal documents)				

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Concept - 7-15  
PH - 8-12  
FV - 8-19

13-14

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

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**NAME OF PROJECT:** Jack & Sally's Gunworks (Gun Sales)

**NAME OF APPLICANT:** Jason Smith Ashlee Smith  
(Must be owner of record)

**SIGNATURE:** Jason Smith Ashlee Smith **DATE:** 06/04/13  
(Must be owner of record)

**MAILING ADDRESS:** 114 Shawn Rd Kirbyville, MO 65679

**TELEPHONE NUMBER:** (417) 699-1447

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): 114 Shawn Rd, Kirbyville, MO

65679

Number of Acres (or sq. ft. of lot size): 100' x 60'

PARCEL #: \_\_\_\_\_  
(This number is on the top left hand corner of your property tax statement)

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): Smoke Tree Hills

Lot # (if applicable) \_\_\_\_\_ BLOCK # 100

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_





Date Created: 6/3/2013



<b>Parcel ID</b>	09-5.0-21-003-003-006.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	SMITH JASON & DEINNA
<b>Sec/Twp/Rng</b>	21-23-20	<b>Class</b>	n/a		114 SHAWN RD
<b>Property Address</b>	114 SHAWN RD KIRBYVILLE	<b>Acreage</b>	n/a		KIRBYVILLE MO 65679-8377
<b>District</b>	6CCX				
<b>Brief Tax Description</b>	SMOKE TREE HILLS - PH I LT 40 <i>(Note: Not to be used on legal documents)</i>				

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Date Created: 6/3/2013



Overview



Legend

-  **Parcels**
-  **Roads**
-  **Lakes**
-  **Corporate Limits**
-  **Townships**

<b>Parcel ID</b>	09-5.0-21-003-003-006.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	SMITH JASON & DEINNA
<b>Sec/Twp/Rng</b>	21-23-20	<b>Class</b>	n/a		114 SHAWN RD
<b>Property Address</b>	114 SHAWN RD KIRBYVILLE	<b>Acreage</b>	n/a		KIRBYVILLE MO 65679-8377
<b>District</b>	6CCX				
<b>Brief Tax Description</b>	SMOKE TREE HILLS - PH I LT 40				
	<i>(Note: Not to be used on legal documents)</i>				

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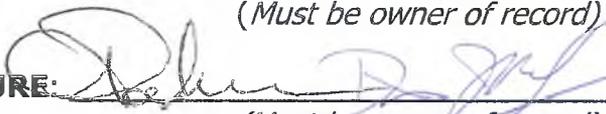
13-19

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Country Plaza Business Park

NAME OF APPLICANT: Dennis & Sandra Rodgers  
(Must be owner of record)

SIGNATURE:  DATE: 6/21/13  
(Must be owner of record)

MAILING ADDRESS: 102 State Hwy T Branson

TELEPHONE NUMBER: 417-331-2708 (cell)

**Representative Information**

NAME OF REPRESENTATIVE: \_\_\_\_\_

MAILING ADDRESS (rep.): \_\_\_\_\_

TELEPHONE NUMBER (rep.): \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): East Hwy 76

Number of Acres (or sq. ft. of lot size): \_\_\_\_\_

PARCEL #: 08-80-34-000-000-037.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 34 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Mabel

Lot # (if applicable) 2+3 BLOCK # \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # 2

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # 2

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

Country Plaza Business Park is to be a Commercial Building with a Lower Level Approximately 175 Long x 70' deep upper + lower Area with 4 large 1750sqft+ office space Areas Above and below as well as A Small business office rental spaces with a community Conference, Break + Restrooms. Each office space will have their own access to their specific office. The Lower level can be Rental out with the upper units or separate from. Parking for office employees will be in the Lower back of the building with inside Stairway Access to the upper level entries. Customer parking will be in front on the street level w/ ADA Access as well as regular Parking.

Date Created: 6/26/2013



<b>Parcel ID</b>	08-8.0-34-000-000-037.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BENNETT LEANNA L
<b>Sec/Twp/Rng</b>	34-23-21	<b>Class</b>	n/a		604 CREEKMORE CT
<b>Property Address</b>	304 SONGBIRD DR BRANSON	<b>Acreage</b>	5.14		WALNUT CREEK CA 94598
<b>District</b>	4CWX				
<b>Brief Tax Description</b>	MABEL PT LTS 2 & 3				
	<i>(Note: Not to be used on legal documents)</i>				

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