



## 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, DECEMBER 15, 2014, 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, November 2014*

Concept:

*Hickory Nut Hideaway*

Old and New Business:

*Bear Creek Winery Discussion*

*February Planning Commission Meeting Discussion*

Adjournment.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, NOVEMBER 10, 2014, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

**Call to Order:**

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Steve Adams, Randy Haes, Ronnie Melton, Mike Scofield, Doug Faubion, and Randy Fogle. Staff present: Bob Atchley and Bonita Kisse-Souttee.

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

**Public Hearing:**

**Beeler House Nightly Rental:** a request by Brad and Pam Moncado for a special use permit to utilize an existing single family residence as nightly rental located at 945 Beeler Road. Mr. Atchley read the staff report and presented pictures and a video of the site. He reported that a call had been received in the office regarding noise. Mr. Moncado stated that a previous neighbor who has since moved had been noisy. Discussion followed regarding ingress and egress, parking, and plans are to rent approximately 150 nights a year. With no other discussion the public hearing was closed on this project. Final vote will be taken next week.

**Thunderhead Point:** a request by White Oak Ventures, Three Johns Co., and Big Cedar to expand and redevelop Thunderhead Point for 25 rental cabins, pool amenity area and a new parking area for the boat docks located at the west side of the 400-600 blocks of Lakeshore Dr. Ridgedale. Mr. Atchley read the staff report and presented pictures and a video of the site. Eddie Wolfe representing the applicant addressed questions from the Commission. The Commission asked Mr. Atchley to read a letter received from a property owner who could not make it to the meeting. Mr. Adams read a list of questions received by the office. Some of the questions were covered by the staff report and Mr. Wolfe addressed the ones that were not. He stated that not all of the property depicted by the map would be used when the project is final. The cabins will be placed so as many trees as possible can be saved. Mr. Haes stated that the cul de sac is under construction and he will be inspecting the roads periodically. Mr. Wolfe

stated that the dirt work for the roads has been done, but due to the temperatures asphalt won't be laid this week. Mr. Wolfe addressed replatting. The pool area will be far away from any residences according to Mr. Wolfe thus limiting any noise generated from that area. Plans are to use Lakeshore Dr. for construction traffic, and if any damage is done during this process it will be fixed. Traffic will be limited into residential areas. Mr. Haes asked if there were plans for an access road coming off the cul de sac. Mr. Wolfe said he wasn't aware of any, but if needed a temporary one could be constructed, and intent was to limit access. A tunnel has been built underneath Estate Drive going to the lodge. All surveys have been completed according to Mr. Wolfe. A property owner expressed concern that Tom Boyce Company trucks had not been observing the 25 mph speed limit. Another property owner expressed concern with the placement of roads. Another concerned property owner expressed concern regarding water quality. None of the property owners signed up to speak. Further discussion ensued with the various property owners. After discussion, the public hearing was closed. This project will proceed to final vote next week.

TC Outdoors Nightly Rental: a request by Tony and Helen Williams for approval of a special use permit to allow a future single family residence to be utilized for nightly rental located at Juniper Lane. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Williams addressed questions from the Planning Commission. Mr. Faubion asked how far Mr. Williams would have to improve the road. Mr. Williams stated that Big Cedar informed him they would improve the road. No one signed up to speak. This hearing was closed and this project will proceed to final vote next week.

#### Old and New Business:

Pool Hall request: This structure has existed for several years and has been various things through the years. It is located at the corner of St. Hwy. T and 76. Discussion included parking and if this would be considered a land use change. Mr. Atchley asked if the Commission wanted the applicant to go through the Division III Process. A vote was unanimous that the request would not require Division III approval.

Marine sales and repair business: This structure predated the Code and has been a motel since the 1960's. The applicant wishes to tear it down and rebuild. Location is St. Hwy. 165 and Oliver. Mr. Atchley asked if the Commission wanted to hear under Division III. Mr. Melton made a motion not to require a Division III. The vote was unanimous not to issue a Division III.

#### Adjournment:

With no other business on the agenda for November 10, 2014 the meeting adjourned at 7:10 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, NOVEMBER 17, 2014, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Steve Adams, Ronnie Melton, Mike Scofield, Doug Faubion, Randy Fogel, Randy Haes, Dave Stewart.

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

### Review and Action:

Minutes, September/October, 2014; with no additions or corrections, Ronnie Melton made a motion to approve the minutes as written. Seconded by Randy Haes. The vote to approve the minutes was unanimous.

### Final Votes:

Sam's Nightly Rental; a request by Matthew Sams to utilize an existing structure for the purpose of renting out by the weekends or week located at 1264 Goodnight Hollow Road. This project is being voted on this meeting because of a lack of quorum at the previous regular meeting. Mr. Atchley reviewed the proposed decision of record. After discussion, Mr. Melton made a motion to approve based upon the decision of record. Randy Fogel seconded. The vote to approve the request was unanimous. Mr. Atchley explained to the applicants how to record the decision of record.

Beeler House Nightly Rental; a request by Brad Monocado to operate a nightly rental business from an existing residential structure located at 945 Beeler Road. Mr. Atchley reviewed the proposed decision of record. After discussion, Mr. Faubion made a motion to approve based upon the decision of record. Randy Haes seconded. The vote to approve was unanimous.

Thunderhead Point; a request by James A. Hagale to construct 25 cabins and pool area for Big Cedar Resort located off Lakeshore Dr. Mr. Atchley reviewed the proposed decision of record. Mr. Adams discussed the boat dock with Eddie Wolfe, representing the applicant. After discussion, a motion was made by Mike Scofield to

approve based upon the decision of record. Seconded by Randy Haes. The vote to approve was unanimous.

TC Outdoors; a request by Tony and Helen Williams to operate nightly rental off Juniper Lane. Mr. Atchley reviewed the proposed decision of record. After discussion, Mr. Scofield made a motion to approve based upon the decision of record. Seconded by Randy Haes. The vote to approve was unanimous.

Concepts:

There were no concepts to be heard at this meeting, and since there will be no public hearing next month, the Planning Commission cancelled the first meeting in December.

Old and New Business:

Discussion followed regarding hearing amendments in February, which two townships are up for reappointments, and appointing a representative for Cedar Creek Township.

Adjournment:

With no other business on the agenda for Monday, November 17, 2014 the meeting adjourned at 6:24 p.m.

H-11

**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:** Hickory Nut Hideaway

**NAME OF APPLICANT:** JERONIE & KELLY WORLEY  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 11/10/2014  
(Must be owner of record)

**MAILING ADDRESS:** 157 Geist Mill Rd, BRANSON MO  
65616

**TELEPHONE NUMBER:** 417 231 6290

**Representative Information**

**NAME OF REPRESENTATIVE:** JERONIE & KELLY WORLEY

**MAILING ADDRESS (rep.):** 157 Geist Mill Rd, BRANSON MO  
65616

**TELEPHONE NUMBER (rep.):** 417 231 6290

CH-12-15-14  
PA-1-12-15  
FV-1-20-15



## Property Information

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

2030 TATE RD, RIDGEDALE MO 65739

Number of Acres (or sq. ft. of lot size): .6 Acres

PARCEL #: 19-5.0-22-000-000-041.000

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

SECTION: 22 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Low Point

Lot # (if applicable) 71 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: \_\_\_\_\_

**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.)**

Limited Short Term Rental Use  
Small Volume up to 180 Nights  
per year M/L with 2-3  
Night minimum stays. Maximum  
Stays from 1-6 months



Date Created: 11/10/2014



<b>Parcel ID</b>	19-5.0-22-000-000-041.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	WORLEY KELLY E & JERAMIE
<b>Sec/Twp/Rng</b>	22-21-22	<b>Class</b>	n/a		2030 TATE RD
<b>Property Address</b>	2030 TATE RD RIDGEDALE	<b>Acreage</b>	n/a		RIDGEDALE MO 65739
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	LONG POINT LT 71				

(Note: Not to be used on legal documents)

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