



## 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 TUESDAY, JANUARY 20, 2015, 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, December 2014*

Final Vote:

*Hickory Nut Hideaway*

Concepts:

*Muddy Man Storage  
Echo Hollow Estates*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, DECEMBER 15, 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, Dave Stewart, Doug Faubion, and Randy Fogel. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

### Review and Action:

Minutes November 2014; with no additions or corrections, a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Doug Faubion. The vote to approve the minutes was unanimous.

### Concept:

Hickory Nut Hideaway; a request by Jermie and Kelly Worley to operate a nightly rental from an existing structure located at 2030 Tate Road, Ridgedale. Mr. Atchley presented a power point presentation of the request. Mrs. Worley addressed questions from the Commission and explained why they want to do nightly rental from this home. Mr. and Mrs. Worley live in Branson and are available 24 hours a day. They want to do 2 night minimum. The house has three bedrooms and a sofa in the living room, they can accommodate eight people. Mrs. Worley indicated they will be very careful about the type of people they rent to. Mr. Atchley stated there is adequate parking. There is a private well and wastewater system. Mr. Worley's father owns the property behind the house. Mr. Faubion asked if there were any other nightly rentals in the area. Mrs. Worley stated that there are two nightly rentals approximately 1/2 mile down the road. With no other questions or discussion the concept hearing was closed. The project will proceed to public hearing next month.

### Old and New Business:

Bear Creek Winery; Mr. Atchley informed the Commission that a request had been turned into the office from the owner of Bear Creek Bed and Breakfast to operate

a winery from the current business. He asked the Commission if they viewed this request as a change of use and if they wanted to hear it as Division III. Mr. Atchley clarified what had been approved on this site previously. The commission wants the applicant to bring the request before them as Division III.

February Planning Commission Meeting:

Mr. Atchley discussed with the Commission plans for the February meeting. He asked them if they would allow any concepts to be heard at this meeting so applicants don't have to wait for a month before coming before them. The Commission will allow concepts to be heard at the February meeting if any are received.

Mr. Adams asked for opinions from the Commissioners regarding nightly rentals. Discussion followed.

Adjournment:

With no other business on the agenda for December 15, 2014 the meeting adjourned at 6:32 p.m.

**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:** Muddy Man Storage Branson

**NAME OF APPLICANT:** Your Land Office, LLC  
*(Must be owner of record)*

**SIGNATURE:** Your Land Office, LLC By Jerry Jeschke **DATE:** 12-19-11  
*(Must be owner of record)*

**MAILING ADDRESS:** 1520 Commercial Road, Nixa, MO 65714

**TELEPHONE NUMBER:** 417-860-5811

**Representative Information**

**NAME OF REPRESENTATIVE:** Jerry Jeschke

**MAILING ADDRESS (rep.):** 1015 State Highway 248, Suite E, Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417 334 3241

Concept - 1-20-15  
Per - 2-17-15  
PH - 2-9-15

## Property Information

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

North side of Shepherd of the Hills Expressway between Casey's & Branson Towers Hotel

Number of Acres (or sq. ft. of lot size): 1.7 acres

PARCEL #: 08-9.0-30-000-000-056.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 30 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Not in a subdivision

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 # City of Branson

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # 2

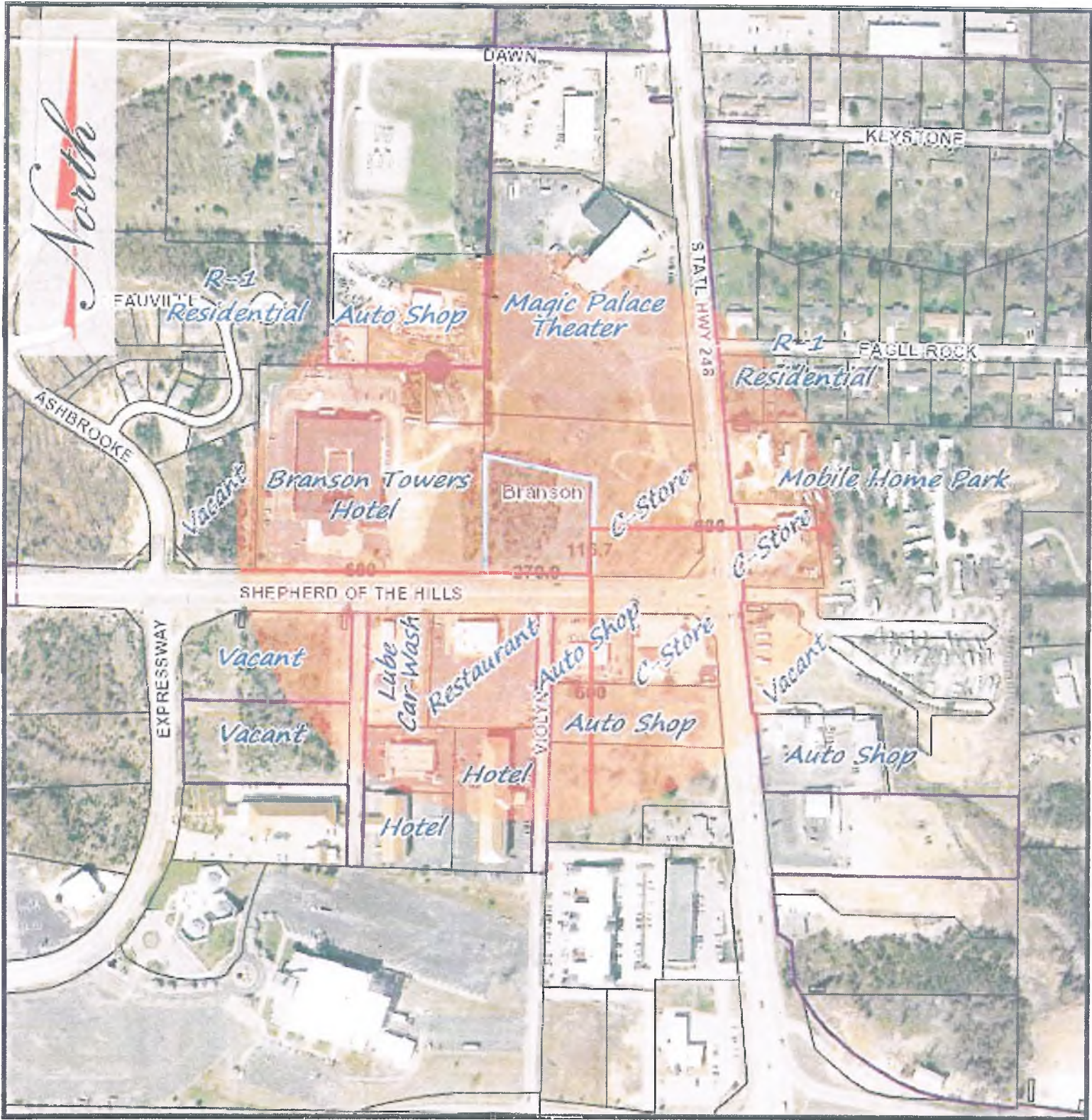
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

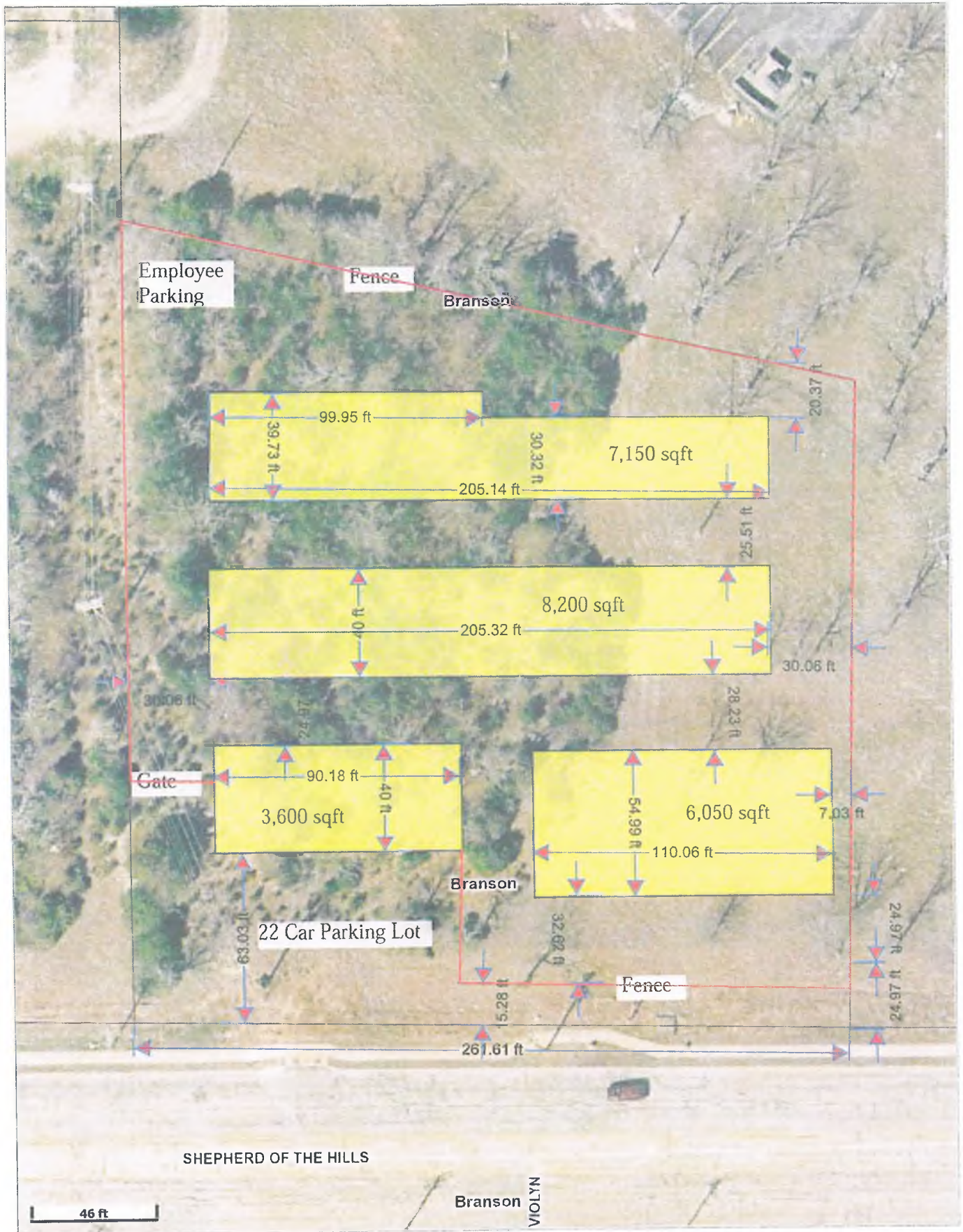
### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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.)***

We are proposing to construct a self storage facility that has 3 self storage buildings  
with total enclosed area of 25,000 square feet of enclosed space. The proposed  
buildings will be prefabricated steel buildings on concrete foundations with fiberglass  
roll up doors. The story heights of the buildings will be primarily 8' but some structures  
may have taller heights of 14' or 16' based on market demand for the space. A site plan is  
attached. The facility will be fenced with a chain link fence topped with 3  
strands of barbed wire. Access will be via an automated gate with keypad in the  
southwest corner of the tract. Parking lots and driveways will be asphalt paved and  
storm water will be directed to a retention basin in the southeast corner of the property  
with concrete curbs. As near as we are able to determine, the city of Branson is allowing  
a curb cut in the southwest corner of the property. The facility will be operated remotely  
from our offices in Rockaway Beach and an on-site kiosk. This proposal requires no  
water and no sewer. If we elect to add improvements in the future that require water  
and sewer it is our intention to annex into the city of Branson. Since we are disturbing  
more than 1 acre we will submit a sediment control plan with our application and bond  
prior to initiating any clearing or excavation on the site.

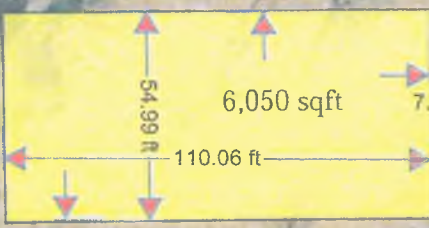
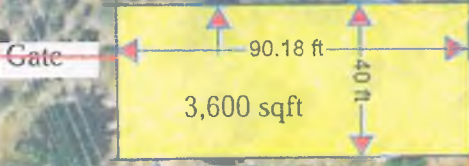
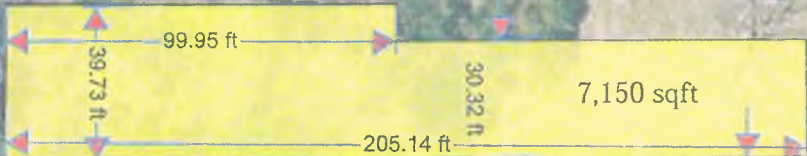




Employee  
Parking

Fence

Branson



22 Car Parking Lot

Branson

Fence

SHEPHERD OF THE HILLS

Branson  
MO 64604

46 ft





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NAME OF PROJECT: Echo Hollow Estates

NAME OF APPLICANT: (Must be owner of record)

SIGNATURE: DATE: (Must be owner of record)

MAILING ADDRESS:

TELEPHONE NUMBER:

Representative Information

NAME OF REPRESENTATIVE: T.A. Freund Developments

MAILING ADDRESS (rep.): 4125 Hwy 86
Ridge Dale Mo 65739

TELEPHONE NUMBER (rep.): 417-263-0191

Handwritten note: sending original w/ signature

Handwritten notes: CH- 1-20-15, PH- 2-9-15, FV- 2-17-15

# Property Information

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

Cedar Bluffs Drive

Number of Acres (or sq. ft. of lot size): 8.7

PARCEL #: 18-6.0-24-003-002-007.002

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 24 TOWNSHIP: 22N RANGE: 22W

NAME OF SUBDIVISION (if applicable): Scho Hollow Estates

Lot # (if applicable) 1-24 BLOCK # NA

### 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 # County

### 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.)***

Nightly Rental

# Plot Plan

**ECHO HOLLOW ESTATES**  
 LOCATED IN THE NE1/4, SW1/4  
 SEC. 24, T22N, R22W  
 OF THE 5th PRINCIPAL MERIDIAN  
 TANEY COUNTY, MISSOURI

