



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, SEPTEMBER 21, 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, August 2015

Final Votes:

The Battlefield

Weddings at the Homestead

Concepts:

Elise's Color Me Sassy Hair Salon

Branson View Campground & Ziplines

Old and New Business:

Tentative

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, AUGUST 10, 2015, 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 eight members present. They were: Steve Adams, Dave Stewart, Randy Haes, Doug Faubion, Brad Lawrence, Rick Caudill, Randy Fogel, and George Cramer. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Public Hearings:

Hammond Nightly Rental; a request by Beth Hammond to operate a nightly rental business on property owned by Michael and Sandra Combs located at 860 Rinehart Road. Mr. Atchley read the staff report and presented maps and a video of the site. Ms. Hammond was present to address any questions from the Planning Commission. She plans to rent the home for up to fourteen people at a time. There will be weekly trash pick-up. Ms. Hammond stated that she has other nightly rental businesses. Three people signed up to speak. Jeramie Worley spoke in favor of the request. He stated that he spoke with some of the neighbors and they were fine with this use in his opinion. Mr. Worley explained that he is in the real estate business and Ms. Hammond is one of his clients. Cole Courier who represents the seller of the property also spoke in favor of the use. Mike Combs who is the owner of the property at this time explained there is a fire hydrant on the property. With no other discussion this project will proceed to final vote next week.

Dollar General Store; a request by Robert Hayball to allow Dollar General Store to construct a 9100 sq. ft. metal building on property located at 13181 E. St. Hwy. 76. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Hayball was present to address any questions from the Planning Commission. No one signed up to speak. Mr. Hayball stated that the existing buildings will be demolished. Discussion followed regarding if the property owner has any plans for the remainder of the property and that any plans would have to come before the Planning Commission. The wastewater disposal system will be behind the building. William Cummings owner of the businesses across the street voiced concerns with the traffic and wastewater

treatment, otherwise he is in favor of the request. With no other discussion this project will proceed to final vote next week.

Old and New Business:

David Junge/Bob Paulson, Bee Creek Sewer Permit Requirement Issues; No one was present for this discussion.

Mr. Adams pointed out to the Planning Commission that not requiring approval for certain land use changes would eliminate any enforcement capabilities the staff would have and that in his opinion should be permitted through the Division III Process protecting the individual and the Planning Commission. Discussion followed.

Adjournment:

With no other business on the agenda for August 10, 2015 the meeting adjourned at 7:00 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 17, 2015, 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 eight members present. They were: Steve Adams, Dave Stewart, Randy Haes, Doug Faubion, Brad Lawrence, Rick Caudill, George Cramer, and Randy Fogel. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Review and Action:

Minutes, July 2015; with no additions or correction, a motion was made by Randy Haes to approve the minutes as written. Seconded by Doug Faubion. The vote to approve the minutes was unanimous.

Final Votes:

Hammond Nightly Rental: request by Beth Hammond to operate a nightly rental business on property owned by Michael and Sandra Combs located at 860 Rinehart Road. Mr. Atchley reviewed the proposed decision of record. Mr. Fogel asked the applicant how many other businesses of this nature she owned and if they were all permitted. Ms. Hammond stated that approximately ten and they had all been through the appropriate channels. With no other discussion a motion was made to approve based upon the decision of record by Rick Caudill. Seconded by Dave Stewart. The vote to approve was unanimous.

Dollar General Store; request by Robert Hayball to allow Dollar General Store to construct at 9100 sq. ft. metal building on property located at 13181 E. St. Hwy. 76. Mr. Atchley reviewed the proposed decision of record. With no discussion a motion was made by Dave Stewart to approve based upon the decision of record. Randy Haes seconded. The vote to approve was unanimous.

Concepts:

The Battlefield; a request by Mike and Alison Miles to operate an indoor batting cage business located at Jefferson Road and Tracy Street. Mr. Atchley presented maps

of the site. Brad Hoffman with Yung Design Group represented the applicant who was also present. Only one portion of the property is requested to be rezoned. The road will be private to be used as an access easement. Mr. Miles stated that the closest neighbor has no problem with the request. Wastewater will be provided by a private system. With no other discussion, this project will proceed to public hearing next month.

Weddings at the Homestead; a request by Jeff and Heather Michel to operate a wedding chapel with other uses on property located off Collins Road. Mr. Atchley presented maps of the site. Mr. Michel was present to address questions from the Planning Commission. Wastewater is provided by a private septic system. Discussion followed regarding special use permit. With no other discussion this request will proceed to public hearing next month.

Old and New Business:

Mr. Haes discussed with the Planning Commission drainage easements and stormwater management as it appears in the Code. He would like to see some language changed specific to drainage easements. For instance that they cannot be altered. He would like Subdivision applicants to provide stormwater plans in the future. The subdivision regulations stipulate this already, so it was discussed that the Planning Commission decision of record reflect that stormwater plans be provided to the file and enforced. Mr. Cramer suggested this plan be part of the plat so the buyer would know where the waterway is.

Adjournment:

With no other business on the agenda for August 17, 2015 the meeting adjourned at 6:53 p.m.



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#15-19

**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: Elise's Color me Sassy Hair Salon

NAME OF APPLICANT: Elise Tilley
(Must be owner of record)

SIGNATURE: [Signature] DATE: Aug 3 2015
(Must be owner of record)

MAILING ADDRESS: 4228 S. St. Hwy 125

TELEPHONE NUMBER: 417 251 0336

Representative Information

NAME OF REPRESENTATIVE: Edna E. Munder

MAILING ADDRESS (rep.): 4228 S. St. Hwy 125

Proctor MO
65733

TELEPHONE NUMBER (rep.): 417 751 1120

Property Information

ACCESS TO PROPERTY (street # and name): Highway 125

Number of Acres (or sq. ft. of lot size): 59 acres

PARCEL #: 13-9.0-32-000-000-005.000
(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: 32 TOWNSHIP: 22 RANGE: 17

NAME OF SUBDIVISION (if applicable): Protem

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: _____

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.)

I am needing to open a Salon
at my home. It will offer
hair skin and nail services.

①





Big Creek

15- 20

**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: Branson View Campground & Ziplines

NAME OF APPLICANT: Andrew Dandy
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 9/2/15
(Must be owner of record)

MAILING ADDRESS: 239 Tanner, Branson, MO

TELEPHONE NUMBER: 660-868-1114

Representative Information

NAME OF REPRESENTATIVE: Dan Boone

Mail Corp
To Dan

MAILING ADDRESS (rep.): 355 Lookout Ridge, Branson, MO

TELEPHONE NUMBER (rep.): 417-337-4676

CH-9-21-15
PH-10-13-15
FV-10-19-15

Property Information

ACCESS TO PROPERTY (street # and name): 265 HIGHWAY

2362 STATE HIGHWAY 265, BENSON MD

Number of Acres (or sq. ft. of lot size): 33 ACRES

PARCEL #: 18-2.0-03-000-000-016.000
18-2.0-03-000-000-017.000

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

SECTION: 3 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Compton Hill Manor

Lot # (if applicable) 1-15 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: _____



Description of Project:

Branson View Campground is an existing business. All utilities are in place.

We would like to add zip-lines on the property.

The exact location of the towers will be determined by the structural engineer that is evaluating the topology of the property.

The towers will be the only structures added to the site.

The existing office, retail store, and restrooms, can service the visitors.

We anticipate the existing parking pads can accommodate the zip-line traffic.

The existing service road will bring visitors from the end of the zip-line tour, back to the top of the hill.

We envision minimal removal of trees, but there will be some limbs trimmed on trees.

There should be no other environmental impact.