



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, JULY 18, 2016, 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; June 2016

Final Vote:

Haney Nightly Rental

Concepts:

Hyden Nightly Rental – Three requests

Vanderlink T1

2087 YC Henry

Bear Creek Farms

Dandelion Vacation Spots

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 13, 2016, 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 Fogle, Brad Lawrence, Randy Haes, George Cramer, Rick Caudill, and Howard Kitchen. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

Public Hearing:

Branson View Disc Golf Course; a request by Andrew Darby to operate two eighteen hole disc golf courses located at 200 Branson Creek Boulevard. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. The applicant was represented by Mr. Dan Boone. Mr. Adams asked how the game is played. Mr. Boone addressed the question and stated that there is minimal usage on the property. There will be very little stress on the wastewater system, less than when someone lived in the house. Mr. Kitchen asked about the narrowness of the driveway. Mr. Boone stated that there is a wide enough easement that it can be widened. He also asked about if the covenants of the subdivision would allow signage. Mr. Boone stated that he would get approval from Branson Creek to place signs. Hours of operation will be daylight hours only and be open weather permitting. No additional lighting will be needed. The Commission stated that whatever the covenants stated was not their business. One person signed up to speak. Victoria Gentile who lives in the neighborhood of Branson Creek since 2011 is not in favor of the project because she and her husband don't want the added traffic. Other concerns included, noise, setting a precedence, signage, privacy, dust and dirt from the construction, road conditions, adequate water supply, lighting, removal of trees, parking lot and visibility, and the operation of a gift shop. After discussion the public hearing was closed. This project will proceed to final vote next week.

Old and New Business:

Bear Creek Farms; a complaint from a neighbor that this property owner is conducting a business without a permit. Mr. Atchley presented pictures taken at the site and from the web site. After discussion Mr. Stewart made a motion to have Mr. Patgett apply for a Division III Permit. Seconded by Mr. Caudill. The vote was unanimous. Further discussion followed.

Adjournment:

With no other business on the agenda for June 13, 2016 the meeting adjourned at 6:38 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 20, 2016, 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, Doug Faubion, Randy Fogle, Randy Haes, Brad Lawrence, George Cramer, and Howard Kitchen. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

Review and Action:

Minutes, May 2016; with no additions or corrections a motion was made by Mr. Stewart to approve the minutes as written. Seconded by Mr. Cramer. The vote to approve the minutes was unanimous.

Final Vote:

Branson View Disc Golf Course; request by Andrew Darby represented by Dan Boone to operate two 18 hole disc golf courses located at 200 Branson Creek Blvd. Mr. Atchley read the proposed decision of record. Mr. Boone was present. Mr. Kitchen asked if the driveway would be improved. Mr. Boone stated that it would and he would submit plans for this. Mr. Haes stated that he would need to work with Branson Creek. Discussion followed. Item #4 was added to the decision of record referring to the road standards. Mr. Boone reported that Mr. Starrett visited the site to look at the wastewater system and did not find any problems. After discussion a motion was made to approve based upon the decision of record by Mr. Stewart. Seconded by Mr. Lawrence. The vote to approve was unanimous.

Concepts:

Haney Nightly Rental; a request by Del Haney to operate a nightly rental from an existing residence located at 1182 Tate Road. Mr. Atchley presented maps and aerial photos of the site. Mr. Haney explained that he plans to use the property as is with no

changes. The house is five bedrooms and four bathrooms and has two kitchens. There is a 1500 gallon septic tank, and a three car garage with parking and a lower two car garage also with parking. Mr. Stewart asked how many people maximum did he plan to have stay at a time. Mr. Haney stated that at least two persons per bedroom. With no other questions this project will proceed to public hearing July 11, 2016.

Dandelion Vacation Spots; a request by Linda Lewis etal to operate a nightly rental on property located at 147 Dandelion Ct. This project postponed until July 18, 2016. A motion was made by Mr. Cramer to table until the next concept hearing. Mr. Stewart seconded. The vote to approve was unanimous.

Old and New Business:

Mr. Atchley presented a request to change the use of a property previously approved for mini-storage to add a building to be used for a silk screening business. Discussion followed. A motion was made by George Cramer to have them apply for a Division III permit. Seconded by Dave Stewart. The vote to approve was seven in favor and Mr. Faubion voted against.

Mr. Faubion discussed green space and that if that property is sold it is taxed. He suggested that green space not be required for this reason.

Adjournment:

With no other business on the agenda for June 20, 2016 the meeting adjourned at 6:34 p.m.

#16-14



TANEY COUNTY PLANNING COMMISSION
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**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: Nightly Rental

NAME OF APPLICANT: Terry Hyden
(Must be owner of record)

SIGNATURE: Terry Hyden DATE: 6/23/16
(Must be owner of record)

MAILING ADDRESS: 12293 N. State Hwy 123 Walnut Grove, Mo. 65770

TELEPHONE NUMBER: Durham 417-865-9511

Representative Information

NAME OF REPRESENTATIVE: Jordan Rielly

MAILING ADDRESS (rep.): 1603 TimberEdge Dr. McKerny, Texas 75070

TELEPHONE NUMBER (rep.): Cell # 214-527-8034

CH- 7-18
PH- 8-8
FV- 8-15

Property Information

ACCESS TO PROPERTY (street # and name): 535 LAKEWOOD Drive
Hollister, MO

Number of Acres (or sq. ft. of lot size): Approx 1-Acre

PARCEL #: 19-1.0-11-002-002-006.001
(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: 3 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): OAKMONT Community

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 <Shared>
 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: _____



Hyden Nightly Rental, 535 Lakewood Dr





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#16-15
 File out
 Copies
 AND HAND
 Deliver

**APPLICATION FOR CONCEPT
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NAME OF PROJECT: NIGHTLY RENTAL

NAME OF APPLICANT: Terry Hyden
 (Must be owner of record)

SIGNATURE: Terry Hyden **DATE:** 6/23/16
 (Must be owner of record)

MAILING ADDRESS: 12293 N. State Hwy 123 Walnut Grove, Mo, 65777

TELEPHONE NUMBER: Day Time: 417-865-9511

Representative Information

NAME OF REPRESENTATIVE: Jordan Rielly

MAILING ADDRESS (rep.): 11603 Timber Edge Dr. McKinney Texas 75070

TELEPHONE NUMBER (rep.): Cell# 214-537-8034

CH-7-18
 PH-8-8
 FV-8-15

Property Information

ACCESS TO PROPERTY (street # and name): 319 Lemmonwood
Hollister MO.

Number of Acres (or sq. ft. of lot size): Approx 1-Acre

PARCEL #: 19-2.0-03-004-001-007.000
(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: 3 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Moore's OASIS

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: _____

#16-16



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NAME OF PROJECT: Nightly Rental

NAME OF APPLICANT: Terry Hyden
(Must be owner of record)

SIGNATURE: Terry Hyden **DATE:** 6/23/16
(Must be owner of record)

MAILING ADDRESS: 12293 N. State Hwy 123 Walnut Grove, MO, 65970

TELEPHONE NUMBER: Day Time 417-865-9511

Representative Information

NAME OF REPRESENTATIVE: Jordan Rielly

MAILING ADDRESS (rep.): 1603 TimberEdge Dr. McKenny TX. 75070

TELEPHONE NUMBER (rep.): 214-537-8034

CH-7-18
PH-8-8
FV-8-15

Property Information

ACCESS TO PROPERTY (street # and name): 260 Lemunwood
Hollister, mo

Number of Acres (or sq. ft. of lot size): Approx 1-Acre

PARCEL #: 19-2-0-10-001-003-003,000
(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: 3 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): MOORE'S OASIS

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: _____



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#16-17

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NAME OF PROJECT: VANDERLINK T1

NAME OF APPLICANT: LINDA CROSBY
 (Must be owner of record)

SIGNATURE: Linda M Crosby **DATE:** 5/28/2016
 (Must be owner of record)

MAILING ADDRESS: 5015 State Hwy 248, Branson, Mo 65616

TELEPHONE NUMBER: 417 334-2034 or 417 464-8612

Representative Information

Send CORSP to
 ←

NAME OF REPRESENTATIVE: GARRETT VANDERPOOL

SUITE 107-187

MAILING ADDRESS (rep.): 3000 GREEN MOUNTAIN DRIVE BRANSON
 MO. 65616

TELEPHONE NUMBER (rep.): 417-973-0365

CH- 7-18
 PH- 8-8
 FV- 8-14

Property Information

ACCESS TO PROPERTY (street # and name): 5015 STATE Hwy 28

BRANSON, Mo.

Number of Acres (or sq. ft. of lot size): • 19 ACRES

PARCEL #: D7-1.0-12-000-000-020,000

(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: 12 TOWNSHIP: 23 RANGE: 22

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: _____

28 June 2016

Planning and Zoning Commission,

The purchase of this land parcel at 5015 West Highway 248 Branson, Mo., is for the sole purpose of a tower and house radio equipment. There will be no need for water or sewer at this location. The site will include no more than two rugged structures and one monopole tower no more than 200'. The site will be secured with fencing to ensure the safety of the general public. Seller has full knowledge of land use and agrees to the proposal.

Thank you for reviewing our land use request,

Garrett Vanderpool
417-973-0365

VANDERLINK – 248

Address: 5015 STATE HWY 248 – BRANSON, MO 65616



Taney County Beacon Assessors Tool
Measurement: 0.159 Acres



Google Earth Ruler Tool
Measurement: 0.19 Acres

Tower
Building Pad
Service
Entrance &
Parking



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#16-18

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NAME OF PROJECT: 2087 YC HENRY

NAME OF APPLICANT: DEAN & JANICE DONAT
(Must be owner of record)

SIGNATURE: [Signature] DATE: 6/28/16
(Must be owner of record)

MAILING ADDRESS: 2383 YANDELL COVE ROAD KIRBYVILLE, MO 65679

TELEPHONE NUMBER: 417-848-2827 c 417-546-5461 H

Representative Information

NAME OF REPRESENTATIVE: DEAN DONAT

MAILING ADDRESS (rep.): 2383 YANDELL COVE ROAD KIRBYVILLE, MO 65679

TELEPHONE NUMBER (rep.): 417-848-2827 c

CH-7-18
PH-8-8
FV-8-15

Property Information

ACCESS TO PROPERTY (street # and name): _____

2087 YANDELL COVE ROAD

Number of Acres (or sq. ft. of lot size): 9.73

PARCEL #: 09-8.0-27-000-000-026.000

(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: 27 TOWNSHIP: 23 NORTH RANGE: 20 WEST

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) NA 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 # _____

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.)

REQUESTING A SPECIAL USE PERMIT TO ALLOW THE
USE OF THIS HOUSE AND 9.73 ACRES AS A
VACATION RENTAL BY OWNER ("NIGHTLY RENTAL" AS
PER THE AMENDMENTS ADOPTED BY TANNEY COUNTY
COMMISSION).



Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID 09-8.0-27-000-000-026.000
Sec/Twp/Rng 27-23-20
Property Address 2087 YANDELL COVERD
District 3CCX
Brief Tax Description PTSWSESE4

Alternate ID n/a
Class n/a
Acreage 9.72999954223633

Owner Address DONAT DEANA & JANICE E
 2383 YANDELL COVERD
 KIRBYVILLE MO 65679

(Note: Not to be used on legal documents)

Date created: 6/29/2016



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#16-19



APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Bear Creek Farms

NAME OF APPLICANT: John Padgett (Must be owner of record)

SIGNATURE: [Signature] DATE: 6-29-16 (Must be owner of record)

MAILING ADDRESS: 504 Keithley Rd Walnut Shade, Mo 65771

TELEPHONE NUMBER: 417-337-2526

Representative Information

NAME OF REPRESENTATIVE: SAME Above

MAILING ADDRESS (rep.): " "

TELEPHONE NUMBER (rep.): " "

CH- 7-18
PH- 8-8
FV- 8-15

Property Information

ACCESS TO PROPERTY (street # and name): 932 Keithley Rd

Number of Acres (or sq. ft. of lot size): 5 Acre

PARCEL #: 06-1.0-01-000-000-004.003
(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: 1 TOWNSHIP: 24 RANGE: 22

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: _____

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.)

The project includes the following components: 1 1/2 acre apple orchard (130 trees), 1/2 acre grape vineyard (140 grape vines), 8-honey bee hives, 2 acre peaches from a different parcel of land, alpacas, chickens, and other animals to be added as time and money permit. garden produce (sweet corn, tomatoes, beans, squash, pumpkins, black berries) etc. All of the above produce is sold through the barn including fibre from alpacas and eggs. We use barn for extracting and bottling honey, making apple butter and jelly. We also have 3 catered "dinners at the barn" per year. For promotion of the barn. And we sell a few gift items the wife makes (quilts) and related.
Revised 12/19/03
We do a Fall Festival during Apple harvest when we demonstrate apple butter making and cider pressing. We do a Spring Planting Festival when we have speakers teaching agricultural topics on fruit trees, berries, honey bees, extracting honey, etc. I want to stay agricultural because 95% of time, energy and money is spent on producing crops. ✓

INSIDE the BARN we do have a few items
for sale that we do not produce but are used
to make the market interesting.

but if I have to go commercial I will,
hours of operation Fri & Sat 10-6pm
& ONLY

Plannin and Zoning

Reasons Bear Creek Farms is agricultural

1. 130 Apple trees 1 acre
2. 250 Peach trees 2 acre
3. 160 grape vines 1/2 acre
4. 8 bee hives
5. Alpaca raised for their fibre which we sell
6. Chickens raised for eggs to sell
7. 2 gardens to sell corn, green beans, tomatos, black berries etc.
8. 90% of activity is raising produce; pruning, mowing, spraying, thinning fruit, plowing, planting, de weeding, feeding animals etc. etc. etc.
9. We are open Fri and Sat only. 0 sales on Fri, \$133. sales on Sat.
80% of sales is honey and will increase as produce comes on.



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#16-13

RECEIVED
5-31-16
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APPLICATION FOR CONCEPT
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NAME OF PROJECT: Dandelion Vacation Spots

NAME OF APPLICANT: Luida Lewis (for Lewis/Patterson Trust), Thaddeus + Elizabeth Eggleton
(Must be owner of record) dba Dandelion Property Partnership LLC

SIGNATURE: see attached DATE: 5/31/16
(Must be owner of record)

MAILING ADDRESS: 3914 Fall Creek Rd, Branson, MO 65616

TELEPHONE NUMBER: (417) 527-3963

Representative Information

NAME OF REPRESENTATIVE: same as above

MAILING ADDRESS (rep.): same as above

TELEPHONE NUMBER (rep.): same as above

CH-6-20
PH-7-11
FV-7-18

Revised 12/19/03

Copy PO list for them

Property Information

ACCESS TO PROPERTY (street# and name): 147 Dandelion Court, Branson, MO 65616

Number of Acres (or sq.ft. of lot size): 3.84999990463257

PARCEL # 18-1.0=12-001-001-031.00

SECTION: 12-22-22 **TOWNSHIP:** Branson **RANGE:** _____

NAME OF SUBDIVISION (if applicable): Not applicable.

Lot # (if applicable): Not applicable. **BLOCK #:** Not applicable

**WITHIN 600' FROM THE 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 notices will be based on the information provided here.)

Dandelion Property Partnership, LLC proposes to utilize the house and rear acreage at 147 Dandelion Court, (excluding that portion of the parcel with frontage on Fall Creek Road) for vacation rentals. The house with three bedrooms upstairs and two to three bedrooms downstairs, will be re-divided into two separate units, each with its own parking and external entrances. Fire sprinklers will be installed in both units in compliance with local ordinances. The unbuilt acreage will be partially cleared and leveled to enable 5-6 pads for recreational vehicles to be located amid existing trees and other vegetation. These would be used for nightly or seasonal rentals.

The property houses a community well which is currently used by four homes, including the one included in this concept, and which has four additional water lines running to potential rv sites. Four electric and septic hook-ups are also distributed on this unbuilt property which has formerly had trailers parked on it and, we believe, was originally intended for subdivision into housing or mobile home lots. Access to this property is off of Dandelion Court, a private road owned by the applicants which will be re-graded and otherwise improved to address runoff/drainage issues that have occurred ever since the road was originally built, and to ensure capacity for large vehicles moving in and out, as well as providing improvements to current residents of two houses on Dandelion Court.

All partners live in homes adjacent to the proposed project. The land proposed for use for rv rental is adjacent to the access road to Wyndham Worldmark Resort. Given the location of the property in close (less than 1 mile) proximity to Lake Taneycomo, we believe this will be an attractive site for fishermen and other vacationers and can be realized without disturbing the residential character of the neighborhood.

Stormwater Management Plan: Implementation of this project is not expected to increase the amount of stormwater runoff. Stormwater currently runs off the property through drainage on either side of Dandelion Court, a privately maintained road which in turn runs into drainage ditches along the north side of Fall Creek Road. When this project is approved, we will be re-grading the private road and increasing the depth of the drainage channels to enhance their efficiency.

Sediment and Erosion Control Plan: Implementation of this project is not expected to affect sediment or erosion on the property.

Wastewater Disposal Plan: Septic systems currently in place are sufficient to manage wastewater from the RV sites and the private home included in this project.

Revegetation and Planting Materials Plan: Very limited changes will be made to the property including some minor grading of RV sites. These sites will be located so as to minimize disturbance to any trees in the area, and each site will be landscaped with native perennial plantings which offer privacy between sites and neighboring properties.

