



## 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, MAY 15, 2017 6:00 P.M.**

#### COUNTY COMMISSION HEARING ROOM

**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*

*Explanation of Meeting Procedures*

Review and Action:

*Minutes, April 2017*

Final Vote:

- #17-08 Reece Nightly Rental
- #17-09 180 Legends Circle Nightly Rental
- #17-12 Shabby Chic & Junktique
- #17-13 The "M" Nightly Rental
- #17-14 136 Monte Cristo Nightly Rental
- #17-15 110 N Tuscany Drive Nightly Rental
- #17-16 Bristol Road Vacation Rental
- #17-17 226 Stoney Pointe Drive Nightly Rental
- #17-18 Lee's Secret Garden

Concepts:

- #17-19 Hinkle Workshop
- #17-20 122 Fieldstone Dr Nightly Rental
- #17-21 Beth's Breakaway's Nightly Rental
- #17-22 141 Monte Cristo Dr Nightly Rental

Old and New Business:

*Tentative*

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

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Posted: By: MP

Time:

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room and the Planning and Zoning office.



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### MINUTES

#### TANEY COUNTY PLANNING COMMISSION

#### PUBLIC HEARING

**MONDAY, MARCH 13, 2017, 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, Rick Caudill, Brad Lawrence, Randy Haes, Howard Kitchen, and Randy Fogle. Staff present: Scott Starrett and Bonita Kissee-Soutee.

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

#### Final Vote:

A vote was taken on a project previously tabled at the last meeting because no representative was present. 177 N. Tuscany Nightly Rental was discussed with Luanne Danner representing Nancy Klein. Mr. Starrett clarified the request. With no discussion a motion was made by Mr. Lawrence to approve based upon the decision of record. Seconded by Mr. Haes. The vote was three in favor of the motion and four opposing, with the Chairman not voting. The project was not approved. Mrs. Danner questioned the vote and pointed out that at the last meeting the Planning Commission voted to approve the other requests which were exactly the same as this one. Mr. Faubion stated that he was not at the last meeting and explained his reason for voting against the approval. Discussion followed.

#### Public Hearings:

167 N. Tuscany Nightly Rental; a request to operate a nightly rental from a single family residence located at the Villas of Fieldstone at Branson Creek Development. No one was present to represent the request. Mr. Stewart made a motion table until the end of the meeting. Seconded by Mr. Lawrence. The vote to table until the end of the meeting was unanimous. The applicant did not appear before the end of the meeting. Mr. Stewart made a motion to postpone until next month. Mr. Lawrence seconded. The vote to postpone was unanimous.

National Enzyme; a request for the expansion of the National Enzyme Co. manufacturing facilities located on the adjacent property to the east off Austin Street. Mr. Starrett read the staff report and presented maps and pictures of the site. The project was represented by Charles Amidon and Kim Crouse. Discussion followed

regarding parking and other uses of the property. Mr. Starrett stated that there is an open permit for a large structure on the property. Mr. Haes discussed number of parking spaces which will be approximately 100, and how big the delivery trucks will be. Mr. Stewart discussed the cul-de-sac. Mr. Fogle discussed stormwater runoff which will be in the form of a retention pond. With no other discussion this project will proceed to final vote next week. No one from the public signed up to speak.

764 Jones Road Nightly Rental; a request for the construction of a single family dwelling with attached guest house to be operated as a nightly rental. Mr. Starrett read the staff report and presented maps and pictures of the site. Gary McSpadden representing the project addressed questions from the board. Mr. Faubion asked if this property was in a subdivision; Mr. McSpadden stated that it was not and that he talked to the closest neighbor who did not have a problem with this use. With no other questions or discussion this project will proceed to final vote next week.

127 N. Tuscany Nightly Rental; a request to operate a nightly rental from an existing single family residence located at the Villas of Fieldstone at Branson Creek Development. Mr. Glazer was present to address questions from the Commission. Mr. Faubion asked if the other part of the structure was nightly rental or a permanent structure. Mr. Glazer stated that it was permanent. He and his wife purchased the structure as a nightly rental and he and his wife stay there about 15% of the time. They are very careful about who they rent to according to Mr. Glazer. Karen Murphy signed up to speak against the request. She stated that in her opinion plans for parking were not turned in to the office. She continued to state various errors in her opinion by the staff and Commission regarding procedure and interpretation of the Code. Mr. Murphy who lives in the neighborhood opposing the request asked if any of the Planning Commission had driven through their neighborhood. They answered that they have. He pointed out the other nightly rentals in the neighborhood. He asked how many complaints needed to be filed before a permit can be revoked. Mr. Stewart answered the question that the request must proceed through the process until it goes to the prosecutor's office. Mr. Starrett explained how the enforcement process works. Mr. Faubion asked Mr. Murphy in his opinion who he thinks is responsible for the "mess out there". Mr. Murphy stated the developer and the organization he operates. Mr. Faubion stated that this puts the Planning Commission in a real quandary and that in his opinion it is not their problem to fix. Discussion followed between the applicant and the room. Lisa Aguirre discussed the Tim Mahoney letter and stated that in her opinion what happened in the past doesn't matter. She stated that the property owners were not told there would be nightly rentals in that subdivision. She criticized the way the Planning Commission does their business and how the projects have been approved or denied. Ms. Aguirre reported on the fire district meeting regarding the nightly rentals. Mrs. Murphy was allowed to speak again. She also criticized the staff and Planning Commission, and reported on when the nightly rentals started happening in her neighborhood. Mr. Starrett clarified what the 120 days meant, and what a certificate of conformance is. Mr. Glazer explained that he has a maintenance person locally. Mr.

Kitchen asked if he has a sales tax receipt, Mr. Glazer stated that he does. He has been operating this nightly rental for 10 years. Another property owner stated that in his opinion one property owner started renting and the others followed. In his opinion the occupancy rule should be followed. With no other discussion this project will proceed to final vote next week.

Old and New Business:

Mr. Caudill discussed National Enzyme, the Division II Permit and Landgrading permit.

Adjournment:

With no other business on the agenda for March 13, 2017 the meeting adjourned at 7:18 p.m.



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### MINUTES

#### TANEY COUNTY PLANNING COMMISSION

#### REGULAR MEETING

**MONDAY, MARCH 20, 2017, 6:00 P.M.**

**COUNTY COMMISSION HEARING ROOM**

**TANEY COUNTY COURTHOUSE**

#### Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were; Dave Stewart, Rick Caudill, George Cramer, Randy Fogle, Doug Faubion. Staff present; Scott Starrett and Bonita Kissee-Soutee.

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

#### Review and Action:

Minutes, February 2017; with one correction to page three paragraph 1 a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Fogle. The vote to approve the minutes was unanimous.

#### Final Votes:

167 N. Tuscany Nightly Rental; a request to operate a nightly rental business at Branson Villas. This request was withdrawn.

National Enzyme Co.; a request to extend the existing business to adjoining property after purchase, accessed from Austin Street. Mr. Starrett clarified the request and presented the proposed decision of record. The representative was present. A motion was made by Mr. Cramer to approve based upon the decision of record. Mr. Caudill seconded. Mr. Faubion stated that he thought this business was a plus to this side of the county. The vote to approve was unanimous.

764 Jones Road Nightly Rental; a request by GCS Properties LLC to operate a nightly rental business. Mr. Starrett clarified this request and presented the proposed decision of record. Mr. McSpadden was present. With no questions a motion was made by Mr. Faubion to approve based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

127 N. Tuscany Drive Nightly Rental; a request by Roy and Jane Glazer to operate a nightly rental business from an existing structure. Mr. Starrett clarified the request and presented the proposed decision of record. Mr. Glazer was present. Mr. Caudill discussed the driveway with Mr. Glazer who stated that there is a flat spot up above for two additional cars and the garage is available for parking as well and they would not normally have more than two cars. Discussion also included the amount of time this property has been used as nightly rental. Mr. Faubion asked if there was something in writing legally stating this owner could use this property as a nightly rental. Mr. Glazer stated that yes he does. Further discussion ensued regarding management and amount of time the property is rented during the year. With no other discussion Mr. Caudill made a motion to approve based upon the decision of record. Mr. Cramer seconded. Mr. Fogle asked how many nightly rentals were on this street. Mr. Faubion asked if the property next door was a nightly rental. Mr. Glazer stated that she was in favor of his using this property as a nightly rental. There was further discussion. The vote was three in favor and one opposed for approval.

Concepts:

133 N. Tuscany Nightly Rental; a request by Jonathan S. George to operate a nightly rental from an existing single family dwelling located at Fieldstone Villas. The representative Jonathan George was present to explain his request. Mr. Starrett presented a map of the property. After discussion the hearing on this request was closed and will proceed to public hearing next month.

360 Lone Pine Road Nightly Rental; a request by Jackie C. Hughes to operate a nightly rental business from an existing single family dwelling located at Lot 20 Block 1 of Skyline Subdivision. Mr. Starrett presented a map of the property. The listing agent Leta Young was present to discuss the request. The Commission discussed making sure the new owner fills out a new application when it is purchased. Discussion followed regarding fire suppression, wastewater, number of bedrooms, and location of other nightly rentals in the area. After discussion the hearing was closed and this project will proceed to public hearing next month.

Western Taney County Fire Protection District Station 12; a request by the District to construct a fire station with living quarters for two families and three individuals with the station centered between the two living quarters with a duplex for the two families and a training room. The property is located off Windmill Road. Mr. Single and Mr. White were present to explain their plans. Mr. Starrett presented a map of the area. The Commission discussed location, the families living there will be firefighters, and proximity of the fire station to the neighborhood. After discussion the hearing was closed and this request will proceed to public hearing next month.

Reece Nightly Rental; a request by Robert Woolston to construct a single family dwelling for a vacation home with the option of using it as a nightly rental when not in use. The property is located at the corner of Majestic and Lenhart Roads. Mr. Starrett

presented a map of the property. Mr. Fogle discussed wastewater availability. After discussion this hearing was closed and the project will proceed to public hearing next month.

180 Legends Circle; a request by Adam Donyes to operate a nightly rental business at Lot 52 of the Pinnacles Subdivision. Mr. Starrett presented a map of the area. There was no one present to represent the project. A motion was made to table until the next concept hearing by Mr. Cramer. Seconded by Mr. Caudill. The vote to table was unanimous.

Essential Therapeutic Massage; a request by Steven Judd to operate a therapeutic massage business from a detached building located at 830 Beeler Road. This business has been in operation for 17 years inside the City limits of Hollister. Mr. and Mrs. Judd were present. Mr. Starrett presented a map of the area. Discussion included, signage, number of appointments in a day, and parking. With no other discussion this project will proceed to public hearing next month.

Deer Crossing Nightly Rental; a request by Branson Turkey Crossing to construct 6 log cabins to be used as a nightly rental business located off Jones Road. The representative explained the request. Mr. Starrett presented a map of the area. Discussion included permitted nightly rentals in the neighborhood, the property owner is the applicant, the driveway will be shared, and wastewater disposal. With no other discussion this project will proceed to public hearing next month.

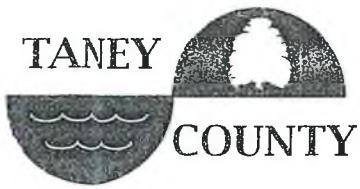
Shabby Chic & Junktique; a request by Donna Tanka to construct a 24 x 36 building located at 22068 US Hwy. 160 for a flea market business. No representative was present. A motion was made by Mr. Cramer to table until the concept hearing next month. Seconded by Mr. Caudill. The vote to table was unanimous.

#### Old and New Business:

Discussion regarded permitting special use to the buyer of the property.

#### Adjournment:

With no other business on the agenda for March 20, 2017 the meeting adjourned at 7:18 p.m.



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RECEIVED  
4-5-17 MP

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

#17-19

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:** Workshop

**NAME OF APPLICANT:** Camille Hinkle  
(Must be owner of record)

**SIGNATURE:** Cathie **DATE:** \_\_\_\_\_  
(Must be owner of record)

**MAILING ADDRESS:** 8629 Washington Ave, La Mesa Ca 91942

**TELEPHONE:** 619 462-2348 #<sup>home</sup> **EMAIL:** Camillehinkle@gmail.com

#### Representative Information

**NAME OF REPRESENTATIVE:** Andrew Hinkle/Camille Hinkle

**MAILING ADDRESS (rep.):** 8629 Washington Ave La Mesa Ca 91942

**TELEPHONE NUMBER (rep.):** 619 462-2348

CH-5-15-17

PH-6-12-17

FV-6-19-17

## Property Information

**ACCESS TO PROPERTY (street # and name):** 226 Barbs LN  
Jorsyth, MO 65653

**Number of Acres (or sq. ft. of lot size):** 1.16

**PARCEL #:** 04-8.0 -34-001-006-047 002

(Parcel # MUST be on permit. Example: 00-0-0-00-000-000.000. 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:** 34      **TOWNSHIP:** 24      **RANGE:** 20

**NAME OF SUBDIVISION (if applicable):** Forsyth East

**Lot # (if applicable)** 1-11      **BLOCK #** 1

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



## **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: \_\_\_\_\_

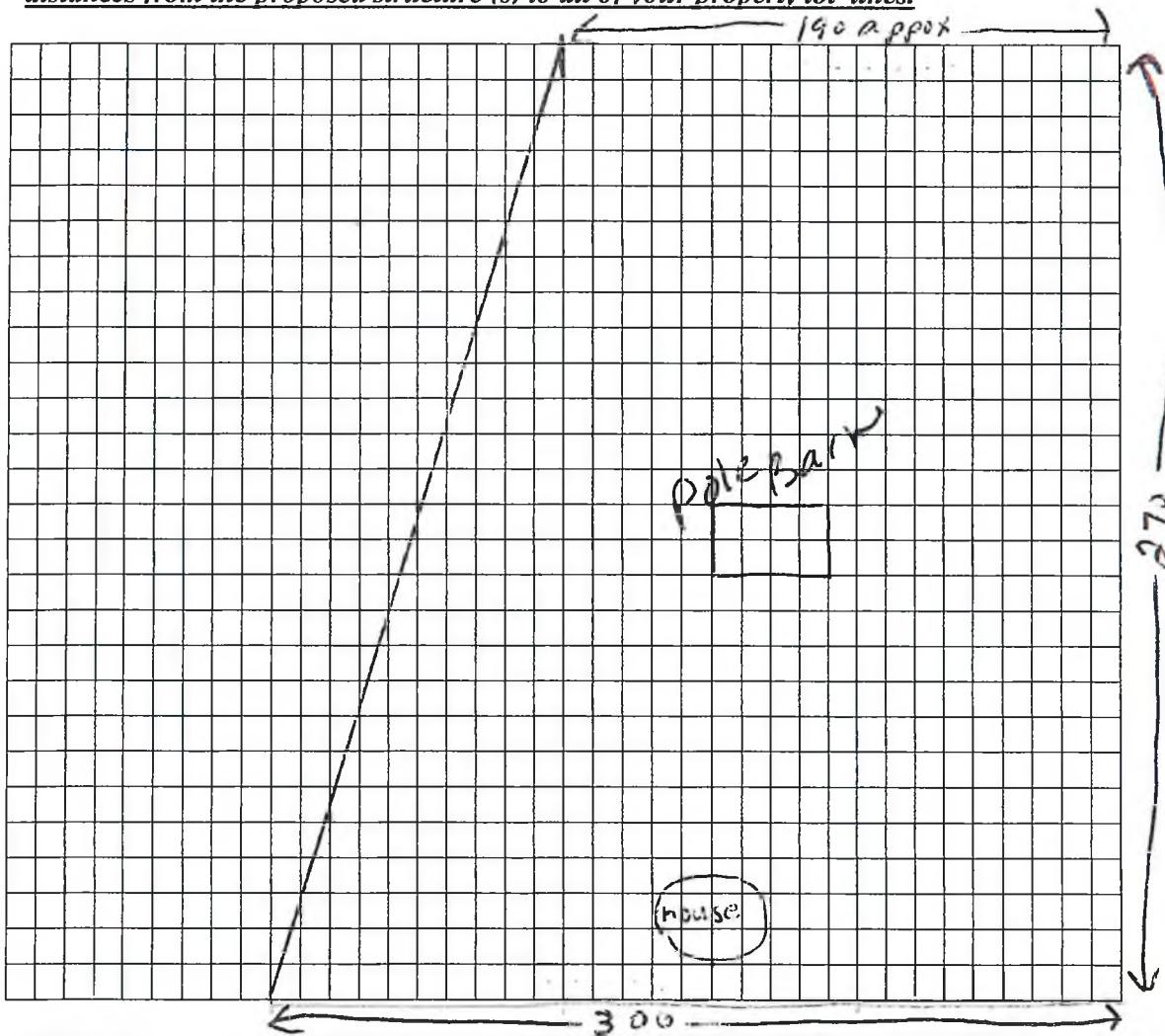
The purpose for the construction of the Pole Barn is for a multi use.

1. The Pole Barn will be used for the building of Fishing Lures. Lures are sold via the Internet. The Pole Barn would not be used as a store front. There would be no signage on the Pole Barn. There are no plans for water or sewer, we just need electrical.
2. Parking for a boat
3. Other Storage

SITE PLAN

Name of Applicant: Camille Hinkle

Please diagram your property lot lines with dimensions, showing location of streets/roads and access to property, structures (proposed & existing), easements, and distances from the proposed structure(s) to all of your property lot lines.



Details: All measurements are from the requested structure to your property lines.

My structure will face Barbs Ln  Private  County  State  
(Name & indication of street/road)

120 Feet Front Setback

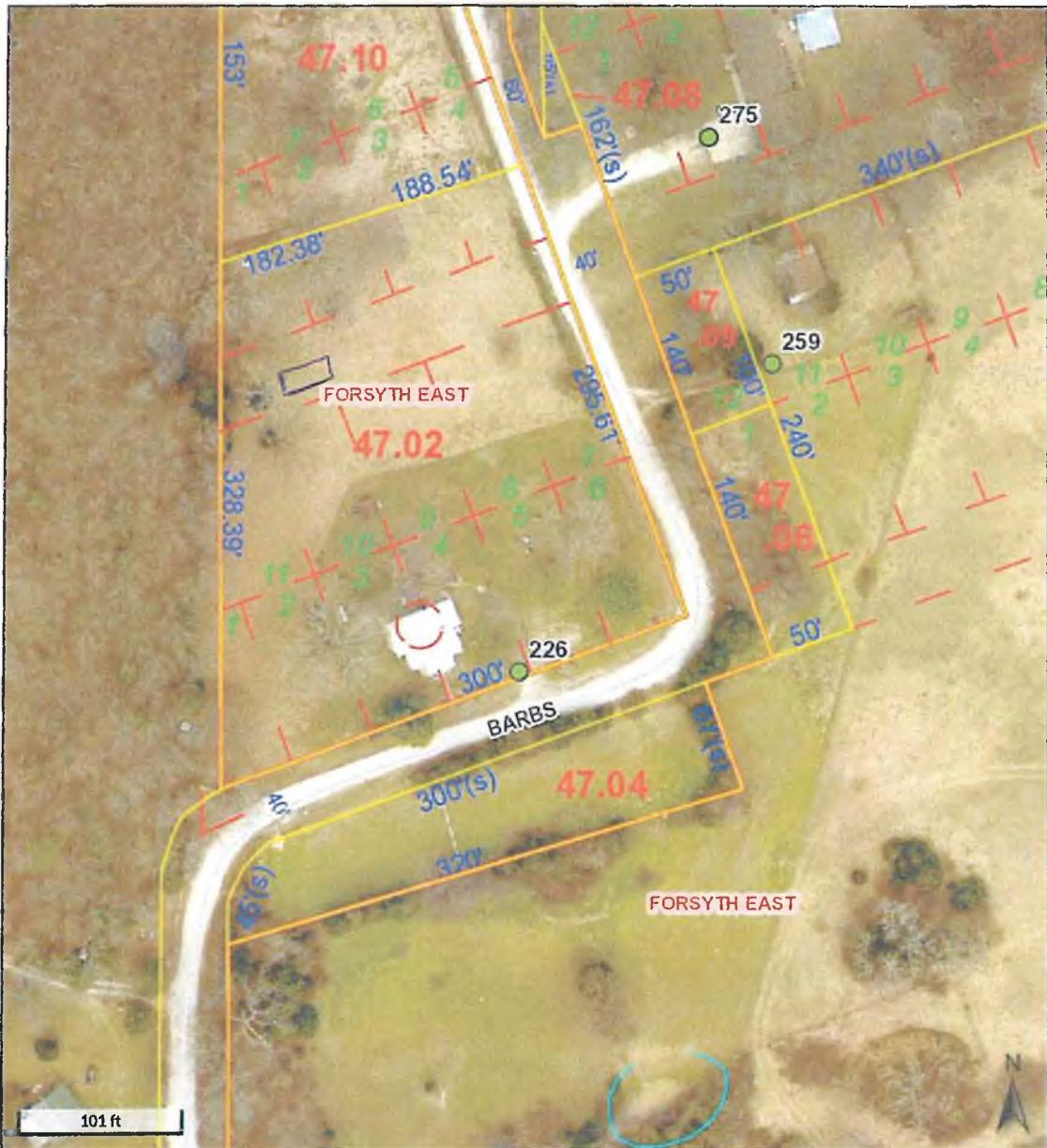
150 Feet Side Setback

130 Feet Rear Setback

100 Feet Side Setback



# Beacon™ Taney County, MO



## Overview



## Legend

- |                                     |                     |
|-------------------------------------|---------------------|
| <input type="checkbox"/>            | Parcels             |
| <input checked="" type="checkbox"/> | Addresses           |
| <b>Parcel Lines</b>                 |                     |
| <input type="checkbox"/>            | STATE LINE          |
| <input type="checkbox"/>            | COUNTY LINE         |
| <input type="checkbox"/>            | TWP/RNG LINE        |
| <input type="checkbox"/>            | SECTION LINE        |
| <input type="checkbox"/>            | CORP./DISTRICT LINE |
| <input type="checkbox"/>            | PROPERTY LINE       |
| <input type="checkbox"/>            | RAIL ROAD           |
| <input type="checkbox"/>            | LOT TIC'S           |
| <input type="checkbox"/>            | WATER/DRAINAG       |
| <input type="checkbox"/>            | TRANSMISSION LINES  |
| <input type="checkbox"/>            | Subdivisions        |
| <b>Roads</b>                        |                     |
| <input type="checkbox"/>            | Lakes               |
| <input type="checkbox"/>            | Corporate Limits    |

Date created: 2/8/2017  
 Last Data Uploaded: 5/20/2013 10:17:09 PM

 Developed by  
 The Schneider Corporation



# Hinkle Workshop





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APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION

17-20

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:** 122 Fieldstone Drive, nightly rental

**NAME OF APPLICANT:** Jerry & Kathy Mottinger  
(Must be owner of record)

**SIGNATURE:** Jerry & Kathy Mottinger **DATE:** April 15, 2017  
(Must be owner of record)

**MAILING ADDRESS:** 2101 Lakewood Drive, Chickasha, OK 73018

**TELEPHONE:** 405-222-7970 **EMAIL:** sparkyprov1@msn.com

Representative Information

**NAME OF REPRESENTATIVE:** Richard Fent

**MAILING ADDRESS (rep.):** 762 Lindell Drive  
Ridgedale, MO 65739

**TELEPHONE NUMBER (rep.):** 405 - 820 - 7764

Concept - 5-15-17  
P. H = 6-12-17  
F V = 6-19-17

Revised 01/01/2010

# Property Information

**ACCESS TO PROPERTY (street # and name):** 122 Fieldstone Drive  
unit B villa 10

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

**PARCEL #:** 17-8.0-28-000-000-001.106

(Parcel # MUST be on permit. Example: 00-0-0-000-000-000.000. 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:** 28      **TOWNSHIP:** 22      **RANGE:** 21

**NAME OF SUBDIVISION (if applicable):** Villas of Fieldstone at Branson Creek

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

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



## **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:

## **Marla Pierce**

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**From:** jerry mottinger [sparkyprov1@msn.com]  
**Sent:** Tuesday, April 18, 2017 1:03 PM  
**To:** Marla Pierce  
**Subject:** Re: 122 Fieldstone Dr Nightly Rental

Our plans are to use the place as a nightly rental short term till we relocate to the area. There are 3 bedrooms and 2.5 bathrooms

Get Outlook for iOS

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**From:** Marla Pierce <MarlaP@co.taney.mo.us>  
**Sent:** Tuesday, April 18, 2017 9:03:00 AM  
**To:** sparkyprov1@msn.com  
**Subject:** 122 Fieldstone Dr Nightly Rental

Hi Jerry, Please write a brief description on your proposed project, and also include how many bedrooms are in the duplex. Please contact the office if you have any questions.

Thanks and have a great day!

Marla Pierce  
Taney County Planning  
417-546-7225

**Overview****Legend**

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

**Parcel ID** 17-8-0-28-000-000-001.106**Sec/Twp/Rng** 28-22-21**Property Address** 122 FIELDSTONE DR**District** 5CWX**Brief Tax Description** VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,

(Note: Not to be used on legal documents)

**Alternate ID** n/a**Class** n/a**Acreage** n/a**Owner Address** MOTTINGER JERRY & KATHY

2101 LAKEWOOD DR

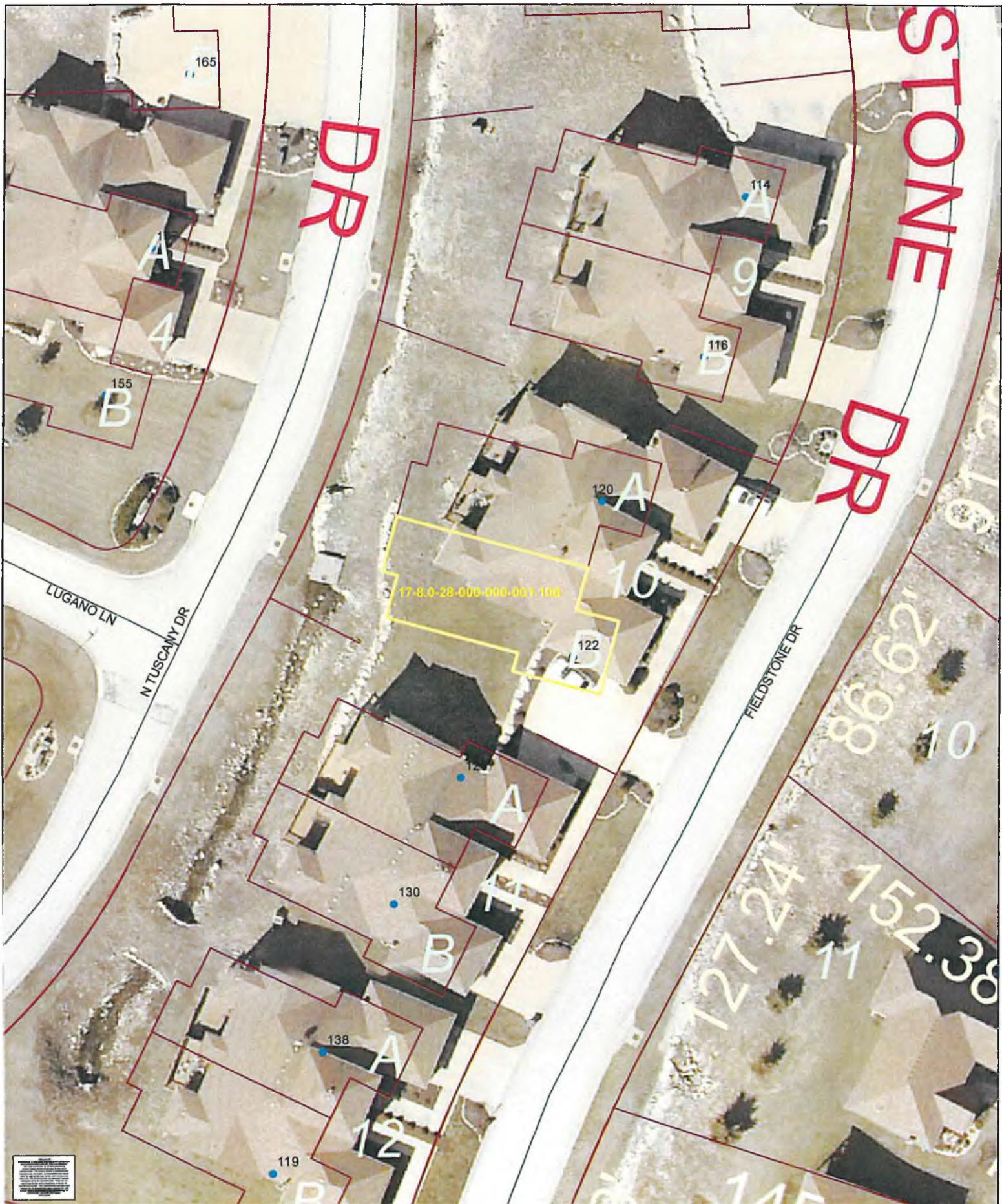
CHICKASHA OK 73018

Date created: 4/18/2017

Last Data Uploaded: 5/20/2013 10:17:09 PM



# 122 Fieldstone Dr Nightly Rental





TANEY COUNTY PLANNING COMMISSION  
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17-21  
RECV'D 4-26-17 M/F

**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:** Beth's Breakaway's

**NAME OF APPLICANT:** Beth A. Hammond

*(Must be owner of record)*

**SIGNATURE:** Beth A. Hammond dotloop verified  
04/24/17 4:34PM CDT  
NHEK-DYLY-FMMI-MBK5 **DATE:** 04/24/2017

*(Must be owner of record)*

**MAILING ADDRESS:** 2575 SOCKUM RIDGE, WASHINGTON, IA 52353

**TELEPHONE:** 319-461-0845      **EMAIL:** beth.ann.hammond@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Tracey L. Lightfoot & Beth A. Hammond

**MAILING ADDRESS (rep.):** 1020 Coy Blvd, Forsyth MO 65653

**TELEPHONE NUMBER (rep.):** 417-251-1946

CONCEPT = May 15<sup>th</sup>  
P.H. = JUNE 12<sup>th</sup>  
FV = JUNE 19<sup>th</sup>

Revised 01/01/2010

## Property Information

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

186 Fairlane Drive, Ridgedale MO 65739

**Number of Acres (or sq. ft. of lot size):** 1.36

20-3.0-07-003-008-011.000, 20-3.0-07-003-008-005.000, 20-3.0-07-003-008-003.000,  
20-3.0-07-003-008-013.000

**PARCEL #** \_\_\_\_\_

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

**SECTION:** 7 **TOWNSHIP:** 21 **RANGE:** 21

**NAME OF SUBDIVISION (if applicable):** Ozark Paradise Village

**Lot # (if applicable)** Lots 3,4,5,6,34 & 36 **BLOCK #** Block 54

### 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:

- Shared Well  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.)***

Beth's Breakaway's has purchased the home located at 186 Fairlane in Ridgedale, MO and is purposing to use the property as a vacation rental property.

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### Overview



### Legend

- Parcels
- Roads
- Lakes
- Corporate Limits

|                       |   |  |     |                         |                               |
|-----------------------|---|--|-----|-------------------------|-------------------------------|
| Parcel ID             | 20-3-07-003-008-011.000                   | Alternate ID   | n/a | Owner Address           | HILLMAN WILLIAM C & MELISSA D |
| Sec/Twp/Rng           | 7-21-21                                   | Class  | n/a | 16605 BIRCH ST          |                               |
| Property Address      | FAIRLANE DR                               | Acreage  | n/a | OVERLAND PARK KS 66085- |                               |
| District              | 5CWX                                      | OZARKS PARADISE VILLAGE OZARKS PARADISE VILLAGE LTS 5 & 6 BLK 54 |     |                         |                               |
| Brief Tax Description | (Note: Not to be used on legal documents) |  |     |                         |                               |

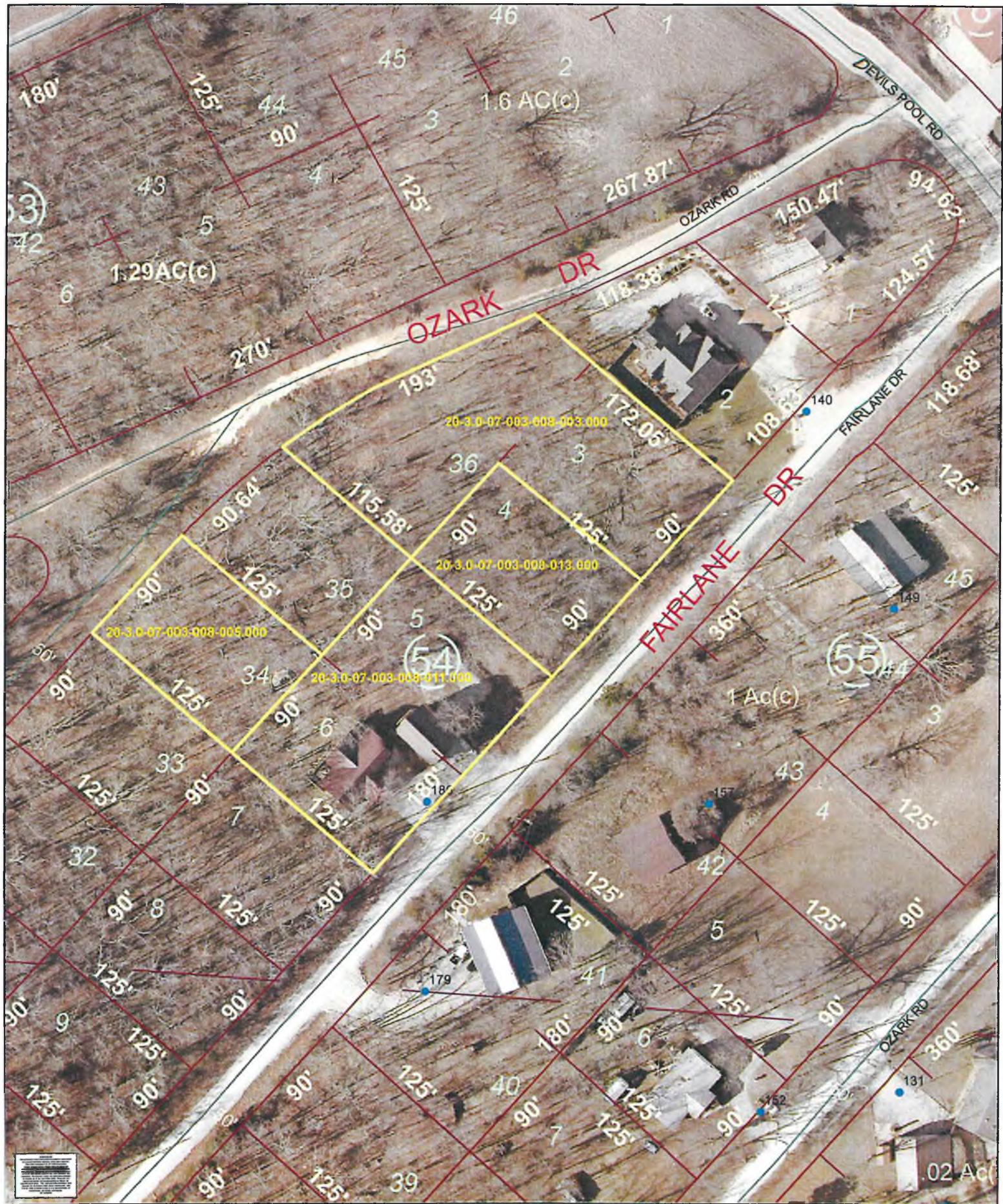
Date created: 4/27/2017  
Last Data Uploaded: 5/20/2013 10:17:09 PM

 Developed by  
The Schneider Corporation

Div III SPECIAL USE  
LOTS # 3, 4, 5, 6, 34 + 36



# Beth's Breakaway's Vacation Rental





## **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:** NIGHT & PENCIL At 141 Monroe River Rd, Hollister, MO

**NAME OF APPLICANT:** Thomas Am June Snodderle Revocable Trust  
(Must be owner of record)

**SIGNATURE:** Thomas Am June Snodderle **DATE:** 4/25/12  
(Must be owner of record)

**MAILING ADDRESS:** 301 Cherry Lane, Tel, KS 66744

**TELEPHONE NUMBER:** 620-345-9330

### Representative Information

**NAME OF REPRESENTATIVE:** Tom Snodderle

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

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

*Concept = 5-15-17*

*P.H. = 6-12-17*

*F.V. = 6-19-17*

Revised 01/01/2010

## Property Information

ACCESS TO PROPERTY (street # and name): 141 Morse River Dr.  
Hollister MA

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

PARCEL #: 17-80-28-000-000-001.154  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Green / Fieldstone  
Lot # (if applicable) Unit #28, BLOCK # Unit B <sup>Villas</sup> Villas Of Fieldstone

### 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.)***

*SEE ATTACHED PAGES*

We purchased our home at 141 Monte Cristo Drive on April 5, 2011. As we searched for a home to purchase in the area, our intent was to both use the home as a second home for our family as well as to rent it out in order to help cover some of the expenses associated with the ownership. We informed our realtor of our intent to use the home as a nightly rental, and told him that those were the only properties that we would consider looking at. Knowing that nightly rentals were allowed, and confirming that properties were actively being used this way in Branson Creek, we moved forward with our purchase.

We have rented our villa every year that we have owned it since 2011. We have never used any of the on-line services like Airbnb or VRBO, or any local real estate agents in renting our home--probably not the smartest move if our concern was to make this self supporting, much less a profitable venture. We won't guarantee that we will never use an outside vendor, but likewise, we have no plans to enter into that market. Because our intent has been to use the property ourselves, our preference has always been to limit the wear and tear on the home, and with 2 exceptions, we have only rented to people that are our friends and acquaintances, and the once removed friends of our friends. Most of our friends aren't rich, and our preference is to price the home so that individuals and single families can afford to use our property. A win-win for us all we feel, although we might be getting the short end of the stick. Therefore, we rent for roughly one-half what the market is for Branson Creek. For several years our rate was \$100 a night. We have moved that up somewhat the past year or two. By renting our home without using the commercial rental services, I would assume that the number of nights our home is rented is much less than what is typical for the area. Even excluding the repayment of our investment, we have never come close to covering our expenses. We are not complaining, just stating the facts.

A quick list of probably the big majority of the people that have rented our home to include:

A security guard for the former Federal Reserve Chairman, Alan Greenspan

Retired Optometrist, and past District 6110 Governor of Rotary

Pentecostal Pastor

Our Pastor(s) (No Charge)

2 Medical Doctors

Numerous School Teachers and Administrators

Pharmacist

Baptist Preacher

60 Year old Farmer

Nurse

Accountant

Banker

Another Retired Optometrist

Assistant City of Iola Administrator

Head of the Endowment Association of our Local Community College

Area Representative for the Kansas Department of Commerce

55-60 Year Old Title Insurance Employee

2 Stock Brokers

2 Mechanical Engineers

2 Priests

70 Year Old Red Cross Executive

70 Year Old Retired Sergeant Major, and Former Iola Mayor

Iola Policeman and City Councilwoman

Friends that Were Looking for a Property to Purchase, and Ended Up Buying 2 Villas--One to Live in,

Another to Use as a Nightly Rental

Friends of Permanent Residents of Branson Creek

Family of Permanent Residents of Branson Creek

Page 2

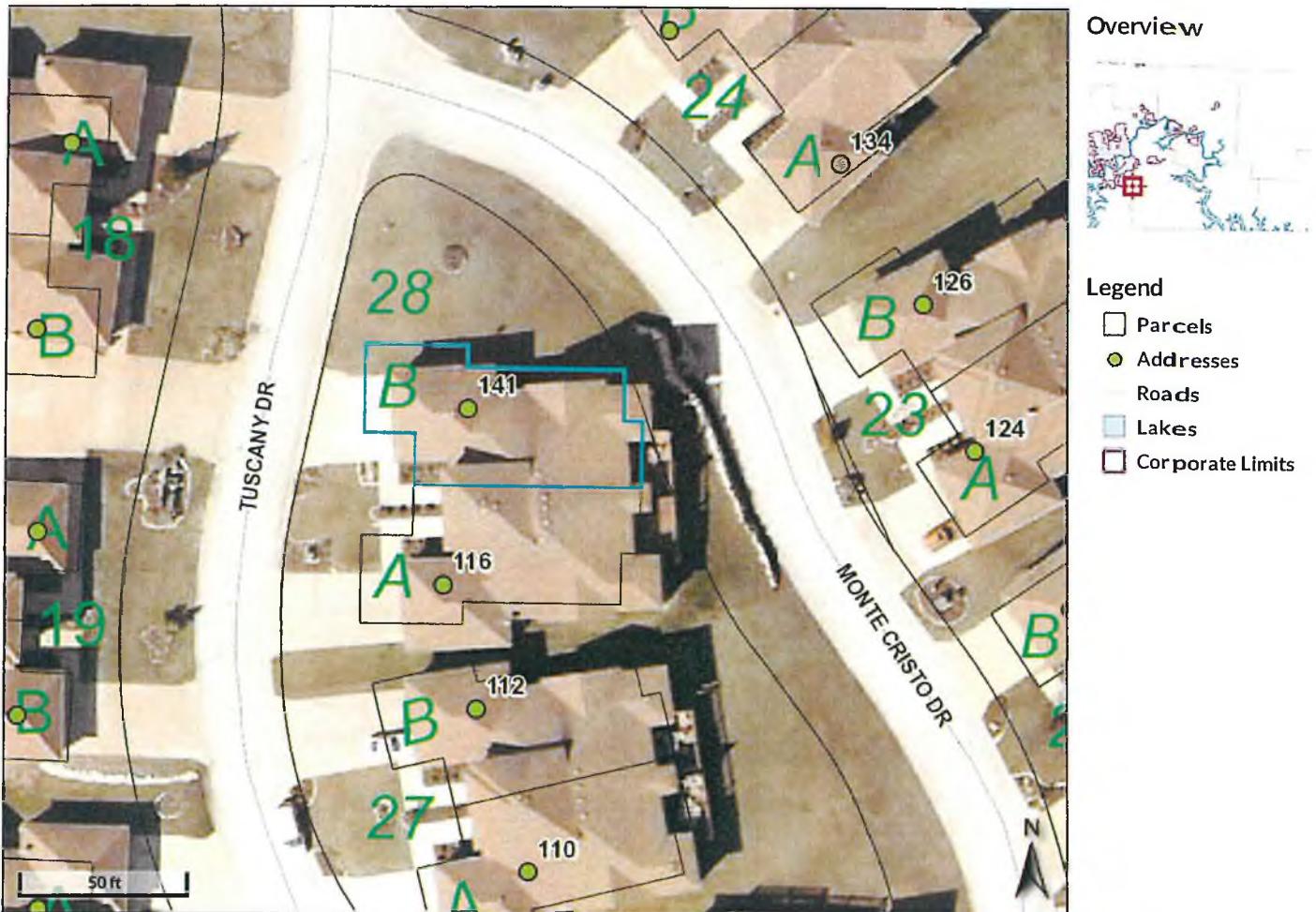
Most of our renters are our age if not older, and while we do not have hard numbers I would estimate that average age of the people that use our home has to be around 55 to 60.

We Also Donate Use of Our Home for Local Fundraisers--Iola Reading Festival, Kansas Crime Stoppers Association, Bowlus Fine Arts Center, Rotary District 6110 Youth Exchange, Allen Community College Endowment Association, etc. . .

Thankfully, we do get a lot of repeat business. We have never been told of any problems that any of our renters have created.

Thank you,  
Tom and Julie Strickler

File: Branson, Division III Permit



|                       |   |              |     |                |                                |
|-----------------------|---|--------------|-----|----------------|--------------------------------|
| Parcel ID             | 17-8-0-28-000-000-001.154   | Alternate ID | n/a | Owner Address  | STRICKLER THOMAS & JULIE TRUST |
| Sec/Twp/Rng           | 28-22-21  | Class        | n/a | 501 CANARY LN  |                                |
| Property Address      | 141 MONTE CHRISTO DR  | Acreage      | n/a | IOLA KS 66749- |                                |
| District              | 5CWX  |              |     |                |                                |
| Brief Tax Description | VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, |              |     |                |                                |
|                       | (Note: Not to be used on legal documents)   |              |     |                |                                |

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 Developed by  
 The Schneider Corporation



# 141 Monte Cristo Drive Nightly Rental

