



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 18, 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:

2017 July Minutes

Concepts:

#17-35 Forsyth Senior Event Center

Old and New Business:

Marie Powers, Board of Adjustment decision for buffering at 226 Stoney Pointe Drive

Adjournment

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

Posted: 09/14/2017

By: MP

Time: 10:00 am

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



TANEY COUNTY PLANNING COMMISSION
P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 10, 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 seven members present. They were: Steve Adams, Dave Stewart, Rick Caudill, Doug Faubion, Randy Haes, George Cramer, and Howard Kitchen. Staff present; Scott Starrett.

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

Public Hearings:

122 Fieldstone Drive Nightly Rental; a request by Jerry and Kathy Mottinger to operate a nightly rental business from an existing single family residence located at 122 Fieldstone Dr. Mr. Starrett read the staff report and presented pictures and maps of the site. Seven people signed up to speak. Saundra Strange read a letter from the Barker's who could not be present, opposing the request. Terry D'Angelo the daughter of the Barkers, Karen Murphy, and Steve Lamberson, all spoke against the request. Some of the concerns were; incompatibility to the surrounding area, number of bedrooms, parking, buffering, and noise. A suggestion was made by Mr. Lamberson to put a moratorium on permits for nightly rentals in Branson Creek. Mr. Mottinger addressed some of the concerns of the property owners. Mr. Starrett explained that the special use permit is not a land use change. With no other discussion this project will proceed to final vote July 24.

Dollar General; a request by Bobbie J. & Barbara K. Thurman to allow Dollar General to construct a store on property located at 125 Quincy Lane, Kirbyville. Mr. Starrett read the staff report and presented pictures and maps of the site. Michael White representing Dollar General clarified the request and addressed questions from the Planning Commission. Three people signed up to speak, Richard Fordyce, Harlan Veltkamp, and others regarding access, proximity to their property, traffic safety, lighting, wastewater, and hours of operation. With no other discussion this project will proceed to final vote July 24.

670 Amanda Road Nightly Rental: a request by Talus Properties, Eric and Kathleen Arp to operate a nightly rental from an existing five bedroom single family residence, located at 670 Amanda Road, Ridgedale. Mr. Starrett read the staff report and presented pictures and maps of the site. Mr. and Mrs. Arp plan to rent the residence until time for their retirement in 4-5 years. Mrs. Arp clarified the request and stated that they are transitioning their family to live here. No one signed up to speak. With no discussion this project will proceed to final vote July 24.

Harp Duplex: a request by Aimee Dixon Plumlee and Chet Dixon to construct a duplex for long term rental at 593 Harp Lane, Kirbyville. Mr. Starrett read the staff report and presented pictures and maps of the site. Ms. Plumlee was present to clarify the request and address any questions. The Planning Commission discussed the driveway, private well, and location of the property. The well will be drilled on the property. No one signed up to speak. With no other discussion this project will proceed to final vote July 24.

Old and New Business:

Discussion followed regarding lofts being made into bedrooms in the nightly rentals, and buffering. Mr. Starrett addressed Section 3.9 in the Code regarding private restrictions. Mrs. Wyatt discussed what the County Commission is looking at as far as the new code and traditional zoning how it would affect nightly rentals.

Adjournment:

With no other business on the agenda for June 22, 2017 the meeting adjourned.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 24, 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 five members present. They were: Steve Adams, Dave Stewart, Rick Caudill, Brad Lawrence, and Randy Haes. Staff present; Scott Starrett and Bonita Kisse-Souttee.

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

Review and Action:

Minutes, May and June 2017; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Stewart. The vote to approve the minutes was unanimous.

Final Votes:

122 Fieldstone Drive Nightly Rental; request by Jerry & Kathy Mottinger to operate a nightly rental business on property located at Unit B Villas of Fieldstone at Branson Creek. Mr. Starrett reviewed the location maps and proposed decision of record. Mr. Mottinger was present to address any questions from the Commission. Mr. Caudill discussed maximum occupancy and suggested changing to a two bedroom. Mr. Mottinger asked if he were to change the sitting room to a bedroom would they consider raising the occupancy. Mr. Caudill stated that he wouldn't. Mr. Caudill made a motion to change item #5 to limit the occupancy to 6. Mr. Haes seconded. The vote to approve the change was unanimous. Mr. Caudill stated to Mr. Mottinger that he needed to be a good neighbor, discussion followed. After discussion a motion was made to approve based upon the amended decision of record by Mr. Haes. Seconded by Mr. Caudill. The vote to approve was unanimous.

Dollar General; request by Bobbie & Barbara Thurman to construct a retail shopping business on property located at 125 Quincy Lane. Mr. Starrett reviewed the location maps and proposed decision of record. Mr. White was present representing the applicant. Mr. Haes discussed the improvements to Quincy Lane. The site engineer

has met with MoDot regarding the entrance. Mr. Stewart discussed the letter received from a property owner opposing the request. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

670 Amanda Road Nightly Rental; request by Talus Properties to operate a nightly rental business on property located at Oak Lake Estates Subdivision. Mr. Starrett reviewed the location maps and proposed decision of record. Ms. Arp was present to represent the project. With no discussion a motion was made by Mr. Stewart to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was unanimous.

Harp Duplex; request by Baldknobber Hill, LLC to construct a duplex on Lots 3-4 Block 5 of Warnersville Subdivision. Mr. Starrett reviewed the location maps and proposed decision of record. Mrs. Dixon-Plummer was present to represent the request. With no discussion a motion was made by Mr. Haes to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

Concepts:

Granny's K-9 Clip Joint & Granny's Tiny Paws Kennel; a request by Tanya B. White to operate a dog grooming and kennel business on property located at 342 Savage Road. Mr. Starrett presented location maps of the site. Mrs. White was present. Discussion included; location, renovations to the property, plans for the site, certifications, no overnight boarding, and there will be no customers onsite except for the grooming business. There is a privacy fence around the back of the property. With no other questions this project will proceed to public hearing next month.

Misty Mountain Dog Grooming; a request by Verlin Haskins to operate a dog grooming business on property located at Misty Mountain Road, RV Park. Mr. Starrett presented location maps of the site. Sheila Bailey was present to represent the request. There won't be any overnight stays. The hours will be Monday through Friday 8 to 5 possibly Saturday. With no other discussion this project will proceed to public hearing next month.

King's Ridge; a request by Vacation World, Inc. to develop a nightly rental community just north of the Branson City Limits off Bee Creek Road to Stinger Road on 35 acres. Mr. Starrett presented location maps of the site. Mr. Engram represented the request and presented a site plan. He reported that Stinger Road does not belong to Bee Creek Apartments and this project will be able to utilize this road. It is a private road dedicated to the public. The City of Branson has wastewater capacity for this development. Mr. Caudill asked about capacity of the existing road for the added traffic. Mr. Engram stated that it will withstand the added traffic in his opinion. Each structure will be sold individually. The grounds will be retained and managed by the developers. Mr. Haes discussed amenities. The development will be gated. There will

be maintenance onsite to cover the grounds. The individual owners will manage their own nightly rental business. Western Fire District has been contacted. There will be no permanent residents. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for July 24, 2017 the meeting adjourned at 6:53 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

RECEIVED
8-11-17 MR

17-35

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: FORSYTH SENIOR EVENT CENTER

NAME OF APPLICANT: RODNEY DEMPSEY (PRES. BOARD OF DIRECTORS)
(Must be owner of record)

SIGNATURE: Rodney Dempsey DATE: 10 AUGUST 2017
(Must be owner of record)

MAILING ADDRESS: 13869 HWY 160 FORSYTH, MO

TELEPHONE: (417) 669-9788 EMAIL: rdems152@gmail.com

Representative Information

send all
CORS. to
Philip

NAME OF REPRESENTATIVE: PHILIP EDWARDS

MAILING ADDRESS (rep.): 598 BAKER STREET FORSYTH, MO 65653

TELEPHONE NUMBER (rep.): (417) 251-9189

CONCEPT = 9-18-17
PH = 10-10-17
FV = 10-16-17

Property Information

ACCESS TO PROPERTY (street # and name): 11048 EAST WEST HWY 76 AND OREMUS ROAD

Number of Acres (or sq. ft. of lot size): 8.08 ACRES

PARCEL #: 09-2.0-03-000-000-031.000

(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: 23 RANGE: 20

NAME OF SUBDIVISION (if applicable): T-COMO LAKE ESTATES THERMA

Lot # (if applicable) 2 1/3 BLOCK # N/A

**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 # TANEY Co. REGIONAL SEWER DISTRICT

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.)

PROPERTY ADDRESS: 11048 E. HWY 76 FORSYTH

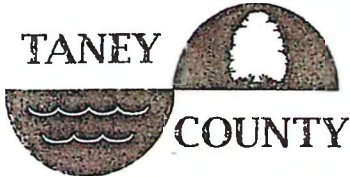
THE SENIOR EVENT CENTER WILL HAVE INTENDED
USES FOR THE FOLLOWING CLASSIFICATIONS:

X-3 - Galleries, Community Hall, Dance Hall
Exhibition Hall & Lecture Hall

M - Covered Farmers Market

SI - Storage

U - Shed



TANEY COUNTY PLANNING COMMISSION
 P. O. Box 383 • Forsyth, Missouri 65653
 Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
 website: www.taneycounty.org

**DIVISION III PERMIT
 APPLICATION/AFFIDAVIT
 TANEY COUNTY PLANNING COMMISSION**

Applicants Name: FORSYTH SENIOR CENTER Phone: _____

Project Name (if applicable): FORSYTH SENIOR EVENT CENTER

Mailing Address: 13869 HWY 160

Description of Request: CHANGE OF OCCUPANCY

Required Submittals:

- Typewritten Legal Description of Property involved in the request
- Postage for notifying property owners within 600 feet of the request
- Proof of Public Notification in a Newspaper of County-wide Circulation
- Proof of Ownership or approval to proceed with request by the owner
- Sketch Plan of the project which completely demonstrates request
- Concept hearing conducted (date) 18 SEPT 2017

All plans subject to Planning Commission approval must be submitted with this application; including but not limited to: sketch/site plan, stormwater management plan, sediment and erosion control plan, wastewater disposal plan, revegetation and planting materials plan, and preliminary plats. It is also the applicant's responsibility to supply the Planning Commission with any other information required for completion of the relative and absolute policy checklists as required by the Taney County Development Guidance Code.

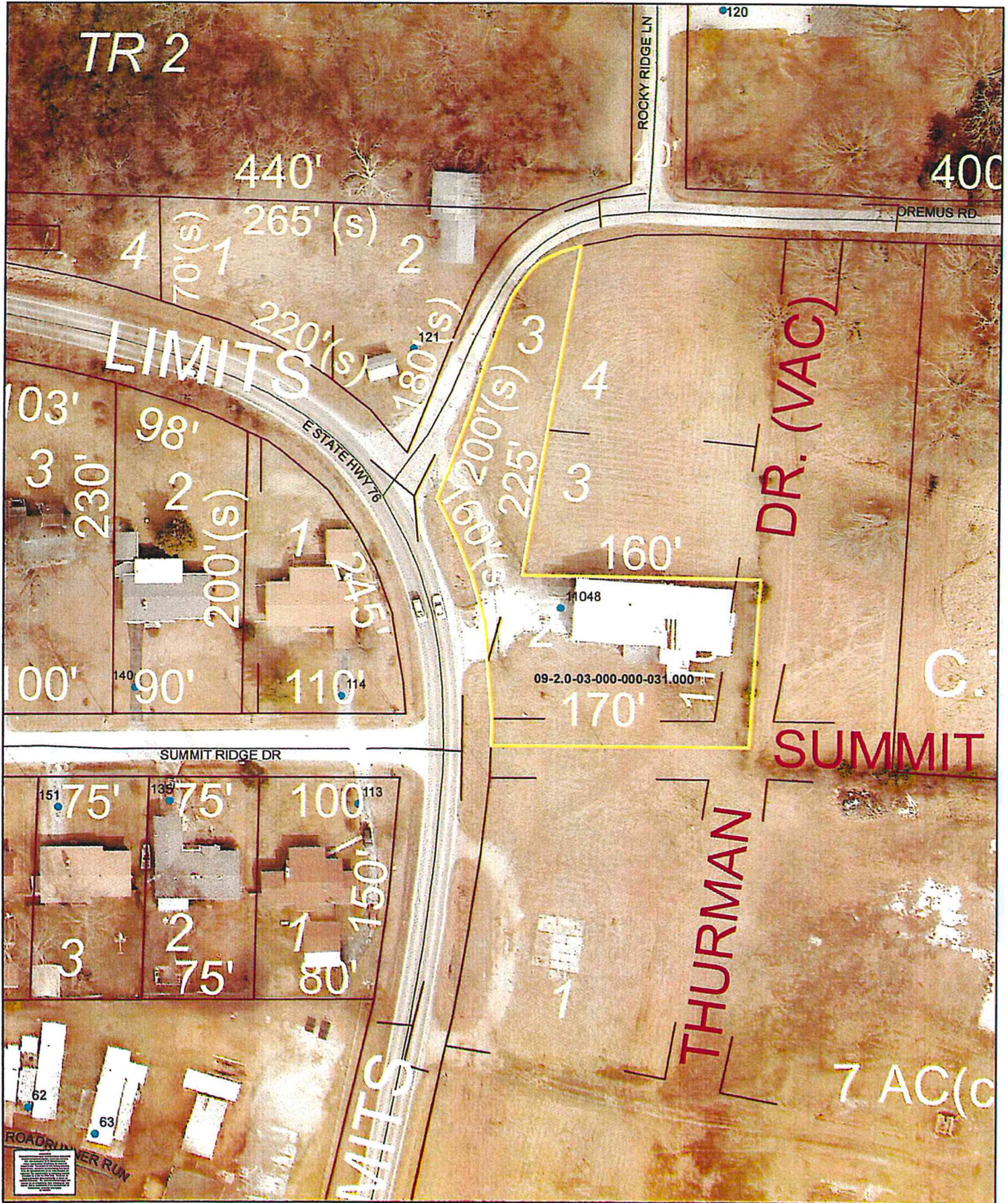
In signing this application I understand that if the information given is not true, my application may not be accepted or approved and that my permit may be revoked.

Rodney Dempsey
 Applicant's Signature

10 AUGUST 2017
 Date of Application



Forsyth Senior Event Center



Parcel

Parcel ID 09-20-03-000-000-031.000
 Property Address 11048 E STATE HWY 76
 Tax Code 3CCX
 Sec/Twp/Rng 3/23/20
 Brief Tax Description THURMAN - T-COMO LAKE ESTATES THURMAN - T-COMO LAKE ESTATES LT 2; N2 VAC SUMMIT
 (Note: Not to be used on legal documents)
 School District Forsyth
 Fire District Central
 City N/A
 Deed Book/Page/Date 2017-3520 (2017-01-30)

Owner

SENIOR FRIENDSHIP SITE
 PO BOX 248
 FORSYTH, MO 65653-

Land

Lot Dimensions 160 (S) X 170 IRR
 Lot Area 0.000 Acres

Improvements

Number	Description	Year Built	Base Area	Adjusted Area
1-1	Repair Shop	1956	5312	5312

Valuation

	Improvements	Land	Total	Assessed Total
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
Commercial	\$24,591.00	\$6,250.00	\$30,841.00	\$9,870.00
Residential	\$0.00	\$6,483.00	\$6,483.00	\$1,230.00
Total				\$11,100.00

Taney County makes no warranties, expressed or implied, as to the use of the data.

Last Data Upload: 8/29/2017 10:10:27 PM