



## 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)

**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. Sandra 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.



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### **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