

**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY, MARCH 12, 2018, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Howard Kitchen called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Howard Kitchen, Rick Caudill, Doug Faubion, Brad Lawrence, Randy Haes, George Cramer and Dave Stewart. 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:

February 2018 Minutes; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Cramer. The vote to approve was unanimous.

Public Hearing and Final Vote:

#17-49 Amy Legg/Blane Gunter, Ozark Mountain Storage, proposed storage unit facility located at 3271 Ridgedale Road. Mr. Starrett read the staff report and presented location maps of the site. No one was present to represent. A motion was made by Mr. Caudill to move to the end of the meeting. Seconded by Mr. Haes. The vote to move to the end of the meeting was unanimous. At the end of the meeting the applicant had not appeared. After the meeting a vote was taken to postpone until the next meeting by Mr. Lawrence. Seconded by Mr. Haes. The vote to proceed to next meeting was unanimous. Mr. Cramer amended the motion that the office would contact the applicant to see if they wanted to proceed with the request. Seconded by Mr. Stewart. The vote was unanimous.

#18-02 Angela Rodriguez/Linda Church, proposed nightly rental located at 847 Airport Road. Mr. Starrett read the staff report and presented location maps of the site. Ms. Rodriguez was present. She stated that in her opinion the property is secluded and should not pose any problems to the neighborhood. Discussion followed regarding a contact person for the property. No one from the public was present to speak for or against 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.

#18-02 Kevin Bottom, proposed nightly rental located at 1544 Skyview Dr. This project withdrew.

#18-03 Steve Holland, proposed veterinary clinic located at 1243 Forsyth/Taneyville Road. Mr. Starrett read the staff report and presented location maps of the site. Mr. Holland was present and clarified his request. Mr. Cramer asked about boarding the animals. Mr. Holland stated that he would not board at this time but might possibly in the future. Mr. Brittan spoke in favor of the request. After discussion a motion was made by Mr. Lawrence based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

#18-04 KC Hospitality of Branson Inc./represented by Eddie Wolfe, Lodges at Chateau Cove, 40 condo units for nightly rental located at 1125 State Hwy. 265. Mr. Starrett read the staff report and presented location maps of the site. Mike Combs the property owner was present, and clarified the request. There is nightly rental on either side of this property. Mr. Cramer asked how many bedrooms per unit. Mr. Combs stated anywhere from 5 to 9. This project will be done in phases. Mr. Starrett stated that this is not a special use permit. County regulations will be included in the Homeowners Association rules. Mr. Combs stated that each individual lot and structure will be sold to the individual. The development will have covenants. The Homeowners Association will own all other ground. The parent company will retain ownership until 80% of the property is sold. Dan Boone spoke on behalf of Tim Davis who owns property in this area, and is in favor of the project. Eddie Wolfe explained the platting process of the project. No one opposed the request. After discussion a motion was made by Mr. Lawrence based upon the decision of record. Mr. Stewart seconded. The vote to approve was unanimous.

#18-05, 65 Park Place LLC/Don Gibson, proposed storage unit facility and office warehouse located at Buchanan Road and the SW Outer Road. Mr. Starrett read the staff report and presented location maps of the site. Mike Garner represented the request. Mr. Stewart asked if the outer road entrance will be closed. There will be two ingress and egress. Mr. Caudill asked if the entire property will be fenced. Mr. Cramer asked if the project will be phased. Mr. Garner stated that the entire property will be fenced and they will start with a multi office warehouse. Land will be cleared as needed. There was no opposition to the request. With no other discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was unanimous.

#18-06 L&J Log Cabins Ridgedale LLC/Michelle Torres, proposed nightly rental located at 180 Thomas Trail. Mr. Starrett read the staff report and presented location maps of the site. Ms. Torres was present. This will be a special use permit. She stated there will be a local contact person. Mr. Caudill asked if she would put some vegetation at the property line adjacent to the residential property. Charlotte McColum who owns property across the street was in favor of the request. No one signed up opposing the

plans. Mr. Lawrence made a motion to approve based upon the decision of record. Seconded by Mr. Haes. Discussion followed regarding buffering. The vote to approve was unanimous.

Concepts:

#18-07 Gary Williamson/Lori White, Beau's Backyard, proposed small animal petting zoo, day camp for children and woofing for younger adults and up located at 1123 & 1261 Keithley Road. Mr. Starrett clarified the request and presented location maps of the site. Ms. White explained their plans which will include outdoor activities and a bath house later on. Discussion followed regarding adding compliance with other state and federal regulations to the decision of record, number of guests at a time and length of time for a stay. This request will proceed to public hearing and final vote next month.

#18-08 Bill Thibodeaux/Willie Billeys, proposed tool and equipment rental, pawn shop, boat repair and 6 cabins for short and long term rental located at 19948 US Hwy. 160. Mr. Starrett clarified the request and presented location maps of the site. Mr. Thibodeaux was present. This property was previously Bob's Bait Shop. Mr. Cramer asked if this would be done in phases. Mr. Thibodeaux stated that it would and explained what the phases would be. Mr. Faubion asked if any structure would be built. There will be new metal buildings in the future. Large equipment will be repaired there. The ingress and egress will be improved. The new cabins will be built in the spots where the old ones were. With no other discussion this project will proceed to public hearing and final vote next month.

#18-09 Domenick Bausano, proposed nightly rental located at 326 Happy Hollow Road. Mr. Starrett clarified the request and presented location maps of the site. Mr. Bausano was present. Discussion followed including number of bedrooms and reason for the request. This request will proceed to public hearing and final vote next month.

#18-10 Jerry Mottinger/Greggory Stephenson, proposed nightly rental located at 122 Fieldstone Dr. Mr. Starrett clarified the request and presented location maps of the site. This has been nightly rental since 2012. The applicant is asking for approval to transfer the use to new owners. Mr. Kitchen read what the Code states regarding this. There will be a new local representative for this site. Mr. Faubion clarified what the applicant is requesting. Mr. Caudill stated that since this approval was given only 6 months ago it would be ok to proceed with approval. Mr. Lawrence made a motion to transfer approval to the new owners. Seconded by Mr. Caudill. Discussion followed regarding procedure. Mr. Lawrence withdrew his motion. Mr. Starrett read Appendix E Part 3 which deals with approving a project at concept. Further discussion followed. This project will proceed to public hearing and final vote next month.

#18-11 M.H. Brittain/Taney County Regional Sewer District, proposed office and shop facilities located at 6733 East St. Hwy. 76. Mr. Starrett clarified the request and

presented location maps of the site. Mr. Brittan and Sewer District Administrator Brad Allbritton explained the request. Discussion followed regarding time frame. With no other discussion this project will proceed to public hearing and final vote next month.

Adjournment:

With no other business on the agenda for March 12, 2018 the meeting adjourned at 7:25 p.m.