



TANEY COUNTY PLANNING COMMISSION

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MINUTES

TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING MONDAY, AUGUST 13, 2018, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANY 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, Dave Stewart, Rick Caudill, Doug Faubion, George Cramer, Randy Fogle, and Devin Huff. Staff present; Scott Starrett, and Bonita Kisse-Soutee.

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

Review and Action:

July 9, 2018 minutes; 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.

Public Hearing and final votes:

#18-26; postponed until October 9, 2018, Shawn Porter proposed nightly rental located at 392 Foggy River Road.

#18-27; Todd Jansen, proposed wedding chapel with reception hall located at 875 US Hwy. 65. Mr. Starrett presented the staff report and location maps of the site. The representative clarified the hours of operation and that MoDot has been contacted regarding ingress and egress. Soil tests have been done and environmental services has been contacted regarding wastewater. No one from the public spoke either for or against the request. After discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Mr. Stewart seconded. The vote to approve was unanimous.

#18-28; Jim Berger, proposed RV Park located at 708 and 720 Foggy River Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Berger was present. He reported that the lots are in the floodplain and a structure would have to be built at least 14' high. So in his opinion this would be the best use of the property. He only plans on being open in the summer. Mr. Huff reminded the applicant that any approach would be 90 degree corners getting into the property. Mr. Faubion pointed out that the office had received a letter opposing because there are restrictions stating this use is not allowed in this subdivision. Six people signed up to speak against the request. Marvin Mullins was the first to speak and offered a petition with fifty names

opposing the request, that the Commission did not look at. Their concerns were ingress and egress, and compatibility. Susie Mullins had concerns regarding the size of the lot, compatibility, and appearance. Ben Schubert discussed the restrictions, compatibility, and that the County owns the most land in the subdivision. Harry Wilhoit spoke about compatibility, narrowness of the roads and turns. Charles Pugh who owns four lots in the area agreed with the others regarding compatibility, narrowness of the roads, safety of the potential flooding for the people in the RV's if approval is given. He stated that they wouldn't have time to vacate if a flood came. Joanne McDowell had concerns regarding traffic congestion, flooding, and compatibility. John Gillespie who has lived in the area for two years, was concerned with the lot size, covenants, compatibility, flooding, traffic, and safety. Rhonda Robson was opposed to the request because of traffic, trash pickup, narrowness of the roads and turn around, flooding, and heavy loads on the asphalt. Mr. Berger addressed the concerns and stated that when he bought his first lot 30 years ago he intended to build on it but couldn't because of the flooding. Mr. Faubion stated his concern was regarding the road. Mr. Kitchen explained the criteria of Division III permits. Mr. Cramer's concern was the time of notification of flooding. Mr. Stewart stated that he couldn't support something that didn't follow the Code regarding the three acre minimum for an RV park. After discussion a motion was made by Mr. Stewart to deny the request for that reason. Mr. Cramer seconded. The vote to deny the request was unanimous.

Concepts:

#18-29; Samuel Stauffer proposed nightly rental located at 170 Whitetail Drive. Nicholas Grimwood representing the applicant was present. Mr. Starrett clarified the request and presented location maps of the site. Mr. Kitchen asked who the management company would be. Mr. Grimwood stated that Mr. Stauffer would manage his property himself. The applicant has been renting the property since November of last year. Mr. Starrett stated this public hearing and final vote will be heard next month. Mr. Faubion stated that this is a residential subdivision making it incompatible with the surrounding area.

#18-30; KKAH Management & Developers LLC proposed nightly rental for 7 cabins located at Homestead Acres Lane. Mr. Starrett clarified the request and presented location maps of the site. The applicant was represented by Gary Loyd. Discussion followed regarding special use permits versus Division III permits. The Planning Commission felt this should be run as a Division III. This request will proceed to public hearing and final vote next month.

#18-31; FAMVEST LTD proposed nightly rental located at 326 Happy Hollow Road. Mr. Starrett clarified the request and presented location maps of the site. Michelle Torres represented the applicant. Branson Vacation Retreats will manage the property. There was no discussion. This project will proceed to public hearing and final vote next month.

#18-32; Shawn & Shannon Bryant proposed storage unit facility located at 987 E. St. Hwy. 76. Mr. Starrett clarified the project and presented location maps of the site. Mr. Bryant explained his plans. The main use will be RV storage and maybe some boats. This will all be enclosed storage. Mr. Stewart suggested doing everything possible to make the driveway safe. Discussion followed. This project will proceed to public hearing and final vote next month.

#18-33; RT LLC Roger ReKate proposed church, youth activity area, food bank storage facility and cabins located on 56 acres off US Hwy. 65. Mr. Starrett clarified the request and presented location maps of the site. Mr. ReKate presented maps and packets of information. Discussion followed. This project will be done in phases. The request will proceed to public hearing and final vote next month.

Old and New Business:

Mr. Huff discussed a project contacting Road and Bridge for access.

Adjournment;

With no other business on the agenda for August 13, 2018 the meeting adjourned at 7:37 p.m.