



TANEY COUNTY PLANNING COMMISSION

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MINUTES

TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING & REGULAR MEETING MONDAY, JANUARY 14, 2019, 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 eight members present. They were: Howard Kitchen, Dave Stewart, Rick Caudill, Randy Haes, Doug Faubion, Devin Huff, Randy Fogel, and Mike Braden. 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:

Election of 2018 officers: Mr. Kitchen opened the floor up for nomination. Mr. Caudill made a motion for Mr. Kitchen to continue as Chairman. Seconded by Mr. Haes. Mr. Kitchen abstained. The vote for Mr. Kitchen to continue as Chairman was seven in favor with one abstention. Mr. Faubion made a motion for Mr. Stewart to continue as Vice-Chairman. Seconded by Mr. Caudill. Mr. Stewart abstained. The vote to maintain Mr. Stewart as Vice-Chairman was seven in favor and one abstention.

December 2018 minutes; with no additions or corrections a motion was made by Mr. Stewart to approve the minutes as written. Seconded by Mr. Haes. The vote to approve the minutes was unanimous.

Public Hearings and Final Votes:

#18-41, Benjamin Creedon, proposed duplex multi-family dwellings located on 19 lots in the Woodbridge Estates Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon was present to represent the project. Discussion followed regarding all the lots meet the 8000 sq. ft. minimum and meet or exceed frontage requirements, the concrete footer will be for a duplex, there will not be any single family dwellings on those lots, these will be permanent residences, and there are no restrictions on duplexes. This project will proceed to public hearing and final vote next month.

#18-42, Mathew Creedon, proposed nightly rental use for 6 duplexes located on Sunset Cove in the Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon was present to represent the project. Discussion followed regarding these duplexes will be nightly rental, central sewer will be tied in, access will be cut in from the existing road, each unit of the duplex will have

approximately 2000 sq. ft. with unfinished basement, stormwater plans will be provided, streets will be built to county standards, permit will be processed as Division III rather than special use, and there are no other nightly rentals in that neighborhood. This project will proceed to public hearing and final vote next month.

#18-43, Mathew Creedon, proposed nightly rental use for 3 duplexes located on Sunrise Cove in the Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon was present to represent the project. Discussion followed regarding, processing as Division III rather than special use, and the existing green space will stay in place. This project will proceed to public hearing and final vote next month.

#18-44, Mathew Creedon, proposed nightly rental use for 10 single family homes located on Sunrise Cove in the Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon was present to represent the project. Discussion followed regarding processing as Division III rather than special use, location of sewer lines, and the existing road will be developed on out to Hwy. T. This project will proceed to public hearing and final vote next month.

#18-45, Angela Rodriguez, proposed garage conversion into a single family home for nightly rental use located at 847 Airport Road. Mr. Starrett presented the staff report and location maps of the site. Ms. Rodriguez was present to explain her plans. Discussion followed regarding sprinkler system installation, Ms. Rodriguez will stay there when it is not rented, location of septic tank, if the structure is sound, a sketch plan will be presented at the next meeting of the location of septic, water, and lot lines. This project will proceed to public hearing and final vote next month.

Old and New Business:

Taney County Guidance Code, Special-Use Section 4.8, Medical Marijuana. Mr. Starrett suggested the Planning Commission study this for the next couple of months to be ready to vote on it when the time comes. The Code needs to address this use in case applications are made for their review and approval in the future. Discussion followed.

Adjournment:

With no other business on the agenda for January 14, 2019 the meeting adjourned at 6:45 p.m.