

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY December 14, 2020, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, December 14, 2020 located at Taney County Courthouse in the County Commission Hearing room; 132 David Street, Forsyth, Missouri. Chairman Howard Kitchen called the meeting to order at 6:00 p.m.

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

Board Members Present

Howard Kitchen
Doug Faubion
Randy Haes
Dave Stewart
Devin Huff
Roger Hoenes
Randy Fogle

Board Members Absent

George Cramer

Also present was Planning and Zoning Administrator, Scott Starrett and Zoning Coordinator, Presley Cozort.

Review and Action

Mr. Huff pointed out a spelling error in the Regular Meeting Minutes from November 9, 2020.

Mr. Haes moved to approve the Regular Meeting Minutes from November 9, 2020 with corrections and the Closed Session Meeting Minutes from November 19, 2020. Mr. Hoenes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

Mr. Huff moved to limit each non-applicant speaker to four minutes each. Mr. Stewart seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

Mr. Haes made a motion to move the last item on the agenda, #20-36 Division III White Oak Ventures, to the top of the agenda to go first. Mr. Huff seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

Public Hearing & Final Vote

#20-36: Representative, Todd Chandler was present for White Oak Ventures. Ron Garr & Tim Davis were present to speak against the application. Mr. Faubion moved to approve the application with the requirement that White Oak Representative Todd Chandler meet with Mr. Tim Davis to resolve the easement and access issue for the residents to their property and boat dock. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-28: Applicant Darren Brandt was present. Bob Womack, Jim Alkire, David Thomas, Mary Jackson, Roy Jackson, Alvin Tate, Dana Scott, Brian Scott, Gerald Edson, Don Howe, Winder Lyons, John Rulen, Gail Hinshaw, Douglas Little and Dennis Frerking were present to speak against the application. Mr. Faubion moved to deny based on general compatibility of adjacent properties and being in a residential subdivision with single family housing. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-29: Applicant Mrs. Hernandez was present. No one signed up to speak for or against the application. Mr. Faubion moved to approve the application as presented. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (nay) and George Cramer (absent).

#20-30: Applicant Curt Rhodes was present. Kerry Brown, Mark Blackwell and Mayburn Davidson were present to speak against the application. Mr. Haes moved to approve the application as presented. Mr. Fogle seconded the motion. The motion passed by show of hands vote: Howard Kitchen (nay), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (nay), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

Chairman Howard Kitchen announced a five minute recess would be taken and that the meeting would resume afterwards.

#20-31: Applicant Marc Rys was present. No one signed up to speak for or against the application. Mr. Huff moved to approve the application as presented. Mr. Stewart seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye),

Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-32: Applicant Amber English was present. Tess Bloyer and the Contractor for the applicant, Daniel Milikan were present to speak for the application. Nathan Stover, Leslie Pracht and Bobby Wilbanks were present to speak against the application. Mr. Stewart moved to deny based on general compatibility with the area residential properties on Shady Rapids road due to no other approved nightly rentals in the area. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-33: Representative Michelle Torres was present for L&J Log Cabin Ridgedale LLC. Tim Schafer was present to speak against the application. Mr. Huff moved to deny based on general compatibility due to single family residential housing around it. Mr. Fogle seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (nay), Randy Haes (aye), Dave Stewart (nay), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-34: Representative Michelle Torres was present for L&J Log Cabin Ridgedale LLC. Mr. Faubion moved to approve the application as presented. No second. Chairman Howard Kitchen announced motion died due to lack of a second. Mr. Fogle moved to deny application based on general compatibility due to no nightly rentals adjacent to the applicant's parcel. Mr. Hoenes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (nay), Randy Haes (aye), Dave Stewart (nay), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-35: Applicants DeRoy and Lisa White were present. Dan Skaggs and Duane Roesch were present to speak against and ask questions about the application. At 9:35 p.m. Mr. Starrett asked the Planning Chairman if he wanted to ask for a motion to extend the meeting past the 9:30 p.m. deadline per the Planning Commission bylaws. Mr. Haes moved to extend the meeting to 10 p.m. Mr. Huff seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent). Mr. Hoenes moved to approve the application as presented. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

#20-27: Applicant did not show. Mr. Stewart moved to post pone to the next meeting on January 11, 2021. Mr. Faubion seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).

Concepts

#20-37: Applicant Walter Ray was present and a concept hearing was held. Chairman Howard Kitchen let the applicant know their public hearing meeting will be held on January 11, 2021.

Old and New Business

None

Adjournment

Mr. Kitchen moved to adjourn the meeting at 9:46 p.m. Mr. Stewart seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Dave Stewart (aye), Devin Huff (aye), Roger Hoenes (aye), Randy Fogle (aye) and George Cramer (absent).