

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
TUESDAY October 12, 2021, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Tuesday, October 12, 2021 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
Randy Haes
Devin Huff
Roger Hoenes
Doug Faubion
George Cramer
Dave Stewart
Randy Fogle
Roger Hoenes

Board Members Absent

Thomas Holman

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

Review and Action

Mr. Haes moved to approve the September 13, 2021 Regular Meeting Minutes. Mr. Huff seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

Mr. Huff moved to limit the speaking time to four minutes except for the applicant. Mr. Haes seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes

(aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

Public Hearing & Final Vote

#21-009 Rezoning: Applicant Kevin Hutcheson was present for Willow Springs Farm, LLC. No one was present to speak for or against the application. Mr. Faubion moved to recommend the approval of application #21-009 Rezoning for an amendment to the Taney County Zoning Maps by Willow Springs Farm, LLC for the parcel located at 932 Keithley Rd, Walnut Shade, Missouri to be rezoned from A-1 and C-1 to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-010 Rezoning: Representative Todd Chandler was present for MYKYTE Holdings, LLC. No one was present to speak for the application. Mary Jo Greene, Rod Glaze, Marcia Haseltine, Billy Tsai and Stephen Smith were present to speak against the application. Mr. Haes moved to recommend the approval of application #21-010 Rezoning for an amendment to the Taney County Zoning Maps by MYKYTE Holdings, LLC for the parcel located at 238 Hillcrest, Branson, Missouri to be rezoned from A-1 to RV-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Fogle seconded the motion. The motion passed by voice vote: Howard Kitchen (nay), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (nay), Doug Faubion (aye), George Cramer (nay), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-011 Rezoning: Applicant Phillip Lewis was present for Phillip Lewis Engineering. No one was present to speak for or against the application. Mr. Cramer moved to recommend the approval of application #21-011 Rezoning for an amendment to the Taney County Zoning Maps by Phillip Lewis Engineering for the parcel located at 1342 SW Outer Rd, Branson, Missouri to be rezoned from A-1 to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Huff seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-025 CUP: Applicant Shila Brown was present. David Hughes was present to speak for the application. Misty Galloway, Stephanie Knoppe and Andrew Bealer were present to speak against the application. Mr. Haes moved to deny the application based on no other nightly rentals in the vicinity, the access of the road being narrow, concerns with the parking and not compatible with adjacent uses. Mr. Stewart seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

Mr. Haes moved for a five minute recess. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

Recess: 7:40 P.M.

Call Back to Order: 7:45 P.M.

#21-026 CUP: Representative David Hughes was present for applicant John Reid. Kandis Davis was present to speak for the application. Allen Johnston and Gary Holtkaup were present to speak against the application. Mr. Faubion moved to deny the application based on the use is not compatible by not conforming with other single- family residential homes and disrupting the comfort and general welfare of the neighbors. It will open up a door for more people down the road to buy lots and put more nightly rentals in. As well as a petition of twelve people from the neighborhood stating the nightly rental will substantially and materially injure them. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-027 CUP: Applicant Chris Goering was present for ARW Holdings, LLC. Jim Webb, Mark Carkioscia, Richard Bynumand, Barbara Webb and Billy Jsai were present to speak against the application. Applicant Chris Goering chose to withdraw his application. Mr. Fogle moved to accept the applicant's withdraw. Mr. Haes seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-028 CUP: Representative Ronald Smith and applicant Ron Scott were present. No one was present to speak against the application. Mr. Cramer moved to approve the application. Mr. Stewart seconded the motion. The motion passed by voice vote: Howard Kitchen (nay), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (nay), and Thomas Holman (absent).

Mr. Haes moved to extend the meeting until 10:00 P.M. Mr Faubion seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

#21-029 CUP: Applicant Thomas Haugaard was present for T & L Investments LLC. Tim Davis was present to speak neither for nor against the application. Mr. Fogle moved to approve the application. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (nay), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).

Old and New Business

Discussion regarding Conditional Use Permits for Nightly Rental in R-1, R-2, and R-3 Zoning Districts.

Adjournment

Mr. Haes moved to adjourn the meeting at 10:03 P.M. Mr. Hoenes seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Randy Haes (aye), Devin Huff (aye), Roger Hoenes (aye), Doug Faubion (aye), George Cramer (aye), Dave Stewart (aye), Randy Fogle (aye), and Thomas Holman (absent).