

**OFFICIAL
COMMISSION MINUTES
FEBRUARY 20th, 2024 – 13th DAY OF
THE JANUARY ADJOURN TERM**

FORMAL AGENDA

The County Commission met in the Commission Hearing Room with Nick Plummer (present), Brandon Williams (present), and Sheila Wyatt (present).

PUBLIC COMMENT

None.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Nick Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

None.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Wyatt moved to approve Checks #474862 through Check #474907, Warrants #8333 through #8336 and one Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Williams moved to approve Regular Session Minutes for February 1st, 2024 and February 13th, 2024 and Executive Session Minutes for February 13th, 2024. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

RZ2023-019 ORDER #11-27-2023-01 K & H BUILDINGS LLC

The following individuals appeared in front of the Commission in reference to Order #11-27-2023-01:

- Cody Pender, Applicant - 240 McCarty Rd., Cedar Creek, Mo.
- Chris Zillig – 25131 US Highway 160, Kissee Mills, Mo.

Commissioner Williams moved to deny Order #11-27-2023-01. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 11-27-2023-01

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on November 13, 2023, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number H25, Swan Township, from A-1 Agricultural District to RV-1 RV Park District, requested by K & H Buildings LLC, parcel number: 10-6.0-24-000-000-009.000, located at 25123 US Hwy 160, Kissee Mills, Missouri and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Deny and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and abstain to amend the Taney County, Missouri Zoning District map H25, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

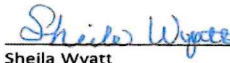
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Not to be amended as follows and pursuant to the information below:


Parcel Number	Location	Map Grid #	Township	Zoning District
10-6.0-24-000-000-009.000	25123 US Hwy 160	H25	Swan	RV-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



RZ2024-001 ORDER #01-16-2024-01 AYAN LLC

The following individuals appeared in front of the Commission in reference to Order #01-16-2024-01:

- Scott Hall - Attorney for the Applicant.
- Chirag Kothawala – Ayan LLC - Applicant
- Doug Ramey – 803 Newport Road
- George Higgins – 1169 Newport Road
- Daniel Chinn – 1189 Newport Road

Commissioner Williams moved to approve Order #01-16-2024-01 changing it from A1 to R2. Presiding Commissioner Plummer seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (nay).

ORDER NUMBER: 01-16-2024-01

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on January 8, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F18 and E18, Jasper Township, from A-1 Agricultural District to R-2 One and Two Family Residential District, requested by Ayan LLC, parcel number: 05-8.0-33-000-000-034.000, located at 887 Newport Road, Walnut Shade, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 2 in favor, 1 opposed, and abstain to amend the Taney County, Missouri Zoning District map F18 and E18, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District BE amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
05-8.0-33-000-000-034.000	887 Newport Rd	F18 & E18	Jasper	R-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



RZ2024-003 ORDER #02-20-2024-01 ALLEN AND JOYCE HANSEL

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-01:

- Allen and Joyce Hansel – 269 Winkle Creek Rd. – Applicants
- Jimmie Russell – 1120 Brockman Rd.

Commissioner Williams moved to approve Order #02-20-2024-01 amending the request from C1 to A1 making the property to go from R1 to A1. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-01

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F24, Swan Township, from R-1 Single Family Residential District to C-1 Neighborhood Commercial District, requested by Allen and Joyce Hansel, part of parcel number: 03-8.0-27-003-021-001.004, specifically Lot #7, 120 James St, Taneyville, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map F24 from R-1 Single Family Residential District to A-1 Agricultural District, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

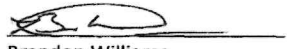
Parcel Number	Location	Map Grid #	Township	Zoning District
Part of 03-8.0-27-003-021-001.004	Specifically Lot #7 120 James St	F24	Swan	A-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



Presiding Commissioner NP; Eastern Commissioner SW; Western Commissioner BW

RZ2024-004 ORDER #02-20-2024-02 G W THESEUS LLC

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-02:

- Todd Chandler, Great River Engineering, representing applicant.

Commissioner Wyatt moved to approve Order #02-20-2024-02 zoning from A1 to RR1. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-02

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number I20, Scott Township, from A-1 Agricultural District to RR-1 Single Family Rural Residential District, requested by G W Theseus LLC, parcel number: 08-7.0-36-000-000-026.000, located at 1570 Cedar Park Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and abstain to amend the Taney County, Missouri Zoning District map I20, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
08-7.0-36-000-000-026.000	1570 Cedar Park Rd	I20	Scott	RR-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

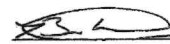
TANEY COUNTY COMMISSION



Nick Plummer
Presiding Commissioner



Sheila Wyatt
Commissioner, Eastern District



Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



RZ2024-005 ORDER #02-20-2024-03 E73 CAPITAL LLC

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-03:

- Ethan Ravencamp – Owner of E73 Capital LLC

Commissioner Williams moved to approve Order #02-20-2024-03 changing zoning from R1 to C2. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-03

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H22, Swan Township, from R-1 Single Family Residential District to C-2 General Commercial District, requested by E73 Capital LLC, parcel number: 09-2.0-09-000-002-005.001, located at 180 Austin St, Forsyth, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and abstain to amend the Taney County, Missouri Zoning District map H22, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

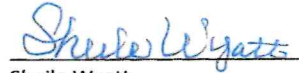
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

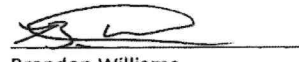
<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
09-2.0-09-000-002-005.001	180 Austin St	H22	Swan	C-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



RZ2024-006 ORDER #02-20-2024-04 KENIESHIEAR CZETTY

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-04:

- Kenieshier Czetty – 2404 Victor Church Rd. – Applicant
- Samuel Tucker Virnig – 2506 Victor Church Rd.
- Shane Carder – 2749 Victor Church Rd.

Commissioner Williams moved to deny Order #02-20-2024-04. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-04

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F16, Branson Township, from A-1 Agricultural District to NR-1 Single Family Nightly Rental District, requested by Kenieshiar Czetty, parcel number: 08-3.0-06-000-000-016.002, located at 2404 Victor Church Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Deny and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and abstain to amend the Taney County, Missouri Zoning District map F16, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Not Be amended as follows and pursuant to the information below:

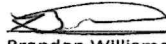
Parcel Number	Location	Map Grid #	Township	Zoning District
08-3.0-06-000-000-016.002	2404 Victor Church Rd	F16	Branson	NR-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 2/20/2024



RECESS: 11:25 A.M.

RECONVENE: 11:37 A.M.

DAILY STAFF REVIEW AND AGENDA REQUESTS

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

Also present: Tami Koran, Commission Assistant, and Kim Lovelace, Deputy Clerk

The commission met with their staff to review the day's business and go over the agenda requests.

ADJOURNMENT

Commissioner Williams moved to adjourn. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ADJOURN: 11:46 A.M.

The minutes were taken by Kim Lovelace, Deputy Clerk and typed by Kim Lovelace, Deputy Clerk.