

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY November 13, 2023, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, November 13, 2023 located at Taney County Courthouse in the County Commission Hearing room; 132 David Street, Forsyth, Missouri. Vice Chairman David Stewart 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

David Stewart
Devin Sonnenfelt
Doug Faubion
Thomas Holman
George Cramer
Randy Fogle

Board Members Absent

Howard Kitchen
Devin Huff
Roger Hoenes

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

Review and Action

Mr. Holman moved to approve the Regular Meeting Minutes from October 10, 2023. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Mrs. Sonnenfelt moved to approve a four minute time limit to everyone who signed up to speak minus the applicant. Mr. Holman seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Public Hearing & Final Vote

#23-019 Rezone & #23-017 CUP: Applicant Cody Pender was present as K & H Buildings, LLC. No one was present to speak for the application. William Smith, Dan Schwartz, Shane

Clinkenbeard, Caestine Schwartz, Lindsey Schwartz, James Lutz, Chris Zillig, Paula Zillig, Mary Hurst and David Spink were present to speak against the applications. Mrs. Sonnenfelt moved to recommend approval of application #23-019 for an amendment to the Taney County Zoning Maps by K&H Buildings, LLC for the parcel located at 25123 US Hwy 160, Kissee Mills, Missouri, 10-6.0-24-000-000-009.000 to be rezoned from A-1 Zoning District to RV-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Holman seconded the motion. The motion failed by vote: Howard Kitchen (absent), Roger Hoenes (absent), Devin Huff (absent), David Stewart (nay), George Cramer (nay), Doug Faubion (nay), Thomas Holman (nay), Devin Sonnenfelt (nay) and Randy Fogle (nay).

Mr. Holman moved to approve the Conditional Use- Permit application with the condition of a fence to go along the north side of the property. Mr. Cramer seconded the motion. The motion failed by vote: 2 (aye), 4 (nay) and 3 (absent).

#23-020 Rezone: Applicant Chris Goering was present. No one was present to speak for or against the application. Mr. Faubion moved to recommend approval of application #23-020 Rezone for an amendment to the Taney County Zoning Maps by Shadow Rock Ventures, LLC for the parcel located at 113 Columbus Rd, Forsyth, Missouri, 04-4.0-17-000-000-041.000, to be rezoned from C-1 Zoning District 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 vote: Howard Kitchen (absent), Roger Hoenes (absent), Devin Huff (absent), David Stewart (aye), George Cramer (aye), Doug Faubion (aye), Thomas Holman (aye), Devin Sonnenfelt (aye) and Randy Fogle (aye).

#23-021 Rezone: Representative April Millitelo was present for the applicant. No one was present to speak for or against the application. Mr. Cramer moved to recommend approval of application #23-021 Rezone for an amendment to the Taney County Zoning Maps by 417 Investment Properties, LLC for the parcel located at 5198 US Hwy 65, Walnut Shade, Missouri, 05-9.0-32-000-000-003.002, to be rezoned from A-1 Zoning District to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Holman seconded the motion. The motion passed by vote: Howard Kitchen (absent), Roger Hoenes (absent), Devin Huff (absent), David Stewart (aye), George Cramer (aye), Doug Faubion (aye), Thomas Holman (aye), Devin Sonnenfelt (aye) and Randy Fogle (aye).

#23-022 Rezone: Applicant Michael Dortch was present. Caden Dortch was present to speak for the application. Ken Coleman, Barbra Coleman, Margie Clark, Michael Thompson were present to speak against the application. Mr. Cramer moved to recommend approval of application #23-022 Rezone for an amendment to the Taney County Zoning Maps by Michael Dortch for the parcels located off Ruby's Rest, Reeds Spring, Missouri, 06-8.0-34-000-000-006.000, 006.004, 006.005, 006.006, 006.013, 006.022 to be rezoned from A-1 & R-1 Zoning Districts to NR-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mrs. Sonnenfelt seconded the motion. The motion failed by vote: Howard Kitchen (absent), Roger

Hoenes (absent), Devin Huff (absent), David Stewart (nay), George Cramer (nay), Doug Faubion (nay), Thomas Holman (nay), Devin Sonnenfelt (nay) and Randy Fogle (nay).

#23-018 CUP: Applicant Todd Braden was present to represent TK Braden, LLC. Vickie Allen was present to ask questions. Mr. Cramer moved to approve the application as presented. Mr. Faubion seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

#23-019 CUP: Applicant Phil Lilley was present to represent Lilley Family Investments, LLC. No one was present to speak for or against the application. Mr. Cramer moved to approve the application as presented. Mr. Fogle seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Old and New Business

None.

Adjournment

Mrs. Sonnenfelt moved to adjourn the meeting at 7:55 p.m. Mr. Cramer seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).