



TANEY COUNTY PLANNING COMMISSION

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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 17, 2008, 7:00 P.M.
ASSOCIATE CIRCUIT COURT, DIVISION II COURTROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with seven members present. They were: Sarah Klinefelter, Joey Staples, Jim Brawner, Craig Trotter, Frank Preston, Ray Edwards, and Randall Cummings. Staff present: Bonita Kissee, Marla Pierce, Dan Nosalek, Keith Crawford, and Bob Paulson.

Dan Nosalek read a statement explaining the meeting procedures.

Review and Action:

Minutes, February 2008: With no additions or corrections a motion was made by Joey Staples to approve as written. Seconded by Jim Brawner. The vote to approve the minutes was unanimous.

Final Votes:

Soup Shop: request to operate a small restaurant from an existing structure located at 9383 East St. Hwy. 76. Tabled until next public hearing.

Dawn Hollow: request to develop a single family residential subdivision located off St. Hwy. MM and Yandell Road. Plat was signed by staff.

Dixon Storage: request to build additional storage units off St. Hwy. 76. Jack Houseman represented the applicant and clarified the request. Mr. Nosalek clarified the number of units existing on the site and the number requested. After discussion a motion was made by Joey Staples to approve based upon the decision of record. Jim Brawner seconded. The vote to approve was unanimous.

Walkington Villas: request to construct 12 buildings to be platted as condominiums located off Walkington Road. Jack Houseman represented the applicant and clarified the request. Mr. Staples discussed the small access from St. Hwy. 76 to Walkington. Mr. Brawner discussed density. Mr. Preston discussed there being nothing in the Code regarding maximum density and setting precedence by approving this request. With no further discussion a motion was made by Jim Brawner to deny based upon density and the amount of acreage.

Joey Staples seconded. The vote to deny was six in favor and one against. The project was denied.

Mountain Country Propane: request to operate a propane storage facility located at 985 East St. Hwy. 76. Mike Yearly representing the applicant addressed questions from the Commission regarding location, public safety, and tank size. Jim Brawner made a motion to approve based upon the decision of record. Randall Cummings seconded. The vote to approve was unanimous.

Briarwood Condominiums: request to include the existing building as condominiums located off Lakeshore Dr. John Hover representing the applicant addressed questions from the Commission. Joey Staples made a motion to approve based upon the decision of record. Jim Brawner seconded. The vote to approve was unanimous.

Lakeshore Resort: request to develop 20 existing units condominiums located off Lakeshore Dr. Jack Houseman representing the applicants addressed the questions from the Commission and clarified the request. Randall Cummings made a motion to approve based upon the decision of record. Seconded by Frank Preston. The vote to approve was unanimous.

Delmar Resort: request to sell the existing cabins as whole ownership condominiums located off Lakeshore Dr. Jack Houseman representing the applicant clarified the request and addressed questions from the Commission. Mr. Edwards discussed the water supply with Mr. Houseman reporting that the applicant has received DNR approval. Jim Brawner made a motion to approve based upon the decision of record. Seconded by Randall Cummings. The vote to approve was unanimous.

Anello Townhomes: request to construct 13 whole ownership townhomes located at 641 Lakeshore Dr. Tom Treat representing the applicant clarified the request and addressed questions regarding density, wastewater, and the intersection of Lakeshore Dr. to St. Hwy. 76. Mr. Staples stated that he liked the project but did not feel this is the right place for it. Mr. Brawner discussed density to the site. Mr. Edwards reminded the Commission that another project of this type was denied just before this one. Mr. Brawner discussed setting precedence, then made a motion to deny based upon density being too high for the area. Randall Cummings seconded. Discussion followed regarding traffic on Lakeshore Dr. The vote to deny was unanimous.

JST Truck Terminal: request to operate a truck maintenance facility and parking lot for up to 10 dump trucks located at 761 Ravenwood Way. Mike Swearengin representing the project addressed questions from the Commission. Larry Youngblood who owns the property next to this request stated concerns

regarding topography of the property, the survey being incorrect in his opinion showing Mr. Swearingen's property line over onto him, and because of the cut on the property creating stormwater runoff onto his property. He would like a more sloping cut and would like to see a barrier fence and fill on the backside. Mr. Swearingen stated that he would address the issues named and would work with Mr. Youngblood to his satisfaction. Mr. Nosalek reported that these issues could be addressed during the Division II Process. After discussion a motion was made by Frank Preston to approve based upon the decision of record and change the parking of 10 trucks to 20, also with the following stipulations; 1. Mr. Youngblood's property line be exposed and reestablished to preexisting conditions prior to the continued construction activity. 2. The slope and/or embankment where the two properties meet be graded and compacted so that future erosion is not a problem. 3. That safety fencing or a barrier of some type would be put in the area of the immediate drop off of the property. Randall Cummings seconded. The vote to approve was unanimous.

Saltzgeber Nightly Rental: request to operate a nightly rental from an existing single family dwelling located at 422 Iowa Colony Road. Jan Jones representing the applicant addressed questions from the Commission. Mr. Preston reported that at the public hearing there were concerns regarding traffic. Discussion followed regarding compatibility. Ray Edwards made a motion to deny based upon incompatibility to the surrounding area and past precedence. Craig Trotter seconded. The vote to deny was unanimous.

Vista Royal: request to develop a condominium project at 2307 and 2291 North St. Hwy. 265. This was tabled until the applicant contacts the office.

Addition to the Taney County Health Department: request to construct an additional to the existing building located at the corner of Bee Creek Road and Rinehart Road. Tom Treat representing the applicant addressed the questions from the Commission. Jim Brawner made a motion to approve based upon the decision of record Ray Edwards seconded. The vote to approve was unanimous.

Concepts:

Legendary Sunset Inn: a request by Lisa R. Manion to use a single family residence as vacation rental on property located at 2113 Sunset Inn Road. No one was present to represent.

Ron's Storage and Sales Lot: a request by Ron Todd to store boat, pontoon, utility trailers, and equipment needed to operate the overflow of his business on property located at Arcadia Landing Subdivision Lot 1-13 Block 20. Ron Todd presented pictures of the property and explained the location and plans. Mr. Brawner discussed whether this property would be visible by the residences surrounding it. Mr. Todd stated that he doesn't plan to build a

structure at this time but he would like to use it to just store equipment. He also stated that there are roads on three sides of the property. Special use was discussed with the applicant, and he stated that if possible he would like to opt for this process for approximately 5 years. This project will appear for public hearing next month.

Crossland Storage: a request by Jim Schmig to construct 105 additional storage units on the adjacent 5.56 acres to the 11 acres existing units located at 278 Jefferson Road. Mr. Schmig addressed the request and location. This project will proceed to public hearing next month.

Verizon Wireless SSL Tower: a request by Buddy Roberts to allow Verizon Wireless to place a tower and building on property located at 600 Coy Blvd. Arleta Davidson representing Mr. Roberts and Verizon Wireless addressed the request and explain the location. She reported that Verizon wishes to connect their service from St. Hwy. 65. Most of the service will be collocated but two towers will need to be constructed. Mr. Staples asked for a propagation map and a coverage map. This project will proceed to public hearing next month.

Bee Creek Multi-Use Complex: a request by Missouri Partners, Inc. to construct a multi-use residential/commercial office complex located north of Butler Architectural Office on Bee Creek Road. Jim Fisher representing the applicant explained the request, parking spaces, number of buildings and uses, and amenities. Total acreage is 57 acres. This will be a condominium style of development, with four owners to each building. Height will be 38'. This will be a lease agreement, and not nightly rental. This project will proceed to public hearing next month.

Highway 65 Multi-Use Complex at Emory Creek Ranch: a request by Emory Creek Ranch, LLC to construct a multi-use residential/retail/all-purpose entertainment complex located past Pinegar Chevrolet off Emory Creek Road. Steve Redford representing the project explained the request and presented a site plan. An outer road will be constructed from the Highway interchange to the 160 interchange and St. Hwy. 248 and Victor Church Road. Total acres is just under 400. This property is part of the Emory Creek project previously approved, but this request is to rezone this portion. This project will proceed to public hearing next month.

Old and New Business:

Mr. Paulson addressed surveying additional acreage, and presented a proposed amendment for perusal.

Mr. Nosalek reported on a request by Mrs. Cranwill to divide a parcel into two parcels. The Commission advised staff to send the survey back to the property owners for resurveying.

Mr. Nosalek also discussed an amendment allowing property owners to combine lots to conform to the requirements of the code. Staff will write the amendment to be presented for approval.

Mr. Preston reported on what staff has been working on such as addressing gray areas in the Code, enforcement issues and dealing with the public. He asked the Commission to highlight areas of the Code that they would like to see addressed and discussed CID's. He also reported that a presentation will be done in approximately 6 months.

Mr. Edwards asked for a report regarding Castle Rock Bridge. Mr. Paulson reported that negotiations are happening between the County and the Developer.

Adjournment:

With no other business on the agenda for March 17, 2008 a motion was made by Jim Brawner to adjourn. Seconded by Randall Cummings. The vote to adjourn was unanimous. The meeting adjourned at 9:15 p.m.