



TANEY COUNTY PLANNING COMMISSION

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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 9, 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 nine members present. They were: Sarah Klinefelter, Carl Pride, Shawn Pingleton, Joey Staples, Ray Edwards, Frank Preston, Jim Brawner, Randall Cummings, and Mark Blackwell. Staff present: Eddie Coxie, Marla Pierce, Bonita Kisse, Dan Nosalek, Keith Crawford, and Bob Paulson.

Eddie Coxie read a statement explaining the meeting procedures.

Public Hearings:

Branson Storage: a request by Gus Dahlberg to split an existing parcel into two lots with improvements on one lot located off St. Hwy. 248. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe represented the applicant. No one from the public signed up to speak. Jim Brawner noted that no water or sewer would be needed, however a fire hydrant should be available. The applicant wants to be able to keep the improvements all on one lot so that possibly in the future the vacant lot can be sold. With no other discussion this project will proceed to final vote next week.

Addition to Forest Lake at Stonebridge Village: a request by Missouri Partners, Inc. to develop a 324 single family residential lot subdivision with 199 single family residential lots and three of the holes for the golf course to be located in Taney County off Limestone Dr. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe represented the developer and presented a preliminary plat of the part of the project which is in Taney County. Discussion followed regarding water, sewer, and plat recording. Mr. Steve Redford the developer clarified the project. Discussion followed. This project will proceed to final vote next week.

RKC Properties: a request by New Horizons Community Church to construct a gym, office and warehouse located at 1192 Bird Road. Mr. Coxie read

the staff report and presented pictures and a video of the site. Eddie Wolfe represented the applicant. This project is next door to the Stillwood Project previously approved. Mr. Wolfe presented preliminary plats of the site and discussed access. Two previously recorded plats were presented showing an adjustment to the easement allowing access to the single family dwelling. Buffering cannot be done between commercial and residential because there is a road there. Mr. Wolfe suggested not building the cul-de-sac allowing emergency vehicles a better turn around and leaving room for the road to be extended in the future. The decision of record can reflect this. This project will proceed to final vote next week.

Wildflower Learning Center: a request by Carla and Rick Quincey to operate a small school located at 160 Old Glory Road. This project withdrew.

Old and New Business:

Missouri Department of Conservation: A letter was received from the Department which discussed the effect the 65 Multi-Use project could potentially have on the Emory Creek Watershed. In the Conservation Department's opinion the Williams' Crayfish which resides in both in Emory Creek and North Emory Creek which is considered an imperiled species would suffer an adverse impact because of this development. Stream habitat and water quality in downstream areas such as Swan Creek, and Woods Fork of Bull Creek would suffer from unstable and shifting substrate and excess deposited fine sediments presumably resulting from recent or current land use practices. Ms. requested that to conserve the integrity of the streams that any development within the Emory Creek Watershed be conducted using best management practices and that care be taken to ensure that development has minimal impact on surrounding landscapes and streams. Specific points that should be considered during development planning include: Reducing sediment loss or erosion from construction areas, maintaining the riparian corridor by preserving a zone of vegetation along stream channels, conservation of stream flow, application for necessary permits, and reduction of stormwater runoff. The Department would like to be kept in the loop if approval is given.

Mr. Coxie reported on a couple of calls received in the office regarding Branson Canyon on St. Hwy. P. The decision of record states that nightly rental can be on a portion of the project, specifying 84 units. The owner wants to specify which structure can have the nightly rental. Mrs. Klinefelter stated that nightly rental is generally a management issue. Discussion followed regarding how staff could keep track. Mr. Brawner discussed thinking ahead because the economy is causing people to panic. Mr. Pennel discussed that when a use becomes nightly rental the property becomes commercial and the County Commission has asked legal counsel to take some action. Discussion followed. Ray Edwards made a motion not to allow the owner to do nightly rental on that

project. Staff will research the tapes of the meeting and report at the next meeting of what the intent was. Discussion followed. The motion died for lack of second.

Jim's Auto Body, which burned lately, applicant applied for a permit and wants to enlarge the footprint. Mr. Coxie asked if this should be a Division III. The Commission stated that it should.

Keith Crawford reported on his findings regarding the noise study done in regards to the 65 multi-use project. Mr. Crawford presented a report of his findings which addressed noise decibels, and that professional race tracks, osha, or any other entities, do not have any limitations on noise. He made a recommendation of items that could be contained in a decision of record. Mrs. Klinefelter reported that she had done a study on her own and found out the same thing Mr. Crawford had. The second document contained a study regarding sound measurements from two different subdivisions in close proximity of the project. He used sound measurements from St. Hwy. 65, a lawn mower and garden tractor. Mr. Crawford found that having no race track to having a race track the noise would be ten times louder. The vote will be held on this project next week. Mr. Pingleton discussed if the project is approved and noise levels are added to the decision of record how staff would enforce it. Discussion followed.

Adjournment:

With no other business on the agenda for June 9, 2008 a motion was made by Ray Edwards to adjourn. Seconded by Randall Cummings. The vote to adjourn was unanimous. The meeting adjourned at 8:35 pm.