



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**BANGMA MACHINE WORKS**  
**NOVEMBER 10, 2008**  
**#08-61**

Public Hearing for Bangma Machine Works located at 112 St. Hwy. T in the Oliver Township, Sec. 2 Twp. 22 Rng. 21.

The applicant, Daniel Bangma requests approval to operate a machine shop/construction company and equipment storage.

History: Approved for Concept October 20, 2008.

General Description: The subject property contains  $\frac{3}{4}$  of an acre and is located at 112 St. Hwy. T. The adjoining properties to the request consist of commercial.

Review: The proposed site consists of an existing building which previously was a single family dwelling, and used as a church. The building has an attached metal building. The single family residential home portion will be used as offices for the shop which is attached. The property is serviced by an individual septic tank and central water supply. The project received a score of +26 with one negative score of -3 for industrial buffer/screening.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Improvements with scale of building, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).