



## TANEY COUNTY PLANNING COMMISSION

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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 17, 2008, 7:00 P.M. COUNTY COMMISSION HEARING ROOM 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: Joey Staples, Frank Preston, Ray Edwards, Sarah Klinefelter, Carl Pride, Mark Blackwell, Randall Cummings, Shawn Pingleton, and Jim Brawner. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Keith Crawford, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedure.

#### Review and Action:

Minutes, October 2008: with no additions or corrections a motion was made by Ray Edwards to approve. Seconded by Frank Preston. The vote to approve was unanimous.

#### Final Votes:

Southern Oaks: request to replat Lot 29 into two lots for residential use located off Powell Road. Mrs. Klinefelter clarified the project and reminded the Commission that there was an issue with the road. Eddie Wolfe representing the project reported that most of the property owners had signed the vacation and the County Commission would act on it at their next meeting. With no further discussion Ray Edwards made a motion to approve based upon the decision of record. Randall Cummings seconded. The vote to approve was unanimous.

Bangma Machine Works: request to operate a machine shop/construction company and equipment storage located at 112 St. Hwy. T. Mrs. Klinefelter clarified the request. Ms. Bangma was present to represent her brother who is the applicant. Mr. Brawner discussed buffering, and stated that because of location he did not see a problem. With no further discussion a motion was made by Jim Brawner to approve based upon the decision of record. Mark Blackwell seconded. The vote to approve was unanimous.

Integrity Hills Development: request to construct cabins, duplexes, and twelve plexes located off Tate Road. Mrs. Klinefelter clarified the request and stated that there will be 172 buildings with 362 units. Eddie Wolfe representing the applicant addressed questions from the Commission, and reported that there will be no nightly rental, but will be sold as whole ownership. Any other use will have to appear before the Planning Commission. Mrs. Klinefelter asked how the nightly rental issue could be controlled. Mr. Pingleton stated that the homeowners association would monitor that. With no other discussion a motion was made by Jim Brawner to approve based upon the decision of record with the addition that the homeowners declaration address that any nightly rental must be approved by the Planning Commission and limited to whole ownership. Ray Edwards seconded. The vote to approve was eight in favor and one against.

Layton Auto Service: request to convert an existing building into a commercial auto repair shop located at 282 Wabash Lane. Mrs. Klinefelter clarified the request and stated that the number of cars would be a maximum of 12 and this request will be special use. Mr. Edwards discussed where the easement is located. Mr. Layton stated that he owns the property just to the other side of his building. The Commission was concerned with a legally designated access to the neighboring property. Staff reported that there is a legal easement recorded to that property. Mr. Layton discussed the location where another building might be built, but stated that he probably wouldn't. If another building is considered it would need Planning Commission approval. Mr. Edwards felt this request is not compatible to the surrounding residential area. Mr. Pingleton stated that his property is almost adjacent to this one and he doesn't have a problem with the request, because everything down there is well buffered by the trees. Mr. Edwards pointed out that this project received a negative score. Mrs. Klinefelter reminded that this is a special use request. With no further discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with the addition of hours of operation Monday through Saturday 8-5, with a wooden privacy fence to the south of the property, and maximum of 8 vehicles including inside storage. Carl Prided seconded. The vote to approve was two against and seven in favor.

Elite Automotive: request to utilize an additional lot for sales and future shop for Elite Automotive and Repair at 575 Beaumont Lane. Mrs. Klinefelter clarified the request. Staff stated that the applicant wishes to construct one building now and possibly another building in the future. Mr. Preston asked if all the surrounding property was owned by the applicant who stated that he did. Staff clarified that the property is buffered all the way around by vegetation. The applicant stated that he would buffer between his business if he were to sell the property containing his home. Discussion followed regarding asking the applicant to seek approval to construct the third building. Mr. Edwards stated that the request should be clarified asking the applicant to return with a site plan showing

where the development would take place. Mr. Edwards made a motion to approve based upon the decision of record with the addition of when the building is needed the applicant must come back for approval. Shawn Pingleton seconded. The vote to approve was unanimous.

Concepts:

Cherokee Landing: a request by KuKorp, LLC to subdivide 7.3 acres to donate to a not for profit organization located off Lakeshore Dr. Eddie Wolfe representing the applicant explained the reason for this request. These lots are in the floodplain. Mr. Coxie reported that in order to build within the floodplain, an elevation certificate must be filled out by an engineer, and the applicant must build within those guidelines. Discussion followed regarding the buildability of the lots. This project will proceed to public hearing next month.

Tri-Sons Storage/Hwy. 76 Site: a request by Tri-Sons Properties, LLC to open a truck and trailer rental service to include retail for the purpose of selling locks, boxes and other supplies with an existing on-site storage located at 10772 East St. Hwy. 76. Steve Creedon explained his request. This project will proceed to public hearing next month.

Tri-Sons Storage/Walkington Lane Site: a request by Tri-Sons Properties, LLC to open a truck and trailer rental service to include retail for the purpose of selling locks, boxes and other supplies with an existing on-site storage located at 658 Walkington Lane. Mr. Creedon explained this request and stated that this is where most of the office work would be done and rental for all three storage sites. Mr. Preston asked if the road issue had been resolved at this location. Mr. Coxie explained that the decision of record had not been recorded on the storage unit request. Until this is done this particular request cannot move forward. This project will proceed to public hearing next month.

Tri-Sons Storage/T Hwy. Site: a request by Tri-Sons Properties, LLC to open a truck and trailer rental service to include retail for the purpose of selling locks, boxes and other supplies with an existing on-site storage located at Guillian Road. Mr. Creedon explained this request. This project will proceed to public hearing next month.

Old and New Business:

Estates at Lea Ridge: Harry Styron representing the developer asked if this project could receive a fourth extension which time frame has lapsed. Mr. Styron explained the reason for the need of another extension. Shawn Pingleton made a motion to approve the extension. Joey Staples seconded. The vote to extend was unanimous.

Gunner Condominiums: Mark Ruda representative of the project asked for a first extension which is past the one year time frame. Mr. Ruda explained the reason for this request and why it passed the time frame. Shawn Pingleton made a motion to extend. Seconded by Randall Cummings. The vote to extend the permit was unanimous.

Mr. Coxie explained how the Code addresses extensions.

Adjournment:

With no other business on the agenda for November 17, 2008 a motion was made by Jim Brawner to adjourn. Seconded by Randall Cummings. The vote was unanimous. The meeting adjourned at 8:10 p.m.