



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 15, 2008, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Shawn Pingleton called the meeting to order at 7:00 p.m. A quorum was established with five members present. They were: Joey Staples, Ray Edwards, Mark Blackwell, Shawn Pingleton, and Jim Brawner. Staff present: Eddie Coxie, Bonita Kissee, Dan Nosalek, Keith Crawford, and Marla Pierce.

Mr. Coxie read a statement explaining the meeting procedure.

Review and Action:

Minutes, November 2008: with no additions or corrections a motion was made by Jim Brawner to approve. Seconded by Ray Edwards. The vote to approve was unanimous.

Final Votes:

Tri-Sons Storage St. Hwy. 76 Site: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located at 10772 East St. Hwy. 76. Mr. Coxie reminded the Commission that at the last meeting Mr. Creedon was requested to give the number of vehicles to be on the property. He explained there was an easement obtained from the owner so the entrance could be moved over. He provided a copy of this easement. There will be a maximum 12 vehicles at this site according to Mr. Creedon. Mr. Brawner feels 12 vehicles is very reasonable and that a few more could be allowed at this site. With no other discussion a motion was made by Ray Edwards to approve based upon the decision of record. Seconded by Mark Blackwell. The vote to approve was unanimous.

Tri-Sons Storage Guillian Road Site: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located at Guillian Road. Mr. Brawner discussed the entrance being unsuitable and to add the rental trucks would increase the traffic too much for safety sake. Discussion followed. Mr. Edwards suggested this site needed to work on the entrance before approval is given. A motion was made by Jim Brawner to deny based upon

incompatibility of the entrance, safety, and topography, Mark Blackwell seconded. The motion to deny was unanimous.

Tri-Sons Storage Walkington Lane Site: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located at 658 Walkington Lane. Mr. Creedon reported that the easement issue is being addressed. No signature has been obtained from the property owner, therefore the previous approval cannot be recorded. Discussion followed regarding tabling until the issue is resolved. A motion was made by Mark Blackwell to table until next month. Jim Brawner seconded. The vote to table was unanimous.

Cherokee Landing: Withdrawn.

Hill Haven Estates and Parking Lot: request by Eric Token to replat three lots for residential use and one substandard lot for boat dock parking located at Hillhaven Road. Mr. Coxie brought the Commission up to speed on the developments of this request. Mr. Brawner stated that this applicant had done everything the Commission asked of him, then made a motion to approve based upon the decision of record with the addition of the stipulations of the Board of Adjustment. Mark Blackwell seconded. The vote to approve was four in favor and one against.

Concepts:

Red Rock Hollow: a request by Frank Turner to subdivide an existing parcel off Tate Road into five residential parcels. Mr. Coxie reported why this request is before them. Eddie Wolfe representing the applicant explained the request, location, size, and plans. This project will proceed to public hearing next month.

Debbie Do's Hair and Nail Salon: a request by Debra Miller to operate a beauty shop from her home located at 205 Foxridge Road. Mr. Coxie reported the plans for this request. Ms. Miller addressed questions from the Commission, and stated that she plans to have an outside entrance. Discussion followed regarding parking, number of customers, and letters from the Fire District, and Health department. She does not plan to put up a sign, and reported that she had talked to the president of the homeowners association who stated that there would not be a problem with the covenants. The Commission suggested the applicant talk to her neighbors. Hours of operation would be Monday only until 7:00 p.m. This project will proceed to public hearing next month.

Replat of Lot 6A, 6B of Schaeffges Acres: a request by Dennis L. Clevenger to split two lots in the existing subdivision. Mr. Coxie clarified this request. Mr. Clevenger presented preliminary plans and reported the road has

been widened to 50'. Discussion followed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie discussed the decision of record for Walkington Storage is being held until the road easement can be finalized. No permits will be issued until this is done. The Commission suggested allowing Mr. Creedon be allowed to record before the deadline occurs.

There are two subdivisions which abut each other located at Lot #3 in Foxrun Subdivision, and Forest Hills Subdivision. The owners of this lot would like plat it into Forest Hills Subdivision. A motion was made by Joey Staples to handle this administratively. Ray Edwards seconded. The vote to approve was unanimous.

Mr. Coxie reported that an appeal has been filed by the property owner next to the Alltel tower on the 130' requirement for structures from the tower.

Adjournment:

With no other business on the agenda for December 16, 2008 a motion was made by Ray Edwards to adjourn. Seconded by Joey Staples. The vote to adjourn was unanimous. The meeting adjourned at 7:50 p.m.