



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SNIPS AND CLIPS
MARCH 9, 2009
#08-72

Public Hearing for Snips and Clips in the Oliver Township, Sec. 33 Twp. 22 Rng. 21.

The applicant, Marlyn and Rhoda Rusch requests approval to operate a beauty salon from an existing structure.

History: Approved for Concept January 20, 2008.

General Description: The subject property was recently divided on The Rusch minor subdivision and contains approximately 5.03 acres located at 3037 Fruit Farm Road. The adjoining properties to the request consist of residential, and agriculture.

Review: The proposed site will consist of one existing single family dwelling. The property is serviced by individual septic and well. The project received a +22 score on the policy checklist .

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 buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department.
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. This 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).

Project: Snips and Clips

Permit: 08-72

	Max. Possible	As Scored	%	Total Negative Scores
Scoring	55	22	40.0%	

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	5		
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply				
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4	8	8		
slopes				
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	18	9		
soil limitations				
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2				
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Jonathan Coxie*
 Date: *February 27, 2009*

Project: Snips and Clips

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Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *February 27, 2009*