



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
CJS REMARK, INC.
APRIL 13, 2009
#09-1

Public Hearing for CJS Remark, Inc. in the Swan Township Sec. 8 Twp. 23 Rng. 20.

The applicant, David Lusby requests approval to operate a screen printing business in Powersite.

History: Approved for Concept March 16, 2009.

General Description: The subject property is located at 1900 St. Hwy. V V. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of a cabin and a Quonset hut to be used as an office and product housing and printing operation. A score of -2 out of 57 was received on the policy checklist. Policies receiving a negative score are as follows: emergency water supply, waste disposal service, use compatibility, utilities, screening/waste container, industrial landscape buffers.

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. Utility easements and buildings line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts, and County Assessors Office. (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Eastern District Relative Policies: Division III Permit

Project: CJS Remark

Permit: 09-01

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	57	-2	-3.5%	6	35.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	2	50.0%
sewage disposal	10	5		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	4	2	33.3%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3			2	50.0%
preservation of critical areas				
screening of rooftop equip				
screening / waste containers	0	-3		
screening of outdoor equip				
industrial landscape buffers	0	-3		
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	4	4		
residential landscape buffers				
right to operate	0	0		
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kisse
 Date: March 24, 2009

Project: CJS Remark

Permit#: 09-01

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	screening / waste containers industrial landscape buffers
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Jonathan Coxie / Bonita Kisse

Date: March 24, 2009