



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
FRANCES RITTENHOUSE LEARNING CENTER
APRIL 20, 2009
#09-6

Public Hearing for Frances Rittenhouse Learning Center in the Scott Township, Sec. 2 Twp. 22 Rng. 21.

The applicant, Church Army Branson request approval to operate a day care from an existing location.

History: Approved for Concept March 18, 2009.

General Description: The subject property contains approximately 1 acre and is located at 212 St. Hwy. T. The adjoining properties to the request consist of commercial.

Review: The proposed site will consist of one structure. The property is serviced by individual septic and Public well. The original Division III approval #99-21 allowed up to 40 children ages 2 to 12 with 1/2 of the duplex structure to be used, meals at mealtime, and hours of operation 6 a.m. to 12 a.m.(?). Also additional sewer requirements see attached. The project received a 5 out of 67 score on the policy checklist. Policies receiving a negative score are as follows: sewage disposal, waste disposal service, utilities, screening/waste containers, screening of outdoor equipment.

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 building line setbacks (Table 12)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
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).

Eastern District Relative Policies: Division III Permit

Project: Church Army Day Care

Permit: 09-06

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	4	6.0%	5	27.8%

	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	0		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	8	1	16.7%
stormwater drainage				
air quality				
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	8		
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	6	-3		
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	8	6		
residential landscape buffers	4	2		
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 Kissee

Date: March 24, 2009

Project: Church Army Day Care

Permit#: 09-06

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal waste disposal service
Importance Factor 4:	utilities
Importance Factor 3:	screening / waste containers screening of outdoor equip
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Jonathan Coxie / Bonita Kisse

Date: March 24, 2009



P+Z

TANEY COUNTY REGIONAL SEWER DISTRICT

P. O. Box 206 • Forsyth, Missouri 65653

Phone: 417/546-7220

TANEY COUNTY REGIONAL SEWER DISTRICT

Letter of Approval

June 9, 1999

Dreams Come True Childcare & Learning Center
Keri D. Sapp
1005 Lake Road
Rockaway Beach MO 65740

Dear Ms. Sapp

An on-site inspection was conducted on property located at 212 A & B, State Highway T, which you plan to establish the Dreams Come True Childcare & Learning Center. As you had stated the septic tank was pumped and inspected by Boerman's Septic Service and the tank was estimated to be at least 1200 gallons in size or possibly larger. No information is available as to the location or size of the lateral field that serves the existing structure. At that time it was also discussed about the utilization of water saving devices to reduce the amount of wastewater generated daily.

On June 9, 1999 an agreement was submitted to the Sewer District office outlining five conditions that must be met in order for approval to be granted operate the daycare. As requested the conditions were notarized by a notary public.

At this time, approval is granted to operate the daycare center utilizing the existing septic system based on the five conditions that you have agreed to in writing.

If you have any questions please contact me at the Sewer District office.

Respectfully

A handwritten signature in cursive script, appearing to read "John Souttee".

John Souttee, Administrator
Taney County Regional Sewer District

attachments

June 8, 1999

Mr. John Soutee
Administrator
Taney County Regional Sewer District
P.O. Box 206
Forsyth, Missouri 65653

Re: Septic system at 212 A & B State Highway T, Branson, Missouri

Dear Mr. Soutee,

Per our agreement, I, Keri D. Sapp, owner of the real property located at 212 A & B State Highway T, Branson, Missouri, 65616, will be allowed to open my proposed childcare center, "Dreams Come True Childcare And Learning Center", with the existing septic and lateral system. For this consideration I do hereby agree to the following:

1. I grant to Taney County Regional Sewer District the right to periodically inspect both the lateral and septic systems at the above named property to determine its continued good working condition.
2. If it is determined that the systems need additional lateral of septic tanks, I will install sufficient lateral lines and/or additional holding tanks to meet the ongoing requirements of Taney County.
3. I agree to keep the property closest to the north side of the existing building free of encumbrances, such as fences and additional buildings, so as to have the best ground available for the new lateral lines, if they become necessary.
4. I agree to install as many water saving devices in the existing building as possible, such as low volume commodes, to control the water usage as much as possible.
5. I agree to have the existing septic tank pumped a minimum of two (2) times a year to help control the evacuating of sludge into the lateral lines.

I, Keri D. Sapp, do hereby agree to the above statements


Keri D. Sapp

STATE OF MISSOURI

ss:

COUNTY OF TANEY

On this 9 day of June, 1999, before me, a notary public, personally appeared KERI D. SAPP, A SINGLE PERSON, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My commission expires:

12-5-99

NOTARY PUBLIC

Shelly B. Housman

SHELLY B. HOUSMAN Notary Public-Notary Seal STATE OF MISSOURI Taney County My Commission Expires Dec. 5, 1999
