



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, OCTOBER 13, 2009, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Epps Trash
Trong Van Tran

Permit Renewal Requests:

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
EPSS TRASH SERVICE LLC
OCTOBER 13, 2009
#09-25

Public Hearing for Epps Trash Service LLC located in the Branson Township, Sec. 11 Twp. 22 Rng. 22.

The applicant, Frank and Barbara Epps request approval to develop a parking lot for trash trucks and containers.

History: Approved for Concept September 21, 2009.

General Description: The subject property is located at 171 Remington Dr. The adjoining properties to the request consist of commercial, multi-family, residential and multi-use.

Review: The proposed site consists of 2/ 3/4 acres. A score of -19 out of a possible 33 was received on the policy checklist. Policies receiving a negative score are as follows: right of way/roads, use compatibility, outdoor equipment storage, industrial buffer/screening and traffic.

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. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Utility easements and building line setbacks (9.1)
 - d. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water districts (Section 4.6 Appendix S).
3. No outside storage of 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).

Project: Epps Trash Service

Permit: 09-25

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	33	-19	-57.6%	5	25.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	1	16.7%
sewage disposal				
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	-10		
emergency water supply				
waste disposal service	0	0		
waste disposal commitment	0	0		
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	-6	2	33.3%
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage	6	-3		
industrial buffer / screening	0	-3		
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service				
Importance Factor 2	4	-4	1	25.0%
wildlife habitat and fisheries				
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	0		
residential privacy				
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: September 28, 2009

Project: Epps Trash Service

Permit#: 09-25

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage industrial buffer / screening
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *September 28, 2009*



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
TRONG VAN TRAN
OCTOBER 13, 2009
#09-26

Public Hearing for Trong Van Tran located in the Branson Township, Sec. 30 Twp. 23 Rng. 21.

The applicant Trong Van Tran requests approval to operate a restaurant from an existing structure.

History: Approved for Concept September 21, 2009.

General Description: The subject property is located at 2130 St. Hwy. 248. The adjoining properties to the request consist of commercial.

Review: The proposed site will consist of one existing structure located on 1.45 acres. A score of 40 out of a possible 65 was received on the policy checklist. Policies receiving a negative score are as follows: building bulk and scale and traffic.

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. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Utility easements and buildings line setbacks (9.1)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts (Sections 4.5 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).

Project: Tran Resturant

Permit: 09-26

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	65	40	61.5%	2	8.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	25		
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	0		
waste disposal service	0	0		
waste disposal commitment	0	0		
Importance Factor 4	16	8		
slopes	0	0		
use compatibility	0	0		
pedestrian circulation	8	8		
underground utilities	8	0		
Importance Factor 3	18	9	1	16.7%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	0		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	4	-2		
wildlife habitat and fisheries				
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety	4	0		
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment	2	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee
Date: September 28, 2009

Project: Tran Resturant

Permit#: 09-26

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
Importance Factor 3:	building bulk/scale
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *September 28, 2009*



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off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	-10		
emergency water supply				
waste disposal service	0	0		
waste disposal commitment	0	0		
Importance Factor 4	8	-4		
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	-6	2	33.3%
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage	6	-3		
industrial buffer / screening	0	-3		
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service				
Importance Factor 2	4	-4	1	25.0%
wildlife habitat and fisheries				
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	0		
residential privacy				
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee
Date: September 28, 2009

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Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage industrial buffer / screening
Importance Factor 2:	traffic
Importance Factor 1:	none

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off-site nuisances	0	0		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	0		
waste disposal service	0	0		
waste disposal commitment	0	0		
Importance Factor 4	16	8		
slopes	0	0		
use compatibility	0	0		
pedestrian circulation	8	8		
underground utilities	8	0		
Importance Factor 3	18	9	1	16.7%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	0		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	4	-2	1	25.0%
wildlife habitat and fisheries				
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety	4	0		
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment	2	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kisse
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Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
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Importance Factor 2:	traffic
Importance Factor 1:	none

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