



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

e-mail: rcbrish@co.taney.mo.us

AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 21, 2009, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Review and Action:

Minutes, November 2009

Final Votes:

Briarwood on Lake Taneycomo, LLC

Gene Rogers Farms

Concepts:

Airpark South

Permit Renewal Requests:

Old and New Business:

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, NOVEMBER 9, 2009, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with six members present. They were: Sarah Klinefelter, Randall Cummings, Ray Edwards, Shawn Pingleton, Jim Brawner, and Frank Preston. Staff: Eddie Coxie, Bonita Kisse, Dan Nosalek.

Mr. Coxie read a statement explaining the meeting procedures and presented the exhibits.

Public Hearings:

The Branson Radio Network: a request to operate a radio recording studio and offices located at 2242 St. Hwy. 376. Mr. Coxie read the staff report and presented pictures and video of the site. He reported that the project scored a +10 and the only negative score was waste disposal service. The Planning Commission previously approved this property a few years ago for a day spa, but that approval never transpired. Mr. Lekander and Mr. Harris addressed questions from the Commission. Mr. Harris pointed out that the house next door is the only house in the immediate vicinity. The parking will be totally in the back of the building. Plans are to have from 5 to 7 employees. No structural changes will be made. Mr. Brawner asked what the content of the programs would be. Mr. Harris reported that there would be a home improvement show, our American Dream, personal issues, interviews, and they will be all family oriented, talk, entertain, and inspire. This project will proceed to final vote next week.

Small Engine Doctor Relocation: a request to move a small engine repair business to another location off Ridgedale Road by Richard Robison. Mr. Coxie read the staff report and presented pictures and video of the site. A total of -9 was achieved on the policy checklist. The negative scores were; off-site nuisances, waste disposal service, use compatibility, residential buffer/screening.

Mr. Robinson addressed questions from the Commission and clarified his request. He feels this property is safer to access his business. He wants to build a 60 x 60 building. Mr. Coxie asked if everything from the current site would be cleared out and transferred to this property. Mr. Robinson stated that it would and all be stored inside the building. Ms. Laurent who lives behind the property stated she feels this is a good place for this business, and was concerned that there would be a lot of motors and engines left out on the property, which would lower the property values. Mr. Pingleton asked Mrs. Laurent if she would prefer the current vegetative buffer or a privacy fence. She is okay with the natural buffer. Mr. Pingleton discussed buffering and made sure that all equipment would be enclosed in the building. Mr. Robinson agreed. This project will proceed to final vote next week.

Permit Renewal Requests:

There were none.

Old and New Business:

Mr. Coxie presented a draft of the zoning ordinance that Egis Engineering has been working on. He stated the zoning districts need to be defined and they would like the Planning Commission to review these and give some input. Larry Gregory with Egis explained what has been done so far and how. Zoning districts will be set up according to what is there now. No one will be told their property is non-conforming. The Commission was asked to review this and be prepared to discuss, define and describe at the next meeting. Discussion followed.

The Airpark in Cedar Creek was discussed. Mr. Coxie updated the Commission on recent developments. The road and bridge department has visited the site and an email will be sent to the applicant stating what should be done in order for the County to allow the roads to be constructed and how much the bond should be. Part of one of the roads is the grass runway and accesses some of the lots. The applicant does not want to gravel this. The Commission should decide which one of these can be done. A new plat must be presented, and a new bond in place. There are issues with the slope as well. Mr. James Strahan reported that his office received many letters stating lots are being sold on the property.

Adjournment:

With no other business on the agenda for November 9, 2009 the meeting adjourned at 8:20 p.m.



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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 16, 2009, 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 six members present. They were: Shawn Pingleton, Randall Cummings, Joey Staples, Ray Edwards, Frank Preston and Jim Brawner. Staff: Eddie Coxie, Bonita Kissee, Dan Nosalek, Marla Pierce.

Mr. Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes, October 2009: with no additions or corrections a motion was made by Jim Brawner to approve the minutes as written. Seconded by Joey Staples. The vote to approve was unanimous.

Final Votes:

The Branson Radio Network: request by Larry Morton to operate a radio recording studio and offices at 2242 St. Hwy. 376. Jim Lekander was present to address questions from the Commission. Mr. Coxie clarified the request. Discussion followed regarding sewer and occupancy. Hours of operation will be from 8 a.m. to 6 p.m. No employees are planned to be onsite when the office is closed. Mr. Lekander lives close enough to monitor the structure. After discussion Jim Brawner made a motion to approve based upon the decision of record. Randall Cummings seconded. The vote to approve was unanimous.

Small Engine Doctor Relocation: request by Richard Robison to move his small engine repair business to another location off Ridgedale Road. Mr. Coxie clarified the request. Mr. Robison addressed questions from the Commission. Discussion followed regarding buffering. After discussion a motion was made by Frank Preston to approve based upon the decision of record with the addition of 6' privacy fence, and a 50' vegetative buffer to property line. Seconded by Ray Edwards. The vote to approve was unanimous.

Concepts:

Briarwood on Lake Taneycomo, LLC: a request by David Hover to change the status of a previously approved condominium project to fractional ownership located at 1707 Lakeshore Dr. Mr. Coxie updated the Commission on the project and pointed out the location on the map. Mr. Hover explained that it would be easier to sell this property if the buyers could own their own structure. Discussion followed regarding the definition of fractional ownership, traffic, and allowing or not allowing nightly rental. Mr. Coxie will research the video of the meeting which the project was approved, and then discuss with the Commission next time. This project will proceed to public hearing next month.

Gene Rogers Farms: a request by Mr. Rogers to sell livestock feed from a trailer on his property located at 1415 US Hwy. 125. Mr. Coxie clarified the request. Mr. Rogers addressed questions from the Commission and explained that it is too far for the farmers to travel to the store to purchase feed and would cost a lot of money for freight. No water, electricity, or sewer will be needed on the site. He would like to have one storage trailer onsite and one coming in with the delivery. A sketch was presented by Mr. Rogers showing where the trailer would sit and a small building for an office. The Commission clarified that this would be a special use permit. Mr. Rogers does not plan to sell chemicals from this site. Feed will be purchased from West Plains, and Bakersfield. This project will proceed to public hearing next month.

Permit Renewal Requests:

Oakmont Hills: Shawn Bradford was present to ask for an extension on his permit. He would like to reduce the number of houses on the site. Joey Staples made a motion to approve, seconded by Frank Preston. The vote to approve was unanimous. The permit will be extended one year from this date.

Murder Rock Cabana: Eddie Wolfe representing the developer is asking to renew the permit as it is now a year old without 50% completion. Joey Staples made a motion to approve. Seconded by Ray Edwards. The vote to approve was unanimous. The permit will be extended one year from this date.

Old and New Business:

Paradise Pointe: Jim Duncan was present to request a change to the approval. Mr. Coxie updated the Commission on the project. A plat was presented by Mr. Duncan showing his plans. Mr. Wolfe reported that he has seen the plat and it shows all the buildings as Mr. Duncan is requesting. If this plat can be presented to the Commission this request would be moot.

Jerry Causey: Mr. Causey wants to allow his daughter to do manicures from the office of the storage facility located off Brewster Road. Mr. Coxie

explained the request and stated there is water and sewer to the property. The Commission doesn't feel this should come through the process as long as this request can comply with the requirements.

James Strahan presented a map of the Airpark South property which has sold without a recorded plat. Mr. Pingleton reported that the Commission is aware of what is transpiring at the site and staff is monitoring it. A stop work order has been posted on the property. The only work that will be allowed is to make the approval comply with the requirements of the Code. Discussion followed regarding resolving the situation. Mr. Preston suggested adopting an ordinance to keep this kind of thing from happening. Mr. Coxie stated that he has met with the County Recorder regarding presenting an ordinance to the County Commission to this effect.

Adjournment:

With no other business on the agenda for November 16, 2009 the meeting adjourned at 8:00 p.m.

Pre-App 9:00
12-9-09

APPLICATION FOR CONCEPT

DIVISION III TANEY COUNTY PLANNING COMMISSION

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: AIRPARK

NAME OF APPLICANT: DANIEL WARNER / PERFECT AIRPARK LLC
(must be owner of record)

SIGNATURE Daniel Warner
DATE: 12/02/09
(must be owner of record)

MAILING ADDRESS: 1272 BRASS LANTERN ROAD CEDARCREEK MO 65627

TELEPHONE NUMBER: 417-794-3700

NAME OF REPRESENTATIVE: HARRY STYRON

MAILING ADDRESS (rep.): PO BOX 7297 BRANSON MO 65615

TELEPHONE NUMBER (rep.): 417-334-4455

ACCESS TO PROPERTY (street # and name): 1272 BRASS LANTERN ROAD

CedarCreek Mo. (418.92 AC) of Acres (or sq. ft. of lot size): 418.92 AC

PARCEL # multiple / SEE PREVIOUS PERMIT # 07-63

SECTION: 21, 22, 27, 28 TOWNSHIP: 22 N RANGE: 19 W

email: admin@brasslanternmo.com

(4 PAGES)

NAME OF SUBDIVISION (if applicable): AIRPARK

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL _____ MULTI-FAMILY _____ RESIDENTIAL

AGRICULTURAL MULTI-USE _____ MUNICIPALITY _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL _____ TREATMENT PLANT PLANNED INDIVIDUAL CURRENT

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL _____ PLANNED COMMUNITY WELL PRIVATE WELL CURRENT

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES ___ NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL _____

SPECIAL-USE OTHER _____

**Please give a description of your proposed project including all uses:
(IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

Private Residential Airpark - Previous Permit # 07-63

153 Residential Lots 23 Commercial Lots

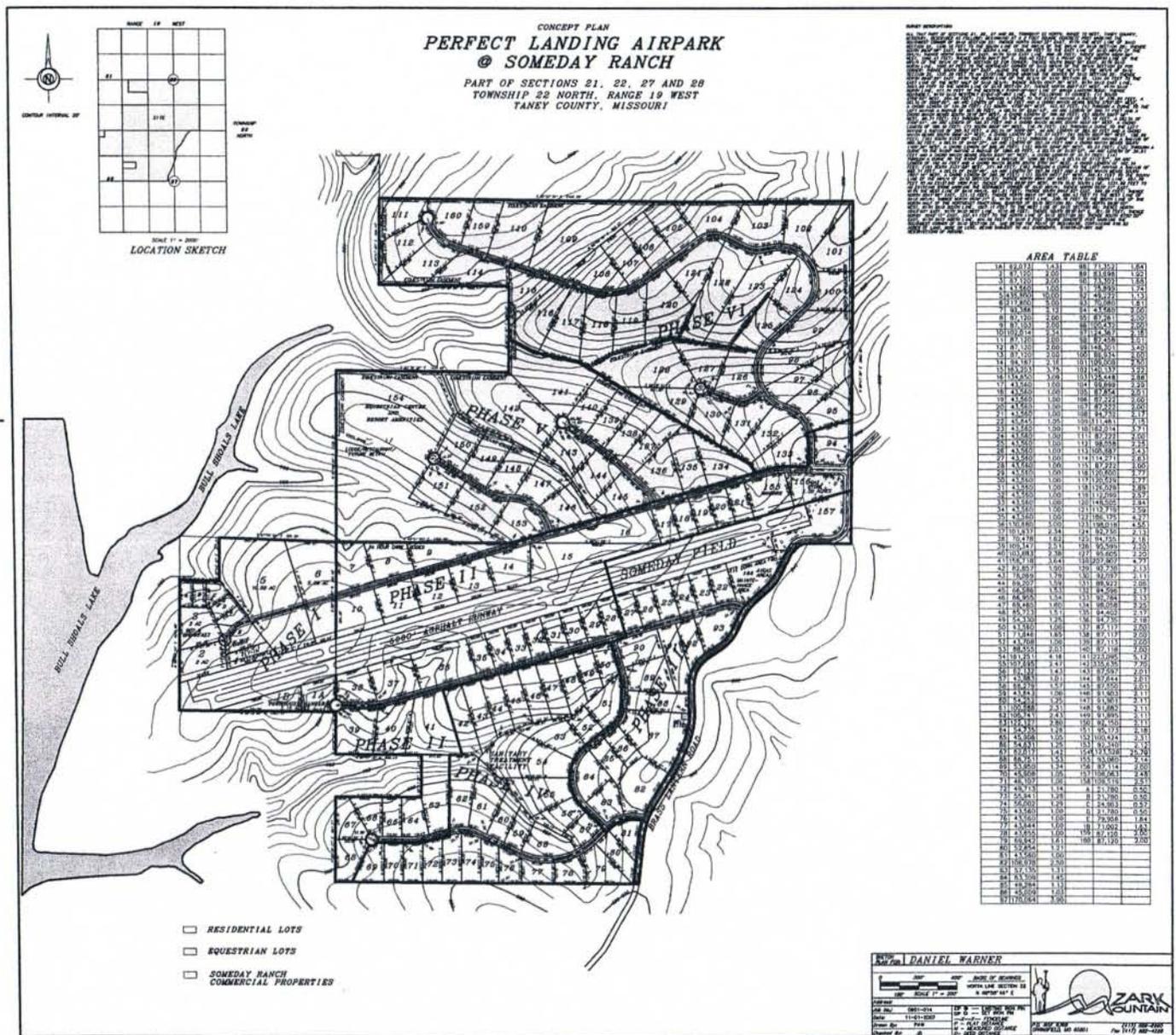
Private use / Limited Public Access

Gated Private Community / 5000' Hard Surface Runway

ORIGINAL
PERMIT # 07-63

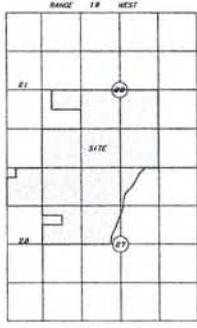
142 Residential Lots
24 Commercial Lots

166 TOTAL LOTS





CENTURY INTERVAL 20'



SCALE 1" = 2000'
LOCATION SKETCH

CONCEPT PLAN

AIRPARK

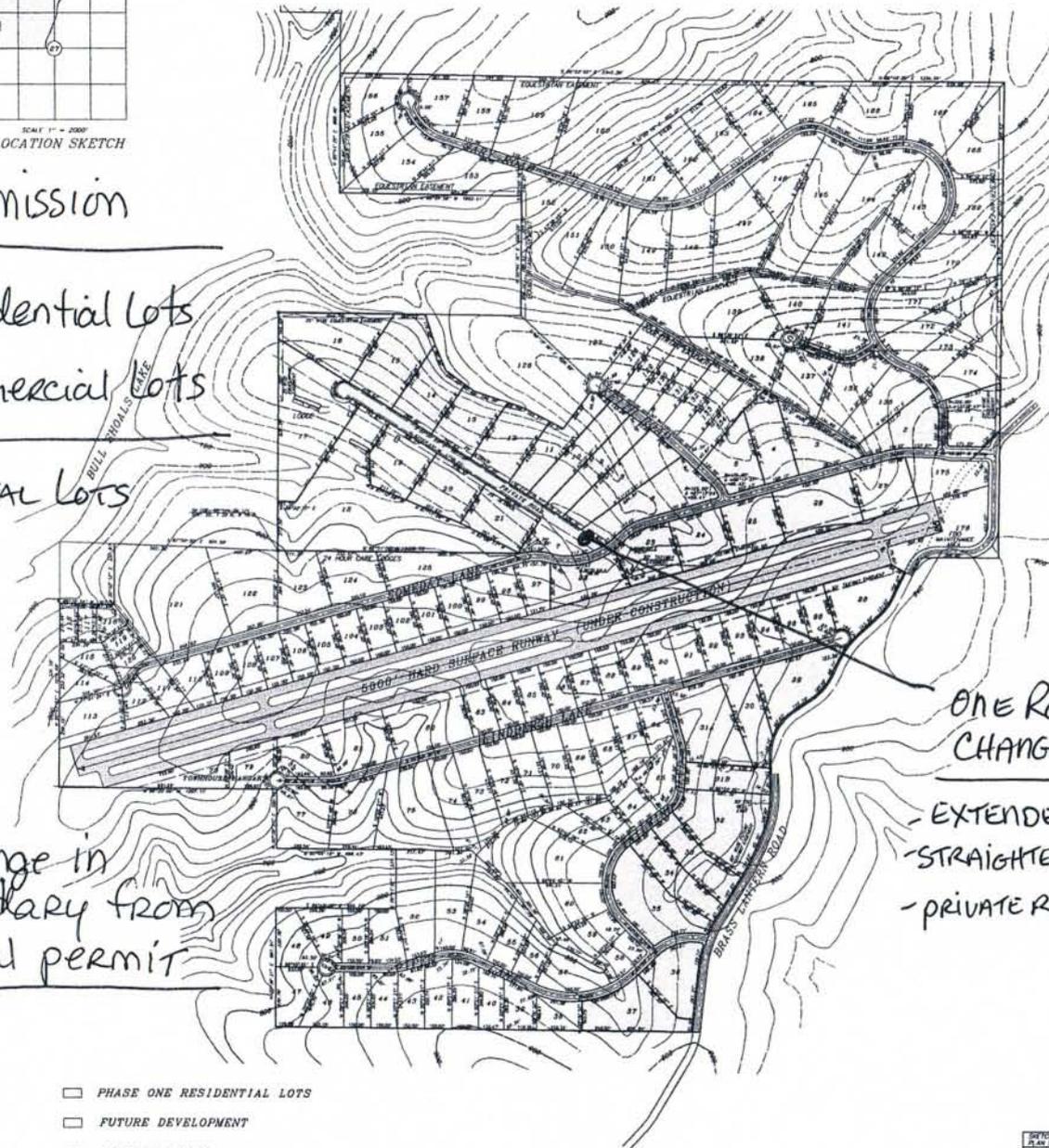
PART OF SECTIONS 21, 22, 27 AND 28
TOWNSHIP 22 NORTH, RANGE 19 WEST
TANEY COUNTY, MISSOURI

RESUBMISSION

153 Residential Lots
23 Commercial Lots

176 TOTAL LOTS

No Change in
Boundary from
original permit



ONE ROAD
CHANGE

- EXTENDED
- STRAIGHTENED
- PRIVATE ROAD

LOT AREAS					
1	87,120	2,000	90	43,560	1.00
2	92,784	2,130	91	43,560	1.00
3	98,058	2,251	92	43,560	1.00
4	94,402	2,167	93	43,560	1.00
5	87,120	2,000	94	43,560	1.00
6	133,227	3,070	95	43,560	1.00
7	189,149	4,342	96	44,851	1.03
8	120,029	2,755	97	48,227	1.11
9	87,121	2,000	98	43,560	1.00
10	87,120	2,000	99	43,560	1.00
11	91,581	2,102	100	43,560	1.00
12	100,180	2,300	101	43,560	1.00
13	89,006	2,043	102	43,560	1.00
14	96,420	2,214	103	43,560	1.00
15	140,681	3,230	104	43,560	1.00
16	154,523	3,547	105	43,560	1.00
17	217,800	5,000	106	43,560	1.00
18	438,306	10,062	107	43,560	1.00
19	97,573	2,240	108	43,560	1.00
20	92,053	2,113	109	43,560	1.00
21	87,120	2,000	110	51,402	1.18
22	87,168	2,001	111	46,610	1.07
23	87,435	2,007	112	45,930	1.05
24	87,120	2,000	113	87,120	2.00
25	87,120	2,000	114	43,560	1.00
26	130,680	3,000	115	43,560	1.00
27	93,060	2,136	116	21,780	0.50
28	104,522	2,399	117	21,780	0.50
29	120,334	2,763	118	24,903	0.57
30	87,120	2,000	119	21,780	0.50
31A	145,779	3,347	120	30,976	0.71
32	170,064	3,904	121	305,619	7.02
33	89,569	2,033	122	145,926	3.35
34	87,214	2,002	123	92,386	2.12
35	147,933	3,396	124	87,120	2.00
36	93,536	2,147	125	87,121	2.00
37	116,476	2,674	126	335,635	7.71
38	43,644	1.00	127	223,095	5.12
39	43,560	1.00	128	54,115	1.24
40	43,560	1.00	129	45,943	1.05
41	58,002	1.29	130	46,870	1.08
42	55,941	1.28	131	53,299	1.22
43	49,713	1.14	132	50,159	1.15
44	46,107	1.06	133	51,083	1.17
45	45,908	1.05	134	54,608	1.25
46	53,950	1.24	135	94,596	2.17
47	66,751	1.53	136	89,923	2.06
48	62,017	1.42	137	92,097	2.11
49	54,631	1.25	138	92,730	2.13
50	45,906	1.05	139	207,917	4.77
51	54,735	1.26	140	95,805	2.19
52	122,127	2.80	141	95,599	2.19
53	105,741	2.43	142	94,756	2.18
54	100,588	2.31	143	92,787	2.13
55	54,252	1.25	144	198,018	4.55
56	43,643	1.00	145	186,175	4.27
57	68,278	1.57	146	112,719	2.59
58	43,983	1.01	147	148,505	3.41
59	62,132	1.43	148	112,099	2.57
60	107,695	2.47	149	126,028	2.89
61	181,251	4.16	150	120,529	2.77
62	58,332	1.34	151	120,600	2.72
63	43,560	1.00	152	87,222	2.00
64	43,778	1.00	153	114,271	2.62
65	58,867	1.35	154	105,887	2.43
66	43,560	1.00	155	98,173	2.25
67	54,073	1.24	156	87,348	2.01
68	65,551	1.50	157	87,120	2.00
69	69,485	1.60	158	87,120	2.00
70	66,955	1.54	159	162,014	3.72
71	66,586	1.53	160	311,461	7.15
72	69,207	1.59	161	94,733	2.17
73	78,068	1.79	162	86,972	2.00
74	82,857	1.90	163	87,120	2.00
75	158,718	3.64	164	87,684	2.01
76	103,883	2.38	165	99,451	2.28
77	109,347	2.51	166	125,448	2.88
78	71,002	1.63	167	140,137	3.22
79	62,073	1.43	168	109,008	2.50
80	70,478	1.62	169	86,934	2.00
81	101,937	2.34	170	148,301	3.40
82	130,680	3.00	171	87,458	2.01
83	43,560	1.00	172	92,856	2.13
84	43,560	1.00	173	87,120	2.00
85	43,560	1.00	174	87,153	2.00
86	43,560	1.00	175	87,283	2.00
87	43,560	1.00	176	139,593	3.20
88	43,560	1.00	177		16.79
89	43,560	1.00	178	71,352	1.638

7

- PHASE ONE RESIDENTIAL LOTS
- FUTURE DEVELOPMENT
- SOMEDAY RANCH COMMERCIAL PROPERTIES

PERFECT AIRPARK LLC

SCALE 1" = 400'

DATE: 7-8-2008

BY: [Signature]

FOR: [Signature]

SPRINGFIELD, MO 65801

(417) 889-8500

FOR INFO: 800-408-4000