



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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AGENDA

**TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING/WORK SESSION
MONDAY, FEBRUARY 8, 2010, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Establishment of Quorum

Explanation of Public Hearing Procedures

Annual Review of Permits:

Administrator's Report

Year End Permit Summaries; Division I, II, III, Landgrading, Plats, Board of Adjustment

Scanning Report

Five Year Comparison

Report on Extensions and Renewals

New Fee Schedule

Public Hearing:

Code Updates:

Planning Commission Bylaws

Fractional Ownership

Zoning Districts

Other Possible Topics of Discussion

General Public Discussion

Old and New Business:

Adjournment.



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The following is a summary of the caseload which occurred in the Planning Department for the year 2009. Please find attached reports outlining Division I, II, III, Land Disturbance, and the Board of Adjustment.

In 2009 there were 34 Division III permits applied for, with 22 approvals, 3 denials, 6 abandoned, and 3 pending. Seventeen projects were presented to the Planning Board for a permit extension and approval. There were 15 cases presented to the Board of Adjustment and consisted of 11 variance requests, 3 appeals of Planning Board Decisions. And 1 request for rehearing/reconsideration. Of these 15 cases 12 were approved and 3 were denied. It should be mentioned that some cases appeared on the agenda more than once for various reasons, but each case was dealt with in some manner at the corresponding meeting agenda.

During 2009 Taney County Planning moved from their offices under the Jail to temporary offices in the new judicial facility and then to our current facility in the newly remodeled Jail Annex building. This move provided much needed work space and a fresh new environment for the Planning Department and the Regional Sewer District offices. Planning and the Sewer District shared the purchase of a new scanner which remains in our building and allows for frequent scanning of our documents. Attached is a document which outlines our scanning progress to date.

Taney County Planning experienced a reduction in permits when compared to 2008 and an even greater decline when compared to 2007. This is due largely to the state of the economy. We are maintaining a staff of four people and have redistributed the work load to allow for this staff in this economy. Due to budget constraints we did not budget for our open position nor do we expect to try and fill that position until perhaps 2011. This reduced staff causes our inspectors to have less time in the field and consequently the ability to discover and correct non-compliant activity.

The February meeting of Taney County Planning and Taney County Board of Adjustment produced six recommendations to the Taney County Commission for Development Guidance Code changes or additions and they are as follows:

- 1) Ordinance for the Taney County Recorder requiring approval from Taney County Planning for and subdivision of land.
- 2) Change in verbiage stating adherence to the new Taney County Road and Bridge road standards.
- 3) Verbiage stating the Taney County Commission must have the final vote concerning land use changes granted by the Taney County Planning Commission.

- 4) Verbiage stating the Taney County Commission must have the final vote concerning land use changes granted by the Board of Adjustment.
- 5) Adding a section in the Division III Special Use permit section regarding Nightly Rentals.
- 6) New cost based fee schedule.

Enclosed are the pages from our code book showing the implementation of items number five and six. The new fee schedule began January 1, 2010. During the year the Taney County Commission contracted with EGIS Engineering to begin work on mapping Taney into zoning districts based on current use. This will help to facilitate items three and four; however the need will still arise for a new process to be implemented for the final approval of land use changes. The Planning staff is currently working to supply a document to describe existing uses in Taney County to allow EGIS to correctly identify the "zones" and complete the drawing of their map. We will continue to work on the unfinished items plus the items added in the February 2010 meeting. Lastly, enclosed with this packet is a copy of the by-laws for the Taney County Planning Commission. Please review the by-laws and mark for the needed or desired changes.

We would like to take this opportunity to thank you for allowing us to serve you as full time staff and if we can be of assistance to you please let us know.



Eddie Coxie
Administrator
Taney County Planning
417 546-7225

2009 DIVISION III END OF YEAR REPORT

<u>APPLICANT</u>	<u>PROJECT</u>	<u>PERMIT #</u>	<u>MAP #</u>	<u>SPECS</u>	<u>ACTION</u>	<u>RECORDED</u>
Dave Lusby	CJS Remark	2009-01	9-3-8-4-16-9.1	Screen Printing	Approved	4/20/2009
	Replat Southern Oaks	2009-02	9-5-21-0-0-34	Green Space	Denied	4/13/2009
Dan Ruda	Fountains on Fall Crk	2009-03	18-1-12-4-1-2	Mixed Use	Boa Approved	6/17/2009
	Maj. Pt. Condos	2009-04	18-2-10-3-1-8.1	Fractional Ownership	Withdrew	
	Midwest Block & Brick	2009-05	8-3-8-0-0-5.4	Storage of Bldg. Mat.	Admin.	4/13/2009
Church USA, Inc.	Church Army	2009-06	17-1-2-2-1-4-1	Daycare	Approved	5/12/2009
Tim Quinn	New Lipco Warehouse	2009-07	17-1-12-2-1-1	Warehouse S creen Print	Approved	5/8/2009
Louis Filzer	Filzer Sub.	2009-08	21-2-3-0-0-1-5	SFR	Approved	6/15/2009
Steve Rawlings	Steve Rawlings	2009-09			Admin.	
Lenel F. Freemyer	Green Env.	2009-10	6-6-24-0-24-0-0-2	Learning Center	Denied	6/15/2009
Dave Kowalski	1st Sec. Auto	2009-11	8-8-33-4-10-2	Used Car Sales	Approved	7/20/2009
Gene Allison	Farmers Mkt.	2009-12	4-4-17-0-0-6-3	Swap Meet	Approved	7/20/2009
Nathan Burton	Timber Tops	2009-13	8-8-34-0-0-50.1	SFR/MFR	Postponed	
Dante Perano	Perano Est.	2009-14	17-1-11-0-0-9	SFR	Approved	9/9/2009
Brian Hayes	Kassell Rock	2009-15	5-7-25-0-0-1	SFR	Abandoned	
Robin McGinnis	Appleseed Christian Acd	2009-16	8-8-34-0-0-51	Private School	Approved	8/17/2009
Donald Halbrook	Northview Hts. Sub. L-1	2009-17	5-21-0-1-7-0	SFR	Approved	9/21/2009
Amijen Prop. LLC	Canopy Tour	2009-18	5-4-17-0-0-1	Comm. Bus.	Approved	8/17/2009

Big Cedar, LP	Bowling Alley	2009-19	19-1-12-2-1-1.3	Div. II	Pending	
Frank Epps	Trash Service	2009-20	5-30-6-0-0-15.3	Truck Parking	Abandoned	
Mike Geisey	Villa GIS	2009-21	9-5-21-0-0-16	Add. To Bus.	Approved	9/16/2009
Callen McDonald	Booger Holler	2009-22	9-5-21-0-0-66.2	U-haul/retail	Withdrew	
Susan Burke	Bookkeeping	2009-23	4-3.3-8-0-015	Business	Approved	10/13/2009
Big Cedar, LP	Wilderness Club	2009-24	19-1-12-2-1-1-3	Multi-use	Approved	9/21/2009
Frank Epps	Trash Service	2009-25	18-1-11-14-1-18	Trk. Parking	Approved	10/13/2009
Trong Van Tran	Restaurant	2009-26	8-9-30-0-0-81	Business	Approved	10/9/2009
Larry Morton	Branson Radio Network	2009-27	7-8-34-0-0-9	Radio Station	Approved	11/16/2009
Richard Robison	Small Eng. Dr. Relocate	2009-28	20-4-17-0-0-20	Sml. Eng. Repair	Approved	11/16/2009
Steve Creedon	Wolf Trl. Est. Ph. 2	2009-29	17-9-32-0-0-1-2	SFR	Admin.	
Dan Ruda	Fountains on Fall Crk.	2009-30	18-1-12-4-1-2	Canopy Tour	Abandoned	
John Hover	Briarwood onTaneycomo	2009-31	8-8-28-0-0-89.1	Fractional Ownership	Approved	1/8/2010
Eugene Rogers	Gene Rogers Farms	2009-32	24-2-9-0-0-1.1	Retail Feed Sales	Approved	12/21/2009
Daniel Warner	Airpark	2009-33	15-8-27-0-0-1.1	Res/Comm	Pending	
John Padgett	Bee Crk Storage	2009-34	8-5-0-21-3-3-3	Res/mini Storage	Pending	

2009 DIVISION III PERMIT RENEWAL REPORT

<u>PROJECT</u>	<u>SPECS</u>	<u>DATE OF RENEWAL</u>	<u>#OF RENEWALS</u>
Lakeshore Dr. Est.	Condos	3/9/09	1
Air Park South	Mixed-use	3/9/09	2
Emerald Pointe	SFR	4/13/09	1
Bee Creek Multi-Use Complex		4/13/09	1
Tri-State Utilities Water Tower		4/13/09	1
Combs/Redfern Apts.		4/13/09	1
Mt. Branson Townhomes		5/11/09	2
The Lakes		6/15/09	2
Soup Shop	Restaruant	7/13/09	1
Emory Creek	Multi-use	8/10/09	1
Acacia Bend II & III Condos		9/21/09	1
Oakmont Hills	Cabins	11/16/09	2
Murder Rock Cabana Condos		11/16/09	1

2009 DIVISION II REPORT

PERMITS

1ST QUARTER	7
2nd QUARTER	20
3rd QUARTER	10
4th QUARTER	9
TOTAL	46

DATE	PERMIT #	BUSINESS/ PROJECT NAME	SITUS ADDRESS	SEC/TWN/RNG	STRUCTURE PURPOSE
08-Jan-09	09-001II	CAR WASH	20194 US HWY 160	25-24-20	CAR WASH
05-Feb-09	09-002II	BRANSON UPHOLSTERY	922 RINEHART RD	16-23-21	ADDITION
19-Feb-09	09-003II	SBA COMMUNICATIONS/ANT ENNA	3809 STATE HWY 176	11-23-21	ANTENNA/CELL PHONE
19-Feb-09	09-004II	AMERICAN TOWER/ANTENNA	383 WINDMILL RD	31-22-21	ANTENNA/CELL PHONE
19-Feb-09	09-005II	FUTURE MEN	3278 DEER LN	34-23-20	OFFICE/STORAGE/MEETIN
19-Feb-09	09-006II	PDQ TOWER SERVICE	512 TATE RD	14-21-23	CELL PHONE RECEPTION
18-Mar-09	09-007II	WHITE RIVER ELECTRIC OFFICE BLDG	2449 E STATE HWY 76	2-22-21	OFFICE
02-Apr-09	09-008II	T-MOBILE ANTENNA	364 CROSS TIMBER RD	24-23-19	CELL PHONE RECEPTION
02-Apr-09	09-009II	BEAR CREEK BED & BREAKFAST	1320 KEITHLEY RD	6-24-21	DECK
30-Apr-09	09-010II	KANAKUK KAMP/ADDITION AND REMODEL	1353 LAKE SHORE DR	28-23-21	
14-May-09	09-011II	PWSD #3	114 BUSINESS PARK DR	16-23-21	STORAGE
21-May-09	09-012II	FAMOUS DAVE'S	4000 AIRPORT BLVD	3-21-21	DECK
21-May-09	09-013II	CARPORT	265 SYCAMORE	21-23-21	CARPORT
28-May-09	09-014II	WELL HOUSE	1533 E STATE HWY 76	34-23-21	WELL HOUSE
12-Jun-09	09-015II	BEE CREEK APARTMENTS	135 BUZZ ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-016II	BEE CREEK APARTMENTS	165 BUZZ ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-017II	BEE CREEK APARTMENTS	195 BUZZ ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-018II	BEE CREEK APARTMENTS	225 BUZZ ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-019II	BEE CREEK APARTMENTS	265 BUZZ ST	21-23-21	MONTHLY RENTAL

2009 DIVISION II REPORT

12-Jun-09	09-020II	BEE CREEK APARTMENTS	269 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-021II	BEE CREEK APARTMENTS	239 BUMBLEBEE ST & 224 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-022II	BEE CREEK APARTMENTS	161 BUMBLEBEE ST & 166 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-023II	BEE CREEK APARTMENTS	121 BUMBLEBEE ST & 134 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-024II	BEE CREEK APARTMENTS	120 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-025II	BEE CREEK APARTMENTS	160 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-028II	BEE CREEK APARTMENTS	270 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-029II	BEE CREEK APARTMENT/CLUB HOUSE/POOL	200 BUZZ ST	21-23-21	CLUB HOUSE AND POOL
27-Aug-09	09-033II	VERIZON WIRLESS	290 ROSEWOOD DR	16-23-21	CELL PHONES
27-Aug-09	09-034II	VERIZON WIRELESS	199 ALMS AVE	28-24-21	CELL PHONES
27-Aug-09	09-035II	VERIZON WIRELESS	1049 IOWA COLONY RD	24-22-22	CELL PHONES
27-Aug-09	09-036II	VERIZON WIRELESS	1901 STATE HWY BB	10-22-21	CELL PHONES
27-Aug-09	09-037II	VERIZON WIRLESS	759 US HWY 65	5-24-21	CELL PHONES
10-Sep-09	09-038II	KANAKUK/RESTROOM FACILITY	1353 LAKE SHORE DR	33-23-21	RESTROOM
24-Sep-09	09-039II	INTEGRATED DATA SYSTEMS	600 WINDMILL RD	31-22-21	SHELTER
24-Sep-09	09-040II	INTEGRATED DATA SYSTEMS	WINDMILL RD	31-22-21	SHELTER
01-Oct-09	09-041II	DAVID CRISMON	345 SYCAMORE DR	21-23-21	CARPORT
29-Oct-09	09-042II	CENTRAL TANEY COUNTY FIRE DISTRICT	16867 E STATE HWY 76	22-24-19	STORAGE
19-Nov-09	09-043II	TRONG VAN TRAN/RESTAURANT	2130 STATE HWY 248	30-23-21	RESTAURANT
19-Nov-09	09-044II	OAKMONT COMMUNITY IMPROVEMENT ASSOC	2308 STATE HWY 86	12-21-22	MECHANICAL
10-Dec-09	09-045II	RICHARD ROBISON/SMALL ENGINE REPAIR	2700 RIDGEDALE RD	17-21-21	CAR REPAIR
10-Dec-09	09-046II	GERALD CAUSEY/NAIL SALON	128 BREWSTER RD	19-22-21	NAIL SALON

2009 DIVISION I PERMIT REPORT

2009 TOTAL	
# PERMITS	208
TOTAL SQ FT	280,111
MINIMUM SQ FT	100
MAXIMUM SQ FT	4,900
AVERAGE SQ FT	1,315

ADDITIONS

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL					
# PERMITS	6	# PERMITS	3	# PERMITS	9	# PERMITS	6	# PERMITS	24
TOTAL SQ FT	2,502	TOTAL SQ FT	1,552	TOTAL SQ FT	10,151	TOTAL SQ FT	3,026	TOTAL SQ FT	17,231
MINIMUM SQ FT	144	MINIMUM SQ FT	224	MINIMUM SQ FT	256	MINIMUM SQ FT	140	MINIMUM SQ FT	140
MAXIMUM SQ FT	1,000	MAXIMUM SQ FT	816	MAXIMUM SQ FT	4,900	MAXIMUM SQ FT	1,600	MAXIMUM SQ FT	4,900
AVERAGE SQ FT	548	AVERAGE SQ FT	517	AVERAGE SQ FT	1,128	AVERAGE SQ FT	605	AVERAGE SQ FT	735

GARAGE

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL					
# PERMITS	7	# PERMITS	3	# PERMITS	8	# PERMITS	6	# PERMITS	24
TOTAL SQ FT	9,572	TOTAL SQ FT	1,436	TOTAL SQ FT	4,291	TOTAL SQ FT	4,856	TOTAL SQ FT	20,155
MINIMUM SQ FT	504	MINIMUM SQ FT	320	MINIMUM SQ FT	140	MINIMUM SQ FT	288	MINIMUM SQ FT	128
MAXIMUM SQ FT	2,360	MAXIMUM SQ FT	640	MAXIMUM SQ FT	1,600	MAXIMUM SQ FT	1,500	MAXIMUM SQ FT	2,360
AVERAGE SQ FT	1,367	AVERAGE SQ FT	479	AVERAGE SQ FT	536	AVERAGE SQ FT	809	AVERAGE SQ FT	1,048

SINGLE FAMILY HOME

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL					
# PERMITS	21	# PERMITS	34	# PERMITS	8	# PERMITS	26	# PERMITS	89
TOTAL SQ FT	44,067	TOTAL SQ FT	62,357	TOTAL SQ FT	11,310	TOTAL SQ FT	44,932	TOTAL SQ FT	162,666
MINIMUM SQ FT	900	MINIMUM SQ FT	1,000	MINIMUM SQ FT	580	MINIMUM SQ FT	588	MINIMUM SQ FT	580
MAXIMUM SQ FT	3,072	MAXIMUM SQ FT	4,576	MAXIMUM SQ FT	3,800	MAXIMUM SQ FT	4,500	MAXIMUM SQ FT	4,576
AVERAGE SQ FT	2,098	AVERAGE SQ FT	1,834	AVERAGE SQ FT	2,262	AVERAGE SQ FT	2,042	AVERAGE SQ FT	1,984

2009 DIVISION I PERMIT REPORT

MANUFACTURED HOME

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL
# PERMITS 4	# PERMITS 2	# PERMITS 2	# PERMITS 4	# PERMITS 12
TOTAL SQ FT 5,740	TOTAL SQ FT 3,400	TOTAL SQ FT 2,256	TOTAL SQ FT 6,820	TOTAL SQ FT 18,216
MINIMUM SQ FT 980	MINIMUM SQ FT 840	MINIMUM SQ FT 840	MINIMUM SQ FT 980	MINIMUM SQ FT 840
MAXIMUM SQ FT 2,040	MAXIMUM SQ FT 840	MAXIMUM SQ FT 1,416	MAXIMUM SQ FT 2,240	MAXIMUM SQ FT 2,560
AVERAGE SQ FT 1,435	AVERAGE SQ FT 1,700	AVERAGE SQ FT 1,128	AVERAGE SQ FT 1,705	AVERAGE SQ FT 1,518

SHED/SHOP/STORAGE

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL
# PERMITS 3	# PERMITS 4	# PERMITS 6	# PERMITS 8	# PERMITS 21
TOTAL SQ FT 2,980	TOTAL SQ FT 1,384	TOTAL SQ FT 3,008	TOTAL SQ FT 3,176	TOTAL SQ FT 10,548
MINIMUM SQ FT 100	MINIMUM SQ FT 160	MINIMUM SQ FT 160	MINIMUM SQ FT 112	MINIMUM SQ FT 100
MAXIMUM SQ FT 1,680	MAXIMUM SQ FT 704	MAXIMUM SQ FT 1,720	MAXIMUM SQ FT 1,080	MAXIMUM SQ FT 1,720
AVERAGE SQ FT 993	AVERAGE SQ FT 346	AVERAGE SQ FT 602	AVERAGE SQ FT 397	AVERAGE SQ FT 527

MISC. (CARPORT/DECK/MOVE/GREENHOUSE)

1ST QUARTER	2ND QUARTER	3rd QUARTER	4th QUARTER	2009 TOTAL
# PERMITS 3	# PERMITS 17	# PERMITS 9	# PERMITS 6	# PERMITS 36
TOTAL SQ FT 4,700	TOTAL SQ FT 10,603	TOTAL SQ FT 3,963	TOTAL SQ FT 2,872	TOTAL SQ FT 29,897
MINIMUM SQ FT 220	MINIMUM SQ FT 100	MINIMUM SQ FT 100	MINIMUM SQ FT 312	MINIMUM SQ FT 100
MAXIMUM SQ FT 2,240	MAXIMUM SQ FT 1,097	MAXIMUM SQ FT 1,097	MAXIMUM SQ FT 1,144	MAXIMUM SQ FT 3,200
AVERAGE SQ FT 1,567	AVERAGE SQ FT 624	AVERAGE SQ FT 566	AVERAGE SQ FT 479	AVERAGE SQ FT 854

2009 DIV I PERMITS

APP DATE:	PZ PERMIT #:	Applicant Name:	Situs Address:	Sec/Twn/Rng	STRUCTURE TYPE:	Size
24-Dec-08	09-0011	Michael & Deborah White	477 Mill Hollow Rd	25-24-20	garage	1800 sq ft
09-Jan-09	09-0021	Steven Woods	243 Cathy St	29-24-20	garage/patio	1680/250 sq ft
15-Jan-09	09-0031	Ovation Builders	150 Thunder Ridge Est	16-23-21	SFH	1400 sq ft
15-Jan-09	09-0041	Ovation Builders	131 Thunder Ridge Est Dr	16-23-21	SFH	1400 sq ft
15-Jan-09	09-0051	Ovation Builders	123 Rainfall Cir	16-23-21	SFH	1400 sq ft
15-Jan-09	09-0061	Jim Hammons	144 Carl St	1-22-20	SFH	900 sq ft
16-Jan-09	09-0071	Kenneth Smith	2266 Frisco Hills Rd	13-23-20	garage	1200 sq ft
20-Jan-09	09-0081	Robert McDowell	6698 State Hwy 176	27-24-21	Garage/addition to house	2360 sq ft total
21-Jan-09	09-0091	Monty Lamb	288 Summerbrooke Ln	9-23-21	SFH	2300 sq ft
21-Jan-09	09-0101	Scott Puckett	152 Dickens Cir	33-24-19	garage	528 sq ft
26-Jan-09	09-0111	Davidson Homes Inc	368 Newberry	26-24-22	SFH	2300 sq ft
03-Feb-09	09-0121	Megan Blayne Ogle	234 Ball Rd	15-23-21	Addition to home	1000 sq ft
09-Feb-09	09-0131	Tri-Sons Properties LLC	171 Oak Ridge Ave	26-22-22	SFH	2352 sq ft
09-Feb-09	09-0141	Randall Gilleylen	406 Summerbrook Ln	34-23-21	SFH	2976 sq ft
17-Feb-09	09-0151	Jerry Workman	238 Side Hill	9-23-21	SFH	3072 sq ft
17-Feb-09	09-0161	Roger Whiteaker	305 Waterton Rd	12-21-22	SFH/Garage/Barn	2800 sq ft
18-Feb-09	09-0171	Dennis Clevenger	564 Edison Ln	1-24-17	SFH	2400 sq ft
18-Feb-09	09-0181	William Murphy	2446 State Hwy OO	10-24-22	Garage	1500 sq ft
23-Feb-09	09-0191	Samuel Landia	8753 State Hwy 165	6-21-18	MH	2040 sq ft
23-Feb-09	09-0201	Roderick Melrose	300 Meacham Ln	24-22-22	SFH	1008 Sq ft
23-Feb-09	09-0211	Chet Dixon/Aimee Dixon Plumlee	491 Parksley Ln	11-22-20	SFH	2800 sq ft
23-Feb-09	09-0221	Mitchell Vaught	1458 Blackwell Ferry Rd	28-23-20	addition to house	750 sq ft
25-Feb-09	09-0231	Christina Schanda	397 State Hwy 176	24-23-20	Addition to house	720 sq ft
26-Feb-09	09-0241	Jim Aley	182 Cattail Ln	20-24-20	shed	100 sq ft
27-Feb-09	09-0251	Nicholas & Trula Plummer	390 Powell Rd	--	SFH	2625 sq ft
27-Feb-09	09-0261	Ed Bach	711 Fairlawn Dr	21-23-20	addition to house	456 sq ft
02-Mar-09	09-0271	James Stock	1975 Lake Ranch Rd	24-22-22	storage bldg	1680 sq ft
02-Mar-09	09-0281	Orval Gaar	1308 Beeler	12-23-20	SFH	2200 sq ft
06-Mar-09	09-0291	Anthony Cornellier	835 Noland Rd	15-23-21	SFH	1800 sq ft
09-Mar-09	09-0301	Stacy Crewse	1174 US Hwy 160	22-23-22	SFH	2795 sq ft
11-Mar-09	09-0311	Edward Niemann	209 Iowa Colony	27-24-22	MH	1152 sq ft
13-Mar-09	09-0321	Tri-Sons Properties LLC	175 Oak Ridge Ave	13-22-22	SFH	2860 sq ft
13-Mar-09	09-0331	Jerrell Simpson	150 Valley Stream Cir	34-23-21	SFH	1280 sq ft
13-Mar-09	09-0341	Ted Smith	155 Hill Dr	24-22-22	garage	504 sq ft
13-Mar-09	09-0351	Modern Exteriors of Springfiel	111 Haley Way	26-23-22	addition to house	144 sq ft
09-Mar-09	09-0361	Kenneth Fish Sr	185 3rd St	24-22-22	MH	980 sq ft
17-Mar-09	09-0371	Sandra & Harry Pivaler	6457 E State Hwy 76	12-23-21	MH	1568 sq ft
23-Mar-09	09-0381	Dan Dobson	705 Elmshade St	20-23-20	Storage Bldg	1200 sq ft
24-Mar-09	09-0391	Sandra J Adams	131 Hopeful Ln	11-22-22	Deck	220 sq ft
26-Mar-09	09-0401	Albert Adkison	2666 State Hwy OO	1-21-22	Pole Barn	2240 sq ft

2009 DIV I PERMITS

26-Mar-09	09-0411	Charles & Patricia Fritcher	150 Poison Ivy Ln	5-21-18	SFH	1327 sq ft
27-Mar-09	09-0421	Michael Humm	166 Foxhole	1-21-22	addition to house/porch	216 sq ft
30-Mar-09	09-0431	Ronald Reynolds	121 Lake Beach Ln	24-22-22	SFH	2072 sq ft
02-Apr-09	09-0441	David Easley	850 Montana	34-22-22	SFH/Storage	2177 sq ft
10-Apr-09	09-0451	Mike Bussone/John Bussone	170 bilyeu Ln	13-24-20	garage	400 sq ft
10-Apr-09	09-0461	Jeffery & Tracey Shipley	624 Caney Creek Rd	22-24-21	MH	2560 sq ft
08-Apr-09	09-0471	Tri-Sons Properties LLC	179 Oak Ridge Ave	9 & 10-24-17	SFH	2352 sq ft
10-Apr-09	09-0481	Jean Cargile	186 Fairlane Dr	34-23-21	SFH	1360 sq ft
10-Apr-09	09-0491	Raymond Gerkitz	149 Fairlane Dr	7-21-21	SFH	1152 sq ft
14-Apr-09	09-0501	Kenneth Foersterling	795 Skyview	7-21-21	garage	840 sq ft
14-Apr-09	09-0511	Leon McIntosh	227 Oak View Rd	15-22-22	garage	480 sq ft
15-Apr-09	09-0521	Gary Nash	151 N Rainbow Dr	14-21-22	garage	1734 sq ft
17-Apr-09	09-0531	Quality Built Construction Inc	384 Tate Rd	26-23-22	SFH	1400 sq ft
17-Apr-09	09-0541	Albert Fitts	215 Monarch Ln	14-21-22	MH/Carport	960 sq ft
17-Apr-09	09-0551	David Easley	260 Montana Rd	22-23-21	SFH	2100 sq ft
21-Apr-09	09-0561	Dwain Smith	157 Topeka St	13-24-20	Garage	1450 sq ft
21-Apr-09	09-0571	Dwain Smith	2345 N State Hwy 265	3-22-22	garage	1800 sq ft
22-Apr-09	09-0581	Lester Workman	141 Skunk Pass	3-22-22	roof over rv	700 sq ft
28-Apr-09	09-0601	Tri-Sons Properties LLC	183 Oak Ridge Ave	1-21-22	SFH	2352 sq ft
20-Apr-09	09-0611	Richard Robison	324 Brunswick	34-23-21	addition to MH	216 sq ft
04-May-09	09-0621	Steve Crawford	4511 Winkle Creek Rd	20-21-21	garage	2000 sq ft
05-May-09	09-063	Greg Sevier	1719 State Hwy 265	14-23-19	SFH	1600 sq ft
05-May-09	09-0641	Davidson Homes Inc	858 Newberry	25-22-22	SFH	2100 sq ft
05-May-09	09-0651	Kevin Jennings	3948 State Hwy JJ	26-24-22	SFH	2150 sq ft
06-May-09	09-0661	Quality Structures	1518 Estate Dr	1-21-21	Office/Trailer	400 sq ft
13-May-09	09-0671	TLB Investments LLC	803 Hulls Ford Rd	11-21-22	garage	876 sq ft
13-May-09	09-0681	Paul Drueger Construction LLC	127 Drowse	13-24-20	SFH	1120 sq ft
13-May-09	09-0691	Tri-Sons Properties	185 Oak Ridge Ave	26-22-22	SFH	2352 sq ft
13-May-09	09-0701	Tri-Sons Properties LLC	186 Oak Ridge Ave	34-23-21	SFH	2352 sq ft
13-May-09	09-0711	Masterpiece Builders Inc	789 Oakwood Dr	34-23-21	SFH	4576 sq ft
13-May-09	09-0721	Darrell Patrick	5087 State Hwy H	11-21-22	SFH	3850 sq ft
13-May-09	09-0731	Richard Fondyce	21309 US Hwy 160	5-24-20	addition to house	816 sq ft
14-May-09	09-0741	Uri Shefi	9752 US Hwy 160	36-24-20	Storage shed	160 sq ft
14-May-09	09-0751	Phillip Nigg	210 Coranado Dr	35-25-24	storage bldg	704 sq ft
19-May-09	09-0761	Ronnie Williams	140 Sundae Mountain	22-23-21	roof over MH	300 sq ft
20-May-09	09-0771	David Easley	581 Tullie Rd	1-21-22	SFH	1600 sq ft
20-May-09	09-0781	WarrenLenz/Carol Scott	161 Hudson Dr	13-24-20	Addition to MH	224 sq ft
21-May-09	09-0791	Mike Bussone	170 Bilyeu Ln	28-24-21	storage shed	10 x 20
19-May-09	09-0801	Gary Dumont	349 Cedar Point Rd	22-24-21	Pole Barn	960 sq ft
21-May-09	09-0811	Gene Allison	12651 US Hwy 160	20-24-20	tent	100 sq ft
28-May-09	09-0821	Aaron Michel	1382 State Hwy T	17-24-20	SfH	1716 sq ft

2009 DIV I PERMITS

01-Jun-09	09-0831	Horizon Hills	200 Rosewood Ln	35-23-21	SFh	1400 sq ft
01-Jun-09	09-0841	Horizon Hills	223 Round Hill Rd	14-23-22	Sfh	1400 sq ft
01-Jun-09	09-0851	Horizon Hills	215 Round Hill Rd	14-22-22	Sfh	1400 sq ft
01-Jun-09	09-0861	Horizon Hills	207 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-0871	Horizon Hills	199 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-0881	Horizon Hills	191 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-0891	Heritage Building & Constructi	223 Shadowview Dr	14-22-22	addition to house	512 sq ft
01-Jun-09	09-0901	Eugene Stearman	158 Bears Paw Way	14-23-22	garage	128 sq ft
01-Jun-09	09-0911	Raymond Gerard	8259 State Hwy 176	24-22-22	Barn	960 sq ft
02-Jun-09	09-0921	Fenton Prewitt	225 Lemonwood Ln	22-24-21	deck	276 sq ft
12-Jun-09	09-0931	Tri-Sons Properties LLC	140 Cedarwood Ave	10-21-22	SFH	2352 sq ft
12-Jun-09	09-0941	Tri-Sons Properties LLC	150 Cedarwood Ave	34-23-21	SFH	2352 sq ft
15-Jun-09	09-0951	Doug Smock	304 Morning Glory Rd	34-23-21	garage	960 sq ft
18-Jun-09	09-0961	Carl Cowan	122 JoAnna's Way	19-24-20	carport	252 sq ft
18-Jun-09	09-0971	Debra Ann Hess	9680 E State Hwy 76	1-21-22	shed	320 sq ft
18-Jun-09	09-0981	Edward Lynch	179 Fairlane Dr	9-23-20	SFH	1000 sq ft
19-Jun-09	09-0991	Bill Byrd	120 Four Wheel Dr Rd	7-21-21	SFH	2400 sq ft
22-Jun-09	09-1001	Royale Builders Inc	128 Gettysburg Ave	35-22-22	SFH	1300 sq ft
22-Jun-09	09-1011	Royale Builders Inc	143 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-1021	Royale Builders Inc	146 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-1031	Royale Builders Inc	145 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-1041	Royale Builders Inc	144 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-1051	Royale Builders Inc	152 Bull Run Rd	16-23-21	SFH	1594 sq ft
25-Jun-09	09-1061	Donna Ayers	122 Rogers Rd	16-23-21	garage	1200 sq ft
26-Jun-09	09-1071	David Batutis	522 Thistle Rd	34-23-20	moving a house	1097 sq ft
30-Jun-09	09-1081	Timothy Houtchens	735 David Ln	27-23-21	MH	840 sq ft
30-Jun-09	09-1091	Jim Hoggard	150 Casey Glen Dr	22-23-19	deck	181 sq ft
02-Jul-09	09-1101	David Batutis	476 Thistle Rd	28-24-20	addition to house	400 sq ft
06-Jul-09	09-1111	Shannon Kuhn	289 Clarkson Rd	27-23-21	garage	672 sq ft
06-Jul-09	09-1121	Wesley Beatty	381 Quebec Dr	11-21-17	Garage	560 sq ft
06-Jul-09	09-1131	Terrill Brown	1317 Mountain Grove Rd	14-22-22	garage/carport	784 sq ft
08-Jul-09	09-1141	John Wilkerson	5024 Bear Creek Rd	31-24-20	addition to house	2294 sq ft
10-Jul-09	09-1151	Larry Bilyeu	308 Mill Hollow Rd	27-24-22	MH	1416 sq ft
14-Jul-09	09-1161	Willie Gray	2156 savage rd	25-24-20	pool	392 sq ft
16-Jul-09	09-1171	Uri Shefi	9752 US Hwy 160	4-22-20	addition to house	256 sq ft
19-Jul-09	09-1181	Kenneth Corbin Jr	1924 State Hwy M	35-24-21	sheds	616 sq ft
21-Jul-09	09-1191	Stillwater Construction Inc	231 Geyser Ln	36-23-19	garage	640 sq ft
21-Jul-09	09-1201	Claude Beauchamp	379 Cougar Trails W	1-21-22	Shop	1720 sq ft
24-Jul-09	09-1211	James McCroskey	277 Dallas Rd	28-23-21	SFH	580 sq ft
30-Jul-09	09-1221	Sharon Moore	2191 Lake Shore Dr	34-23-20	Cabin	320 Sq ft
07-Aug-09	09-1241	Randall Ooley	796 Hilltop Vista Rd	28-23-21	garage/apartment	1440 sq ft

2009 DIV I PERMITS

07-Aug-09	09-125I	David Collins	137 Hartman Hideaway	2-24-22	MH	840 sq ft
13-Aug-09	09-126I	Celia Schegetz	180 Thomas Trl	29-23-20	addition to house	4900 sq ft
13-Aug-09	09-127I	Raymond Womack	150 Harmony Heights	20-24-20	pool deck	312 sq ft
13-Aug-09	09-128I	Phillip Nigg	210 Coronado	7-23-20	addition to house	320 sq ft
26-Jun-09	09-129I	HTI Enterprises LLC	173 Ellen Court	22-23-21	SFH	1450 sq ft
11-Aug-09	09-130I	Timothy Glenn Jr	325 Jasmine	24-22-22	shed	160 sq ft
21-Aug-09	09-131I	Perry King	9232 State Hwy 176	34-23-21	addition to house	640 sq ft
24-Aug-09	09-132I	Helen Stewart	307 Buttercup Dr	16-24-21	Shed	192 sq ft
25-Aug-09	09-133I	Jim King	4688 Gunnison Rd	14-22-22	carport & garage	720 & 424 sq ft
25-Aug-09	09-134I	Jim King	4688 Gunnison Rd	33-22-20	Carport/Garage	720 & 424 sq ft
26-Aug-09	09-135I	Epps Trash Service LLC	171 Remington Dr	33-22-20	Storage building	320 sq ft
10-Sep-09	09-137I	Stillwater Construction Inc	255 Sundae Mountain Pass	11-22-22	SFH	968
09-Sep-09	09-136I	Paul Krueger	189 Drowse Ln	1-21-22	addition to house	476 sq ft
10-Sep-09	09-138I	Barbara Mullen	2010 Deer Ln	26-23-20	addition to house	412 sq ft
14-Sep-09	09-139I	Mmichael Fodge	391 Airport Rd	1-23-22	garage	1250
14-Sep-09	09-140II	Mastercraft Custom Homes	109 Long Boy Cir	36-22-22	SFH	3000 Sq ft
17-Sep-09	09-141I	royale Builders Inc	125 Greystone Dr	28-22-21	SFH	1800 sq ft
21-Sep-09	09-142I	Steve Young	165 Bee Hive Trl	1-21-22	Storage	188
21-Sep-09	09-143	Richard Braden	4210 Blair Ridge Rd	19-24-17	barn	448
22-Sep-09	09-144I	Vincent Mattione	150 Sherwood Forest Ln	22-21-22	SFH	2130 sq ft
22-Sep-09	09-145I	Phyllis Cavener	180 Jellystone	1-21-22	SFH	624
23-Sep-09	09-146I	Kevin Mitchell	170 Jones Rd	13-21-22	barn	1200 sq ft
24-Sep-09	09-147I	Jimmy Harding	4860 State Hwy T	13-23-21	SFH	1216
25-Sep-09	09-148I	George Rossing	189 Whispering Pine Way	24-22-22	addition to house	313 sq ft
25-Sep-09	09-149I	Mastercraft Custom Homes	385 Flat Rock Rd	36-22-22	SFH	3800 sq ft
06-Oct-09	09-150I	David Clark	195 Shady Ln	11-21-17	deck /front porch	12 x 30/8x20
07-Oct-09	09-151I	Tara Lesco/George Brown	320 Yogi Bear Pass	1-21-22	carport	18 x 21
13-Oct-09	09-152I	John Jennings	1393 Lazy Acres Rd	16-21-33	addition to MH	540 sq ft
13-Oct-09	09-153I	John Jennings	1393 Lazy Acres Rd	16-21-33	pole barn	2400 sq ft
16-Oct-09	09-154I	Wayne Schmidt	499 Flat Rock	35-22-22	SFH	4000 sq ft
16-Oct-09	09-155I	Gary Holtkamp	465 Hummingbird Ln	3-22-22	SFH	4500 sq ft
16-Oct-09	09-156I	Gordon Reynolds	539 Wallen Bluff	4-23-21	storage shed	410 sq ft
19-Oct-09	09-157I	Calaveras Builders Inc	200 N Rainbow	26-23-22	SFH	1800 sq ft
20-Oct-09	09-158I	Bobby Morrell	149 Fox Ridge	26-23-21	addition to home	230 sq ft
21-Oct-09	09-159I	David Drake	218 Pickett Ridge Ct	21-23-20	garage	16 x 25
26-Oct-09	09-160I	Duane Kreitlow	343 Prairie Ln	15-23-20	storage shed	192 sq ft
03-Nov-09	09-161I	Robert Melton	1647 State Hwy VV	17-23-20	addition to house	216 sq ft
05-Nov-09	09-162I	Royale Builders Inc	641 Lake Shore Dr	33-23-21	garage	36 x 24 12 x 22
05-Nov-09	09-163I	John Simons	2010 State Hwy Y	7-23-22	Garage	12 x 24
10-Nov-09	09-164I	Alesha Plummer	756 Powell Rd	21-23-20	MH	1700 sq ft
12-Nov-09	09-165I	Kenneth Thurman	Page & Thurman Dr	18-24-20	greenhouse	192 sq ft

2009 DIV I PERMITS

12-Nov-09	09-166I	Tri-Sons Properties LLC	414 Oak Brook Estates Ln	21-24-21	SFH	2352 sq ft
12-Nov-09	09-167I	Tri-Sons Properties LLC	160 Cedarwood Ave	34-23-21	SFH	2352
12-Nov-09	09-168I	Manuel Marquez	633 Newport Rd	33-24-21	SFH/Pole Barn	3052/9205
12-Nov-09	09-169I	Ronald David	443 Newport Dr	16-23-20	garage	676 sq ft
12-Nov-09	09-170I	Dale Andersen	181 Cedar Brook Est Dr	22-24-20	shed	160 sq ft
12-Nov-09	09-172I	Stillwater Construction Inc	170 Jellystone Ave	1-21-22	addition to mh	140 sq ft
12-Nov-09	09-173I	Thomas McSherry	258 Lake View St	34-22-22	SFH	
12-Nov-09	09-174I	Poncian Garcia	191 Greystone Dr	28-22-21	SFH	2474 sq ft
12-Nov-09	09-175I	Gene Blair	1905 Tate Rd	22-21-22	SFH	1440 sq ft
12-Nov-09	09-176I	Hulstar Properties	264 Prairie Dr	35-23-21	SFH	1400 sq ft
13-Nov-09	09-179I	Bernard Smith	660 Mica	33-23-20	garage	864 sq ft
18-Nov-09	09-180I	Kevin Hampton	306 Cactus Rd	13-23-20	garage	1500 sq ft
18-Nov-09	09-181I	Stillwater Construction Inc	351 Jellystone Ave	1-21-22	SFH	968 sq ft
19-Nov-09	09-182I	Ben Halloran/landmarc homes	192 Western Hills Dr	15-21-22	SFH	3000 sq ft
19-Nov-09	09-183I	Quality Built Construction Inc	378 Tate Rd	14-21-22	SFH	1450 sq ft
20-Nov-09	09-184I	Guy Brody	914 Brace Hill Rd	26-23-19	work shop	586 sq ft
01-Dec-09	09-185I	Michael Wanner	952 Hulls Ford Rd	13-24-20	SFH	2112 sq ft
03-Dec-09	09-186I	Leonard Bridges	10181 State Hwy M	2-21-19	SFH	2400 sq ft
03-Dec-09	09-187I	Frank Davis	2434 State Hwy O	7-22-18	SFH	576
03-Dec-09	09-188I	Chetco Custom Homes	215 Edwards Rd	13-22-22	addition to house	840 sq ft
03-Dec-09	09-189I	Trevor Braqy	313 Kingfish Dr	21-21-21	SFH	1700 sq ft
09-Dec-09	09-190I	Danny Manis	184 Sedgewick Rd	34-23-20	SFH	784 sq ft
09-Dec-09	09-191I	George LaRock	801 Hillcrest	11-21-22	SFH	2800 sq ft
09-Dec-09	09-192I	Gary Knudtson	132 Shad St	36-24-20	Shed	12 x 20
16-Dec-09	09-193I	Albritton Construction	145 Sioux Ln	18-24-20	SFH	1512 sq ft
17-Dec-09	09-194I	Randy Pratt	1622 Slough Hollow Rd	26-23-19	Storage shed	112 sq ft
22-Dec-09	09-195I	Virgil Peck	19329 E State Hwy 76	14-24-19	storage/small animal bldg	396 sq ft
22-Dec-09	09-196I	Araceli Huacuz	138 Park Dr	12-22-22	MH	1900 sq ft
22-Dec-09	09-197I	HTI Enterprises LLC	215 Ellen Court	24-22-22	SFH	1450 sq ft
22-Dec-09	09-198I	HTI Enterprises LLC	193 Ellen Court	24-22-22	SFH	1450 sq ft
22-Dec-09	09-199I	Oak Grove Construction Service	234 Orlando Rd	9-23-20	Fire Damage Repair	3200 sq ft
31-Dec-09	09-200I	Stephen Barnard	642 Cannonball Loop	20-23-21	addition to home	40 x 40
31-Dec-09	09-201I	John David May	2415 Moore Bend Rd	16-22-19	MH	2240 sq ft
31-Dec-09	09-202I	Robert McCune	296 E Silver Creek Rd	9-23-20	Shed	1080 sq ft
31-Dec-09	09-203I	Robert McCune	296 E Silver Creek Rd	9-23-20	furnace room	288 sq ft
31-Dec-09	09-204I	Audrey Anderson	186 Pioneer Way	24-22-22	SFH/garage	1600/518 sq ft
31-Dec-09	09-205I	Don Mitchell	1660 Victor Church Rd	05-23-21	MH	980 sq ft
31-Dec-09	09-206I	Janice Harris	274 Bear Rd	15-23-21	SFH	2100 sq ft
31-Dec-09	09-207I	Oscar Cook	3950 State Hwy H	6-24-20	SFH	896
31-Dec-09	09-208I	John Moore	1644 Pomme De Terre Rd	7-23-20	SFH	588 sq ft

Open Landgrading Permits

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
Cash	\$3,150.00	\$13,150.00	\$4,500.00	\$19,625.00	\$34,900.00	\$18,365.00	\$39,202.00	\$84,950.00	\$69,450.00	\$24,075.00	\$311,367.00
Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,675.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$26,075.00
LOC	\$0.00	\$0.00	\$0.00	\$9,850.00	\$1,000.00	\$135,600.00	\$9,000.00	\$6,100.00	\$0.00	\$0.00	\$161,550.00
											\$498,992.00

Permits issued for 2009 = 11

Permits Renewed = 16

Permits pending from 1999 to 2009 = 79

Cash Bonds released in 2009 = \$111,369

Signed Plats for 2009

Amended 11

Exempted 0

Final 17

Minor Sub 15

Replats 15

Scanned Documents for 2009

Division I through December 31, 2008

Division II through December 31, 2008

Division III from 1985 to 1992 & 1996 thru 2008
(working on 1993 thru 1995)

Land Grading through December 31, 2007

BOA All BOA projects need to be scanned

Minutes All Minutes need to be scanned

2009				
Category	2007	2008	2008	% Prev Yr.
Division III	79	72	39	54.17%
Division II	96	206	46	22.33%
Division I	589	281	208	74.02%
BOA	34	26	19	73.08%
Land Disturbance	28	25	11	44.00%
Final Plats	94	36	17	47.22%
Amended Plats	21	10	11	110.00%
Minor Subdivisions	17	15	15	100.00%
Replats	18	7	15	214.29%
Extensions	13	19	33	173.68%
Flood Plain	0	1	0	0.00%
Notice of Violation	16	48	14	29.17%
Letters of Correction	8	25	8	32.00%
Cash Bond Balance			\$311,367.00	

2009															
Category	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			Totals		
	2007	2008	2009	2007	2008	2009	2007	2008	2009	2007	2008	2009	2007	2008	2009
Division III	13	23	5	27	19	10	16	15	14	23	15	10	79	72	39
Division II	35	20	7	26	94	20	24	82	10	11	10	9	96	206	46
Division I	197	85	42	140	72	66	117	76	34	135	48	66	589	281	208
BOA	3	4	7	9	6	4	10	10	5	12	7	3	34	27	19
Land Disturbance	8	7	4	12	10	3	5	3	2	2	5	2	27	25	11
Final Plats	13	7	10	31	15	5	36	7	1	14	7	1	94	36	17
Amended Plats	7	3	3	8	5	5	2	2	1	4	0	2	21	10	11
Minor Subdivisions	5	2	4	5	6	4	3	2	2	4	5	5	17	15	15
Replats	3	1	7	4	1	4	7	1	3	4	2	1	18	5	15

The total area used for the home occupation shall not exceed one-third (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building.

4.4.7. ANNOYANCES

There shall be no offensive noise, dust, smoke, odors, heat, or glare noticeable at or beyond the property line.

4.4.8. LIMITATIONS ON HOME OCCUPATIONS

Home occupations shall not include animal hospitals, nursing homes, retail sales, barbershop/beauty salons, auto repair/detailing or sales, restaurants, motels or bed and breakfast establishments, as defined by the Missouri State Lodging Law.

4.4.9. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.5. Day Care Centers

Any child or adult day care facility that provides service for more than six children or adults shall meet the following conditions:

4.5.1. One off-street parking space is provided for each non-resident employee in addition to the two off-street parking spaces required for the residence.

4.5.2. The day care shall be operated from the permanent residential dwelling of the proprietor or an employee.

4.5.3. If the day care is located on a major road or highway an off-street drop-off pick-up area shall be provided.

4.5.4. All requirements to obtain a Missouri State permit as a certified day care must be met.

4.5.5. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.6. Alcoholic Beverage Sales

Any business, operation, or establishment that sells alcoholic beverages by-the-drink and which exceed a 12% alcoholic content shall be required to acquire a Special-Use permit. This requirement is not necessary for package sales or by-the-drink sales that do not exceed 12% alcoholic content. The following conditions shall apply:

4.6.1. All such establishments must be at least 1000 feet from any school or church.

4.6.2. If music, whether live or reproduced, is used for entertainment the sound levels shall not be such as to be a nuisance to any existing residences.

4.6.3. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.7 Nightly Rental

A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days.

4.7.1 Compliance with the local fire district for fire suppression and occupancy limits.

4.7.2 Compliance with the Taney County Health Department.

4.7.3 Parking and access standards as per Table K, high density residential.

4.7.4 Compliance letter from the Taney County Assessor's Office.

4.7.5 The Taney County Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

APPENDIX T (Process And Specifications)

A schedule of processing cost has been adopted by the County Commission and processing cost are to be paid by all persons, corporations, partnerships, or other entities submitting any such plat or plan as required by these Codes for the approval process by the Planning and Zoning Commission. The processing cost shall be collected by the Planning Department when the requested action is submitted and accepted for review and consideration.

Processing Cost

<u>Action Applied For:</u>	<u>Cost</u>
Division I Permit	\$50.00 per lot
Division II Permit	\$100.00 per footprint
Division III Permit	\$150.00
Special Use Permit	\$150.00
Board of Adjustment Appeal	\$125.00
Board of Adjustment Variance	\$125.00
Plats (all)	\$50.00
Land Disturbance	\$75.00
Sign Permit	\$35.00
Decision of Record (Division III)	\$25.00
Accessory Buildings (decks,pools,storage)	\$15.00
Permit Extensions	\$15.00

**APPENDIX P
PROCESS AND SPECIFICATIONS**

A schedule of processing costs have been adopted by the County Commission and processing costs are to be paid by all persons, corporations, partnerships, or other entities submitting any such plat or plan as required by these Codes for the approval process by the Planning and Zoning Commission. The processing costs shall be collected by the Planning Department when the requested action is submitted and accepted for review and consideration.

Section I. Processing Costs:

<u>Action Applied For:</u>	<u>Cost</u>
A. Division 1 Permit	\$15.00 per lot/parcel
B. Division II Permit	\$25.00
C. Division III Permit	\$100.00
D. Special Use Permit	\$25.00
E. Board of Adjustment	
Variance	\$25.00
Appeal	\$75.00
F. Minor Subdivisions	\$25.00
G. Amended Plats	\$25.00
H. Sign Permit	\$25.00
I. Record of Decision (Division III)	\$25.00
J. Land Grading Permit	\$25.00
K. Permit Extension	\$15.00

Section II. Fees: Fees may be adopted by the County Commission as provided by the State Law.