

Adjournment.

Old and new Business:

Permit Renewal Requests:

*Branson Bank Warehouse  
Pajama Mama's Bed and Breakfast  
Wachob Outdoor Building*

Public Hearing:

*Establishment of Quorum  
Explanation of Meeting Procedures  
Presentation of Exhibits*

Call to Order:

**AGENDA  
TANNEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, MARCH 8, 2010, 7:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANNEY COUNTY COURTHOUSE**

**TANNEY COUNTY PLANNING COMMISSION**  
P. O. Box 383 • Forsyth, Missouri 65653  
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861  
e-mail: [rchrtshb@co.taney.mo.us](mailto:rchrtshb@co.taney.mo.us)



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. Storm water management (Section 5.1)
  - c. Land grading permit (Appendix F)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and buildings line setbacks (9.1)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
  - g. 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 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).

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

Review: The proposed site consists of a 5000 sq. ft. warehouse building and a 600 sq. ft. office/showroom on 5.37 acres. The project scored a -21 out of a possible 65. Issues: sewage disposal, emergency water supply, waste disposal, use compatibility, water system service, outdoor equipment storage.

General Description: The subject property is located ¼ mile southeast of the Hwy. 265 and 165 intersections south of Hollister. The adjoining properties to the request consist of undeveloped and residential.

History: Approved for Concept January 19, 2010.

The applicant requests approval for a permit on an existing warehouse and office building. 26 Twp. 22 Rng. 22. Public Hearing for Branson Bank Warehouse at 2909 St. Hwy. 265 in the Oliver Township, Sec.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**BRANSON BANK WAREHOUSE**  
**MARCH 8, 2010**  
**#10-1**

