



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
MONDAY, MAY 10, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearing:

Bill Majors

Permit Renewal Requests:

Altom Construction Office

Old and New Business:

Bylaws
Duplexes
Branson Airport Cell Tower

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BILL AND KELLY MAJORS
MAY 10, 2010
#10-7

Public Hearing for Bill and Kelly Majors at 13159 St. Hwy. 160 in the Swan Township.

The applicant requests approval to construct four commercial buildings.

History: Approved for Concept April 1, 2010. The Taney County Commission granted an emergency waiver in February 2010 to allow the project to begin construction until the Division III process could be completed by the Planning Commission.

General Description: The subject property is located between St. Hwy. 160 and St. Hwy. H. The adjoining properties to the request consist of commercial, agriculture and residential.

Review: The proposed site will consist of a used car facility with shop area, tire store and light repair facility, and a motorcycle sales and repair facility. The use of the final building will be determined at a later date. The project scored a +20 out of a possible 81 on the policy checklist. Items receiving a negative score were waste disposal service, utilities, screening/waste containers 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. 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).



BOOK PAGE
2009L29957
 07/07/2009 09:55:21AM
 REC FEE:30.00
 NON-STD FEE:
 PAGES: 3
 REAL ESTATE DOCUMENT
 TANEY COUNTY, MISSOURI
 RECORDERS CERTIFICATION



Robert A. Dixon
 ROBERT A. DIXON

✓
TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
MARCH 16, 2009
AL TOM CONSTRUCTION OFFICE
#08-71

On March 16, 2009 the Taney County Planning Commission (grantor) approved a request by Altom Construction for an office building and yard for storage. In accordance with this approval a Division III Permit #08-71 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Kevin Altom is authorized to construct an office building, and yard for storage of construction equipment and fuel located at St. Hwy. 160 and Blair Road. With seven out of nine Planning Commissioners present, the vote to approve was six in favor and one against. The following conditions shall be complied with:

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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building 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, DNR, Health Department, and MoDot, if applicable. (Section 4.6 Appendix S)
3. No outside storage of 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 (Sec. 14.4.1.2)
6. This 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).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION
-BYLAWS-**

PREAMBLE

WHEREAS, with the first class status, in excess of 39,000 residents, and several million tourists, Taney County, Missouri nestles in the heart of beautiful Ozark Mountain Country, and

WHEREAS, the fractured and soluble limestone hills, verdant landscapes, and clear lakes and streams which compliment the natural beauty also creates an environmental potential for plundering pollution, and

WHEREAS, Taney County is one of the fastest growing counties in Missouri, but still has time and space for orderly development when guided by the Planning Commission, and

WHEREAS, voters in Taney County have diverse heritages but a mutuality of concern to maintain and enhance the environment, as demonstrated by their support of planning by these percentages during four challenges and referenda, as follows:

1966, 60%
1980, 54%
1981, 61%
1982, 59%

Therefore,

BE IT RESOLVED THAT

These bylaws be adopted by the Taney County Planning Commission and submitted to the County Commission for their approval and implementation on a date mutually agreed upon.

ARTICLE I. NAME

The name of this organization shall be the Taney County Planning Commission.

ARTICLE II. LEGAL AUTHORITY

REVISED STATUTES OF MISSOURI 64.800-64.840

ARTICLE III. OBJECTIVES

The Taney County Planning Commission is empowered by law and is mandated by the County Commission to establish standards for, and guide the rational development of water facilities, other natural resources, subdivisions and transportation routes, and to develop and implement other public benefits that promote the health, safety, and human welfare of all citizens in Taney County.

ARTICLE IV. MEMBERSHIP

Revised Statutes of Missouri 64.805 mandate membership as follows: The county planning commission shall consist of the highway engineer, and one resident of the county appointed by the county commission, from the unincorporated part of each township in the county, except that no such person shall be appointed from a township in which there is no unincorporated area. The township representatives are hereinafter referred to as appointed members. The term of each appointed member shall be four years or until a successor takes office, except that the terms shall be overlapping and that the respective terms of the members first appointed may be less than four years. The term of the county highway engineer shall be only for the duration of the engineer's tenure of official position.

ARTICLE V. COMPENSATION

Section 64.805 RS Mo. States:

"All members of the county planning commission shall serve as such without compensation, except that an attendance fee as reimbursement for expenses may be paid to the appointed members of the county planning commission in an amount, as set by the county commission, not to exceed twenty-five dollars per meeting."

ARTICLE VI. OFFICERS

"The planning commission shall elect its chairman, who shall serve for one year."
(Section 64.805 RS Mo.)

Although not authorized by law, the Taney County Planning Commission shall also elect a Vice-Chairman from among its members.

ARTICLE VII. ADMINISTRATOR, OTHERS. SECTION 64.810 RS MO.

"The commission may appoint such employees as it may deem necessary for its work and may contract with planners and other consultants for such services as it may require and may incur other necessary expenses."

ARTICLE VIII. PARLIAMENTURE PROCEDURE, VOTING RIGHTS.

The latest edition of Robert's Rules of Order as revised shall be followed for all parliamentary procedures. One vote each shall be the right of the County Engineer, and the Commissioners from each of the eight townships. No one else has a vote.

ARTICLE IX. ADVISORY COMMITTEES.

From each township, the Taney County Commission shall appoint as many advisors as they wish. Those advisors shall work closely with their respective township members of the Planning Commission as well as be available to serve on county-wide committees, as constituted from time to time.

ARTICLE X. MEETINGS

All meetings of the Planning Commission, except executive meetings, shall be open to the public. The number of meetings and the hour, day, and their location, shall be determined by the Planning Commission.

ARTICLE XI. COMMITTEES

The Chairman may appoint as many committees as he/she considers necessary for conducting the business of the Planning Commission. At this time of appointment, the chairman and purposes of the committee shall be declared.

ARTICLE XII. OFFICIAL YEAR

The calendar year shall be the official year for all transactions.

ARTICLE XIII. AMENDMENTS

At any meeting of the Planning Commission, when there is a quorum, these bylaws may be amended by a two-thirds vote of the membership.

Be assured that, when the masculine form is used in these bylaws, it shall be known to include the feminine gender.

TANEY COUNTY PLANNING COMMISSION BYLAWS

ROBERTS RULES OF ORDER AS REVISED, SHALL PREVAIL

1. All official meetings shall be held the second and third Mondays of each month, with the second Monday as the "public hearing" and the third Monday as the "concept hearing and regular business meeting". The meetings will start at 6:00 p.m.
 - a. Public Hearing: call to order, public hearings, permit renewal requests, old and new business, adjournment.
 - b. Concept/regular business meeting: call to order, review and action minutes, final votes, concepts, permit renewal requests, old and new business, adjournment.
2. The meeting will be held in a business-like way, with the following way of doing business:
 - a. Give adequate notice of meeting
 - b. Let everyone be heard
 - c. Allow cross examination
 - d. Disclose all
 - e. Make findings of fact
 - f. Avoid conflict of interest
 - g. Decide quickly, but in a thorough way
 - h. Keep good records/all records shall be open to the public
 - i. Set ground rules
3. Meetings will adjourn at 9:30 p.m. unless a vote is taken to extend meeting and a time set to adjourn again.
4. If a special meeting is needed it will be voted on by the members present and those not there notified of date and time.
5. Each February meeting shall be set aside specifically to review the past years business and proposed new amendments to the Code.
6. All members present at the meetings shall vote on the subject being discussed either by Yea/Nay or abstain and shall be so recorded.

7. Any member having a direct conflict of interest on any business coming before the Commission, shall excuse himself from the meeting and will not discuss it and will not vote on that matter.
8. Only the chairman, or someone appointed by him, can call a special meeting or cancel a meeting.
9. Any member not able to attend the meeting shall notify the Chairman or Administrator in due time.
10. All members shall make every effort to attend all regular business meetings. If any member misses three consecutive meetings, the County Commission may ask for his/her voluntary resignation for the benefit of the County.
11. All meetings shall have an agenda.
12. The Chairman of the meeting shall:
 - a. Control the meeting
 - b. Be fair to all
 - c. Bring to a vote
13. Those in attendance shall confine their remarks to the subject at hand.