



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
REGULAR MEETING
MONDAY, MAY 17, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures

Review and Action:

Minutes, April 2010

Final Vote:

Bill Majors

Concepts:

Cabins at Branson Creek
Environmental Learning Campus
Branson Airport Cell Tower

Permit Renewal Request:

Old and New Business:

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 12, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Sarah Klinefelter, Shawn Pingleton, Frank Preston, Randall Cummings, Jim Brawner, and Ray Edwards. Carl Pride, Joey Staples, and Mark Blackwell arrived late. Staff: Eddie Coxie, Marla Pierce, Dan Nosalek.

Mr. Coxie read a statement outlining the procedures for the public hearing.

Public Hearing:

Bee Creek Storage; a request by John Padgett to construct mini storage buildings for the use of residential storage located at 772 Bee Creek Road. Mr. Coxie read the staff report and presented a video of the site. David Crismon who owns property in the Green Briar Subdivision reported that the covenants state that the subdivision be residential only. Doris Rogers who owns property behind the project stated she would be looking down on the site and is against it. Diane Breedon, another property owner stated that in her opinion the request would have a negative impact on the family area. Mr. Pingleton asked if there were plans to split the lot and if so there would not be enough room for buffering. Mr. Padgett stated he had not thought about it. Mr. Pingleton also asked if gravel would be okay for surfacing the driveways. Mr. Preston will check into it. Mrs. Klinefelter asked Mr. Padgett to bring to the next meeting; driveway areas and terracing, security system, lighting, a letter from the City of Branson regarding annexation and information on splitting the lot. This project will proceed to final vote next week.

Permit Renewal Requests:

Mustang Holdings; Joe Larue representing the project requested a second extension. With no discussion a motion was made by Frank Preston to renew. Jim Brawner seconded. The vote to renew the permit was unanimous.

Old and New Business:

Mr. Coxie reported the Branson Airport wants to build a cell tower and asked if the Commission wanted to hear the request. Mr. Cummings stated that they need to make sure where the tower is to be constructed and how high. Mrs. Klinefelter suggested the project be heard by the Planning Commission.

Mrs. Klinefelter asked Mr. Coxie for a report on the EGIS Engineering situation. Mr. Coxie reported that there is an ongoing investigation and staff is not allowed to discuss the issue.

Concept Hearing: Bill Majors; This project was scheduled in error for this meeting. Mr. Coxie stated that an emergency waiver was issued for this project. Josh Whisenhunt said that the first building will be the car sales and detail shop. The second building will be a tire shop and also used for light mechanical work. The third building will be used for something auto related in the future and the fourth building will be a motorcycle repair shop. Mrs. Klinefelter asked why the emergency waiver was issued and how many cars are planned on the site. Mr. Majors replied that he needed the space to store his equipment and no more than 20 cars are planned on site at a time. He plans to sell the cars over the internet. Mr. Cummings asked about hours of operation, which Mr. Majors replied 8:00 a.m. to 6:00 p.m. Mrs. Klinefelter asked about water on the property. Mr. Majors reported that there is a commercial well onsite to serve all buildings.

Adjournment:

With no other business on the agenda for April 12, 2010 Jim Brawner made a motion to adjourn. The meeting adjourned at 8:00 p.m.



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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, APRIL 19, 2010, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:02 p.m. A quorum was established with five members present. They were: Sarah Klinefelter, Randall Cummings, Ray Edwards, Carl Pride, and Frank Preston. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek.

Mr. Coxie read a statement outlining the procedures for the meeting.

Review and Action:

Minutes: March 2010, with no changes or additions a motion was made by Randall Cummings to approve the minutes as written. Seconded by Frank Preston. The motion to approve the minutes was unanimous.

Final Vote:

Bee Creek Storage: request by John Padgett for a mini-storage facility for residential family use located at 772 Bee Creek Road. Mrs. Klinefelter summarized a letter received from Don Ingrum representing Doris Imogene Rogers whose husband developed Greenbriar Subdivision. The letter summarized that the original restrictive covenants prohibited anything but residential uses within the subdivision. Mr. Coxie clarified the items requested by the Commission at the last meeting. He stated that before this request could be approved, the City of Branson must annex the property for sewage purposes. Mr. Padgett stated that the City informed him that they won't annex that area for several years. He spoke to the City Planner this day which did not give him time to get a letter for the Commission. He has a permit to hook to the County Sewer. The City does not require hard surfacing or terracing. Plans are to do a type of berm. Mr. Padgett presented a site plan outlining the locations of the lighting, grave lot, and grass terrace. The hours of operation planned, will be from 8 a.m. to 6 p.m. Mr. Coxie discussed the 30' between the project and the residential area, and that there is a buffer zone there. Mr. Edwards discussed the compatibility to the surrounding area, and made a motion to deny based upon incompatibility to the surrounding area and buffering. Randall Cummings seconded. The vote to deny was unanimous.

Concept:

Bill Majors: request to construct 4 commercial buildings located at 13159 St. Hwy. 160. This concept was heard at the last meeting due to an error in notification. Public Hearing will be held at the May meeting. No public was present to discuss the project. Discussion followed regarding emergency waivers. This project will proceed to public hearing next month.

Permit renewal request:

Mt. Branson Townhomes, request by Ross Vogel for a third renewal on permit #07-25. Mr. Coxie clarified the request. Mr. Vogel was present to address questions from the Commission. He stated that nothing has changed since approval was given. Frank Preston made a motion to renew the permit. Carl Pride seconded. The vote to approve was unanimous.

Old and New Business:

Mr. Coxie updated the Commission regarding EGIS engineering and the Code book. Meetings will be set up to discuss ideas for a new code. Mr. Pennel reported that there will be four County Commission meetings and invited the Planning Commission to attend. He also reported that Jim Brawner and Joey Staples have resigned from the Commission and asked for any ideas for members. Mr. Preston suggested an ad in the newspaper.

Adjournment:

With no other business on the agenda for April 19, 2010 the meeting adjourned at 6:30 p.m.



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APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

10-10

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: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Cabins @ Branson Creek

NAME OF APPLICANT: Branson Development L.L.C.
(Must be owner of record)

SIGNATURE: Scott Bailey DATE: 4-27-10
(Must be owner of record)

MAILING ADDRESS: 100 Branson Creek Blvd.

TELEPHONE NUMBER: 417-334-7818

Representative Information

NAME OF REPRESENTATIVE: Scott Bailey

MAILING ADDRESS (rep.): 100 Branson Creek Blvd.

TELEPHONE NUMBER (rep.): 417-527-5946

Property Information

ACCESS TO PROPERTY (street # and name): _____

Branson Creek Blvd.

Number of Acres (or sq. ft. of lot size): 632

PARCEL #: 17-8.0-34-000-000-001.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 27 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Cabins @ Branson Creek

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

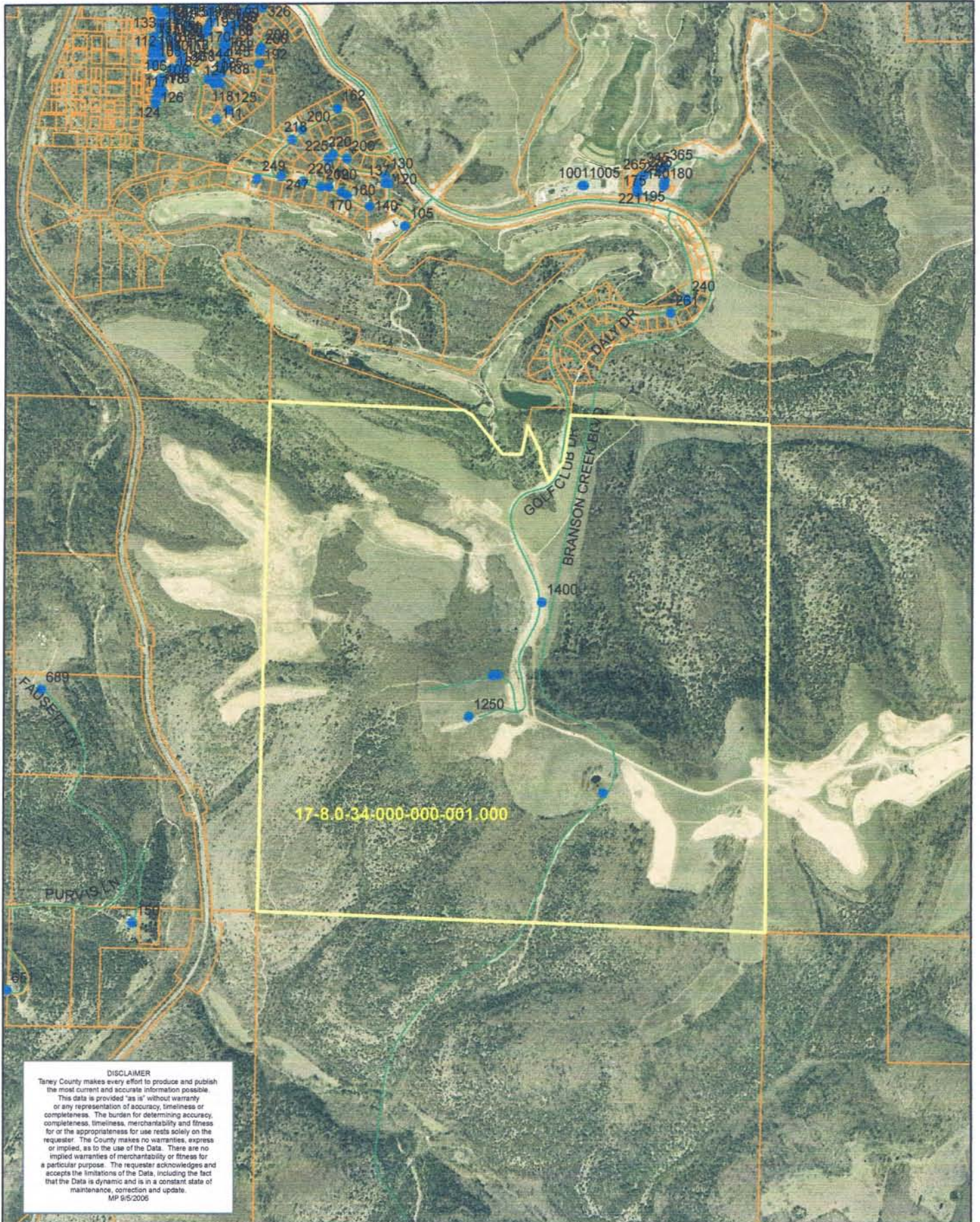
- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)

2004-units of Cabin style product
complete with riding stables, and additional
amenities.



Cabins at Branson Creek



DISCLAIMER
 Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.
 MP 9/5/2005



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10-08

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: Environmental Learning Campus

NAME OF APPLICANT: _____
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

Representative Information

NAME OF REPRESENTATIVE: Global Resources for Environmental Education and Nature
Keith Kinkade

MAILING ADDRESS (rep.): P.O. Box 99 Bloomsdale MO 63627

TELEPHONE NUMBER (rep.): (573) 483 3100 (417) 559 5071

Post-It® Fax Note	7671	Date	4-26-10	# of Pages	14
To	EDDIE WOLFE	From	MARIA		
Co./Dept.		Co.	42		
Phone #		Phone #	546 7225		
Fax #	334-5151	Fax #			

Revised 12/19/03

Property Information

ACCESS TO PROPERTY (street # and name): 903 Reno Springs Rd
Walnut Shade MO. 65771

Number of Acres (or sq. ft. of lot size): 131.20 Acres

PARCEL #: 06-6.0-14-000-000-002,000
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 14 **TOWNSHIP:** 24 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ **BLOCK #** _____

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

- Commercial
- Multi-Family
- Residential
- Agricultural
- Multi-Use
- Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant
- Individual
- Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential
- Multi-Family
- Commercial
- Industrial
- Special Use
- Other - Explain: _____

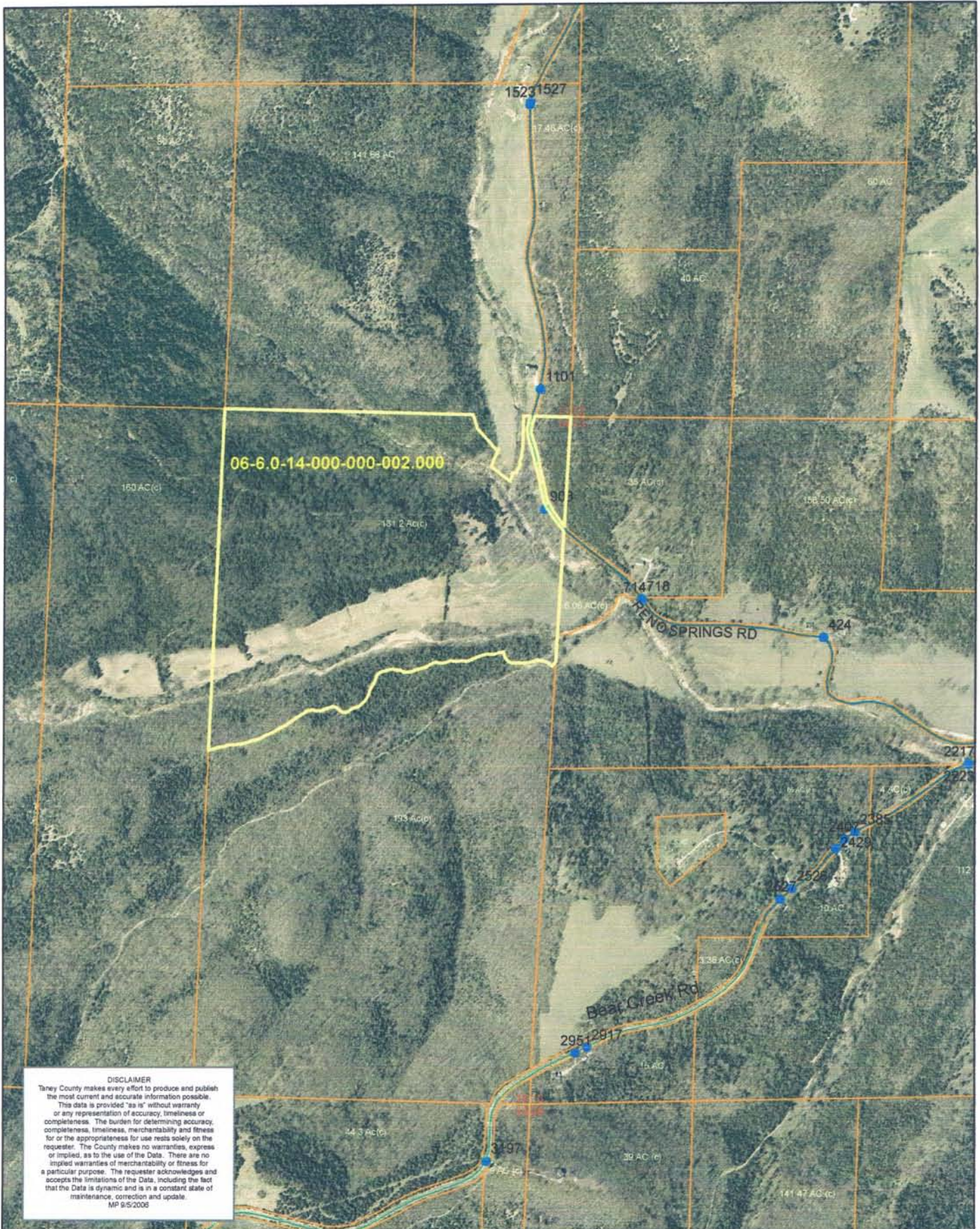
Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

The Request for Zonings: Parcel ID 06-6.0-14-000-000-002.00

This is a request to create sustainable employment and economic development opportunities by creating a definitive and permanent Environmental Learning Campus for the education of students, professionals and the general public from around the world. Using projected growth this project should create 5-10 new and sustainable jobs. It will provide internships for national and international college and graduate students seeking careers in the ecological, zoological, veterinary medicine and ecotourism and other areas of study. It will provide a curriculum and field site experience for thousands of grade school, high school children and youth groups from the area strengthening their ecological knowledge. We will have classrooms, offices, plus small gift store in existing building on property. We may house native wildlife that would be approved and requested by the Missouri Department of Conservation. We will add USDA approved habitats of 5,000 to 15,000 sq ft each for 18-20 tigers. Three cabins and a barn/equipment storage will be added to back of property for care takers. A visitor center and classrooms will also be added to property.



Environmental Learning Campus



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MP 9/5/2008



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**APPLICATION FOR CONCEPT
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10-09

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NAME OF PROJECT: CELL TOWER PROJECT

NAME OF APPLICANT: BRANSON W&D L.L.C.
(Must be owner of record)

SIGNATURE: [Signature] DATE: 4/28/2010
(Must be owner of record)

MAILING ADDRESS: 4000 BRANSON AIRPORT BLVD

TELEPHONE NUMBER: 417-334-7813

Representative Information

NAME OF REPRESENTATIVE: BRUCE B. CRAWF

MAILING ADDRESS (rep.): 4000 BRANSON AIRPORT BLVD

TELEPHONE NUMBER (rep.): 417-334-8256

Property Information

ACCESS TO PROPERTY (street # and name): BRANSON CREEK BLVD
#491

Number of Acres (or sq. ft. of lot size): 33

PARCEL #: 20-2.0-10-000-000-001.003
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 10 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

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

- Commercial
- Multi-Family
- Residential
- Agricultural
- Multi-Use
- Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant
- Individual
- Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential
- Multi-Family
- Commercial
- Industrial
- Special Use
- Other - Explain: _____

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THIS PROJECT WILL CONSIST OF A 170'
TALL ~~BE~~ SELF SUPPORTING CELLULAR
PHONE TOWER STRUCTURE TO ACCOMMODATE
UP TO FIVE CELLULAR SERVICE PROVIDERS.
CURRENTLY ONLY ONE PROVIDER HAS LEASED
SPACE ON THE TOWER.

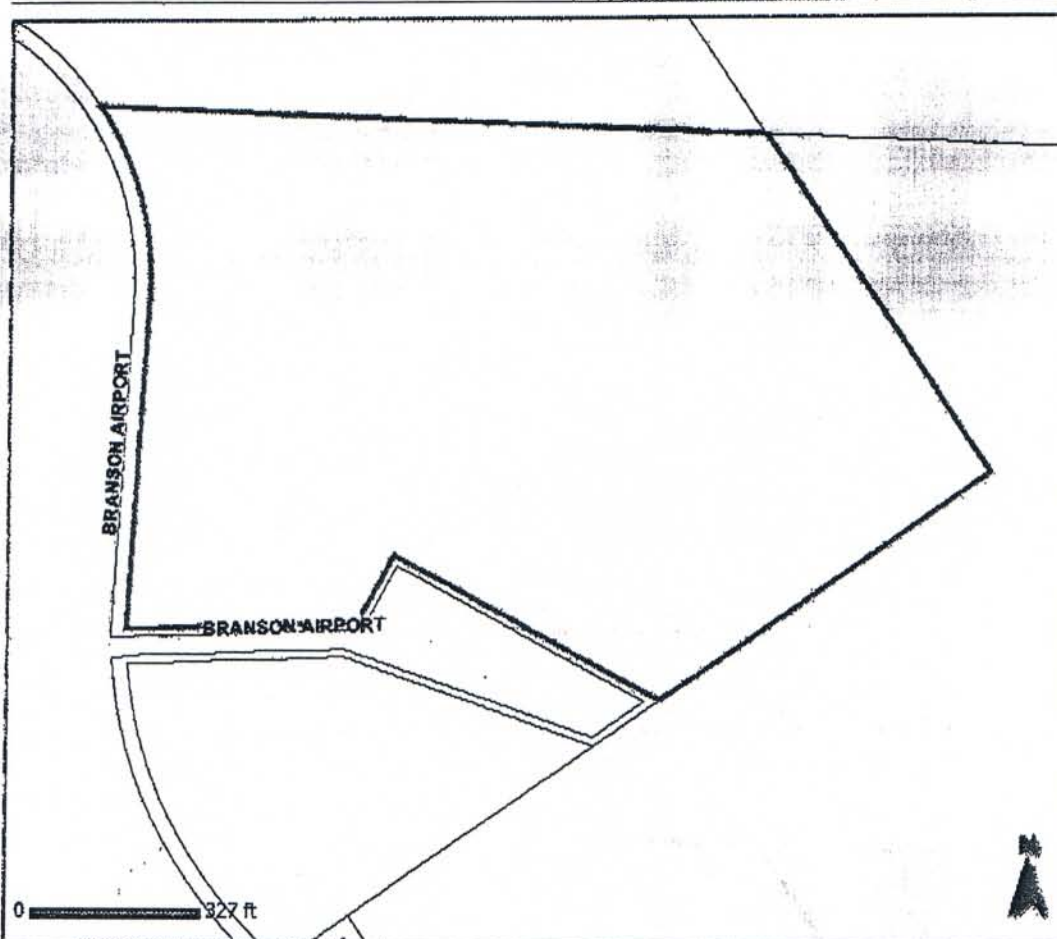
THERE WILL BE NO OTHER USES. NO
WATER OR SEWER SERVICE. ONLY
ELECTRIC & TELEPHONE UTILITIES.

FAA 7460 HAS BEEN APPROVED. PROJECT
DOES NOT CONFLICT OR INTERFERE WITH
AIRPORT OPERATIONS - PRESENT OR FUTURE.
CER (ADJACENT PROPERTY OWNER) HAS GIVEN WRITTEN
APPROVAL

Taney County, MO



Date Created: 4/28/2010
Map Scale: 1 in = 327 ft



Overview



Legend

- Townships
- Corporate Limits
- Lakes
- Roads
- Parcels

Parcel ID 20-2.0-10-000-000-001.003
Sec/Twp/Rng 10-21-22
Property Address 491 BRANSON AIRPORT BLVD
 HOLLISTER

Alternate ID N/A
Class
Acreage 33.00

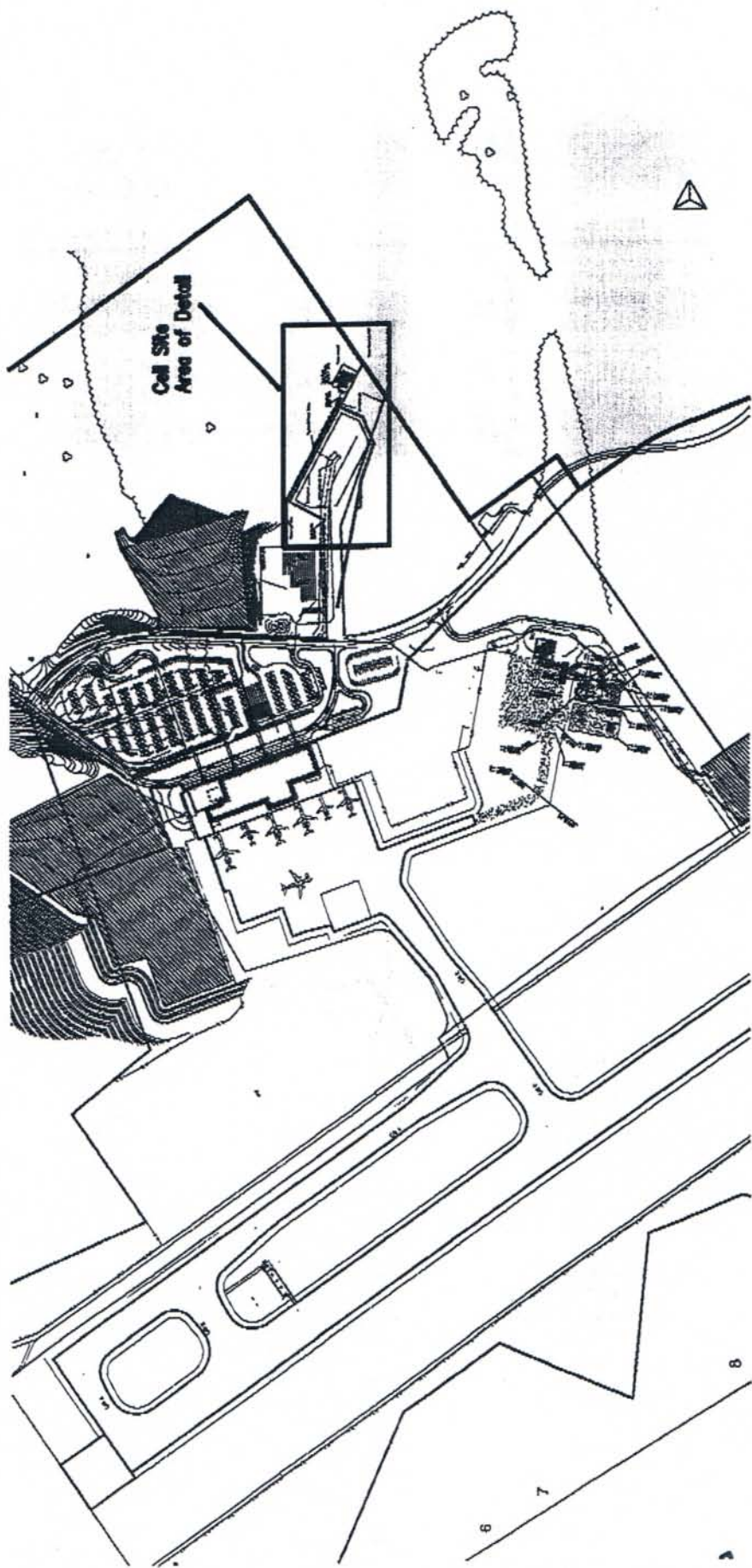
Owner Name BRANSON LAND LLC
Owner Address BRANSON LAND LLC
 4000 BRANSON AIRPORT BLVD
 HOLLISTER MO 65672

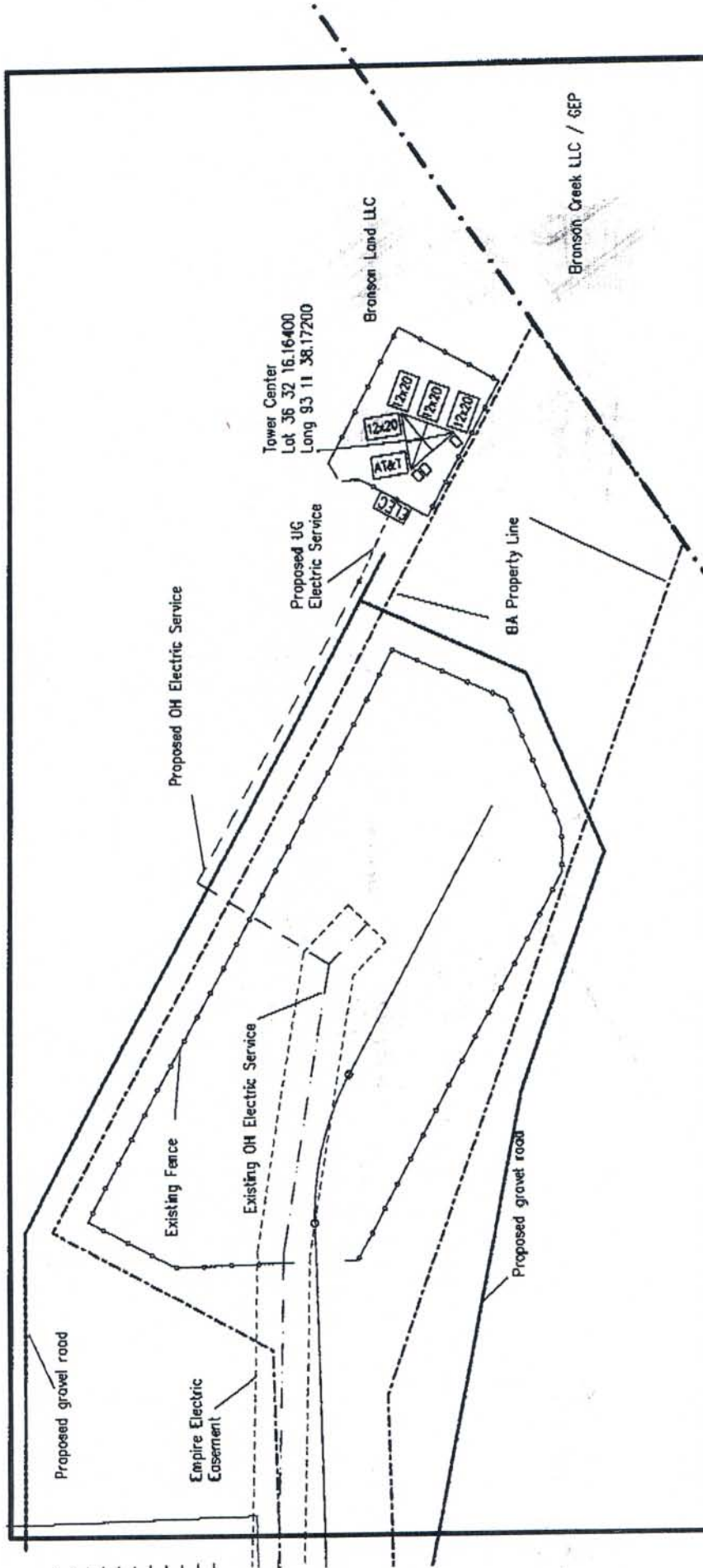
District 5CWX
Brief Tax Description PT E2NW4 & PT W2NE4
 (Note: Not to be used on legal documents)

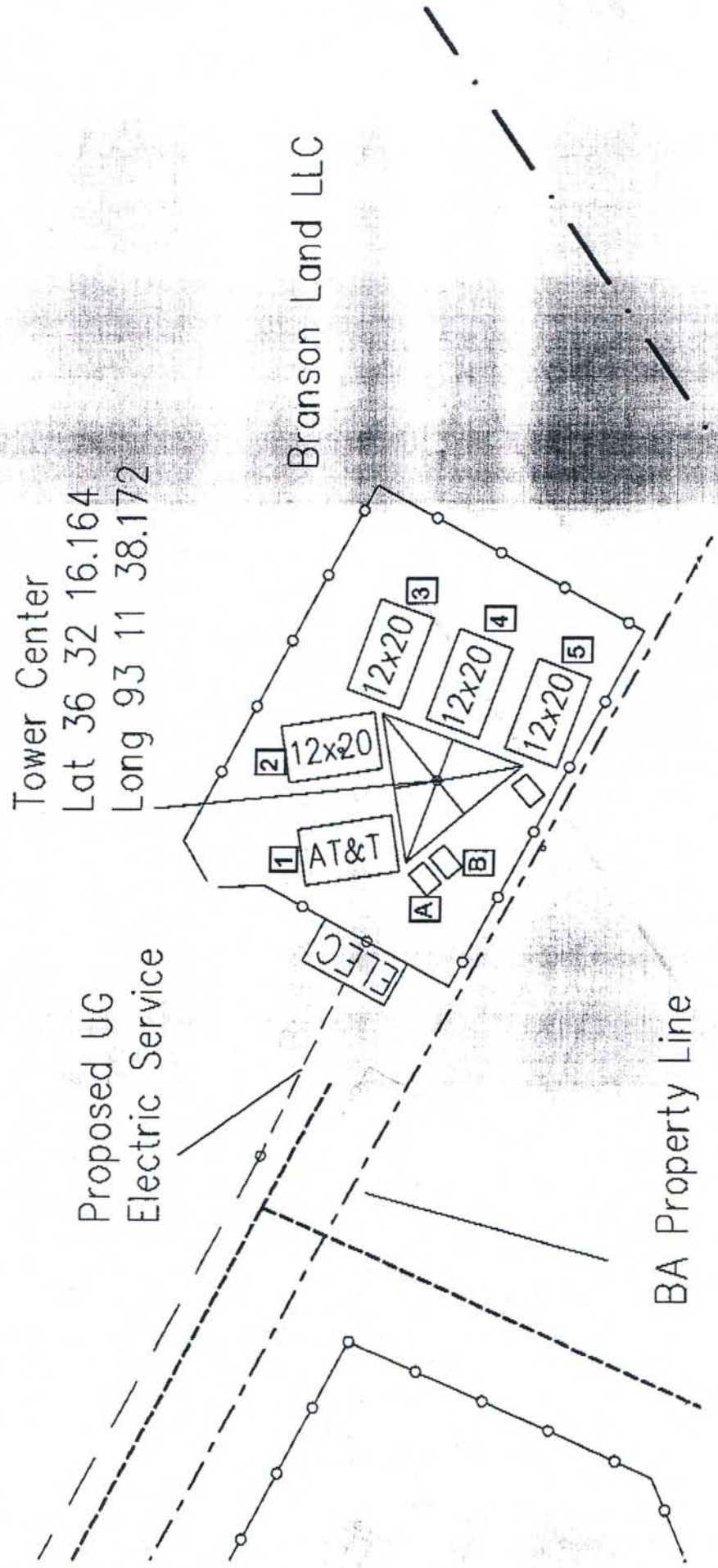
Last Data Upload: 4/28/2010 1:03:22 AM



developed by
 The Schneider Corporation
www.schneidercorp.com









Branson Airport Cell Tower Project

