



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 14, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearing:

Branson Land, LLC
Cabins at Branson Creek
Raintree Disposal Maintenance Shop

Permit Renewal Requests:

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BRANSON LAND, LLC
JUNE 14, 2010
#10-7

Public Hearing for Branson Land, LLC at 491 Branson Creek Blvd. Sec. 10 Twp. 21 Rng. 22 in the Oliver Township.

The applicant requests approval to construct a cellular phone tower.

History: Approved for concept May 10, 2010. The applicant asked for administrative approval in April, however the Planning Commission asked that the Division III process be followed.

General Description: The subject property is located at 491 Branson Creek Blvd. The adjoining properties to the request consist of commercial.

Review: The proposed site will consist of a 170' self supporting cellular phone tower to accommodate up to five cellular service providers. The project scored +9 out of a possible 25 on the policy checklist. There were no negative scores.

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 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 letter from the Fire District and FAA.
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).



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
CABINS AT BRANSON CREEK
JUNE 14, 2010
#10-10

Public Hearing for Branson Development, LLC at Branson Creek Blvd. Sec. 10 Twp. 21 Rng. 22 in the Oliver Township.

The applicant requests approval to construct a cabin style project.

History: Approved for concept May 17, 2010.

General Description: The subject property is located at Branson Creek Blvd. The adjoining properties to the request consist of agriculture and residential.

Review: The proposed site will consist of 276 units of cabin style product complete with riding stables and additional amenities. The project scored +3 out of a possible 85 on the policy checklist. Items receiving a negative score were: emergency water supply, waste disposal service, slopes, pedestrian circulation, traffic, lot coverage.

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 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 letter from the Fire District and FAA.
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).



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
RAINTREE DISPOSAL MAINTENANCE SHOP
JUNE 14, 2010
#10-11

Public Hearing for Raintree Disposal Maintenance Shop located at 21209 US Hwy. 160 Sec. 36 Twp. 24 Rng. 20 in the Swan Township.

The applicant requests approval to construct a building to be used for an office and maintenance.

History: Approved for concept May 10, 2010.

General Description: The subject property is located at 21309 US Hwy. 160, Kissee Mills. The adjoining properties to the request consist of agriculture and residential.

Review: The proposed site will consist of a 50' x 72' building with office in front. The project scored -5 out of a possible 77 on the policy checklist. Items receiving a negative score were: stormwater drainage, air quality, use compatibility, utilities, screening, waste containers, screening of outdoor equip, industrial landscape buffers.

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 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 letter from the Fire, Sewer and MoDot.
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).