



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, AUGUST 9, 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:

Shooting Berm
Altom Construction

Permit Renewal Requests:

Hwy. 65 Multi-Use Complex

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SHOOTING BERM
AUGUST 16, 2010
#10-14

Public Hearing for a shooting berm in the Branson Township, Sec. 22 Twp. 23 Rng. 22.

The applicant, Lyle Sankey is requesting approval to develop property for a building for classes and a dirt berm for private target shooting.

History: Approved for Concept July 19, 2010.

General Description: The subject property contains approximately 24 acres. The adjoining properties to the request consist of agriculture.

Review: The proposed site will consist of one new structure, along with an existing residence, barn, and out building. The property is serviced by individual septic and well. The project received a -4 score on the new policy checklist, out of a possible 67. Policies receiving a negative score consist of right of way, waste disposal 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 (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts.
3. No outside storage of equipment or 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 (Chapter 3 Sec. I Item B).
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Project: Shooting berm

Permit: 10-14

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	4	6.0%	3	12.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	2	33.3%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	-10		
emergency water supply				
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	24	12		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	0		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering	6	6		
water system service	6	0		
Importance Factor 2			1	16.7%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	2		
residential privacy	4	0		
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1	2	2		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by: *Jonathan Coxie*
 Date: *June 30, 2010*

Project: Shooting berm

Permit#: 10-14

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads waste disposal service
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *June 30, 2010*

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
ALTOM CONSTRUCTION OFFICE
AUGUST 9, 2010
#10-16

Public Hearing for Altom Construction Office in the Jasper Township, Sec. 34 Twp. 24 Rng. 21.

The applicant, Kevin Altom is requesting approval to develop property for an office building and yard for storage of construction equipment and fuel.

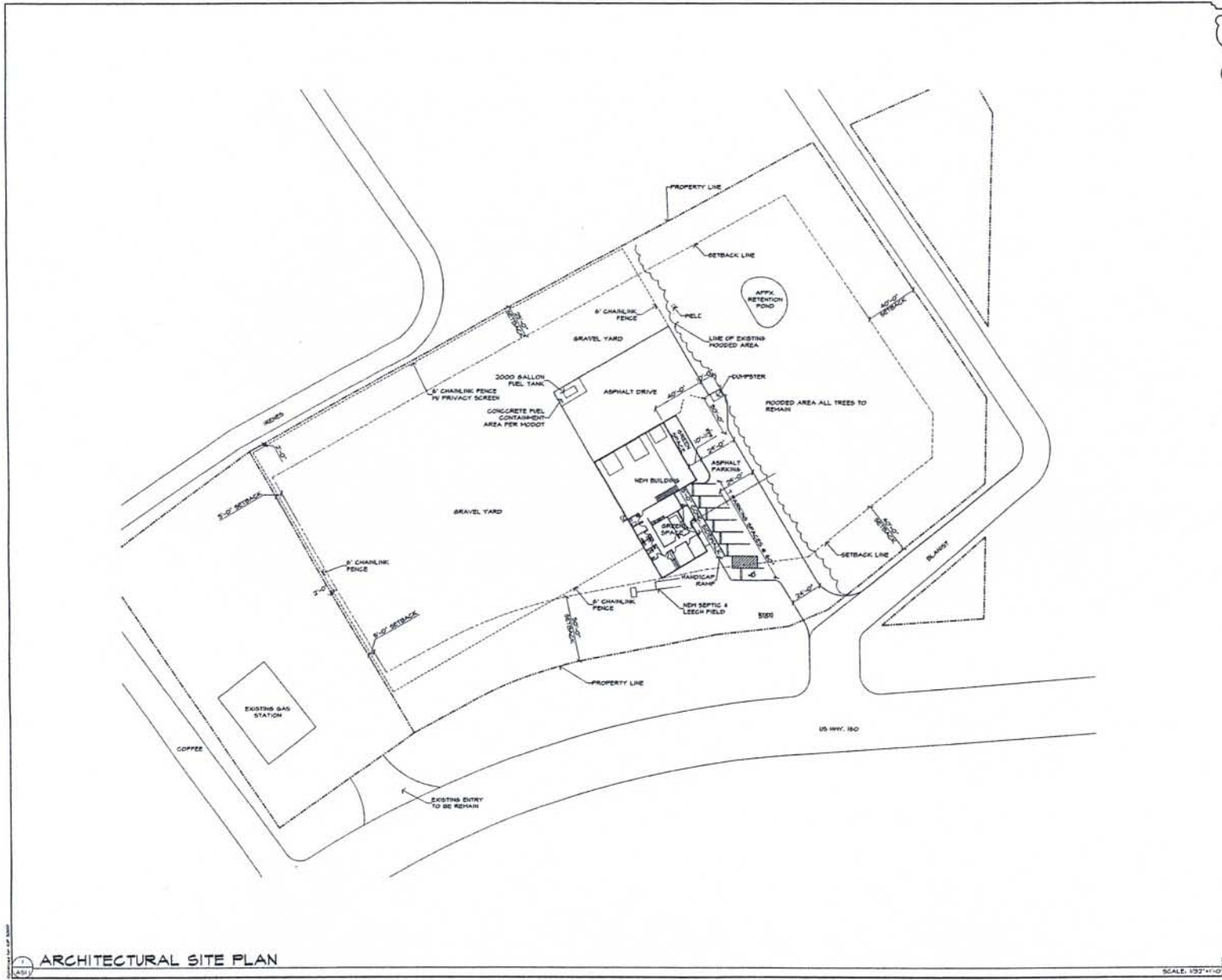
History: Approved for Concept January 20, 2008, permit approval March 16, 2009. Request for renewal June 21, 2010. The permit expired before the request to renew was received. The June meeting was allowed to be the concept hearing with this project to proceed to the next scheduled public hearing. The applicant did not appear for the scheduled hearing in July, therefore the Planning Commission voted to rehear the request.

General Description: The subject property contains approximately 3.54 acres and is completely within the floodplain. The adjoining properties to the request consist of residential, commercial and agriculture.

Review: The proposed site will consist of one structure. The property is serviced by individual septic and well. The project received a -44 score on the new policy checklist, out of a possible 77. Policies receiving a negative score consist of: right-of-way/roads, emergency water supply, waste disposal service, air quality, use compatibility, utilities, screening/waste containers, industrial landscape buffers, water system, 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 (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or 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 (Chapter 3 Sec. I Item B).
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).



DATE: 1-14-2009
 JOB NO: 08840
 DWG. NO: AS1
 DRWN. BY: dm
 CHKD. BY: rr

REVISIONS:
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 ▲
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TREAT
 ARCHITECTS, P.C.
 Post Office Box 1542
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 Branson, Missouri
 Ph: 417-336-2015
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CONSULTANTS

For Planning Dept. Review
 Not For Construction

PROJECT
 NEW BUILDING FOR:
AL TOM
 CONSTRUCTION OFFICE
 ADDRESS

DRAWING
 ARCHITECTURAL
 SITE PLAN

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OWNERSHIP OF DOCUMENTS
 The undersigned hereby certifies that the design and construction of the project shown on this drawing were prepared by the undersigned or under the direct supervision and control of the undersigned. The undersigned is a duly licensed and registered professional engineer in the State of Missouri. The undersigned is not responsible for any errors or omissions on this drawing or any other drawings or documents prepared by or for the undersigned or any other person or entity, whether or not such errors or omissions are caused in whole or in part by the negligence of the undersigned or any other person or entity, and the undersigned shall not be held liable for any such errors or omissions. The undersigned is not responsible for any errors or omissions on this drawing or any other drawings or documents prepared by or for the undersigned or any other person or entity, whether or not such errors or omissions are caused in whole or in part by the negligence of the undersigned or any other person or entity, and the undersigned shall not be held liable for any such errors or omissions.

SHEET NO.
AS1.1
 OF SHTS.

ARCHITECTURAL SITE PLAN

SCALE: 1/32"=1'-0"