



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, AUGUST 16, 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, July 2010

Final Votes:

*Shooting Berm
Altom Construction*

Concepts:

*Sunset Hills Lot Split of Lot 12
Tri-Lakes Motors
Alsop Vacation Cabin*

Permit Renewal Requests:

Old and New Business:

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

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

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, Ray Edwards, Carl Pride, Mark Blackwell, Susan Martin, and new member Rick Caudill. Staff present: Eddie Coxie and Bonita Kissee.

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

Public Hearings:

Watkins Subdivision Amended Plat of Lots 3-4: request to develop three residential lots located at St. Hwy. 176 in a previously platted subdivision. Mr. Coxie read the staff report, and presented pictures and a video of the site. The property owner Mr. Watkins addressed questions from the Commission. No one signed up to speak. This project will proceed to final vote next week.

Spring Creek Park Lot 13: request to split one lot into three located at 203 Blackberry Drive. Mr. Coxie read the staff report and presented pictures and a video of the site. Rod Phillips pointed out the location of his property and stated concerns regarding availability of water, traffic, substandard road, density, and stormwater runoff. Mr. Gillam addressed questions from the Commission. He stated a new well could be drilled on his property, and if the current one can't handle the added households he would do this. Mr. Coxie reminded the Commission that any new structures would need to be placed on central sewer because of lot size. Mr. Gillam stated that his purpose of splitting off the property would be to build a house to sell or rent. There are some restrictive covenants to the original subdivision which are out dated. The Commission informed Mr. Gillam that they do not enforce private restrictions. The sewer line runs along the center of the road. Mrs. McHaffie who is a neighbor stated the roads are private at this time. This project will proceed to final vote next week.

National Institute of Marriage: request to operate a marriage counseling resort at 210 Ella Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Coxie stated that this property was approved a few years ago for a bed and breakfast, but did not proceed. He also stated that Ella Lane is not a platted road easement. The project will be done in phases. There is 10.22 acres contained on the site. Rod Redard a property owner off Sunset Inn Road stated concerns regarding if the stated use would be monitored and if the applicant has proper credentials to do counseling. He was also concerned with, road size, traffic, noise, density, environmental impact, wastewater disposal, and if the road would be upgraded. Gary Gindlesberger of 217 Ella Lane, voiced concerns regarding noise, property values, and road conditions. Mr. Gindlesberger presented a plat showing Ella Lane accessing his property. Bob Schanz, who lives on Hillman Dr. which abuts this property, had concerns regarding property values, traffic, road conditions, density, compatibility, and wastewater disposal. Dennis Moore who owns agricultural land along Sunset Inn Road, was concerned with traffic safety, noise, vandalism, and compatibility. Barry Schole who lives off Ella Lane stated that he is familiar with this organization and that they are very reputable. He feels they would be good neighbors. Ella Lane ends at his property and he stated the easement issue was taken care of years ago. Bill Davis who lives off Sunset Lane, was concerned with increased traffic, compatibility, and property values. Mark Pyatt and Brad Hoffman representing the request addressed the concerns of the people and the Commission. Mr. Hoffman presented a revised plan and examples of the cabins. Ella Lane is owned by the National Institute of Marriage. The church and counseling will be combined into a multi-use building, according to Mr. Hoffman. Mr. Pyatt, Co-President addressed accreditation, credibility, track record, and stated that the program has been in existence for 10 years in this area under Gary Smalley. The easement issues have been discussed with the property owners. Mr. Paulson discussed if the cabins are built and the business moves, the use would be established. Mr. Hoffman stated that the cabins would have to be sold separately because of the way this institution is set up. He explained that with the size of the property the density could be up to 4 dwelling units per acre, proving this to be a less dense use compared to a single family dwelling neighborhood. Mr. Preston asked if the residents leave the property during their stay. Mr. Pyatt stated that they don't do a lot of going in and out of the property. Discussion followed regarding the easement. This hearing will proceed to final vote next week.

Environmental Learning Campus: request to operate a learning campus from an existing site located at 903 Reno Springs Road. Mr. Coxie read the staff report and presented pictures and a video of the site. No one was present to represent the project. This project will not be heard at this meeting. The property owner who was present voiced some concerns about the traffic, and safety.

Altom Construction Office: Postponed until next month, by the applicant. The Commission directed staff to place a stop work order on the property.

Permit Renewal Request:

Fountains on Fall Creek: request to renew permit #06-42 approval for a mixed use development located at 3855 Fall Creek Road. Mr. Coxie clarified the request and gave history of the project. Mark Ruda explained that because of the economy the project has not been started. Mr. Preston asked if any changes have been made. There were not. Mr. Preston made a motion to approve the renewal. Shawn Pingleton seconded. The vote to approve the renewal was unanimous.

Greer Condominiums: request to renew permit #05-61 for a timeshare project located at St. Hwy. 265 and Gunner Hill Road. Mr. Coxie clarified the request and stated that this extension would be the third and last one for this project. Mr. Ruda explained the location and request. This project was not started because of the economy. Mr. Preston made a motion to approve the extension. Shawn Pingleton seconded. The vote to approve was unanimous.

Old and New Business:

Zoning Districts: Mr. Coxie referred to the packet information with the requested changes to the zoning districts. Discussion followed regarding RV/manufactured home parks, zero lot lines, and pud's. James Strahan, County Assessor, discussed moving forward and suggested not sending the changes to the County Commission until more information can be gleaned and public comment obtained. Mr. Paulson clarified that this recommendation would only be a part of the Code for the County Commission to work from to put before the public, and that there is no new Code at this particular time. Mr. Coxie read the proposed districts. Shawn Pingleton made a motion to move forward and present the changes of the zoning districts to the County Commission. Susan Martin seconded. The vote to approve was unanimous.

Airpark: Mr. Coxie updated the Commission on the recent developments.

Mileage: Mr. Coxie reported that the County Commission has reduced the mileage rate 10 cents a mile.

Adjournment:

With no other business on the agenda for July 12, 2010 the meeting adjourned at 8:15 p.m.



TANEY COUNTY PLANNING COMMISSION

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

MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 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 6:00 p.m. A quorum was established with six members present. They were: Sarah Klinefelter, Randall Cummings, Ray Edwards, Rick Caudill, Shawn Pingleton, and Susan Martin. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

Mr. Coxie read a statement outlining the procedures for the meeting and presented the exhibits.

Review and Action:

Minutes: June 2010, with no changes or additions a motion was made by Ray Edwards to approve the minutes as written. Seconded by Susan Martin. The motion to approve the minutes was unanimous.

At this time Mrs. Klinefelter along with the Planning Commission presented Mr. Joey Staples a letter of appreciation thanking him for his service on the Planning Commission.

Final Votes:

Watkins Subdivision Lots 3-4: request to develop three residential lots located at Walnut Shade, St. Hwy. 176. Mr. Coxie clarified the request. Discussion followed regarding protecting neighboring equities. After discussion Rick Caudill made a motion to approve based upon the decision of record. Ray Edwards seconded. The vote to approve was unanimous.

Spring Creek Park Lot 13: request to split one lot into three located at 203 Blackberry Dr. Mr. Coxie clarified the request and presented exhibits requested from the last meeting by the Planning Commission. The community well should be addressed with a statement regarding if it has capacity to serve the added structures. Wastewater also should be addressed before the certificate of conformance is issued. Discussion followed regarding added traffic and if the road is County maintained. Mr. Coxie stated that the community would have to bring the road up to County Road



Standards before the County would take it in. The property is surrounded by City of Branson. The applicant stated he will dig a well if the community well would not let him hook on. Also the property will be hooked to City sewer. Mr. Pingleton discussed splitting the property into two lots instead of three. The applicant stated that if he can't split into three parts he would consider two. Stormwater retention was discussed and that it wouldn't be a problem with this topography. Mr. Caudill discussed splitting the property into two lots and placing a well on the property then made a motion to approve based upon the decision of record with the change of splitting into two lots with a well to be dug and with the existing structure hooking onto City sewer. The new split shall be known as Lot 13B, and will be a minimum 11,000 sq. ft. minimum. Seconded by Susan Martin. The vote to approve was unanimous.

National Institute of Marriage: request to operate a marriage counseling resort located at 210 Ella Lane. Mr. Coxie clarified the request and explained that there was a change in the request, regarding eliminating the two counseling centers, and making the chapel a multi purpose building. He stated that in order to bring Ella Lane up to County standards and keep the trees they could put the trees in the middle of the road. Discussion followed. The existing easement will be honored according to Mr. Pyatt, who reported a DNR approved treatment plant will be used if needed. Mr. Edwards felt the road should be built first. The applicant would want to start with a couple of over night rooms and start the road improvement as the project proceeds. Mr. Caudill was concerned about the wastewater system and the lake before the new system is built. DNR rules state that when the fifth cabin is built the treatment plant must be ready to go online. Mr. Nosalek stated that before Division II Permits are issued a working wastewater system should be in place. Mr. Pingleton discussed buffering, that the property is well buffered and that the natural buffer should be left. Mrs. Martin asked if any loud speakers would be used. Mr. Cummings asked about lighting. Mr. Pyatt stated that a quiet environment is planned and outdoor lighting would be low level, decorative and unobtrusive. After discussion a motion was made by Rick Caudill to approve based upon the decision of record with the addition of, before construction is started, 458' of Ella Lane is improved up to County Road Standards, and before the project is done, Ella Lane is finished to County Road Standards to the end. Seconded by Susan Martin. The vote to approve was unanimous.

Environmental Learning Center: request to operate a learning campus from an existing site located at 903 Reno Springs Road. Postponed indefinitely.

Concept:

Shooting Berm: a request to operate a shooting range with target shooting, defensive shooting classes and gun safety training located at 3943 Sycamore Church Road. Mr. Coxie pointed out the location. Lyle Sankey the applicant, explained his request, and stated that a vegetative buffer can be planted if necessary; there is a natural berm for stormwater runoff. He plans to feed the wildlife and make the property safe environmentally. The property is ¼ of a mile from the residences. Mrs. Martin was

concerned about kids from the school who run on Sycamore Church road. Mr. Sankey reported that it is almost eight miles from the school and that the property is well buffered, and the shooting will be away from the road. Mr. Sankey lives on this property. He stated that the shooting will not be done more than a couple of times a month. Two representatives from Canovi and Associates who will do the training spoke to the Commission regarding their classes. Discussion followed regarding walking trails and the safety of those. Hours of operation would be 8 to 5 two days a week, no Sundays. This property will proceed to public hearing next month.

Permit Renewal Request:

There were none.

Old and New Business:

Mr. Coxie updated the Commission on the Altom project. The Commission does not want anything more done on the property until the applicant is back before them.

Updates were also given by Mr. Coxie regarding the Airpark, Linda Church, and Environmental Learning Center.

Adjournment:

With no other business on the agenda for July 19, 2010 the meeting adjourned at 7:50 p.m.



TANEY COUNTY PLANNING COMMISSION

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

10-17

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

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: Sunset Hills Lotsplit Lot 12

NAME OF APPLICANT: Oran West, Jr.
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 7-22-10
(Must be owner of record)

MAILING ADDRESS: 101 Junco Dr. Neelville, Mo. 65677

TELEPHONE NUMBER: 417-335-8803

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 101 Jimo Dr.

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

PARCEL #: 17-4.0-18-004-005-012.000

(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: _____ TOWNSHIP: _____ RANGE: _____

NAME OF SUBDIVISION (if applicable): Sunset Hills

Lot # (if applicable) 12 BLOCK # NA

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 # City of Ballwin

WATER SUPPLY SYSTEM:

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

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

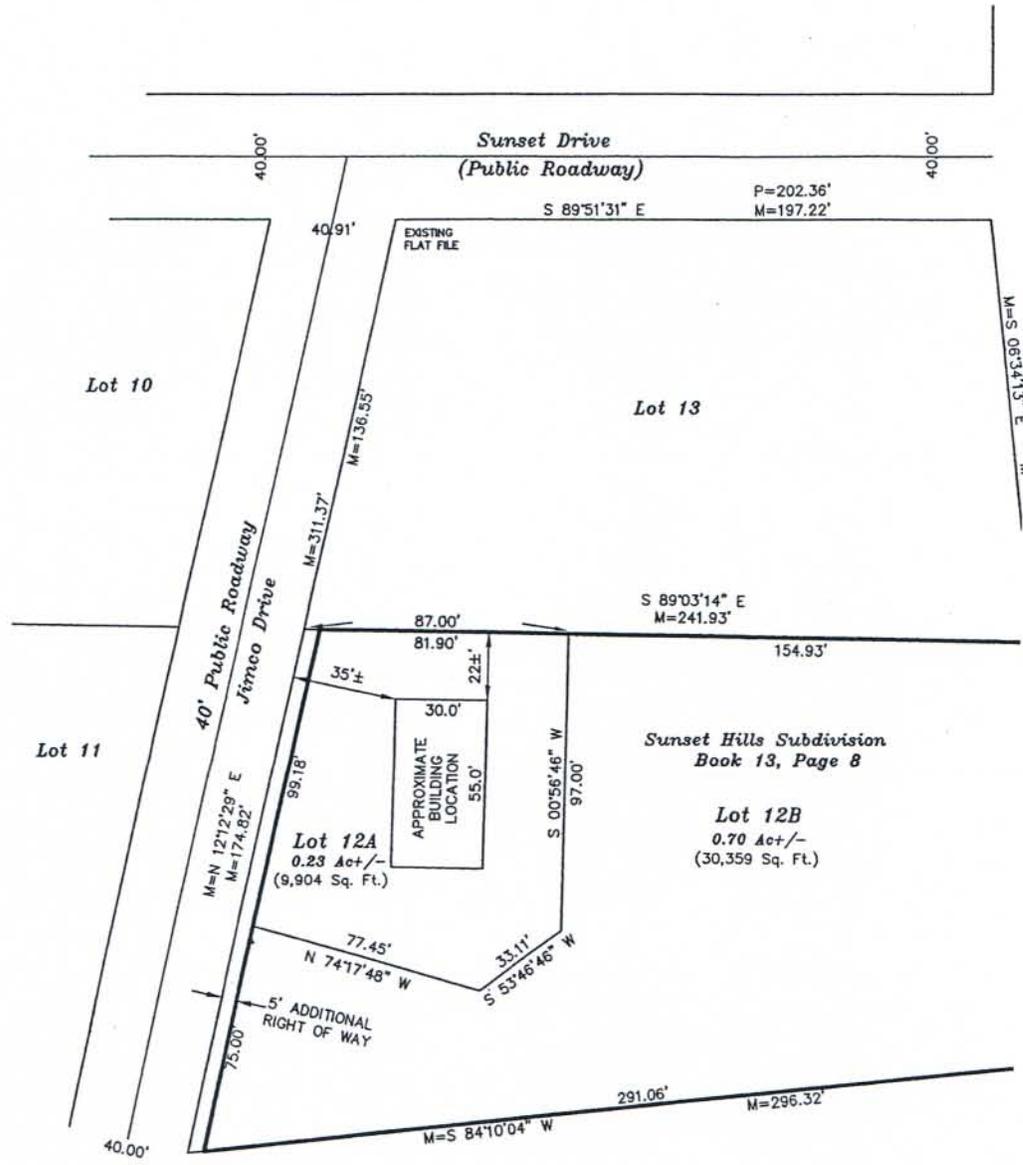
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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.)

splitting property for family

Lot 12
Sunset Hills Subdivision
S18-T22N-R21W
Taney County, Missouri
5th Principal Meridian



GRAPHIC SCALE



Sunset Hills Lot Split Lot 12





TANEY COUNTY PLANNING COMMISSION

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

10-18

APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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: Tri-Lakes Motors

NAME OF APPLICANT: Tri-Lakes Motors
(Must be owner of record)

SIGNATURE: RB by Dave Williams **DATE:** 7/28/2010
(Must be owner of record)

MAILING ADDRESS: 2119 E. Division Springfield, Mo
65803

TELEPHONE NUMBER: 417-818-8415

Representative Information

NAME OF REPRESENTATIVE: Williams Construction Inc
ATTN: Dave Williams

MAILING ADDRESS (rep.): 2119 E. Division Springfield, Mo
65803

TELEPHONE NUMBER (rep.): 417-818-8415

Property Information

ACCESS TO PROPERTY (street # and name): Hy F

Number of Acres (or sq. ft. of lot size): 16.71

PARCEL #: 08-2.0-09-000-000-039-000

(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: 9 NW¹/₄ SW¹/₄ TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Trig-Lake Motors

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: _____



Tri-Lakes Motors



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 9/5/2006



TANEY COUNTY PLANNING COMMISSION

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

10-19

APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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: VACATION CABIN

NAME OF APPLICANT: Thomas R. Alsoy (Must be owner of record)

SIGNATURE: [Signature] DATE: 7-20-10 (Must be owner of record)

MAILING ADDRESS: 1808 E 5th Street WASH. Mo. 63090

TELEPHONE NUMBER: 636 390 1853

Representative Information

NAME OF REPRESENTATIVE: Thomas R. Alsoy

MAILING ADDRESS (rep.): 1808 E 5th Street Washington Mo.

TELEPHONE NUMBER (rep.): 636 390 1853

Property Information

ACCESS TO PROPERTY (street # and name): 274 Foogy

Number of Acres (or sq. ft. of lot size): 1.78 Acres

PARCEL #: 18-1-0-12-003-008.000

(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: 12 See copy of DSD TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Riverside Estates Sub.

Lot # (if applicable) Lots 1, 2, 3, 4 BLOCK # Block A

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

+ vacation rental

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # TCSWD

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # Aqua Missouri

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.)

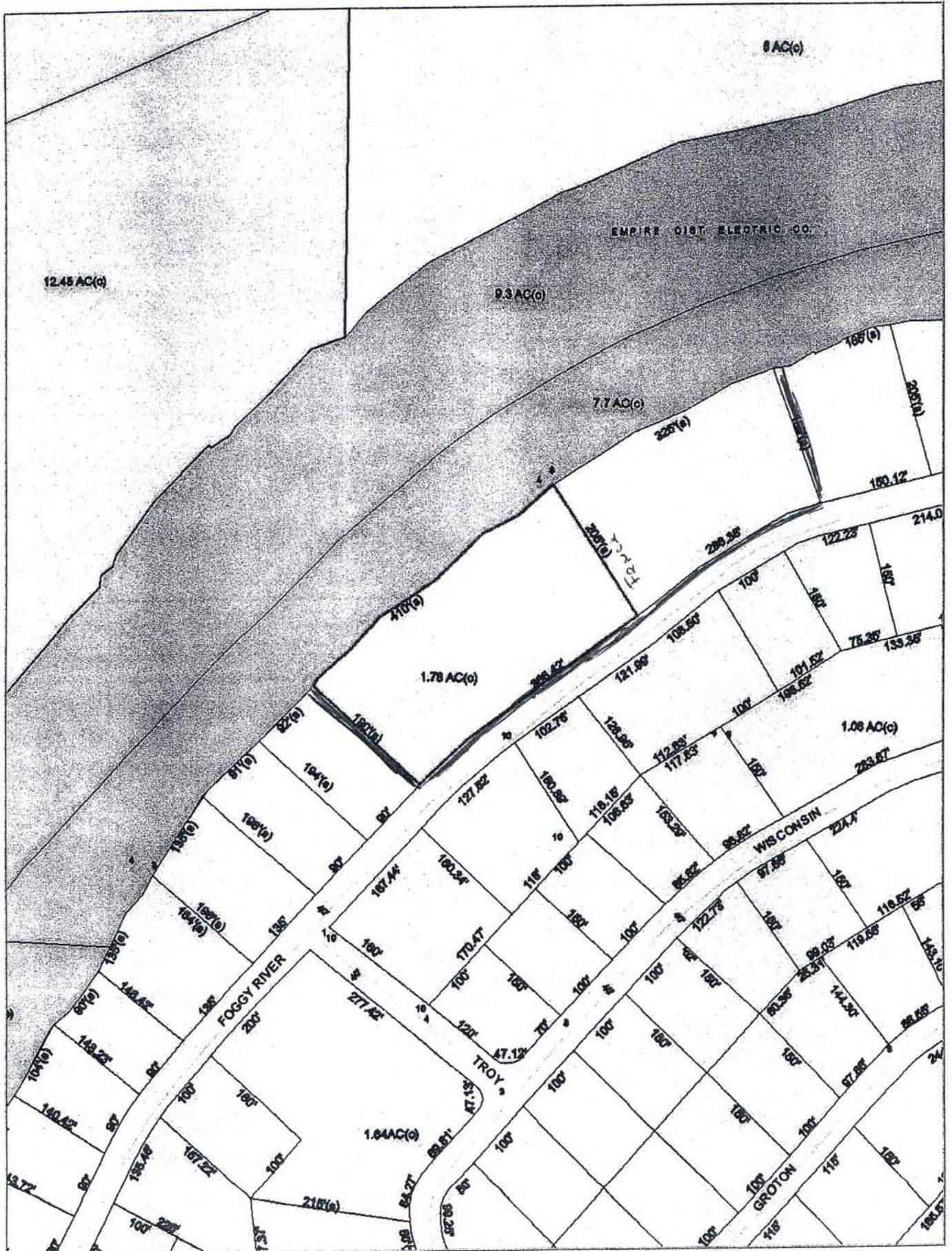
I would like to continue
renting + letting friends + relatives
use my cabin. This cabin was
originally built for a rental cabin in
1985 by Johnny Morris. Since he sold it,
it has passed through 3 different owners,
myself being the 4th owner. Every single
owner of this property has rented it out.
Eddie Coxie called me + notified me that
I would have to comply with current county
codes, and to call the fire chief ^{which I did.}
The fire chief was on vacation, he called me back a week later + told me his permission was not required.
So, I AM ASKING that you approve my Request.

This property is completely surrounded by a concrete
& stucco 6' wall & is heavily wooded. I am
willing to do whatever is necessary to
comply. Thanks Tom O'Leary

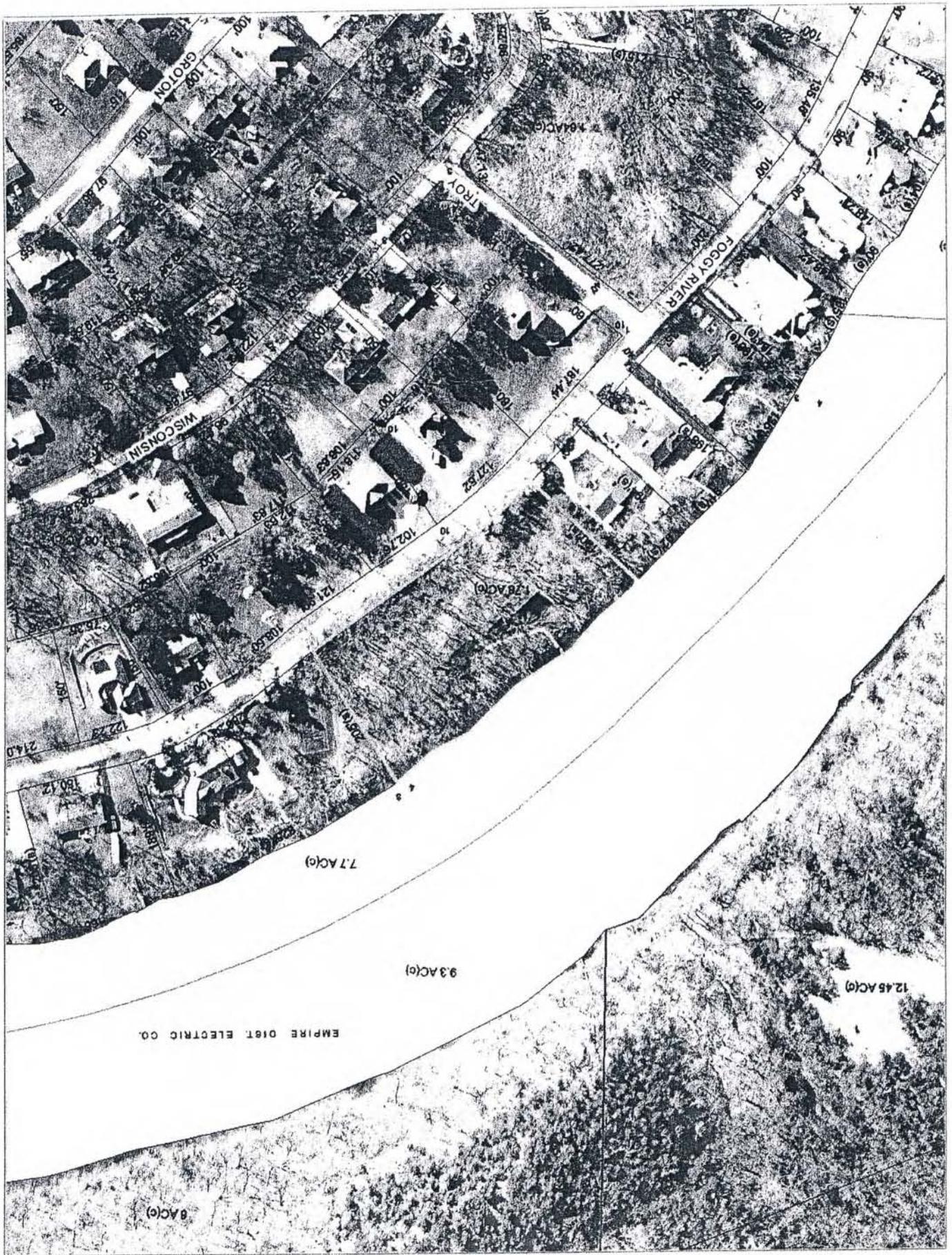
Thomas A. O'Leary

Revised 12/19/03

phone # 636 390 1853
FAX # 636 239 5816



Red Line Indicates Stucco Wall
 Yellow Line Indicates MY Property Line



274 FOGGY RIVER ROAD



Vacation Cabin

