



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 NOVEMBER 8, 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:

Clemenson Realty

Permit Renewal Request:

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

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
CLEMENSON REALTY
NOVEMBER 8, 2010
#10-23

Public Hearing for Clemenson Realty in the Oliver Township, Sec. 19 Twp. 22 Rng. 21.

The applicants, Joyce and David Clemenson are requesting approval to operate their real estate business from their home.

History: Approved for Concept, October 18, 2010.

General Description: The subject property contains approximately 3.77 acres. The adjoining properties to the request consist of commercial, residential, agricultural.

Review: The site consists of one single family residence, garage, and swimming pool and is serviced by central sewer and private well. The project received a +12 out of a possible 47, on the policy checklist. Policies receiving a negative score consist of:

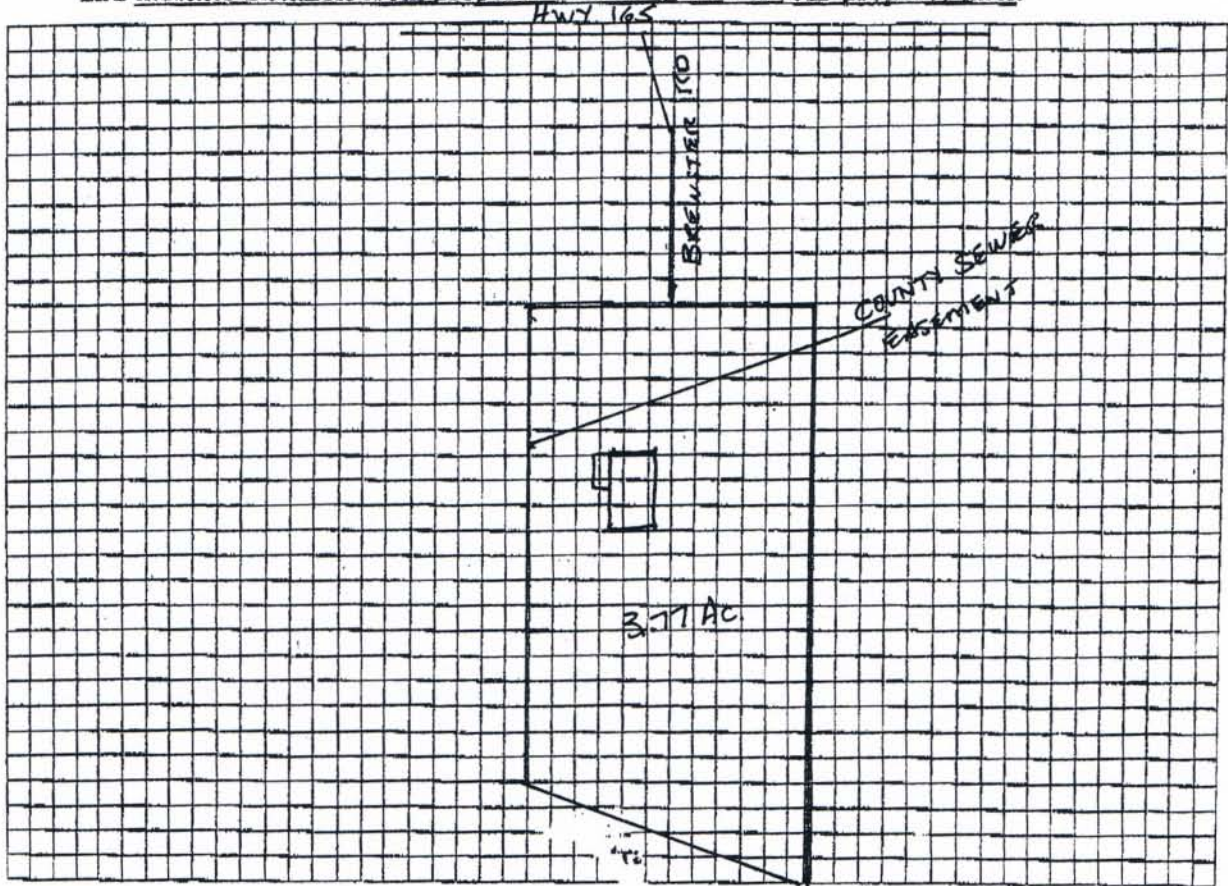
Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance with the Home Occupation requirements of the Development Code Section 4.4.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. The 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).

SITE PLAN

NAME OF APPLICANT: JOYCE CLEMENSON CO-TREES
DAVID CLEMENSON

Please sketch your property lot lines with dimensions, show location of roads and access to property, location of all structures (indicate existing), show all easements, and indicate distances from proposed structure to all of your property lines.



Details: ALL MEASUREMENTS ARE FROM THE REQUESTED STRUCTURE TO YOUR PROPERTY LINES.

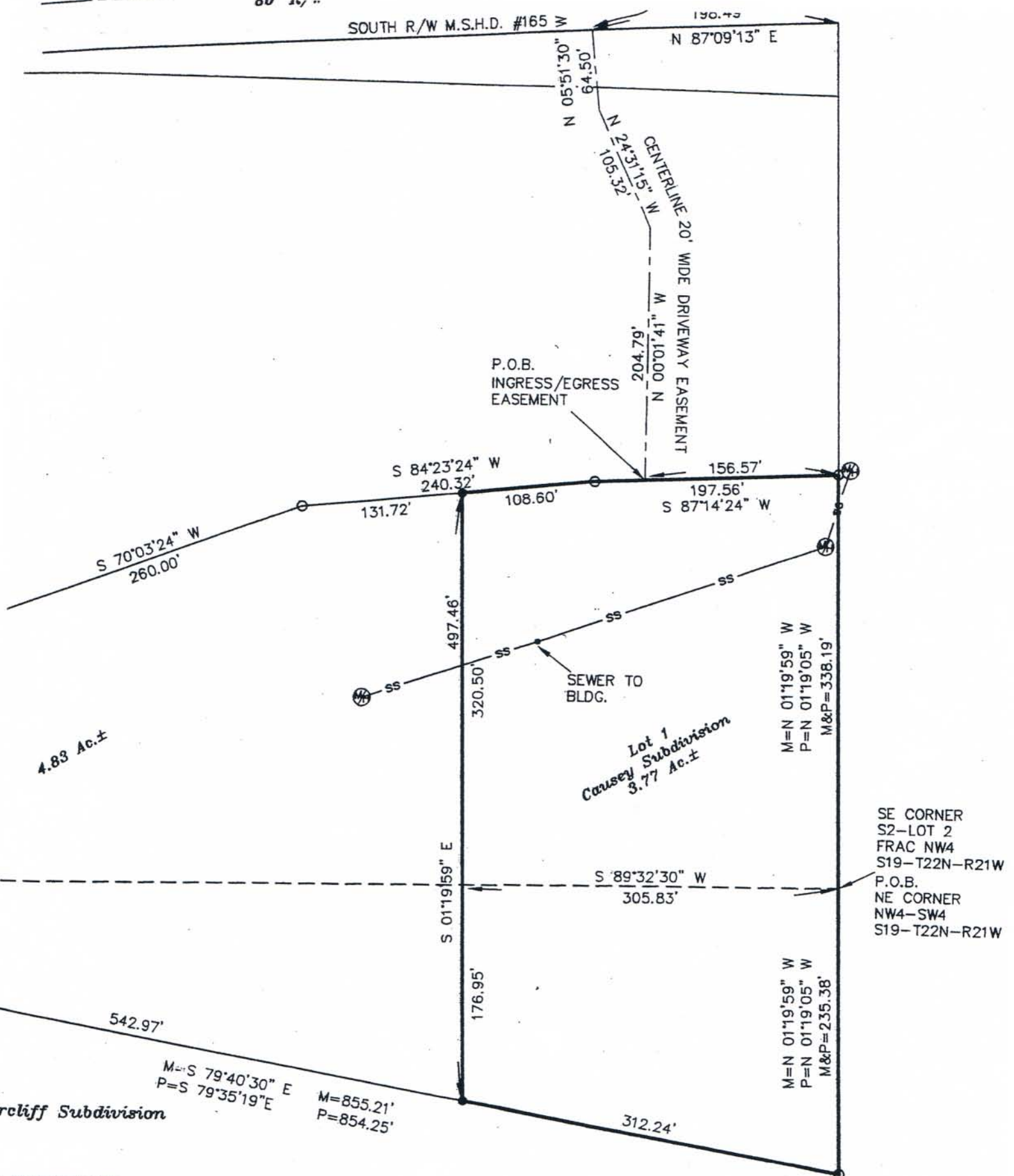
My structure will face BREWSTER ROAD
(Name of private or county road or highway)

150' Feet front setback.

100' Feet side setback

300' Feet rear setback.

150' Feet side setback.



LEGEND

- = EXISTING RIGHT-OF-WAY MARKER.
- = EXISTING IRON PIN; EXCEPT AS NOTED.

CLEMENSON TRUSTS

MIDWEST SURVEYORS

P.O. BOX 754 BRANSON, MO 65615

Project: Clemenson Realty

Permit: 10-23

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	47	12	25.5%	2	14.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5			2	40.0%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply				
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4				
slopes				
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	24	12		
soil limitations				
building bulk/scale				
waste containers screening	6	3		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm	0	0		
right to operate				
mixed-use developments				
development patterns				
development buffering	6	3		
water system service	6	0		
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Jonathan Coxie*
 Date: *November 2, 2010*

Project: Clemenson Realty

Permit#: 10-23

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:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *November 2, 2010*