



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, DECEMBER 20, 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, November 2010*

Final Vote:

*Kanakuk Cemetery*

*Code Amendments*

Concepts:

*Sunflower Estates*

*Bee Creek Storage*

Permit Renewal Request:

Old and New Business:

Adjournment.



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RECEIVED  
11-12-2010

MP

**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:** Sunflower Estates mobile Home Park

**NAME OF APPLICANT:** STAN K HAGAMAN  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** Nov. 11-2010  
(Must be owner of record)

**MAILING ADDRESS:** 200 HAGAMAN PARKWAY KISSEEMILLS MO, 65680

**TELEPHONE NUMBER:** 417 546 5325 - 230 1809 cell

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

# Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

ZOO HAGAMAN PARKWAY - KISSEEMILLS MO. 65680

Number of Acres (or sq. ft. of lot size): 34<sup>+</sup> ACRES

PARCEL #: 10-6.0-13-000-000-007,001

(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: 13 TOWNSHIP: 23 North RANGE: 19 WEST

NAME OF SUBDIVISION (if applicable): SUNFLOWER ESTATES

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: mobile Hm Park





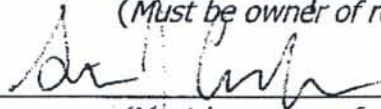
The 30.86 acre tract is proposed for a 100 unit mobile home park in compliance with the current requirements of the Taney County Development Guidance Code.

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**NAME OF PROJECT:** Bee Creek Storage

**NAME OF APPLICANT:** Tri-Song Properties LLC  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 11-23-10  
(Must be owner of record)

**MAILING ADDRESS:** PO Box 1200

**TELEPHONE NUMBER:** 417-274-4347

**Representative Information**

**NAME OF REPRESENTATIVE:** Eddie Wolfe

**MAILING ADDRESS (rep.):** 210 South 3rd Street Branson, Mo. 65616

**TELEPHONE NUMBER (rep.):** 417-334-8820

### Property Information

ACCESS TO PROPERTY (street # and name): Bee Creek Road

Number of Acres (or sq. ft. or lot size): 1.23

PARCEL ID: 08-510-21-000-002-0001000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 21 TOWNSHIP: 23 RANGE: 2.1

NAME OF SUBDIVISION (if applicable): Snadon Subdivision

Lot # (if applicable) 1 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 # BRANSON

#### WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # 3

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

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

- Residential Special Use
- Multi-Family
- Commercial
- Industrial
- Other - Explain: \_\_\_\_\_





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### **MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING MONDAY, NOVEMBER 8, 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 seven members present. They were: Sarah Klinefelter, Frank Preston, Randall Cummings, Ray Edwards, Mark Blackwell, Rick Caudill, and Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

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

#### Public Hearing:

Clemenson Realty: a request by Joyce and David Clemenson to operate a real estate business from their home located at 161 Brewster Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Clemenson stated that he would like to amend the request to include also a financial services business in the home as well. Mr. Clemenson's wife and son would join him in the business. There is just one entrance to the property and is not public. No one signed up to speak. The financial services business would have few customers coming to the home. This project will proceed to final vote next week.

#### Permit Renewal Request:

There were none.

#### Old and New Business:

Mr. Coxie reported on his meetings with the County Commission and explained their suggestions for amendments to the Code. The suggested changes will be reviewed at the next meeting. He presented a handout to review before the December meeting.

Mrs. Klinefelter asked Mr. Coxie to bring the Commission up to date on the attacks directed at Planning and Zoning. Mr. Coxie and Mr. Paulson addressed some of the concerns, and updated them on the current litigation issues. Discussion followed with Mr. Coxie reporting on the upcoming Board of Adjustment requests.

#### Adjournment:

With no other business on the agenda for November 8, 2010 the meeting adjourned at 6:35 p.m.





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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 15, 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 seven members present. They were Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Ray Edwards, Susan Martin, Mark Blackwell, and Rick Caudill. Staff present: Eddie Coxie, Bonita Kissee, and Dan Nosalek.

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

#### Review and Action:

Minutes, October 2010: a motion was made by Shawn Pingleton to approve the minutes with one correction on October 18, 2010 minutes; Chole's Dream Home last paragraph, "is available 24/7 *and* (instead of or) located in Taney County". Seconded with change, by Mark Blackwell. The vote to approve was unanimous.

#### Final Vote:

Clemenson Realty: request by Joyce and David Clemenson to operate a real estate and financial services business from their home located at 161 Brewster Road. Mr. Coxie clarified the request. With no discussion a motion was made by Randall Cummings to approve based upon the decision of record. Seconded by Susan Martin. The vote to approve was six in favor and one abstention.

#### Permit Renewal Request:

There were none.

#### Concept:

Kanakuk Cemetery: a request by K-Land One, LLC represented by Jerry Jeschke for a small subdivision to be used as a private family cemetery located at Lakeshore Drive at Kanakuk Kamps. The property is a total of 14,785 sq. ft. Mr. Coxie clarified the request and explained the county requirements. Mr. Jeschke explained the location on the map, and the state statute governing cemeteries. Mr. Pennel reported that the

county does not maintain the actual cemeteries, but will run a grader over the road to them. Discussion followed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie updated the Planning Commission on the required road widening for National Institute of Marriage which should be finished this week. He also reported on the two appeals before the Board of Adjustment this Wednesday, and presented a new copy of the duplex amendment to the code to be discussed next month. These are changes suggested by the County Commission.

Adjournment: with no other business on the agenda for November 15, 2010 the meeting adjourned at 6:35 p.m.