



## 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** **PUBLIC HEARING** **MONDAY, JANUARY 10, 2011, 6:00 P.M.** **COUNTY COMMISSION HEARING ROOM** **TANEY COUNTY COURTHOUSE**

#### Call to Order:

*Election of 2011 Officers*  
*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*

#### Public Hearing:

*Sunflower Estates Mobile Home Park*  
*Bee Creek Storage*

#### Permit Renewal Requests:

#### Old and New Business:

*Paul Vozar*

#### Adjournment.



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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**SUNFLOWER ESTATES MOBILE HOME PARK**  
**JANUARY 10, 2011**  
**#10-29**

Public Hearing for Sunflower Estates Mobile Home Park in the Swan Township, Sec. 13 Twp. 23 Rng. 19.

The applicant, Stan Hagaman is requesting approval to increase the density of the existing mobile home park by decreasing the acreage. Originally 100 mobile home lots

History: Approved for Concept, December 20, 2010.

General Description: The subject property contains approximately 34 acres. The adjoining properties to the request consist of residential and agriculture.

Review: The site consists of an existing mobile home park which was approved by the Planning Commission March 21, 1994. The original approval was for 54.33 acres of agriculture property to a mobile home park. In July of 2001 a separate approval was given for an eight to twelve lot RV park. A community well and package wastewater plant are existing on the property. The project received a score of 41 out of a possible 85. Policy receiving a negative score is pedestrian circulation.

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. Utility easements and building line setbacks (Table 12)
  - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance with the original decision of record March 21, 1994.
3. This decision is subject to all existing easements.
4. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
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).

# Eastern District Relative Policies: Division III Permit

Project: Sunflower Estates

Permit: 10-29

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	85	41	48.2%	1	4.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>10</b>		
sewage disposal	10	10		
right-of-way / roads	5	0		
emergency water supply	0	0		
waste disposal service	0	0		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>40</b>	<b>12</b>	<b>1</b>	<b>12.5%</b>
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering	8	4		
utilities	0	0		
pedestrian circulation	8	-4		
underground utilities	8	4		
<b>Importance Factor 3</b>	<b>18</b>	<b>15</b>		
preservation of critical areas	6	6		
screening of rooftop equip	0	0		
screening / waste containers	0	0		
screening of outdoor equip	6	3		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	6		
<b>Importance Factor 2</b>	<b>12</b>	<b>4</b>		
residential landscape buffers	4	2		
right to operate				
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space	4	2		
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by:

Date:

**Project: Sunflower Estates**

**Permit#: 10-29**

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	none
<b>Importance Factor 4:</b>	pedestrian circulation
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	none

Scoring by:

Date:



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**TANEY COUNTY PLANNING COMMISSION**  
**STAFF REPORT BEE CREEK STORAGE**  
**BEE CREEK STORAGE**  
**JANUARY 10, 2011**  
**#10-30**

Public Hearing for Bee Creek Storage in the Branson Township, Sec. 1 Twp. 23 Rng. 21.

The applicant, Tri-Sons Properties, LLC is requesting approval to construct storage units on a replatted subdivision lot.

History: Approved for Concept, December 20, 2010.

General Description: The subject property will contain 2.53 acres. The adjoining properties to the request consist of commercial, multi-family, residential, agricultural.

Review: The site is part of the Snadon Subdivision and is currently undeveloped with an architectural office adjacent within the same subdivision. The project received a score of -16 out of a possible 59. Policies receiving a negative score are; emergency water supply, waste disposal service, building bulk and scale, industrial buffer/screening, development buffering, 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 (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Utility easements and building line setbacks (Table 12)
  - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
  - e. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Land grading permit (Appendix B)
2. Compliance letters from the Fire, and Sewer Districts, County Road Department.
3. No outside storage of 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. 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).

**Project: Bee Creek Storage**

**Permit: 10-30**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	59	-16	-27.1%	7	29.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>25</b>	<b>-5</b>	<b>2</b>	<b>28.6%</b>
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	0		
<b>emergency water supply</b>	0	-10		
<b>waste disposal service</b>	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>24</b>	<b>-9</b>	<b>3</b>	<b>37.5%</b>
soil limitations	0	0		
<b>building bulk/scale</b>	0	-3		
waste containers screening	6	0		
outdoor equip storage	6	0		
<b>industrial buffer / screening</b>	0	-6		
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
<b>development buffering</b>	6	-6		
water system service	6	6		
<b>Importance Factor 2</b>	<b>0</b>	<b>-2</b>	<b>1</b>	<b>25.0%</b>
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy				
<b>traffic</b>	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>			<b>1</b>	<b>50.0%</b>
<b>lot coverage</b>	0	-2		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by:

Date:

**Project: Bee Creek Storage**

**Permit#: 10-30**

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	emergency water supply waste disposal service
<b>Importance Factor 4:</b>	none
<b>Importance Factor 3:</b>	building bulk/scale industrial buffer / screening development buffering
<b>Importance Factor 2:</b>	traffic
<b>Importance Factor 1:</b>	lot coverage

Scoring by:

Date: