



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 TUESDAY, JANUARY 18, 2011, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures*

Review and Action:

Minutes, December 2010

Final Vote:

*Sunflower Estates Mobile Home Park
Bee Creek Storage*

Concepts:

*White House
Sleepy Bees, LLC
Hills and Hollows Gardens*

Permit Renewal Requests:

Old and New Business:

Adjournment.


RECV'D
12-29-2010
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: Sleepy Bees, LLC

NAME OF APPLICANT: David Jones
(Must be owner of record)

SIGNATURE:  **DATE:** 12/28/2010
(Must be owner of record)

MAILING ADDRESS: 138 VILLA DR #4 Hollister, MD 65672

TELEPHONE NUMBER: (417) 294-3233

Representative Information

NAME OF REPRESENTATIVE: Jim BRAWNER

MAILING ADDRESS (rep.): 138 VILLA DR #4; Hollister, MD 65672

TELEPHONE NUMBER (rep.): (417) 294-3233

Property Information

ACCESS TO PROPERTY (street # and name): 2000 LAKE SHORE DR
BRAWSON, MO (2.4 miles from E 76 Hwy)

Number of Acres (or sq. ft. of lot size): 13.7

PARCEL #: 08-8.0-28-000⁰⁰⁰-115.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 **TOWNSHIP:** 23 **RANGE:** 21

NAME OF SUBDIVISION (if applicable): Dearing & Lake side

Lot # (if applicable) Lakeside 33-38 lots 1-11 **BLOCK #** N 366

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: _____

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.)

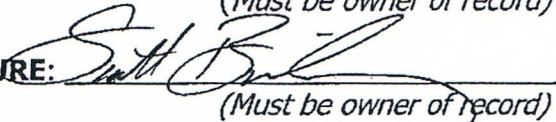
- shipping/receiving for child's sleep aid device and product.
- No open store front for SALES - ^{Receiving} Shipping only
- UPS, Postal, Fed Ex truck only
- 1-2 employees 2-4 days per week
'hours of operation 8am - 7pm

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NAME OF PROJECT: White House

NAME OF APPLICANT: Branson Development LLC
(Must be owner of record)

SIGNATURE:  DATE: 12-20-10
(Must be owner of record)

MAILING ADDRESS: 100 Branson Creek Blvd Hollister, Mo. 65672-5796

TELEPHONE NUMBER: 417-527-5946

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

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

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

Revised 01/01/2010

Property Information

ACCESS TO PROPERTY (street # and name): Maple Street

Number of Acres (or sq. ft. of lot size): 4.94

PARCEL #: 17-4.0-20-000-000-035.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 20 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

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: _____

Revised 12/19/03

REC'D
12-30-2010
MP



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APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Hills & Hollows Gardens

NAME OF APPLICANT: MELVIN BRADEN
(Must be owner of record)
signed by Rachel Archaibeau per Melvin by phone

SIGNATURE: Melvin Braden DATE: 12/30/10
(Must be owner of record)

MAILING ADDRESS: Taney Center Forsyth, Mo
20130 US Hwy 160 65653
~~65653 Hills, Mo~~

TELEPHONE NUMBER: (417) 251-0456

Representative Information

NAME OF REPRESENTATIVE: Rachel Archaibeau

ALL
CORRS.
TO

MAILING ADDRESS (rep.): 1660 Wild Cat Hollow
Taneyville, Mo 65759

TELEPHONE NUMBER (rep.): (417) 245-0099 -cell#

Property Information

ACCESS TO PROPERTY (street # and name): US Hwy 160

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

PARCEL #: 04-7.0-25-000-004-004.000
(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: 25 TOWNSHIP: 24 RANGE: 20

NAME OF SUBDIVISION (if applicable): _____

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: _____

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.)

In lot on side of Taney Center -
temporary greenhouse set up
for retail sales - approx April 1st
thru May 31st - (maybe less depending
on sales & weather



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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 13, 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, Mark Blackwell, Rick Caudill, and Susan Martin Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek.

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

Public Hearings:

Kanakuk Cemetery: a request by K-Land One, LLC represented by Jerry Jeschke for a small parcel 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 read the staff report and presented pictures of the site. He reported what is existing on the property at this time, and that the property is completely surrounded by Kanakuk property. This site was previously approved as a subdivision for this use. The County Commission will also vote on this after approval from the Planning Commission because the land for a cemetery is deeded to the County in perpetuity. There was no public signed up to speak. This project will proceed to final vote next week.

Code Amendments: Duplex; definitions, lot size/frontage, PUD, Division of Land/Minor Subdivisions, and Permit Extensions. Attached to these minutes are draft copies of these proposed amendments.

Permit Extensions were discussed first. Mr. Coxie explained what the procedure is now. Discussion followed with Mr. Paulson and Mr. Coxie clarifying the language of the amendment. No one signed up to speak from the public. This will be voted on next week.

Subdivision of Land: Mr. Coxie addressed the current Code requirements. Mr. Paulson stated that this came about because some requests were made to split off from a parent parcel to family members. Mr. Pingleton suggested changing language to two

acres or more any time sewage treatment is required. Mr. Pingleton also discussed splitting off a second piece from the parent parcel. Further discussion followed. Mark Ruda stated that in his opinion this was a good idea to protect from developers creating parcels that are too dense. This amendment will be voted on next week.

Duplexes: Mr. Coxie explained how he researched this amendment, how the Code reads and that it does not address duplexes. He also discussed; lot size, should lots be split for each owner, wastewater treatment and holding land in common, frontage, houses that have a finished basement (two dwelling units) and what if the duplex burns down. Mr. Paulson stated that the reason for this amendment is that at this point in time developers can't get loans for condominium style of ownership. Mr. Coxie pointed out that property owners who have condominiums have asked to be able to sell their properties as duplexes. Mr. Cummings discussed not dropping the standards of the Code if the property burned. This amendment will be voted on next week. Mr. Ruda stated that a #1 fire rating doesn't take much to accomplish.

Planned Urban Development: Mr. Coxie and Mr. Paulson discussed how this would affect duplexes. Discussion followed. This may be voted on next week.

Permit Renewal Request:
There were none.

Old and New Business:

Randy Cerretti: Mr. Coxie reported that Mr. Cerretti wants to proceed to public hearing which is a couple of days before the Board of Adjustment hearing. The Planning Commission stated that if they voted on the request before he appeared before the BoA they would have to vote no.

Moriuchi Parcel: The owner of this property wanted to pursue the possibility of a NASCAR track facility on his property but after finding out this use had already been approved for another parcel, struck a deal with that property owner. He would rearrange the location of the uses and propose some added uses. Mr. Coxie advised that this property was under litigation and that he should check on this, also there is an endangered species in the small stream on the property. Mr. Coxie read the approved decision of record from the previous approval. The property must be purchased before applying for a permit. Staff will research the minutes for the previous approval.

Mr. Coxie reported on a large PSR from the airport.

Adjournment:

With no other business on the agenda for December 13, 2010 the meeting adjourned at 7:45 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 20, 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, Shawn Pingleton, Randall Cummings, Ray Edwards, Susan Martin, Mark Blackwell. Staff present: Eddie Coxie, Bonita Kissee, Dan Nosalek.

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

Review and Action:

Minutes, November 2010: with no additions or corrections a motion was made by Randall Cummings to approve the minutes as written. Seconded by Shawn Pingleton. The vote to approve the minutes was unanimous.

Final Votes:

Kanakuk Cemetery: 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. Mr. Coxie clarified some items of the request and reviewed the video from last week. Mr. Paulson pointed out that this would be limited to a family cemetery only. Mrs. Klinefelter discussed the procedure of the County's responsibility to cemeteries. Mr. Coxie stated that the land is deeded to the County and Mr. Paulson explained the process. The decision of record will state the County's responsibility. With no other discussion a motion was made by Shawn Pingleton with the addition that this request will come before the County Commission. Seconded by Ray Edwards. The vote to approve was five in favor and one abstention. (Susan Martin abstained)

Code Amendments:

Permit Extension: Discussion followed regarding "significant change" and defining it in the Code. After discussion a motion to approve as written by Ray Edwards. Seconded by Mark Blackwell. The vote to approve was unanimous.

Duplexes: Mr. Blackwell asked about the fire department's rules on duplexes. Mr. Coxie reported that the fire district chief told him that they would not inspect a duplex. Discussion followed. Mrs. Klinefelter discussed dual ownership. Eddie Wolfe reported to the Commission that when he works with duplexes the agreements are recorded with the plat, and in his opinion this rule is really needed in Taney County. Discussion ensued regarding dividing walls between duplex units. Mr. Paulson in his opinion feels this would be a building code. Mr. Edwards thinks it is necessary to protect the property owner's safety, and a one hour fire wall is needed. Further discussion ensued. Mr. Pennel asked Mr. Paulson if the Planning Commission needed to spell everything out to send to the County Commission. Mr. Coxie stated that the Planning Commission should be specific. Mr. Paulson stated that the Planning Commission should make a recommendation to the County Commission with specific language. Mr. Pingleton stated that this amendment is to protect the property owner and not to "sneak in building codes". After discussion a motion was made by Ray Edwards to approve the amendment with the addition of a definition of "wall", minimum standards for a residential structure for lot size (each unit). Seconded by Susan Martin. The vote to send the motion to the County Commission was five in favor and one opposed. (Mark Blackwell opposed)

Division of Land: Mr. Coxie clarified the amendment. Discussion followed with comments by Mr. Paulson and Mr. Wolfe. After discussion a motion was made by Shawn Pingleton to approve to send to the Planning Commission with a revision concerning minimum/maximum lots, additional subdivision of parent parcel. Seconded by Mark Blackwell. The vote to approve was unanimous.

Concepts:

Sunflower Estates: A request by Stan Hagaman to develop a 100 pad mobile home park on 34 acres located off Hagaman Parkway. Mr. Coxie clarified the request and presented the map. The original request which received approval was for 54 acres, this is the same plan except that it is now on 34 acres. Mrs. Klinefelter asked if the Planning Commission needed to hear this request. Mr. Paulson clarified that the reason was the density and that the administrator can't approve this in house according to the Code. This project will proceed to public hearing in January 2011.

Bee Creek Storage: a request by Tri-Sons Properties to expand an existing storage facility located off Bee Creek Road. Mr. Coxie clarified the request and explained the location on the map. Eddie Wolfe was present to represent the applicant, and explained that this project is platted as all one lot with one entrance which will be gated. The entire project will be fenced. A detention area is planned for stormwater. Mr. Pingleton was concerned with room to stop at the gate and that the vehicle would be off the road. Mrs. Klinefelter clarified there is enough room between the structures for two cars. This project will proceed to public hearing January 2011.

Permit Renewal Request:

There were none.

Old and New Business:

Mr. Coxie presented a comparison of the Hwy. 65 Project and the extreme sports complex. The Planning Commission directed Eddie that the property owner may construct only what has been permitted. Discussion followed with Mr. Coxie updating the Planning Commission on the other race track project.

At this point the Planning Commission presented Mr. Pennel with a certificate of appreciation thanking him for his service to Taney County and the Planning Commission.

Adjournment:

With no other business on the agenda for December 20, 2010 the meeting adjourned at 7:35 p.m.