



## 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, MARCH 21, 2011, 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, February 2011*

#### Final Votes:

*White House*

*Sleepy Bees*

*Hills and Hollows Gardens*

#### Concepts:

*Replat Lot 3A Hamon Subdivision*

*Happy Hollow*

*Lookout Acres 1<sup>st</sup> Addition lot split*

*Anglers Advantage*

*The Cabins at Roark Valley*

#### Old and New Business:

#### Adjournment.



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11-4

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

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**NAME OF PROJECT:** REPLAT LOT 3A HAMON SUBDIVISION

**NAME OF APPLICANT:** TOM + ANITA LINKOUS  
(Must be owner of record)

**SIGNATURE:** Tom Linkous Anita Linkous **DATE:** 1-24-2011  
(Must be owner of record)

**MAILING ADDRESS:** 2341 GRAHAM CLARK DR, HOLLISTER MO 65672

**TELEPHONE NUMBER:** 417-334-5004 - 417-294-0232

**Representative Information**

**NAME OF REPRESENTATIVE:** Tom Linkous

**MAILING ADDRESS (rep.):** 2341 GRAHAM CLARK DR, HOLLISTER MO 65672

**TELEPHONE NUMBER (rep.):** 417-334-5004

## Property Information

ACCESS TO PROPERTY (street # and name): JJ Hwy

Number of Acres (or sq. ft. of lot size): 11.03 Ac.

PARCEL #: 20-1,0-12-000-000-007,003  
(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 TOWNSHIP: 21 RANGE: 21

NAME OF SUBDIVISION (if applicable): Hamon Subdivision

Lot # (if applicable) Lot 3C 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: Purchase of Family Farm



**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.)**

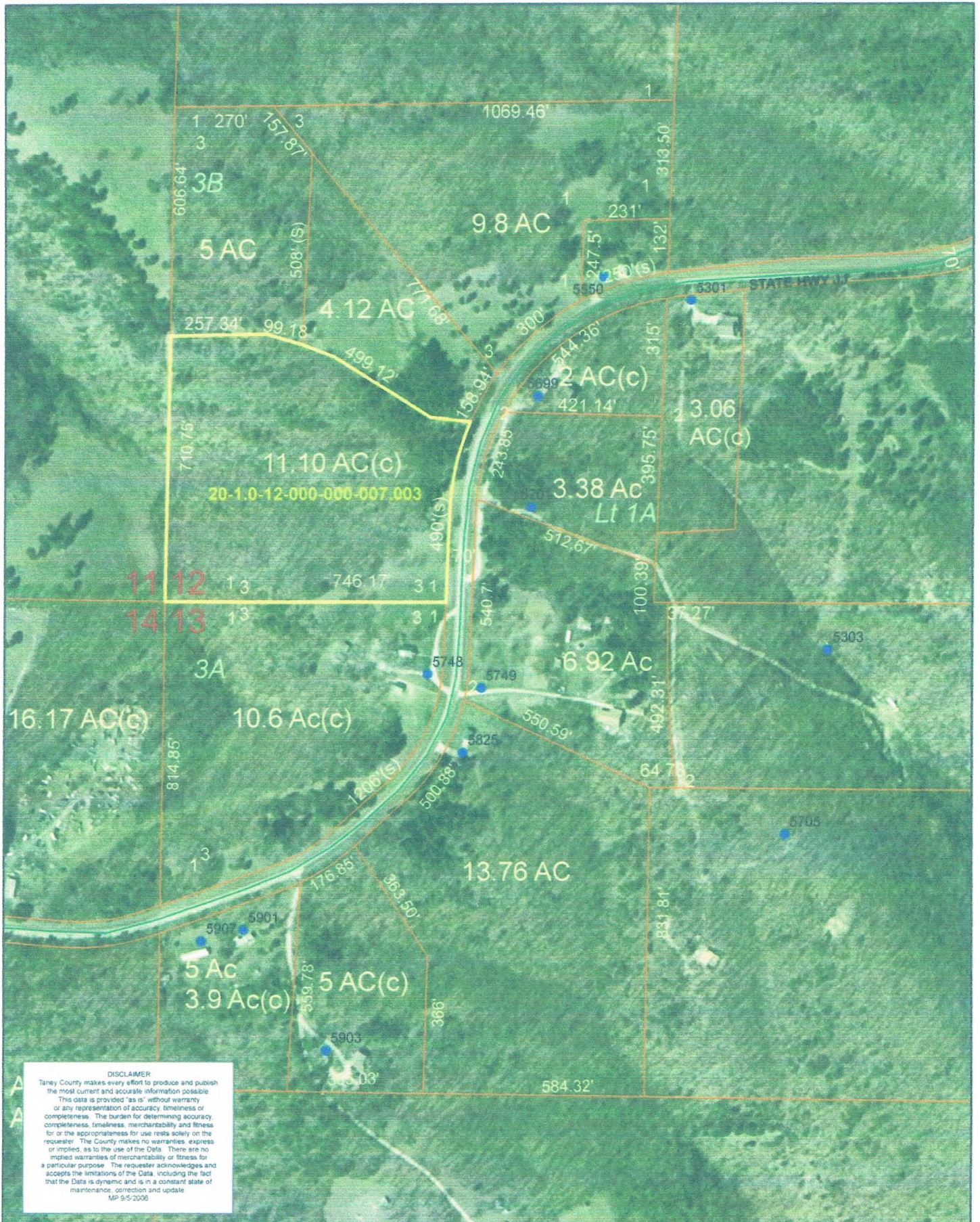
We Intend to purchase 11.03 AC OF The Family Farm. We would like to leave it in its original state of woods + small fields

Not split of previously platted subdivision.





# Replat Lot 3A Hamon Subdivision



11 12  
14 13

20-1.0-12-000-000-007.003

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 MP 9/5/2006



11-5

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**NAME OF PROJECT:** Happy Hollow Resort

**NAME OF APPLICANT:** Gregory (Mike) and Brenda S. Kossmann  
(Must be owner of record)

**SIGNATURE:** *Gregory Mike Kossmann* **DATE:** 2-7-2011  
*Brenda S. Kossmann*  
(Must be owner of record)

**MAILING ADDRESS:** 248 Hammock way Blue Eye MO 65611

**TELEPHONE NUMBER:** (417) 779-4360

**Representative Information**

**NAME OF REPRESENTATIVE:** Gregory (Mike) + Brenda Kossmann

**MAILING ADDRESS (rep.):** 248 Hammock way Blue Eye MO 65611

**TELEPHONE NUMBER (rep.):** (417) 779-4360

## Property Information

ACCESS TO PROPERTY (street # and name): 248 Hammock Way

Number of Acres (or sq. ft. of lot size): 3 acres

PARCEL #: 19-2.0-03-003-001-022.000 and 19-2.0-10-002-001-003.00  
(This number is on the top left hand corner of your property tax statement)

SECTION: 3 and 10 TOWNSHIP: 21 North RANGE: Range 22 West

NAME OF SUBDIVISION (if applicable): Hidden Valley

Lot # (if applicable) 2 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 area is above the 936' building line and flood plain.)

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

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



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To move existing 16' x 36' mobile (cabin # 14) approximately 20' and bring in a 32' x 66' double wide mobile home to be used for new owner's living quarters.

And to install septic system and 300' of lateral lines for drainfield for the owner's living quarters.





# Happy Hollow Resort



04 03  
09 10

19-2.0-03-003-001-022.000

19-2.0-10-002-001-003.000

HAPPY HOLLOW RD

HAMMOCK WAY

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 MP 9/5/2006





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11-6

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**NAME OF PROJECT:** Lookout Acres - 1st Addn, S2 Lt. 16, Lt. 17, N2 Lt. 18  
AKIA 14679 U.S. Hwy 160

**NAME OF APPLICANT:** CHARLES & STIRLEY BARNES  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 2-28-11  
(Must be owner of record)

**MAILING ADDRESS:** 117 CALVIN DRIVE BRANSON MO 65616

**TELEPHONE NUMBER:** 417 - 334-5420

**Representative Information**

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

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

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



## Property Information

ACCESS TO PROPERTY (street # and name): South Hickory St

Number of Acres (or sq. ft. of lot size): 13,000 sq ft

PARCEL #: 04-9.0-29-001-002-026.000  
(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: 29 TOWNSHIP: 24 RANGE: 20

NAME OF SUBDIVISION (if applicable): Lookout Acres

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    *Soon to be City of Forsyth*  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well    *Soon to be City of Forsyth*  
 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: \_\_\_\_\_

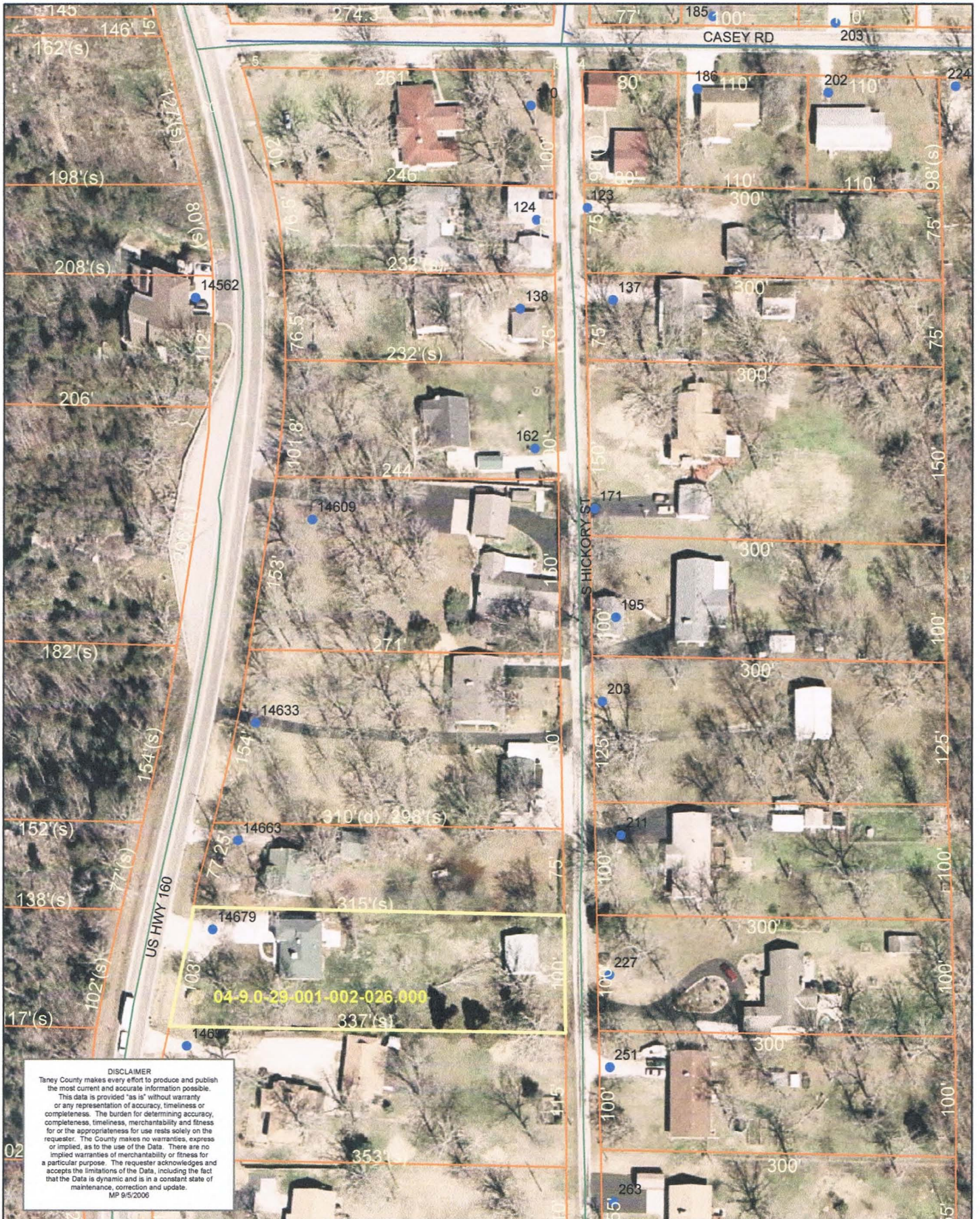
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The purpose of this request is to separate the eastern 130 feet of the existing lots. This property fronts on South Hickory Street and it has a 2 Car garage existing on it.





# 14679 US Hwy 160 - Lookout Acres





11-07

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**NAME OF PROJECT:** Anglers Advantage

**NAME OF APPLICANT:** Sue Ann Dickey & Steven Ryan Dickey  
(Must be owner of record)

**SIGNATURE:** Sue Ann Dickey **DATE:** 2/28/11  
(Must be owner of record)

**MAILING ADDRESS:** 1656 Acacia Club Rd., Hollister, MO 65672

**TELEPHONE NUMBER:** (417) 619-9377

**Representative Information**

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

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

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

# Property Information

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

1656 Acacia Club Road, Hollister, MO 65672

Number of Acres (or sq. ft. of lot size):  $\left( \begin{array}{l} \text{Irregular} \\ 75 \times 229 \\ \text{sq. ft.} \end{array} \right) 2291$  170' <sup>lake</sup> ↑ 224'

PARCEL #: 18-6-0-13-001-001-011.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 13 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Riverlake

Lot # (if applicable) 26 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
- Special Use
- Multi-Family
- Commercial
- Industrial
- Other – Explain: \_\_\_\_\_

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1656 Acacia Club Road, Hollister, is one parcel with two house structures immediately next to one another and sharing a driveway, deck and boat dock. This Special Use Permit, if approved, would allow the smaller cottage structure to be used as the office for Anglers Advantage, a professional fishing guide service. The larger home would remain the single family residence of the Steven Ryan Dickey family. The cottage, as the office for Anglers Advantage, would permit supervised access to the deck and boat dock by parties with scheduled guide trips. A sign in conformance with signage ordinances would be erected identifying Anglers Advantage in the front facing Acacia Club Road and another sign would be installed on the dock facing onto Lake Tanaycomo.





# Anglers Advantage



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MP 9/5/2006



11-08

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**NAME OF PROJECT:** The Cabins at Roark Valley

**NAME OF APPLICANT:** Equity Trust Corp. FBO Richard A. Patterson  
*(Must be owner of record)*

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
*(Must be owner of record)*

**MAILING ADDRESS:** 201 Harmony Lane, Titusville, FL 32780

**TELEPHONE NUMBER:** 417-849-0513

**Representative Information**

**NAME OF REPRESENTATIVE:** Ross Williams Architects

**MAILING ADDRESS (rep.):** PO Box 14278, Springfield, MO 65814

**TELEPHONE NUMBER (rep.):** 417-887-1271; cell 417-840-3468





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Planned Development for nightly rental units (38) 1 + Bedroom log cabin units. Development to be of low-impact in terms of site work, impervious/pervious surfaces and as "green" where possible by using indigenous materials. Units will be built on timber poles so minimal site work for each unit will be required. Water run-off and qujality will be controlled to Roark Creek thru appropriate engineered means. Amenities will include a clubhouse with POA offices, laundry, catering kitchen, table seating for 50 people, game room, locker area for pool indoor/outdoor pool for year around use.

Maintenance will be provided thru a Property Owners Association. The development is very similar to the Westwood/Westgate subdivision across the creek valley to the west. Accessible units will be per code. Units have a twenty foot separation to allow the preservation of as many trees as possible. Additional landscaping with native materials will be used. Entry's will feature deck entrances in lieu of concrete on grade to reduce run-off. Units will be fire sprinklered. Utilities will be run to reduce site disturbance with units on each street fed up or down. Effluent from the lower units will be pumped up to the sewer mains. Natural gas will be used for heating.

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**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, FEBRUARY 14, 2011, 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, Rick Caudill, Randall Cummings, Susan Martin, and Mark Blackwell. Staff present: Eddie Coxie and Bonita Kisse.

Mr. Coxie explained the meeting procedures for the February Work Session.

**Annual Review of Permits:**

Mr. Coxie gave the Administrator's Report, year-end permit summaries, and Board of Adjustment year-end report. Discussion followed. Mr. Paulson updated the Commission on the recent architectural committee meeting in Jefferson City.

**Public Hearing:**

**Code Updates:**

Length, Width and Area Changes; Mr. Coxie presented a handout with all numbers from each section of the Code.

**Other topics of discussion:**

Harry Styron/Jess Coker; Mr. Styron was not able to be present at this hearing. Mr. Coker discussed condominium style of ownership and submitted some handouts of definitions. Discussion followed. This will be discussed at the next meeting.

General discussion from the public: There was none.

**Old and New Business:**

Update on the department; Mr. Coxie addressed questions from the Planning Commission and explained that the staff consists of three employees at this time and the work load is being distributed among all three.



A landgrading site was discussed that the office was asked to leave alone. Discussion followed with Mr. Paulson addressing the issue and consistent interpretation of the Code. The integrity of the Planning Commission was also discussed. After discussion, the Commission asked Mr. Coxie to pursue the landgrading permit.

Mo. St. Statute 640 was discussed.

Adjournment:

With no other discussion the meeting adjourned at 7:50 p.m.



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### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING/WORK SESSION TUESDAY, FEBRUARY 22, 2011, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:05 p.m. A quorum was established with six members present. They were Sarah Klinefelter, Randall Cummings, Susan Martin, Mark Blackwell, and Rick Caudill. Staff present: Eddie Coxie and Bonita Kisee.

Mr. Coxie read a statement outlining the procedures for the meeting.

#### Review and Action:

Minutes; January 2011, with no additions or corrections a motion was made by Randall Cummings to approve the minutes as written. Seconded by Rick Caudill. The vote to approve was unanimous.

#### Codebook Discussion/Votes:

Mr. Coxie presented a packet of amendments pending from 2009 and 2010 before the County Commission. The Commission discussed the pending duplex amendment, minor subdivisions, Appendix L, land use change, right to appeal, and recording subdivision of land. Mr. Paulson discussed rezoning not being a legislative act and what the procedure would be with the County Commission in approving land use changes. The length, width, area code book changes were reviewed and discussed. Mrs. Martin suggested a change to the duplex amendment making clear that the each side or unit must adhere to the county standards. A motion was made to make the change by Mrs. Martin. Seconded by Rick Caudill. The motion was unanimous. The Planning Commission asked Mr. Coxie to remind the County Commission to act on these amendments.

#### Old and New Business:

Department update: Mr. Coxie reported that the County Commission has not appointed the Board member vacancies. No Road and Bridge Administrator has been hired at this point.



Planning Commission Update: Mr. Coxie reported that the Department of Natural Resources has contacted the office regarding the large landgrading operation on the western side of the county, and that they will be contacting the developer regarding permitting.

Top of the Rock: The developer wants to construct some additional buildings that were not permitted originally. Mr. Coxie asked the Commission if they wanted the request to appear before them. Dwight Clamors and Dave Mashburn, director of development Bass Pro Shops, explained the plans and road vacation. Plans are to open the restaurant summer of 2011. The Commission does not want to hear the request.

Mr. Coxie updated the Commission on the projects for the next meeting.

Board of Adjustment Update: Mr. Coxie presented the 2010 Board of Adjustment end of year report and updated the Commission on some of the cases.

The Planning Commission presented Mark Blackwell with a certificate of appreciation thanking him for his service on the Planning Commission.

Adjournment:

With no other discussion on the agenda for February 22, 2011 the meeting adjourned at 8:00 p.m.