



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
MONDAY, APRIL 11, 2011, 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 Hearings:

Replat Lot 3A Hamon Subdivision
Happy Hollow Resort
Lookout Acres 1st Addition Lot Split
Anglers Advantage

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
REPLAT LOT 3A HAMON SUBDIVISION
APRIL 11, 2011
#11-4

Public Hearing for the replat of Lot 3A in the Hamon Subdivision in the Oliver Township, Sec. 12 Twp. 21 Rng. 21.

The applicants, Tom and Anita Linkous request a lot split in a previously platted subdivision.

History: Approved for Concept March 21, 2011.

General Description: The subject property consists of 11.03 acres. and is located off JJ Hwy.. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed project consists of wood and small fields. The property will be serviced by an individual sewer and individual well. The project received a score on the policy checklist, out of a possible, Policies receiving a negative score consist of: ⁴ND ¹⁸

Summary: If the Taney County Planning Commission approves his 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. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, if applicable.
3. No outside storage of equipment or 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. This 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: Replat Lot 3A Hamon Subdivison

Permit: 11-04

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	41	8	19.5%	1	11.1%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	1	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4	16	8		
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities				
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems				
Importance Factor 2	4	4		
residential landscape buffers				
right to operate				
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Eddie Coxie / Bonita Kisse

Date: March 29, 2011

Project: Replat Lot 3A Hamon Subdivison

Permit#: 11-04

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Eddie Coxie / Bonita Kisse*

Date: *March 29, 2011*



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DIVISION III STAFF REPORT

HAPPY HOLLOW RESORT

APRIL 11, 2011

#11-5

Public Hearing for the Happy Hollow Resort in the Oliver Township, Sec. 3, 10 Twp. 21 Rng. 22.

The applicants, Gregory and Brenda Kossmann to move an existing mobile home to another location on the property and place a new double wide where the current structure is. This will be an increase of one living unit for the new owners.

History: Approved for Concept March 21, 2011.

General Description: The subject property consists of 3 acres. and is located at 248 Hammock Way, in the Hidden Valley Subdivision Lot 2. The adjoining properties to the request consist of residential and multi-family.

Review: The proposed project consists of an existing resort. The property will be serviced by an individual sewer and private well. The project received a score on the policy checklist, out of a possible. Policies receiving a negative score consist of:

Summary: If the Taney County Planning Commission approves his 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. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, if applicable.
3. No outside storage of equipment or 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. This 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: Happy Hollow Resort

Permit: 11-05

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	6	11.3%	2	9.1%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-15	2	33.3%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	9		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments	6	6		
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2	12	12		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	4		
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space	4	4		
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Eddie Coxie / Bonita Kissee*
 Date: *March 29, 2011*

Project: Happy Hollow Resort

Permit#: 11-05

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads emergency water supply
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Eddie Coxie / Bonita Kisse*

Date: *March 29, 2011*



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
LOOKOUT ACRES 1ST ADDITION LOT SPLIT
APRIL 11, 2011
#11-6

Public Hearing for Lookout Acres 1st Addition Lot Split in the Swan Township, Sec. 29 Twp. 24 Rng. 20.

The applicants, Charles and Shirley Barnes are requesting approval to divide a lot in Lookout Acres.

History: Approved for Concept March 21, 2011.

General Description: The subject property is approximately 33,700 sq. ft. and is located at South Hickory Street. Proposal is to divide the property making two lots. The smaller being about 13,000 sq. ft. The adjoining properties to the request consist of residential.

Review: The proposed project consists of two existing structures, the single family dwelling on the front and garage building in the back. The property is serviced by an individual sewer and community well. The project received a score on the policy checklist, out of a possible. Policies receiving a negative score consist of:

Summary: If the Taney County Planning Commission approves his 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. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, if applicable.
3. No outside storage of equipment or 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. This 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: Lookout Acres

Permit: 11-06

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	41	7	17.1%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	2	66.7%
sewage disposal	10	10		
right-of-way / roads	5	-10		
emergency water supply	0	-5		
waste disposal service				
waste disposal commitment				
Importance Factor 4	16	4	1	25.0%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	4	2		
residential landscape buffers				
right to operate				
residential privacy	4	2		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Eddie Coxie / Bonita Kissee
 Date: March 29, 2011

Project: Lookout Acres

Permit#: 11-06

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Eddie Coxie / Bonita Kisse*

Date: *March 29, 2011*



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DIVISION III STAFF REPORT
ANGLERS ADVANTAGE
APRIL 11, 2011
#11-7

Public Hearing for Anglers Advantage in the Scott Township, Sec. 13 Twp. 22 Rng. 22.

The applicants, Sue Ann and Steven Ryan Dickey are requesting to operate a fishing guide service.

History: Approved for Concept March 21, 2011.

General Description: The subject property is approximately 75' x 229' and is located at 1656 Acacia Club Road, in the Riverlake Subdivision Lot 26. The adjoining properties to the request consist of commercial, multi-family, and residential.

Review: The proposed project consists of two existing structures both single family dwellings which share a driveway, deck and boat dock. The smaller cottage will be used as the office for the business. The property is serviced by a central sewer plant and private well. The project received a score on the policy checklist, out of a possible. Policies receiving a negative score consist of:

Summary: If the Taney County Planning Commission approves his 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. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, if applicable.
3. No outside storage of equipment or 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. This 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: Anglers Advantage

Permit: 11-07

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	14	23.7%	2	9.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5			1	14.3%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	12		
soil limitations	0	0		
building bulk/scale				
waste containers screening	6	3		
outdoor equip storage	6	3		
industrial buffer / screening				
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	8	2		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening	4	-2		
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Eddie Coxie / Bonita Kissee*
 Date: *March 29, 2011*

Project: Anglers Advantage

Permit#: 11-07

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	residential buffer / screening
Importance Factor 1:	none

Scoring by: *Eddie Coxie / Bonita Kisse*

Date: *March 29, 2011*