



## 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, JULY 18, 2011, 6:00 P.M.**  
**FORSYTH HIGH SCHOOL**  
**MULTI-PURPOSE ROOM**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*

Review and Action:

*Minutes, June 2011*

Final Votes:

*Hickory Ridge*  
*Hickory II*  
*Branson Sports Entertainment Complex*

Concepts:

*Jake's Lake Storage*  
*Besser Corner*

Old and New Business:

*Tentative*

Adjournment.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING MONDAY, JUNE 13, 2011, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Shawn Pingleton, Randall Cummings, Susan Martin, Dave Stewart, Ray Edwards, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

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

#### Public Hearings:

Emory Creek Replat of Lot 110: a request by Jason Morris of Southern Acceptance Group to replat Lot 110 of Emory Creek Ranch, Phase 1, creating a two lot subdivision. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Eddie Wolfe was present to represent the applicant. There was no discussion from the Commission. No one signed up to speak. This project will proceed to final vote next week.

Simplicity Salon: a request by Charlotte Roberts to operate a beauty salon from an existing residence located at 857 Bee Creek Road. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. No one signed up to speak. The applicant was 20 minutes late for the hearing. Ms. Roberts addressed questions from the Commission and clarified her request. She stated that the salon will be downstairs, with one chair, and a restroom, Tuesday through Saturdays from 8 to 5, and until noon on Saturdays will be operating hours. Plans are to erect a privacy fence on either side of the property. The Commission felt it should come out at least 10' past the corner of the house on the back, and 10' in the front from the hwy. right of way, no more than 6' tall. There will be one part time employee. A circle driveway will be constructed in the current front yard so egress can be easier. The Commission felt there should be entrance and exit signs. The applicant plans to put a sign on the house advertising the business. This project will proceed to final vote next week.

Old and New Business:

Next months meeting procedures were discussed.

Mr. Atchley reported on a decision by the County Commission regarding lowering the Boards fees.

There was a complaint about the Taney County Center for the Developmentally Disabled regarding lighting from the development shining onto the neighbors, privacy fence being installed between the field and the center, and drainage onto the subdivision. The Commission advised the property owner to contact Max Lytle.

Both the Chairman and Vice-Chairman will be absent for the next meeting so a motion was made by Randall Cummings to nominate Dave Stewart as temporary chairman for next week. Seconded by Rick Caudill. The vote to appoint Dave Stewart as temporary chairman was unanimous.

Carl Pride, representative for Big Creek Township was discussed, and the fact that he had not been to a meeting in 2011. Staff will contact Mr. Pride.

Adjournment:

With no other business on the agenda for June 13, 2011 the meeting adjourned at 7:09 p.m.



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### MINUTES

## TANEY COUNTY PLANNING COMMISSION REGULAR MEETING

**MONDAY, JUNE 20, 2011, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were Shawn Pingleton, Randall Cummings, Susan Martin, Dave Stewart, Ray Edwards, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting:

#### Review and Action:

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

#### Final Votes:

Emory Creek Replat: a request by Jason Morris to split Lot 110 into 2 lots for purpose of single family residential located at Emory Creek blvd. and North Ridge Place.

Simplicity Salon, LLC: a request by Charlotte Roberts to operate a small hair salon from a single family dwelling located at 857 Bee Creek.

#### Concepts:

Hickory Ridge: a request by Homestead Branson Properties to develop 5 acre lots to become phase 2 and 3 of Hickory Ridge Subdivision located at Chapel Hill Road and Hwy. 160.

Hickory II: a request by Homestead Branson Properties to create smaller lots than Hickory Ridge to construct smaller homes.

#### Old and New Business:

#### Adjournment:

With no other business on the June 20, 2011 agenda the meeting adjourned at 6:35 p.m.

RECEIVED  
6-22-11 WSP

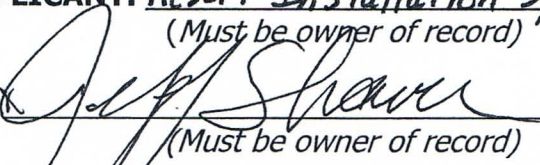
11-19

**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:** Jake's Lake storage

**NAME OF APPLICANT:** Resort Installation Systems  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 06-22-11  
(Must be owner of record)

**MAILING ADDRESS:** 440 Loganberry Rd Branson, Mo. 65616

**TELEPHONE NUMBER:** 417-332-7762

**Representative Information**

**NAME OF REPRESENTATIVE:** Eddie Wolff

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

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

## Property Information

ACCESS TO PROPERTY (street # and name): Hwy 165 to Quebec  
Rd on Left past Redbud

Number of Acres (or sq. ft. of lot size): 4.10

PARCEL #: 18-6.0-14-002-002-027,000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 14 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Table Rock Acres

Lot # (if applicable) Jake's Lake 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 # Tri-states

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

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

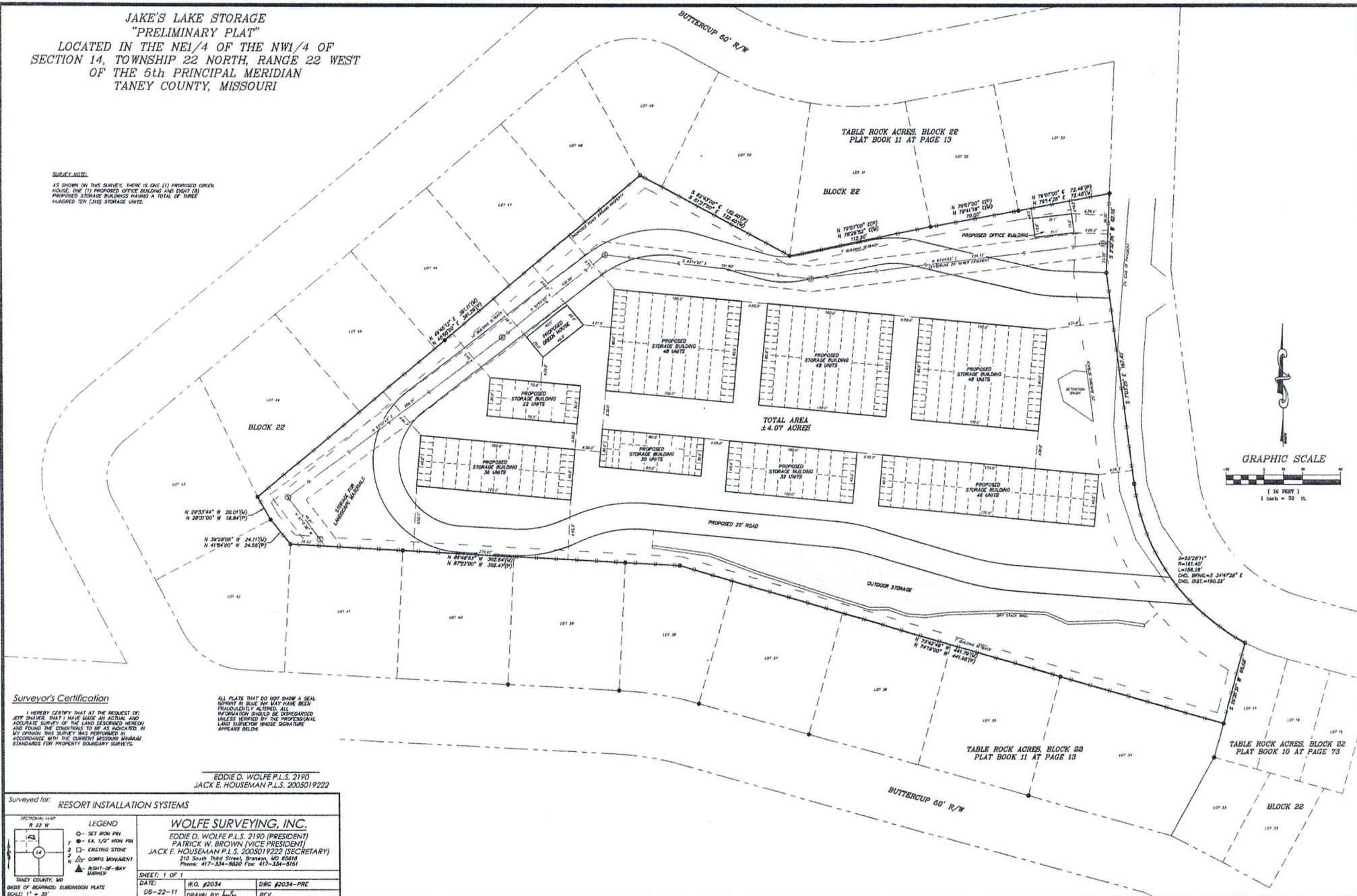
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_



JAKE'S LAKE STORAGE  
 "PRELIMINARY PLAT"  
 LOCATED IN THE NE1/4 OF THE NW1/4 OF  
 SECTION 14, TOWNSHIP 22 NORTH, RANGE 22 WEST  
 OF THE 5th PRINCIPAL MERIDIAN  
 TANEY COUNTY, MISSOURI

**SURVEY NOTES:**

AS SHOWN ON THIS SURVEY, THERE IS ONE (1) PROPOSED GREEN HOUSE, ONE (1) PROPOSED OFFICE BUILDING AND EIGHT (8) PROPOSED STORAGE BUILDINGS HAVING A TOTAL OF THREE HUNDRED TEN (310) STORAGE UNITS.



**Surveyor's Certification**  
 I HEREBY CERTIFY THAT AT THE REQUEST OF JEFF SHAYER, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MANUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL NUMBER OR SEAL NO. MAY HAVE BEEN PROMULGATEDLY ALTERED. ALL INFORMATION SHOULD BE OBTAINED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190  
 JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: **RESORT INSTALLATION SYSTEMS**

**SECTIONAL MAP**  
 R 22 W

**LEGEND**  
 ○ - SET IRON PIN  
 \* - EX. 1/2" IRON PIN  
 □ - EXISTING STONE  
 ▲ - CORNER MONUMENT  
 N - RIGHT-OF-WAY MARKED

**WOLFE SURVEYING, INC.**  
 EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)  
 PATRICK W. BROWN (VICE PRESIDENT)  
 JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)  
 210 South Third Street, Brownsville, MO 65616  
 Phone: 417-334-8820 Fax: 417-334-8161

SHEET: 1 OF 1  
 DATE: 06-22-11  
 H.Q. #2034  
 DNG #2034-PRE  
 DRAWN BY: L.L.L.  
 REV

TANEY COUNTY, MO  
 BASIS OF BOUNDARY SUBDIVISION PLATS  
 SCALE: 1" = 30'

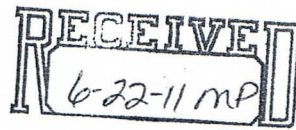




# Jake's Lake Storage



**DISCLAIMER**  
 Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.  
 MP 9/5/2006



11-20

**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:** Besser corner

**NAME OF APPLICANT:** Randy Besser  
(Must be owner of record)

**SIGNATURE:** Randy Besser **DATE:** 06-22-11  
(Must be owner of record)

**MAILING ADDRESS:** 988 Skyview Dr. Branson, Mo, 65616

**TELEPHONE NUMBER:** 417-334-6053

**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): Hwy 76

Number of Acres (or sq. ft. of lot size): 1.07 acres

PARCEL #: 17-1.0-02-002-001-028.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 2 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Country Club Heights

Lot # (if applicable) 3, 4, & 5 BLOCK # 5

### 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 # County

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # 2

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: \_\_\_\_\_





# Besser Corner



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MP 9/5/2006