



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 MONDAY, AUGUST 15, 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, July 2011

Final Votes:

Jake's Lake Storage

Besser Corner

Concepts:

Callahan Dog Grooming

Greenridge Tri-Plex

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 11, 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 seven members present. They were: Shawn Pingleton, Randall Cummings, Susan Martin, Dave Stewart, Ray Edwards, Rick Treese, and Rick Caudill. Staff present: Bob Atchley, Scott Starrett, and Bonita Kissee.

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

Public Hearings:

Hickory Ridge: a request by Homestead Branson Properties to develop some five acre lots to become phase 2 and 3 or Hickory Ridge Subdivision located at Chapel Hill Road and Hwy. 160. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. No one signed up to speak to the request. Eddie Wolfe representing the request addressed questions from the Commission. Mr. Treese asked about the rest of the subdivision and Mr. Wolfe stated that it was developed except the Hickory II project. This project will proceed to final vote next week.

Hickory II: a request by Homestead Branson Properties to create smaller lots than Hickory Ridge to construct smaller homes. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Wolfe addressed questions from the Commission. No one signed up to speak. Mr. Wolfe stated that he would be providing lot numbers to the staff later. He also reported where the lot lines were located. This project will proceed to final vote next week.

Branson Sports Entertainment Complex: a request by Russell Cook to develop a motorsports facility to include automobile, motorcycle, BMX bike racing, concerts, car or other trade shows and associated food, retail and commercial uses located at 689 High Mountain Dr. Mr. Atchley read the staff report and presented pictures and maps of the site. The video was not shown as all of the Planning Commissioners except one, had

been to the site. Tom Gammon one of the project team presented first and stated what the project could offer the area. He stated that the male/female ratio to the area was 40 % male and 50% female. The project would add much needed jobs to the area in his opinion. Mr. Gammon introduced the project team members as follows; Bob Stockdale presented the site plan and other ways of utilizing the property. He explained that the location of the site makes the project compatible with commercial uses. Bob Carlson discussed the master plan and seating and that the track is sunk into a "bowl" to minimize noise. He explained they will have a "third party review" of their plans. Curtis Grey discussed the events planned for the project and usage. There will be 20,000 to 60,000 people on race days which will not be every weekend according to Mr. Grey. Spencer Jones discussed environmental aspects of the project. He explained the stormwater plans, runoff, and usage of recycled material, wastewater treatment and sewerage. They have met with the Regional Sewer District and will continue to meet again until an agreement can be finalized regarding the plans. Mr. Jones also discussed water and waste management and the plans for infrastructure improvements. Kip Strauss discussed traffic impact, traffic management plans, and infrastructure improvements. John Jaeckel discussed noise and presented an analysis. He pointed out the noise changes from all sides around the project. The study showed what the decibels would be from the track to each subdivision surrounding the property. Mr. Gammon discussed economic development. He stated that this project would add business, but not enough the area could not accommodate or handle it. There will be both full time and seasonal employees.

Bryan Wade representing Big Cedar and Blue Green Inc. presented a power point presentation showing the business as a big part of the area providing jobs, and bringing in over a million people per season to the area. He pointed out that over half of the population of the county lives within the vicinity of this project. He explained all the aspects of the business that exist in Taney County and what other things are planned in the future. Mr. Wade reported that in the past the applicant did not finish some of his projects and that this one did not obtain the proper permits when land grading began. He then discussed the Development Code as it applies to this project, concerning; height restrictions as it applies to the light structures planned; land use compatibility and the request is not compatible with the surrounding area; noise study that was done at the Emory Creek project, and other organizations around the country that have done their own studies. He brought up various news articles addressing roads within the project and discussions with MoDot. Other race tracks around the country which failed were pointed out by Mr. Wade, and in his opinion there isn't enough information for this project to gain approval. Mr. Wade presented a letter from Joe White also opposing the project.

Tom Aley, president of Ozarks Underground Laboratory gave a presentation regarding an evaluation of the environmental impacts this project would create. This study was done for the Country Farm Estates property owners, and a copy was provided to the staff and Planning Commission. Section 4.4.7 of the Taney County

Development Guidance Code was pointed out by Mr. Aley, as well as other sections of the Code applicable to this request. Mr. Aley's study showed no flow within the channel which means there is a losing stream situation and he explained the connotations of that. He also explained a study he did surrounding the Talladega Speedway, and how solid waste affected the groundwater in that area. He stated that this project would have the same issues. He then discussed noise and that because the property is now shaped as a bowl it would be like a megaphone effect to the surrounding neighborhood. In Mr. Aley's opinion 2 to 4 miles away would be affected by the noise. He asked that the Planning Commission deny this request and gave several reasons why. Dave Coonrod who works with Mr. Aley, and was Presiding Commissioner for Greene County in the past, posed questions to the Planning Commission regarding, if the request complied with the Development Code. He pointed out that the applicant had not applied for the land grading permit in a timely manner, and other infractions of the rules and regulations of the Planning Department. Mr. Coonrod read a statement of the Master Plan which addressed protecting the environment, and pointing out the applicant now wants to amend their application. He also asked that the application be denied.

Keith Crawford, a property owner within the ½ mile radius of the racetrack, presented a power point presentation regarding noise. He gave an analysis and comparison of lawnmower noise, vacuum cleaner, normal conversation, jet engine, and rock concert. He reported the Bristol Motor Speedway also has the same shape of layout as this proposal, and that it is the noisiest race track in the circuit. He continued to point out other sources of noise generated from the track such as the PA system, crowd, exhaust systems from the traffic, car doors slamming. The noise level from Mr. Crawford's house was measured as typically 40 db range with the stock car race as 60 to 70 db. He pointed out the section of the code 11.1.3 land use compatibility, and that this request is not compatible with the area.

LoAnn Gardner, a local real estate agent, presented some letters and examples from people who live around other race tracks across the country and how they feel about it. The letters she presented were in favor of the track.

Tara Shipman representing the "tea party" of Branson MO reported that they are in favor of the jobs the track will provide. They don't feel the noise would be a nuisance, or the wastewater a problem. She continued to cover the various items which in her opinion would not be a problem.

Connie Crawford asked about a cease and desist order served on the project which was not conformed with. There was a time table placed on the property by the County Commission for hours of work, which was also not complied with in her opinion. She also discussed other areas of the country she has lived which had race tracks, and football fields and other noise nuisances. She asked the question, if approval of this project would be worth destroying 240 homes and lives.

George Cristofferson another property owner who lives on the corner of 65 Hwy. discussed how noisy the traffic is from the Highway and that he does not oppose the race track.

Robert Rasmussen is in favor of the race track because he thinks it won't be any more noise than the highway or the airport, and that Silver Dollar City also has a traffic problem. Big Cedar Lodge in his opinion property owners were also against that when it was proposed. He wants to give other people a chance to keep the revenue coming into the County. He also stated that in his opinion noise goes up. If Taney County is going to grow in his opinion we have to allow businesses to come in.

Harold Huffman a local contractor feels this is a great opportunity for jobs in the area which are needed. He also stated that he has known Mr. Cook for years and that even though Mr. Cook has been involved in some projects that didn't work out, they were beyond his control and everyone makes mistakes. He has also been involved in some that did work out.

Ken Baltz who lives in Cedar Creek spoke against the approval of the race track. He pointed out that if the jobs were hired locally, those people would already live here. He was concerned about the serving of alcohol at the facility and people driving afterwards. He lived close to a race track previously and stated that the sound doesn't only go up it goes all over. He was also concerned about the trees and hills being destroyed.

A resident of Omaha Arkansas who worked in Missouri stated that she had been unemployed for 6 months and wanted the project to be approved for the creation of more jobs. Don Everly was in favor of the race track.

Jack Tobin lived in an area previously, close to a race track, and reported that the houses in the surrounding area had to have noise proof windows installed. He was also concerned about wild life, traffic, wastewater, water, trees, and noise.

Tony Espy who lives on Fruit Farm Road in Hollister, had some information from a person who worked with some popular bands doing sound, who stated that in his opinion the noise would be great to the people who live there. He was also concerned about air pollution, hours of operation, full time or part time jobs, water and wastewater.

Eddie Coxie who lives on Fruit Farm Road reiterated portions of the Code regarding compatibility to residential areas. He asked that if the Planning Commission approves this request, that they mitigate potential problems before they start. He discussed some projects the Planning Commission did not approve and the reasons why they were not approved.

Stacy Whitfield pointed out that some of the property owners would be given passes to get to their homes, proving there will be a traffic problem. She stated that this would mean visitors to their homes could not get there during times when events were taking place. She was also concerned with water, wastewater, traffic and noise. She also reiterated some other concerns that property owners had already discussed.

Judy Cornell had some of the same concerns as the others. Stacy Whitcomb is her daughter and she is concerned with being able to get in to her house. She doesn't feel that the creation of jobs is a fair trade to destroy the ways of life of others.

Glen Admundson who lives in Walnut Shade stated he is a race fan from way back, and that he has seen some raceways succeed and some fail. He stated that whatever decision is made by the Planning Commission that they don't violate anyone's civil rights.

Tammy Pasco who lives close to the project is not in favor, and asked that the Planning Commission protect the value of her home with their decision. She also pointed out what the Code says regarding the Division III procedure and landgrading. She also asked them if they would want it in their back yard.

Dale West president of a homeowners association reported that they are not in favor of the request.

Wynn Simmons lives on Fruit Farm Road and not in favor of the project, stated some of the same concerns of the other property owners, adding crime rates to the list. She stated that they have already been living with the noise of the work going on, and the dust from the grading, finishing with the statement that, their land is their future.

Dave Ward who lives in the area had a concern with traffic and how emergency vehicles would access their property. He reported on a conversation with MoDot who stated they had not met with the applicant. He suggested utilizing secondary roads to handle the traffic.

Jim Ostwinkle agreed with the concerns of the other property owners. He lost his home in Hurricane Katrina and came to this area to stay in a motel for 6 months. He and his wife were told that his chances of selling his home here were slim.

Archie Pinnell who owns property 3/8 of a mile from the race track property wants the option of more jobs in the county.

Terry Greeners who lives on Fruit Farm Road, stated that she must keep her windows closed because of the dust from the work at the track. She is also concerned with property values.

Joe Duncan who lives on Whitfield Lane stated he is a racing fan, but is concerned with noise, roads, traffic, and condemnation of property.

Michael Hill who is in favor of the race track, stated that this project is a win/win situation because of the revenue, but had a concern with noise. He worked at a race track for a number of years and stated that he wore ear plugs for years to work.

Debbie Boulware was in favor of economic diversity in the area and the creation of more jobs, but that the jobs might only be part time, and the track might not be successful. She stated that there are jobless people living in motels with children, and that there could be a better way to create year round jobs. She wants something approved that would benefit the whole county not just a part of it.

At 9:30 p.m. the Planning Commission voted to extend their meeting. Rick Caudill made the motion to extend, Susan Martin seconded. The vote to extend the meeting was unanimous.

Bev Burres was concerned about traffic congestion because she lived near a track in Chicago. She discussed traffic coming from Silver Dollar City and other roads in the county with a lot of traffic. She feels the quality of life will be destroyed for a lot of residents. She asked that the Planning Commission not approve the race track.

Don Phillips, State Representative, stated that he was in favor of the house bill #1008 which would open the door and pave the way for discussions with MoDot. He asked that the Planning Commission remember what affects one affects all of us.

Wayne Jones discussed the Johnny Morris letter and pointed out some differences between the race track and Mr. Morris's business. Mr. Jones was in favor of the project.

Landon Jones was in favor of the request because of the creation of more jobs.

Pete Tshiridis who lives in the neighborhood stated that where Bristol is, there is a high unemployment and crime rate. He pointed out the negative health rates for the young and elderly. He stated that taxes would have to be increased to support the track, and in his opinion a negative impact on the environment.

Pete Savell is president of an audio business in the area, he has installed most of the sound systems in the theaters in Branson. He explained that some issues regarding high frequencies in the past don't exist anymore, and that speakers are focused in the direction of the audience. He pointed out the misconceptions of the noise of the track. He was in favor of the track because he thought it would bring in more business to the theaters.

Elizabeth Jones was in favor of the request because she thinks the area is dying and we need more jobs, and if we have to put up with more noise to get them we should.

Lyle Rowland State Representative of the 143rd District, stated that the request is in his district. He feels this is one project that would create jobs in the area. He stated that he is aware of the changes it would cause, but is still in favor of the request.

Ray Weter discussed house bill 1008 and that he is a race fan. He is in favor of the track because he thinks this would create more jobs in a sensible way.

J. Michael Niner discussed national debt. He is in favor of positive growth.

Mike Dunn supports the race track because he thinks we need "things like this".

Ken Carter lives on Fruit Farm Road, asked that the Planning Commission make sure the project meets the Code, and to think about the children who live in the neighborhood.

Russ Rupert says it seems like fun to have a race track, but is concerned about the noise, and traffic.

Todd Aeschliman serves on the Board at Country Farm Estates Homeowners Association was concerned with noise, environment, water supply, property values, traffic, and conflicting information from the representatives of the development. It is their feeling that there isn't enough information provided for the Planning Commission to make an accurate decision and this decision would determine the credibility of the Planning Commission.

Bill Ramsey thinks the racetrack would be a great opportunity for the BMX racing and Taney County which would provide good economic growth.

Jeff Holden who lives in Country Farm Estates stated that even though he lives in the neighborhood is in support of the track because of the creation of jobs. He doesn't think the noise will be that great.

Jim Stevenson representing realty executives and lives in Country Farm Estates, feels the best equity a person has is in his home. He is in favor of more jobs but is concerned with noise. He explained how many decibels of noise would decrease the value of a sale of a home.

Ronnie Page columnist, who lives in the neighborhood is not in favor of the project, and stated that the racetrack people are not bad people they just have a bad

idea. His concern was noise and suggested giving the track a fine if they go over 60 decibels.

Myra Ward lives on Fruit Farm Road was concerned about the foundation of her home and the noise from the races because she works at night. She is also concerned about lives being negatively affected, and traffic.

Courtney Kirkpatrick who is a native of Stone County moved here because the area was booming. He is in favor of the track because he does a face book page in support of the race track. He says they have 622 followers. He would like the race track to be built for the economy and jobs he thinks it would create. He was also representing 80 other people in favor of the race track. He only had two people on his website that opposed the race track.

Mike Long who lives in Shell Knob and currently works for Kansas Speedway, reported on the number of jobs provided by that race track. He also stated that the noise isn't as bad as some people say it is.

Mark Weiss supports the project and would like the Planning Commission to approve it. He reported that the roads and interchanges were planned many years ago and that the developer would not be taking any property away from anyone. He feels that this attraction would create more jobs as well as more business for the many theaters and restaurants and motels in the area. Many of the properties surrounding race tracks traditionally rise in value according to Mr. Weiss. He stated that the interchanges are already planned and will be built.

At this point the Planning Commission directed questions to the representatives of the applicant. The first question was from Mr. Pingleton who asked about the roads planned for ingress and egress. Mr. Gammon and Mr. Jones addressed the question by stating the number of cars per day and how this would affect the proposed interchange. Two lanes must be open at all times according to MoDot.

Lori Beebe granddaughter of the applicant, and in charge of payroll for Mr. Cook's construction business, stated that no dirt has been moved for two weeks. Hours of operation are from 7:00 a.m. until 5:30 p.m. She also stated that her grandfather does not live in Omaha Arkansas.

Mr. Pingleton asked about RV's being next to the property lines. Mr. Gammon answered that a 10' high fence would surround the entire property.

Mr. Gammon stated that there will be family zoned seating to prevent problems. There will be enough security to keep problems from occurring.

Most events will be over by 10 to 10:30 at night. There might be three events per month lasting until 11:00 p.m. If a car race lasts long it will be called by 1:00 a.m. according to Mr. Gammon. He stated that the cars on the track as well as the cars coming to the race all have exhaust, which cannot be mitigated.

Mr. Pingleton asked how many jobs would be permanent and how many would be full time. Mr. Gammon answered that they want all the local participation they can get. The construction site jobs will be full time until the project is done. All other jobs will be used locally if the applicants are qualified. The raceway will employ 40 full time positions and several part time seasonal positions.

Rick Caudill asked if permits had been obtained for all dirt work. Mr. Gammon stated that they are in the process of obtaining additional permits for the added work. He stated MoDot would dictate the parameters of the roads. Mr. Caudill asked exactly what the noise levels would be at a specific distance. Mr. Gammon answered that they use the standard physical equations, and add topography. He continued to explain that it is hard to figure on a track that is not complete.

Mrs. Martin asked about the credentials of the current staff, and the ripple effect of the economy during construction and after opening. Mr. Gammon stated that they are in the process of doing a full economic study which should be done in approximately 4 weeks.

Mrs. Crawford stated that she has a video of work going on the property outside of the hours agreed upon. Mr. Gammon stated that there is no cease and desist order placed on the property, only a letter from the lawyer.

Anthony Gosslin who is part of the race track team, spoke in regard to the integrity of Mr. Cook, and addressed some of the points made by the property owners.

Old and New Business:

There was none. Mr. Pingleton thanked Forsyth High School and support staff for helping with this meeting.

Adjournment:

With no other business on the agenda for Monday, July 11, 2011 the meeting adjourned at 12:00 a.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 18, 2011, 6:00 P.M.
FORSYTH HIGH SCHOOL
MULTI-PURPOSE ROOM**

Call to Order:

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

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

Review and Action:

Minutes: June 2011, with no additions or corrections a motion was made by Susan Martin to approve the minutes as written, Seconded by Ray Edwards. The vote to approve the minutes was unanimous.

Final Votes:

Hickory Ridge: request by Homestead Branson Properties to develop five acre lots to become phase 2 and 3 of Hickory Ridge Subdivision located at Chapel Hill Road and Hwy. 160. Mr. Atchley read the staff report again. With no discussion a motion was made by Rick Caudill to approve based upon the decision of record. Seconded by Rick Treese. The vote to approve was unanimous.

Hickory II: request by Homestead Branson Properties to create smaller lots than Hickory Ridge to construct smaller homes. Mr. Atchley read the staff report again. With no discussion a motion was made by Randall Cummings to approve based upon the decision of record. Seconded by Rick Caudill. Mr. Pingleton questioned the representative Jack Houseman about where the wastewater treatment plant would be located. The vote to approve was unanimous.

Branson Sports Entertainment Complex: request by Russell Cook to develop a motorsports facility to include automobile, motorcycle, BMX bike racing, concerts, car or other trade shows and associated food, retail and commercial uses located at 689 High

Mountain Dr. Mr. Atchley read the staff report again with additions to the staff recommendations #9, 10, and 17. Mr. Pingleton asked for a motion. Mr. Edwards stated there were five items he wanted to discuss, and then made a motion to approve based upon the decision of record. Rick Caudill seconded. Mr. Edwards discussed water and sewer and that staff depends on the DNR guidelines and as far as he could see those have been complied with. Traffic will be controlled by MODot and any discussion regarding that will be between the developer and Modot. Mr. Edwards feels that the guidelines set aside in the recommendations are enough to mitigate sound. He feels that the jobs created by the project cannot be controlled by the Planning Commission; however this project will bring in much needed jobs to the area. With all these things in consideration, Mr. Edwards feels it would be a mistake not to approve this request.

Susan Martin stated that she has given serious thought to her vote and addressed the following items; the traffic study was not sufficient in her opinion, and would like to know more about that; the independent study regarding the site has not been received as well as the impact study; the noise study allows "wobble room", the project in Mrs. Martins opinion would not allow enough additional jobs to the area, site excavation began under false pretenses and permits were obtained after the area had already been disturbed, she also discussed the process of obtaining permits from DNR, and Corps of Engineers, and County Planning and Zoning. She finished by stating that she cannot vote in favor of the request.

Mr. Pingleton discussed the first paragraph of the development code, and how it applies to this request. He also discussed the additional jobs for the county and that it is a land use issue and they should look at compatibility. He pointed out that there is already a race track project approved in the county. Chapter 2 off site nuisances was discussed by Mr. Pingleton and if approval is given #9 should be given stricter guidelines. He wondered who will implement the guidelines, and would like to see a fine placed per decibel over the requirements.

Mr. Edwards stated that enforcement should be over seen by staff. Discussion followed regarding enforcement and how would the project operate if they aren't in compliance. Mr. Caudill discussed sound and if the rules are violated how it would be regulated. Mr. Atchley discussed placing measures each time a violation occurs which gives the owner/operator a certain amount of time to come into compliance. Mr. Caudill feels this project will generate a lot of support jobs to the area, and bring tourists into the area to help support the existing businesses. Mr. Cummings discussed the governing body mitigating the fines and any rules placed on it should follow the race track.

The motion to approve made by Ray Edwards representing Cedar Creek township, is based upon the previously read decision of record with additions as follows: item #9; a fine of \$5000.00 shall be levied per each offence over 68 decibels.

The motion is seconded by: Rick Caudill.

The vote to approve is four in favor and two against, with the chairman not voting. The Division III application was approved.

Concepts:

Jake's Lake Storage: a request by Resort Installation Systems to construct storage units off Quebec Road. Mr. Atchley presented aerial photos of the site, and Jack Houseman representing the applicant explained the request. Concerns regarding detention area were discussed by Mr. Atchley. Other discussion followed regarding access width and location. The project abuts a residential area. The Planning Commission asked that more information be provided by the next meeting, including a more up to date aerial map. This project will proceed to public hearing next month.

Besser Corner: a request by Randy Besser to construct an 8,070 sq. ft. building for light commercial, real estate office, beauty shop etc. located off St. Hwy. 76. Jack Housemen also representing the developer addressed questions by the Planning Commission. Discussion followed regarding location, uses, parking, sewer, water, and compatibility to the surrounding area. This project will proceed to public hearing next month.

Old and New Business:

Mr. Pingleton and Mr. Atchley reported on discussions with the new County Counselor.

Adjournment:

With no other business on the agenda for Monday, July 18, 2011 the meeting adjourned at 7:05 p.m.

11-21

**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: _____

NAME OF APPLICANT: Michael Callahan & Jeanette Edwards Callahan.
(Must be owner of record)

SIGNATURE: Michael Callahan Jeanette Callahan **DATE:** 7.3.2011
(Must be owner of record)

MAILING ADDRESS: Property address
9163 E. State Hwy 76, Kirbyville, MO 65679.
→ 3701 W Napoleon Ave, 1-143, Metairie LA 70001.

TELEPHONE NUMBER: 417.546.1734 & 504.33.1736.

Representative Information

NAME OF REPRESENTATIVE: RACHEL BRIX

MAILING ADDRESS (rep.): 260 VIRGIN BLUFF DR.
GALENA, MO 65656

TELEPHONE NUMBER (rep.): 815-355-2811

Property Information

ACCESS TO PROPERTY (street # and name): _____

9163 E. State Hwy 76, Kirbyville, MD 65679

Number of Acres (or sq. ft. of lot size): 20 acres

③ **PARCEL #:** 09-5.0-16-000-000-029.000 / 09-5.0-16-000-000-029.002 / 09-5.0-16-000-000-029.001E

(This number is on the top left hand corner of your property tax statement)

SECTION: 16 **TOWNSHIP:** 23 **RANGE:** 20

NAME OF SUBDIVISION (if applicable): N/A

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:

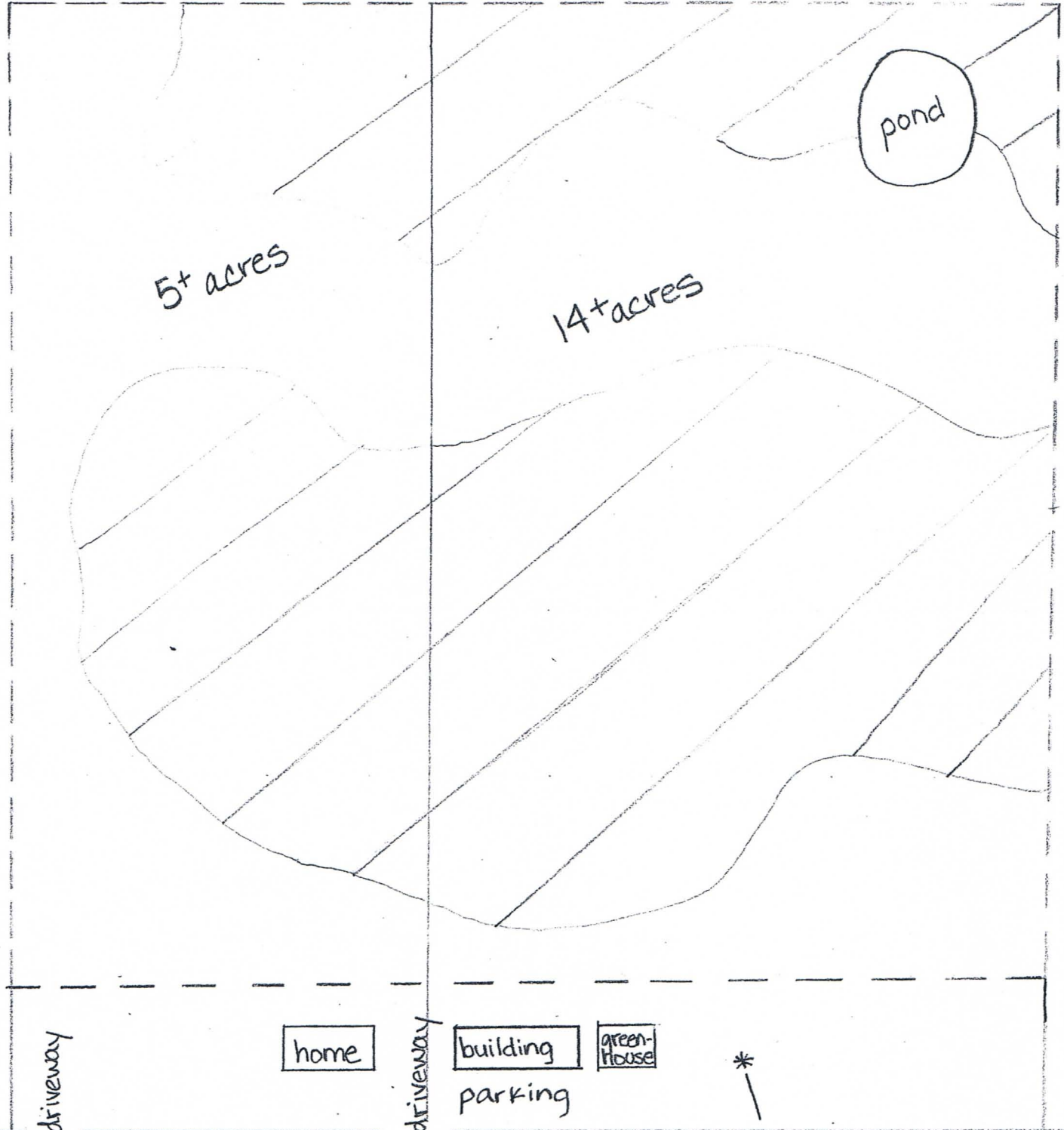
Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

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.)

Proposed project to initially include dog grooming salon and dog training as well as a 9+/- acre dog park.

Possible future additions: dog boarding/daycare, farmer's market, pet-friendly campground.

PRESENT PROPERTY VIEW



driveway

home

driveway

building

green-house

parking

*

pond

5+ acres

14+ acres

Hwy 76

Waldo Rd.

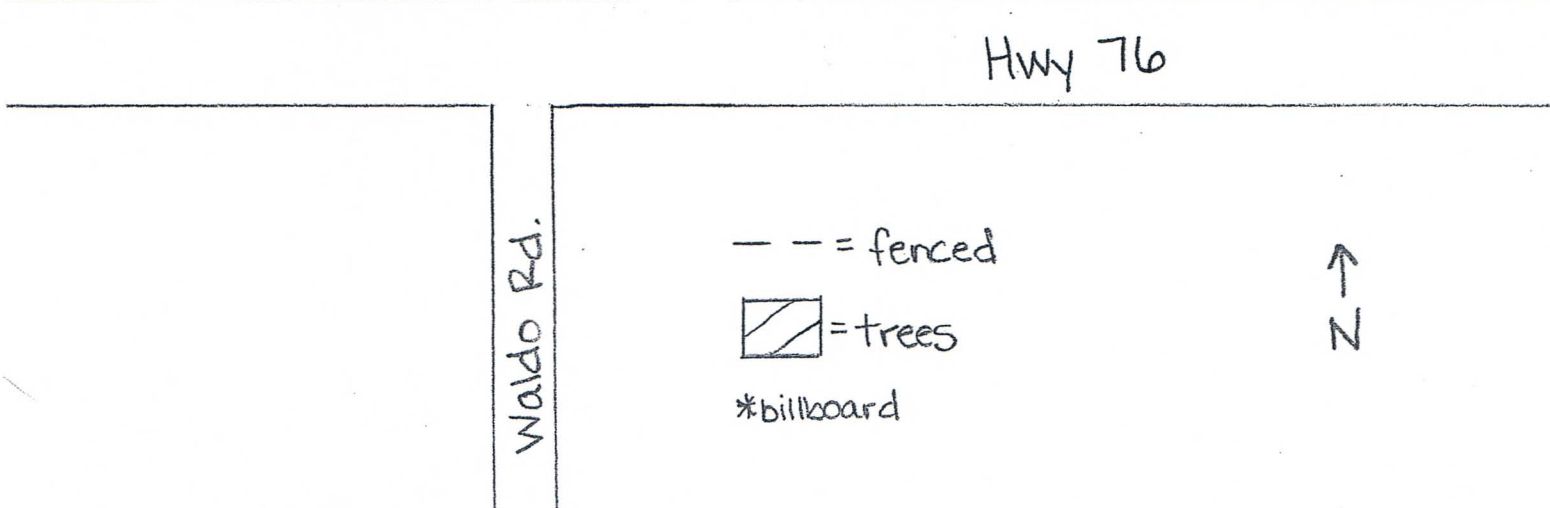
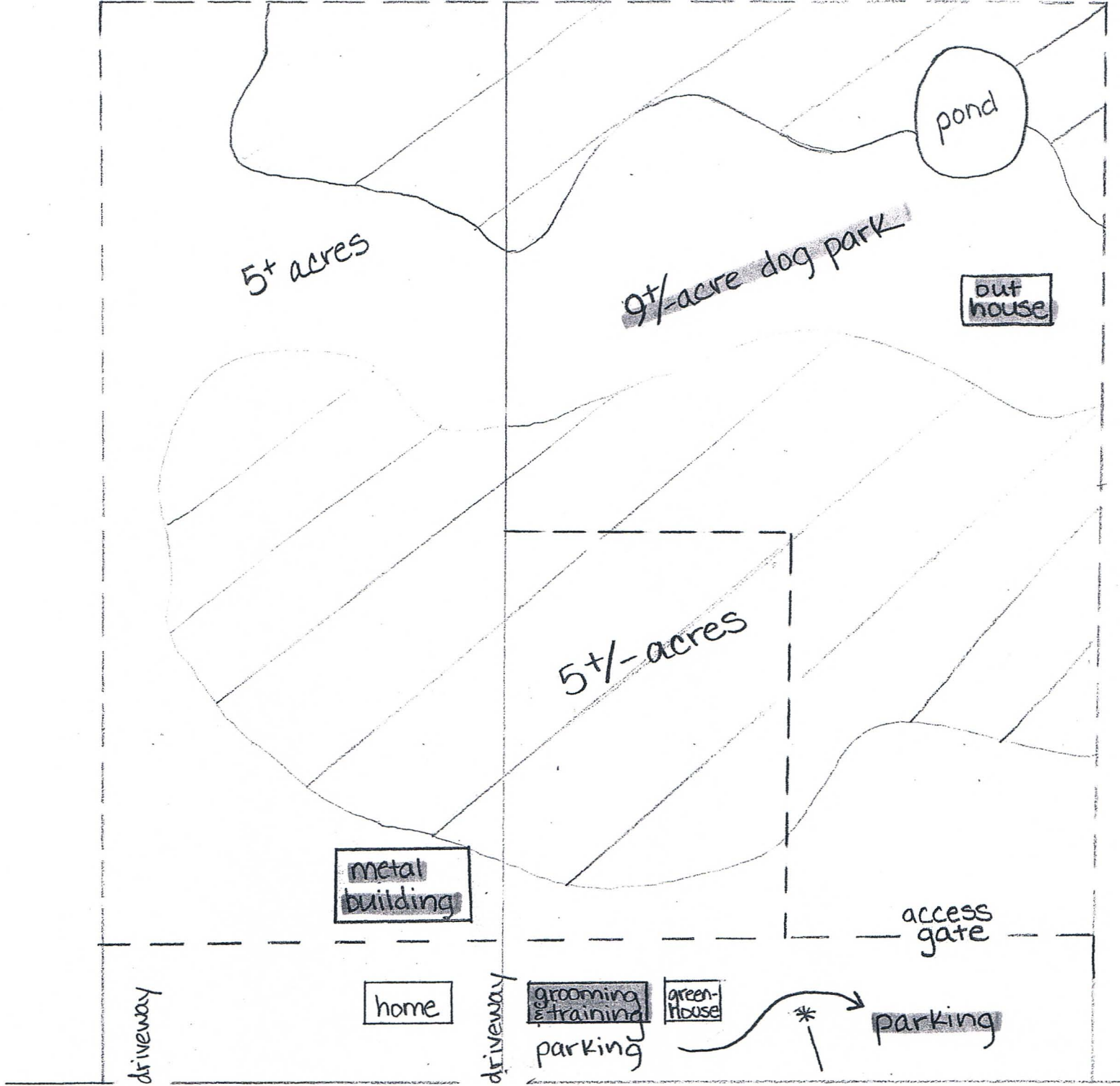
- - = fenced

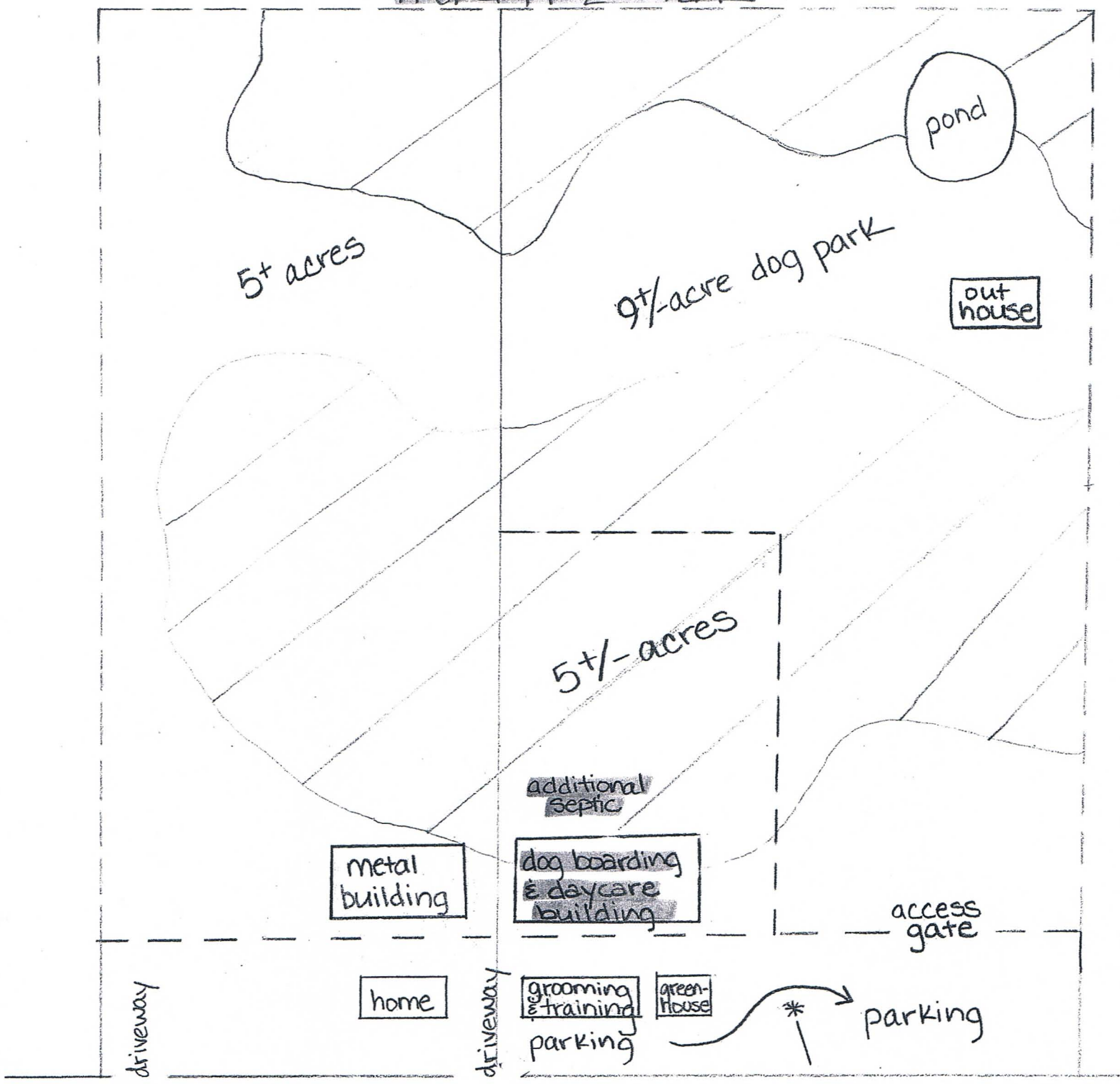
▨ = trees

* billboard

↑
N

PURCHASER - 1st YEAR





driveway

metal building

dog boarding & daycare building

additional septic

5+/- acres

9+/- acre dog park

5+ acres

pond

out house

access gate

home

grooming & training parking

greenhouse

parking

Hwy 76

Waldo Rd.

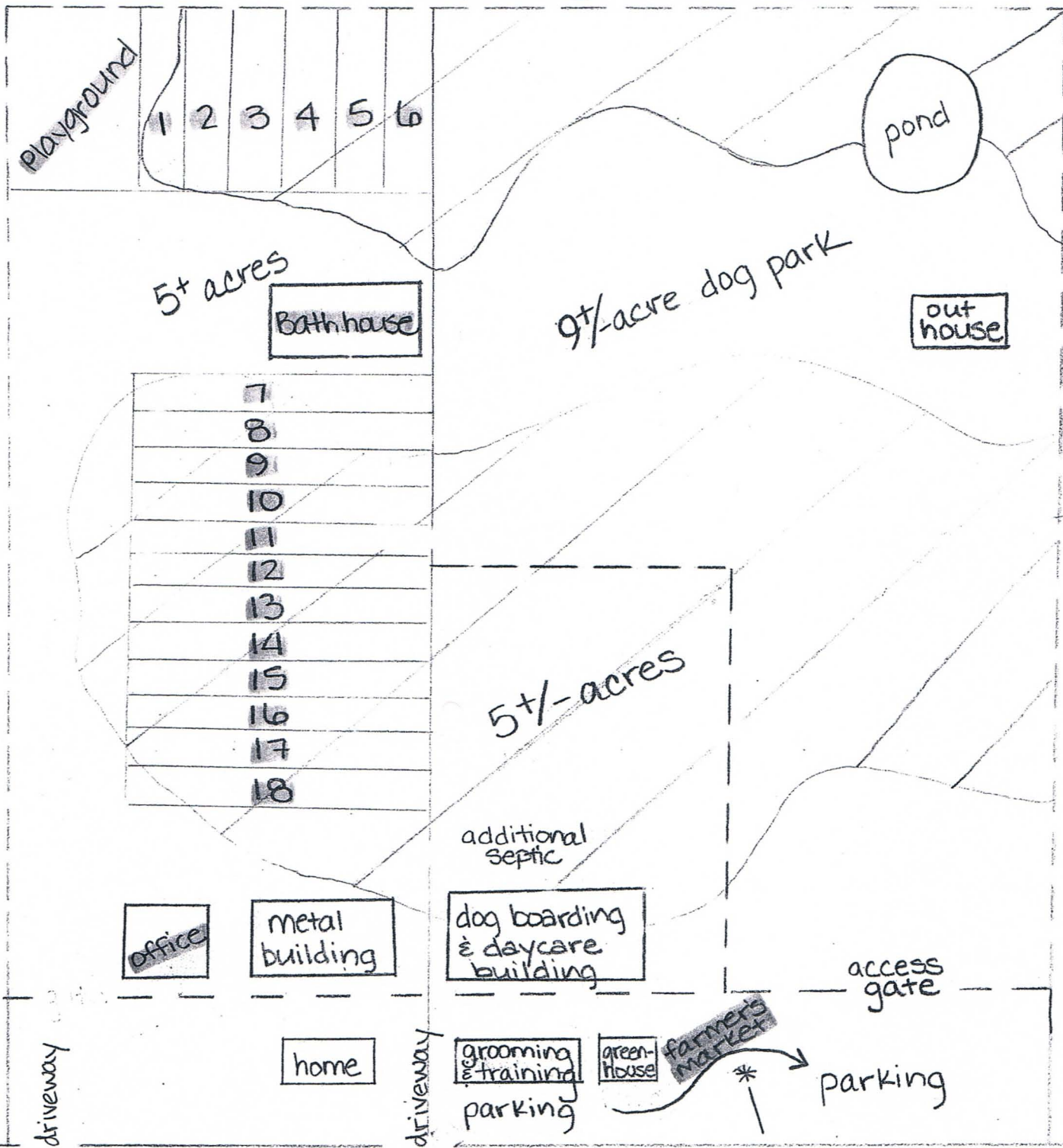
-- = fenced

[hatched box] = trees

* billboard

↑
N

PROPERTY - 3rd to 5th YEAR



1 = campsites

--- = fenced

= trees

* billboard



Waldo Rd.

Hwy 76



Jake's Lake Storage



DISCLAIMER
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 MP 9/5/2006



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

11-2a

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: Greenridge Tri-plex

NAME OF APPLICANT: Bill Anderson
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 7-27-11
(Must be owner of record)

MAILING ADDRESS: 310 Curtis Dr. Forsyth, Mo. 65653

TELEPHONE NUMBER: 417-239-4569

Representative Information

NAME OF REPRESENTATIVE: Laurie Anderson

MAILING ADDRESS (rep.): (same)

TELEPHONE NUMBER (rep.): 417-294-5027

Property Information

ACCESS TO PROPERTY (street # and name): 1-40 Curtis Dr.

Number of Acres (or sq. ft. of lot size): 2 acres 1.65

TAX STATEMENT
PARCEL #: 09-3.0-05-000-000-081.005

(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: 5 TOWNSHIP: 23 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 # County

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.)

to construct 1 tri-plex for purpose
of yearly rental to specific age group of
55+ / no children or animals.

