



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, AUGUST 8, 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:

Jake's Lake Storage
Besser Corner

Old and New Business:

Tentative

Adjournment.



**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
P.O. Box 383, Forsyth, MO 65653 (417) 546-7226**

Public Hearing for Jake's Lake Storage in the Branson Township; Section 14, Township 22, Range 22.

Request: The applicant, Jeff Shaver of Resort Installation Systems, Inc. is requesting approval of a Division III Permit to allow for the development of a storage facility.

Hearing Date: August 8, 2011

History: The 4.07 acre site is a portion of Block 22 of Table Rock Acres, known as Jake's Lake. Table Rock Acres was originally platted in 1969, with portions of the subdivision being replatted on a number of occasions. The applicant has described the area as an old pond that had grown up and been filled with trash. Over a period of time the area has been cleaned up and the pond has been filled.

General Description: The applicant is proposing to utilize the Jake's Lake area as a storage facility. If approved, this proposed facility would contain 310 storage units within 8 buildings, a greenhouse, a proposed office and living quarters for the manager of the storage facility, an outdoor storage area and also a separate outdoor storage area for landscape materials.

The adjoining property to the north, east and west is residential with vacant wooded Table Rock Acres lots adjoining to the south. The applicant has indicated that a 6 foot tall fence will be provided around the entire property which will serve to buffer the development from surrounding residential property and provide security to the business.

The site plan indicates that a dry stack rock, retaining wall will be constructed along the south boundary of the outdoor storage area. Per the provisions of Appendix K of the Taney County Development Guidance Code recreational vehicle or storage parking areas should have security fencing and lighting.

Due to the addition of impervious surface a detention basin has been proposed along the eastern section of the property.

Review: Per the provisions of Table J-2 of the Taney County Development Guidance Code 40 feet of natural vegetative buffer is required between a commercial use and adjoining residences. The applicant has indicated that a 6 foot tall fence will be provided around the property. The staff is recommending that if a fence is utilized as buffering that it be opaque (privacy fencing).

The applicant is proposing to construct a 20 foot wide access road with two access points off of Quebec Drive.

The proposed office and living quarters will be served by a central water district and central sewer.

The project received a score of -1 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, waste disposal service and use compatibility.

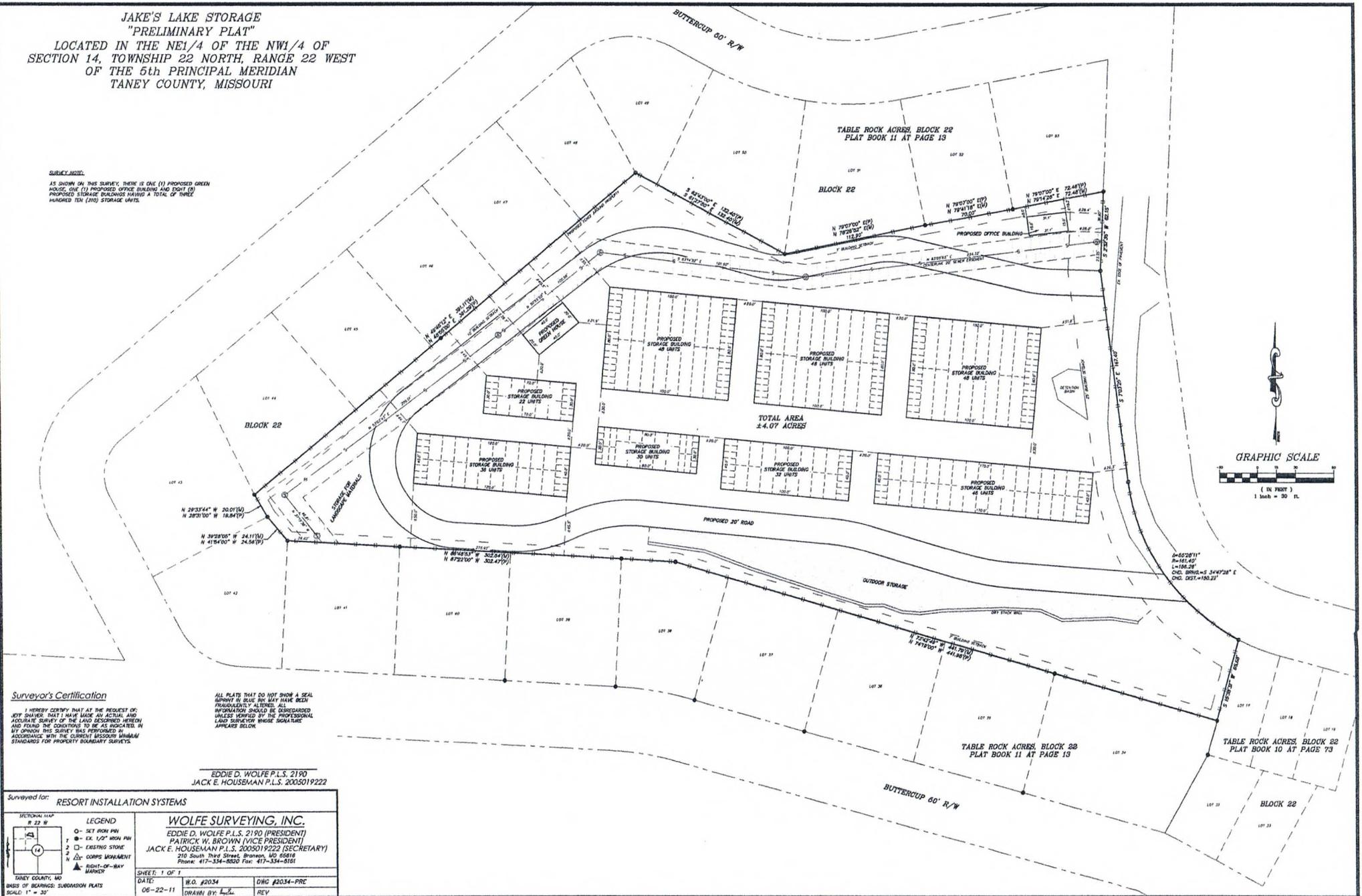
Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Fire, Sewer and Water Districts.
3. The fencing around the facility shall be opaque.
4. The outside storage area shall have security fencing and lighting.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
6. This decision is subject to all existing easements.
7. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. 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).

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 NOTE:

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 MY CLIENTS, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CORNERS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE OBTAINED AND 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**

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, Branson, MO 65616
 Phone: 417-334-8330 Fax: 417-334-8161

LEGEND:
 ○ SET IRON PIN
 ⊙ EX. 1/2" IRON PIN
 ⊠ EXISTING STONE
 ⊕ CURBS MONUMENT
 ⊙ RIGHT-OF-WAY MARKER

SHEET: 1 OF 1
 DATE: 06-22-11
 W.O. #2034
 DWG #2034-PRE
 DRAWN BY: [Signature] REV

TANEY COUNTY, MO
 BASIS OF BEARINGS: SUBMERSON PLATS
 SCALE: 1" = 30'

Project: Jake's Lake Storage

Permit#: 11-19

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kissee

Date: July 27, 2011

Project: Jake's Lake Storage

Permit: 11-19

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	-1	-1.9%	4	20.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-15	3	50.0%
sewage disposal				
off-site nuisances	0	-5		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	30	18		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage	6	.3		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments	6	3		
development patterns	6	3		
development buffering	6	3		
water system service	6	6		
Importance Factor 2				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *July 27, 2011*



**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
P.O. Box 383, Forsyth, MO 65653 (417) 546-7226**

Public Hearing for Besser Corner in the Scott Township; Section 2, Township 22, Range 21.

Request: The applicant, Randy Besser is requesting approval of a Division III Permit to allow for the development of a facility to be utilized for light commercial and office uses, including such uses as real estate office and beauty shop.

Hearing Date: August 8, 2011

History: The 1.07 acre site consists of Lot 3, 4 & 5 of the Country Club Heights Subdivision. Country Club Heights was originally platted in 1959, with portions of the subdivision being replatted in 1967.

General Description: Lot 5 of the Country Club Heights contains an existing 4,697 square foot commercial building with a proposed 8,070 square foot commercial building being proposed on Lots 4 and 5. Lots 4 and 5 are currently vacant.

The adjoining property to the north, south, and west is residential, with the existing commercial building being located immediately to the east.

Review: Per the provisions of Table J-2 of the Taney County Development Guidance Code 40 feet of natural vegetative buffer is required between a commercial use and adjoining residences. An existing privacy fence is located between the property in question and the residential properties immediately to the north. Due to the limitations of the site size the staff is recommending that the privacy fencing be extended along the western-most property line between the proposed commercial development and the residence immediately to the west.

The applicant is proposing joint parking facilities containing a total of 29 parking spaces to be utilized by both the proposed commercial building and the existing commercial structure immediately to the east, meeting the requirements of Table K-1 of the Taney County Development Guidance Code. Per the provisions of Table K a total of approximately 27 spaces would be required for the proposed 8,010 square foot building, with one space being required for each employee within the existing 4,697 square foot existing building.

The applicant is proposing to utilize two paved access points off of State Highway 76.

The proposed commercial / office building will be served by Public Water Supply District # 2 and the Taney County Regional Sewer System.

The project received a score of -2 on the Policy Checklist, out of a maximum possible score of 45. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, waste disposal commitment, use compatibility, building bulk & scale and traffic.

Summary: If the Taney County Planning Commission approves this 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 includes plans for the following:
 - a. Stormwater management (Appendix B Item 3)
2. Compliance letters from the Fire, Sewer and Water Districts.
3. A privacy fence shall be constructed along the western property line, between the commercial use and the adjoining residence.
4. No outside storage of equipment or solid waste materials.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
6. This decision is subject to all existing easements.
7. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. 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: Besser Corner

Permit: 11-20

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	45	-2	-4.4%	7	36.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	4	50.0%
sewage disposal	10	10		
off-site nuisances	0	-5		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	-5		
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	9	1	25.0%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns	6	6		
development buffering				
water system service	6	6		
Importance Factor 2	0	-2	1	33.3%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
 Date: July 27, 2011

Project: Besser Corner

Permit#: 11-20

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service waste disposal commitment
Importance Factor 4:	use compatibility
Importance Factor 3:	building bulk/scale
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *July 27, 2011*

