



## 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, SEPTEMBER 19, 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, August 2011*

Final Votes:

*Callahan Dog Grooming and Park*

Concepts:

*798 Parkview Dr. Rental House  
Angels Rest Gift Shop*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, AUGUST 8, 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, Susan Martin, Dave Stewart, Ray Edwards, Rick Treese, 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:

Jake's Lake Storage: a request by Jeff Shaver of Resort Installation Systems, Inc. to construct 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 a separate outdoor storage area for landscape materials. The property is located at Table Rock Acres Block 22, 4.07 acres, off Quebec Dr. Eddie Wolfe representing the applicant, explained the applicant owns the lots on the west side. Mr. Wolfe explained that the vegetative buffer could not be located within the 20' sewer easement, and if sewer lines had to be worked on it would be removed. Mr. Pingleton stated that per the provisions of the Taney County Development Guidance Code a fence could not be placed there in lieu of the vegetation. He stated that if the applicant desired to, they could appeal to the Board of Adjustment. Mrs. Martin asked if the area could flood. Mr. Wolfe stated that there are pipes underneath that will collect the water and detour it off the property. The entire property is filled with shot rock according to Mr. Wolfe which in his opinion, will help with detention. The applicant can also raise the structures he plans to build to keep them from flooding. Everything will be stored on the flat surface. Rod Sparks who lives beside the property informed the Commission about the area and is concerned about flooding. He wants to know how high the developer will bring the property. Shirley Sparks who also lives in the area also informed the Commission that this property was wetlands and was concerned about a business being compatible with the area. She stated that a requirement of the Sewer District is that you stay at least seven feet from a sewer line with a permanent structure. Mr. Caudill asked about the elevation. Mr. Wolfe stated that the property will not be filled in any more. Mr.

Pingleton stated that the rules are that when a project is completed, should not create any more runoff than it did previously. According to Mr. Wolfe no metal storage units will be moved onsite. The greenhouse will not be retail. Because there is a discrepancy in the code regarding the buffering between residential and commercial, and the question of the setback, this project should proceed to the Board of Adjustment before receiving a final vote from the Planning Commission.

Besser Corner: a request by Randy Besser to construct an 8070 sq. ft. commercial building on Lots 4-5 of Country Club Heights Subdivision. Eddie Wolfe representing the applicant clarified the request and reported that the applicant has already installed a 7' high wooden fence along the back. There is also a question about the buffering between the residential and commercial in the back of the property. Mr. Besser is requesting a land use change only on the three lots between the existing building he owns and the residential structure on the other side. Mr. Atchley discussed making the buildings smaller to avoid the back buffering problem. Mr. Wolfe stated that because the electric will go behind the buildings this could not be done. Discussion followed regarding the electric lines. Mr. Stewart discussed the 25' buffer and if the Commission could ask a developer to place a fence if a vegetative buffer was removed, and who would maintain it, when it is vegetative. Mr. Pingleton stated that this needs to be clarified in the Code. Melissa Port who lives in Heritage Estates which is across the street from this request was concerned about additional traffic, delivery trucks, noise, types of businesses and nightly business, security and crime, and buffering. She stated that she doesn't see the need of this type of business because the Sunfest mall is just down the road which has some vacancies. Patty Gromous who also lives in the area expressed a concern about traffic. She asked that a turning lane be placed there if the project is approved. The Board suggested the applicant proceed to the Board of Adjustment before receiving a final vote from the Planning Commission. Mr. Wolfe answered a question from Mr. Edwards regarding what kind of businesses would go in the buildings, and stated some of the kinds of businesses were being considered. Discussion followed.

Mr. Pingleton explained that these two requests will be postponed until they both appear before the Board of Adjustment, and possibly will appear in October for the final vote.

#### Old and New Business:

Discussion followed regarding changes to the Code, and clarification of some questions the Planning Commission has for the County Commission. Mr. Pingleton asked the Planning Commission to have ready some questions to present to the County Commission, to discuss next week.

#### Adjournment:

With no other business on the agenda for August 8, 2011 the meeting adjourned at 7:15 p.m.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, AUGUST 15, 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, Susan Martin, Dave Stewart, Ray Edwards, Rick Caudill, and Rick Treese. Staff present: Bob Atchley and Bonita Kissee.

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

#### Review and Action:

Minutes: July 2011, with no additions or corrections a motion was made by Ray Edwards to approve the minutes as written, seconded by Dave Stewart. The vote to approve the minutes was unanimous.

#### Final Votes:

Jake's Lake Storage: request by Resort Installation Systems, Inc. to construct a storage facility located off Quebec Road. This project will require a variance from the Board of Adjustment regarding landscape buffering. A motion was made by Susan Martin to table until October 11, 2011. Seconded by Rick Caudill. The vote to table was unanimous.

Besser Corner: a request by Randy Besser to construct a facility to be utilized for light commercial and office uses such as real estate office and beauty shop. This project will require a variance from the Board of Adjustment regarding landscape buffering. Susan Martin made the motion to table until October 11, 2011. Seconded by Rick Caudill. The vote to table was unanimous.

#### Concepts:

Callahan Dog Grooming: a request by Rachel Brix to operate a dog grooming salon and dog training with a 9+ acre dog park located at 9163 East State Hwy. 76. The applicant clarified her request and stated that she and her husband do not currently own the property, but if she receives approval, will go ahead and purchase it.

She discussed phases of the project planned for the future. The grooming and training facility with the dog park will be the first phase. Dog boarding and day care would be the second phase. A metal building is planned for a woodworking shop for Mr. Brix as a hobby. Mr. Stewart and Mr. Pingleton discussed landscape buffering between the residence and the commercial use. The dog park would be approximately 9 acres, the campground approximately 5 acres. Mr. Atchley suggested adding this to the site plan. Discussion followed. Mr. Pingleton stated that a lot more information regarding the campground would be needed before approval. Mrs. Brix stated that she would not ask for approval on that until she has more information. A 5' chain link fence is planned surrounding the dog park. Further discussion ensued. This project will proceed to public hearing next month.

Greenridge Tri-Plex: a request by Rick Anderson to construct a tri-plex for the purpose of yearly rental to a specific age group of 55+ and not to allow children or animals. The property is located on 2 acres off Y-40 Curtis Dr. The applicant withdrew his request before the meeting.

#### Old and New Business:

Mr. Pingleton discussed changes to the Code. Some questions for the County Commission regarding; who handles personnel issues, does the County Commission have final say on land use changes, duplex amendment, fines, and enforcement. Discussion followed. Mr. Pingleton will send a request to the County Commission for clarification on these issues and when.

#### Adjournment:

With no other business on the agenda for August 15, 2011 the meeting adjourned at 6:50 p.m.



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11-22

## **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:** 798 Park View Dr. Hollister, Mo. 65672

**NAME OF APPLICANT:** Judy (Judith) A. Hawn  
(Must be owner of record)

**SIGNATURE:** Judy (Judith A. Hawn) **DATE:** 8/22/2011  
(Must be owner of record)

**MAILING ADDRESS:** P O Box 10885 Springfield, Mo 65808

**TELEPHONE NUMBER:** 417-840-2531

### Representative Information

**NAME OF REPRESENTATIVE:** Tami L Taylor

**MAILING ADDRESS (rep.):** 1341 N. Main

**TELEPHONE NUMBER (rep.):** 417-839-1592

**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.)**

See attached

Application for Concept  
Division III  
Taney County Planning Commission

This application is being made to request a "special use" permit. The property is a house located in the Poverty Point area, at 798 Parkview Dr., Hollister, Mo 65672. Full legal description: Parkview Beach LT 18 and W2 LT 17 BLK 1; 1/29 INT LT 10 BLK 2.

This home was purchased in 1984 by Donald and Judith Ann Haun. It has been used as a single family rental home since the time of purchase. We are requesting the "special use" permit so that the home may now be used as a Branson vacation destination rental property. In doing this we propose to rent the home on a weekly basis. The property will be advertised with a reputable vacation rental agency, HomeAway. Only a single family will be allowed to rent the proposed property, with no more than 6 adult guests being allowed to stay at one time. Rules and regulations set forth by the Planning Commission will be strictly adhered to. Waste disposal and property up-keep will be the owners responsibility. The property will be maintained in excellent condition, keeping with the standards of the neighborhood. Oversight of all renters will be done by the property owner. Proposed renters will be informed of any and all rules or regulations prior to renting said property. Thank you for reviewing this application.

Sincerely,

A handwritten signature in cursive script that reads "Judith A. Haun".

Judith A. Haun





# 798 Parkview Dr/Rental House



**DISCLAIMER**  
 Putney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty of any kind, express or implied, including but not limited to accuracy, completeness, timeliness, and availability. The County makes no representation, express or implied, as to the use of the Data. There are no required warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the integrity of the Data, including the fact that the Data is dynamic and in a constant state of change.  
 MP 05/2020



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11-24

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

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**NAME OF PROJECT:** Angels Best Gift Shop

**NAME OF APPLICANT:** Phyllis Tate  
(Must be owner of record)

**SIGNATURE:** Phyllis Tate **DATE:** 8-31-11  
(Must be owner of record)

**MAILING ADDRESS:** 407 Rolstein Dr., Maneyville, 65759

**TELEPHONE NUMBER:** 417-546-4290

**Representative Information**

**NAME OF REPRESENTATIVE:** Dalynn Turner

**MAILING ADDRESS (rep.):** 407 Rolstein Dr.

**TELEPHONE NUMBER (rep.):** 417-251-2541

## Property Information

ACCESS TO PROPERTY (street # and name): Highway 76 to Brookfield  
1 mi to Winthrop road right on Polster

Number of Acres (or sq. ft. of lot size): 1.5 ac.

PARCEL #: 03-8.0-34-000-000-017.003  
(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: 34 TOWNSHIP: 24 RANGE: 19

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) ^ BLOCK # x

### 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 # 1

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: \_\_\_\_\_



I have a ~~shed~~<sup>building</sup> on my property 16' x 20'. I would like to turn it into a gift shop. The building was already on the property when I bought it. It is located 5' inside my west fence line. Since we are off the main road I don't expect much physical traffic. Most of our business will be online. The building will be primarily an assembly place for the jewelry and other crafts we will be selling.



# Angels Rest Gift Shop



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 MP 9/2009