



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 12, 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:

Callahan Dog Grooming and Park

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 Callahan Dog Grooming & Park in the Swan Township; Section 16, Township 23, Range 20.

Request: The applicant and current property owners are Michael and Jeanette Callahan. The representative, Rachel Brix is requesting approval of a Division III Permit allowing for the development of a dog grooming salon and dog training facility as well as an approximately 9 acre dog park. Ms. Brix is seeking approval of the Division III Permit prior to purchasing the property in question.

Hearing Date: September 12, 2011

History: The approximately 14.04 acre site contains an existing 1,872 square foot building (formerly utilized as a plant nursery), a small greenhouse facility and an existing off-premise (billboard) sign, with the vast majority of the property consisting of a large, vacant, wooded area.

General Description: The representative is proposing to utilize the approximately 14.04 acre site as a dog grooming salon and dog training facility as well as an approximately 9 acre dog park; with possible future additions of a dog boarding / daycare facility and a farmer's market.

If approved, within the first year, the representative plans to utilize the existing 1,872 square foot building as a dog grooming and training facility, with an approximately nine (9) acre dog park being developed along the northwest portion of the property, as indicated on the submitted site plan. The representative is proposing to utilize the existing gravel parking area near the existing building and also to construct an additional parking area north of the existing green house. Per the provisions of the Taney County Development Guidance Code nine (9) parking spaces and one (1) clearly marked handicapped parking space will be required for the dog grooming salon and dog training facility, with additional spaces being required for the dog park.

If approved, within approximately the second year, the representative plans to construct a dog boarding and dog daycare facility, to the west of the dog grooming & training facility, as indicated on the submitted site plan. Per the provisions of the Taney County Development Guidance Code additional parking spaces will be required at 1 space for every 200 square feet of commercial building space. The representative is also planning to construct an additional wastewater system at that time.

The adjoining property to the north, south and west is predominantly agricultural and light residential. The representative plans to utilize the adjoining property immediately to the south as her residence. The adjoining property immediately to the east consists of State Highway 76 and existing commercial uses. The applicant has indicated that a 5 foot tall fence will be provided around the entire dog park. The representative is proposing to preserve much of the existing timber which will act as natural vegetative buffer. At least a 25 foot natural vegetative buffer shall remain around the dog park.

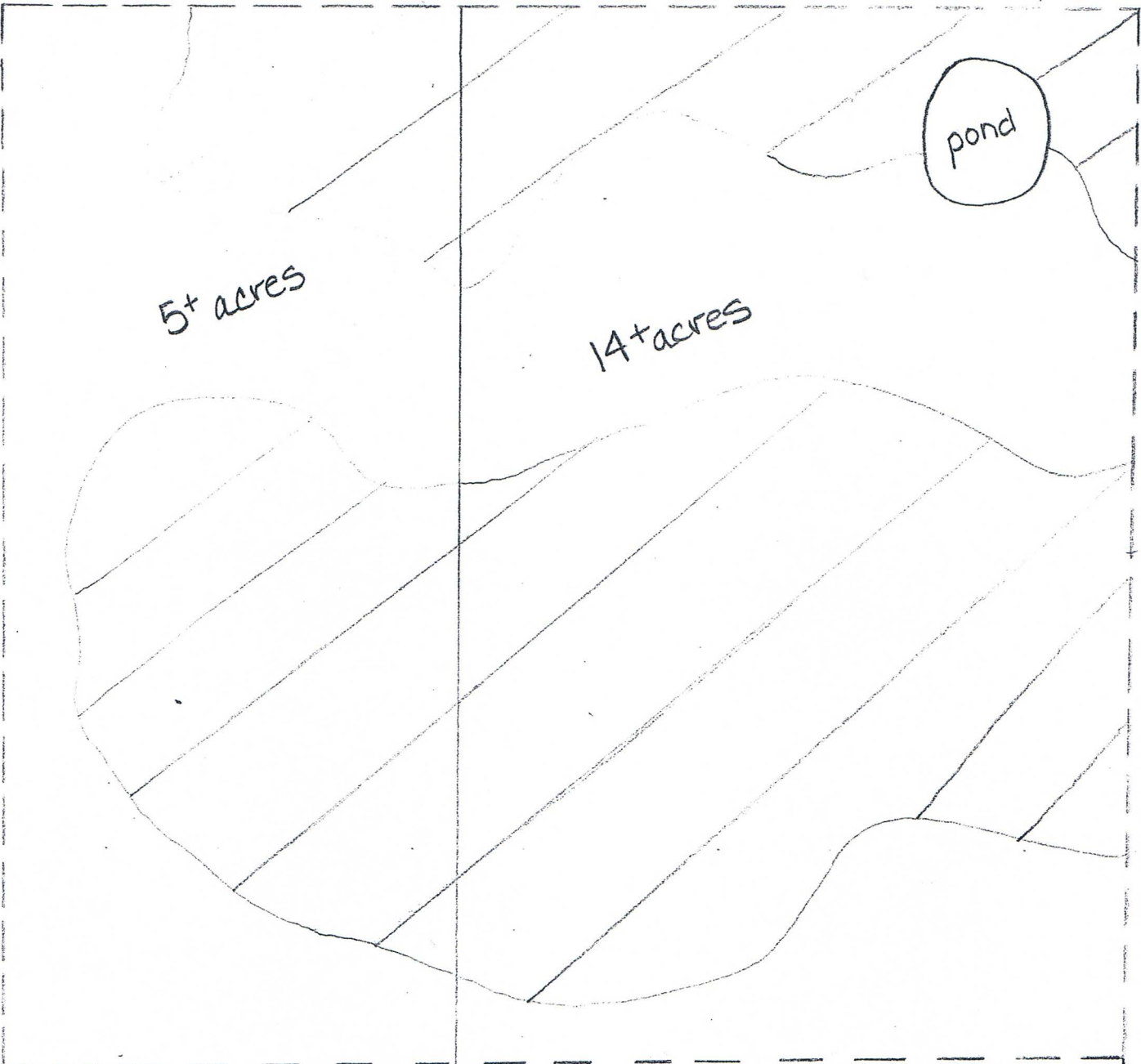
Review: The representative is proposing to utilize the existing access off of State Highway 76.

The existing commercial building (dog grooming & training facility) will be served by an on-site septic system and private well, with the proposed dog boarding & daycare building being served by an additional septic system.

The project received a score of 1 on the Policy Checklist, out of a maximum possible score of 73. The relative policies receiving a negative score consist of emergency water supply, waste disposal service, use compatibility, utilities and screening of solid waste containers.

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 and Sewer Districts.
3. The dog park facility shall be fenced.
4. At least a 25 foot natural vegetative buffer shall remain around the dog park.
5. No outside storage of equipment or solid waste materials.
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).



pond

5+ acres

14+ acres

driveway

home

driveway

building
parking

green-house

*

Hwy 76

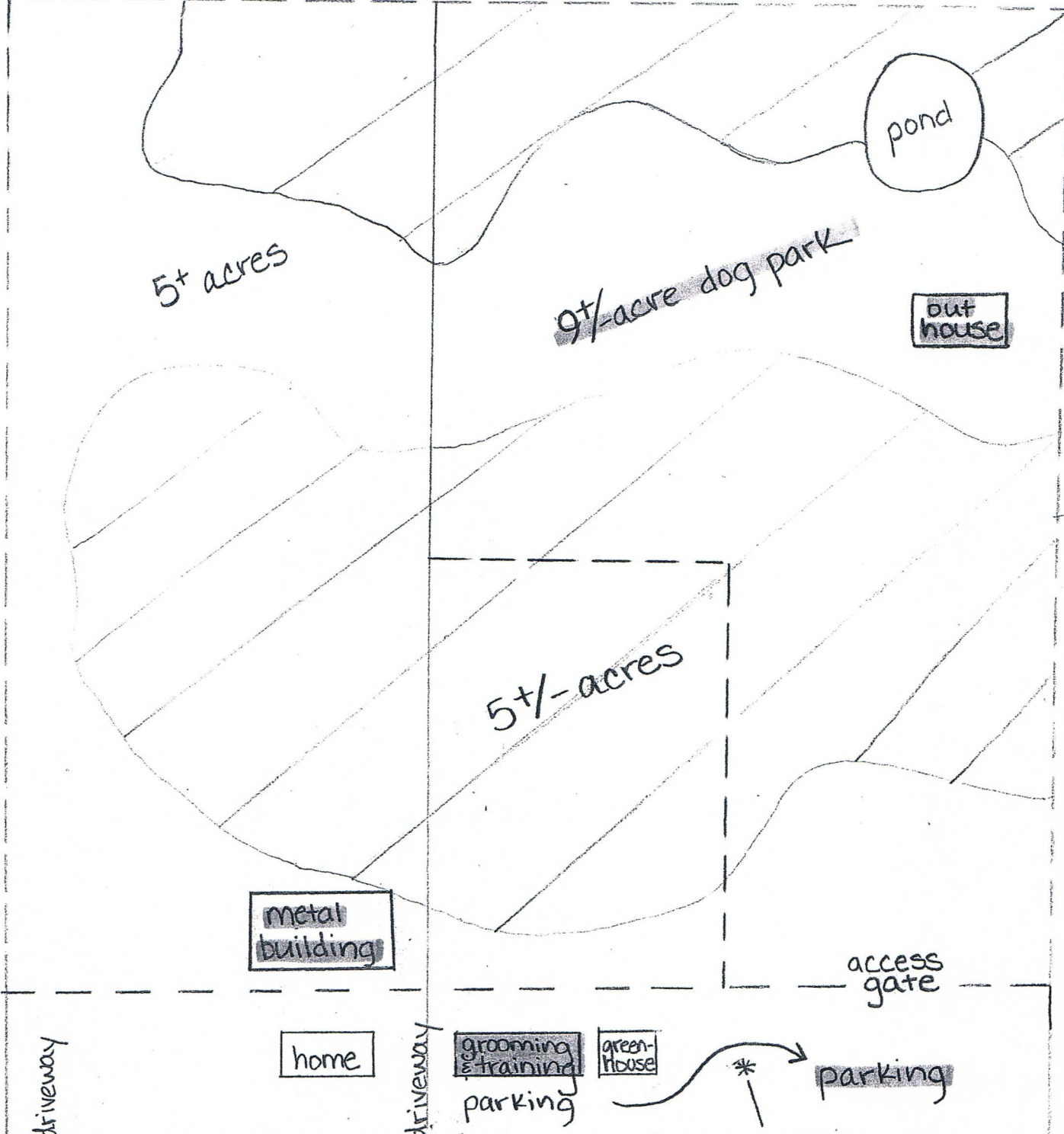
Waldo Rd.

-- = fenced

[diagonal lines] = trees


*billboard

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N



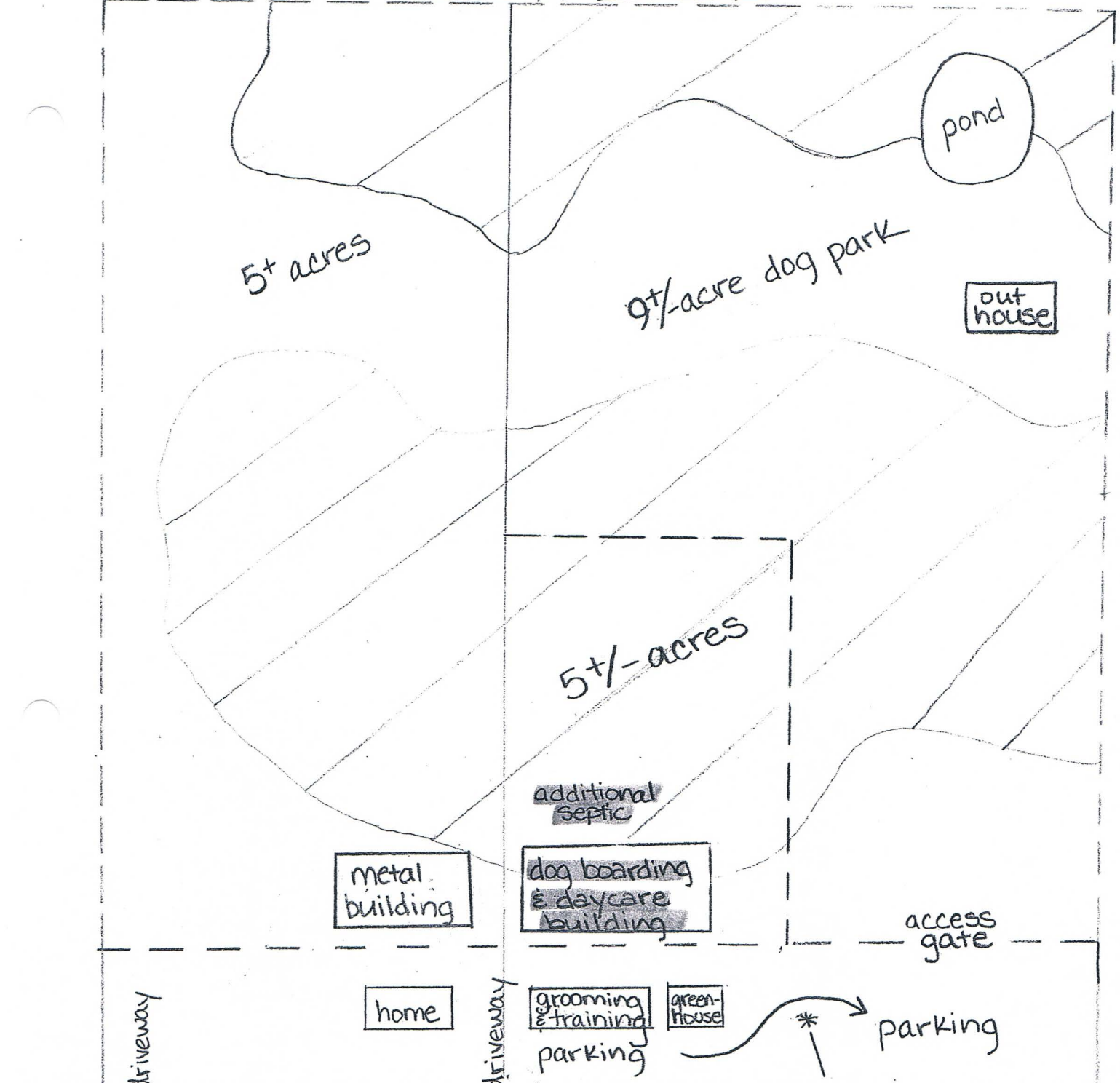
Hwy 76

Waldo Rd.

- - = fenced
-  = trees
- * billboard



PROPERTY ZONING YEAR



Hwy 76

Waldo Rd.

- - = fenced
- ▨ = trees
- * billboard



Eastern District Relative Policies: Division III Permit

Project: Callahan Dog Grooming & Park

Permit: 11-21

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	73	1	1.4%	5	26.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	8	2	25.0%
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	8		
development buffering	8	4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	3	1	16.7%
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers	0	-3		
screening of outdoor equip	6	0		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kisse

Date: August 25, 2011

Project: Callahan Dog Grooming & Park

Permit#: 11-21

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	screening / waste containers
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *August 25, 2011*