



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, OCTOBER 17, 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

Review and Action:

Minutes, August 2011, September 2011

Concepts:

798 Parkview Dr. Rental House
Angels Rest Gift Shop
Verizon Wireless

Old and New Business:

Code Amendments

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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MINUTES

TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING

**MONDAY, SEPTEMBER 12, 2011, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chair Susan Martin called the meeting to order at 6:00 p.m. A quorum was established with four present out of six sitting members. They were: Susan Martin, 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:

Callahan Dog Grooming and Park; a request by Rachel Brix to operate a dog grooming salon and dog training with a 9+ acre dog park located at 9163 East St. Hwy. 76. No one from the public signed up to speak. Mr. Atchley read the staff report and presented pictures and a video of the site. Mrs. Brix stated that the fence would be on three sides of the development. Discussion followed regarding fencing. Mr. Treese suggested leaving the original fence up which is on the property line, as well as the new one. Mr. Caudill asked if the applicant plans to ask for all phases now. Mr. Atchley stated that she does want all phases approved now with some of the phases being permitted as late as two years in the future. Mrs. Brix reported that she met with MoDot onsite. With no other questions the project will be voted on at the next meeting. If there is a problem obtaining a quorum at that meeting, the vote will be taken October 11, 2011.

Old and New Business:

Mr. Atchley reported that an email had been sent to the County Commission regarding the proposed amendments from 2010 and 2011. Code Amendments for 2011 will be discussed and may be voted upon by the Planning Commission in October.

Mr. Atchley discussed an upcoming concept and previous repercussions in the area regarding nightly rental.

Adjournment:

With no other business on the agenda for September 12, 2011 the meeting adjourned at 6:30 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 19, 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 not established with only three members present. They were Shawn Pingleton, Rick Caudill, and Rick Treese. Staff present: Bob Atchley and Bonita Kissee.

The minutes, final votes, and concepts will be heard at the new date of September 26, 2011, if a quorum is present.

Final Votes:

Callahan Dog Grooming and Park: request by Rachel Brix to operate a dog grooming salon and dog training with a 9+ acre dog park located at 9163 East St. Hwy. 76.

Concepts:

798 Parkview Dr. Rental House: a request by Judy Haun to allow nightly rental from an existing structure located in the Poverty Point area. Plans are to rent the house on a weekly basis to single families only with no more than 6 adult family members.

Angel's Rest Gift Shop: a request by Phyllis Tate to operate a gift shop from an existing building located at 407 Holstein Dr. Most of the business will be done on line with only a few customer expected. The site will be utilized to assemble the items to be sold.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for September 19, 2011 the meeting adjourned at 6:05 p.m.