



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, DECEMBER 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:

*Larimore Photography
Learn and Play Daycare
Spirit Hill Airpark*

Old and New Business:

Code Amendments

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: 12/07/2011

By: MP

Time: 11:00 am

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room
At the Taney County Courthouse and the office of Planning and Zoning.



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

Public Hearing for Larimore Photography, Inc. (Branson Photo) in the Branson Township; Section 16, Township 23, Range 21.

Request: The applicant and current property owners are Rickey and Pamela Thomas. The representatives, James & Lori Larimore (Larimore Photography, Inc.) are requesting approval of a Division III Permit allowing for the relocation of their existing portrait studio and photo processing laboratory from a location within the corporate limits of the City of Branson to an existing residential structure located at 1708 Bee Creek Road. Branson Photo currently has one part-time employee in addition to the owners. Mr. & Mrs. Larimore are seeking approval of the Division III Permit prior to purchasing the property in question.

Hearing Date: December 12, 2011

History: The approximately 1.76 acre site contains an existing 4,038 square foot residence which was constructed in 1989 (per the Assessor's information) and an accessory building.

In 2000 James & Lori Larimore started Larimore Photography, a very small portrait studio based out of the Larimore's Garage. In 2005, Larimore Photography purchased Branson Photo. The representatives are now requesting to relocate Branson Photo to the existing 4,038 square foot residential structure.

The current application was approved for Concept on November 21, 2011.

General Description: The representatives are proposing to utilize the existing 4,038 square foot residential structure as a portrait studio and photo processing laboratory. If approved, the representatives have stated that the outside appearance of the existing residential structure will not be modified. The photo studio takes both indoor and outdoor photography. Therefore the representatives plan to improve the landscaping with the additional of flowers, shrubs and trees. The representatives are proposing to preserve at least a 25 foot natural vegetative buffer along the south property boundary between the portrait studio and the adjoining residence. This natural vegetative buffer will also be enhanced with the addition of shrubs and trees.

The representatives are proposing to utilize the existing parking area near the existing residential building and an additional parking area west of the existing accessory building, meeting the parking requirements of the Taney County Development Guidance Code. The representatives have stated that their business averages less than five customers at a single time.

The existing residence is currently served by the Public Water Supply District #3 and an on-site septic system. However, the representatives have expressed a willingness to connect to Branson municipal sewer.

The adjoining property immediately to the north is an existing office complex. The adjoining property immediately to the south and east is single-family residential. The property to the west consists of Bee Creek Road and a number of existing churches.

Review: The representatives are proposing to utilize the existing circle driveway and two accesses off of Bee Creek Road.

The existing residence is currently served by an on-site septic system. The representatives plan to connect to Branson municipal sewer due in part to the pH increase in the wastewater that will be discharged as a part of the operation of the photo processing lab.

The project received a total score of 24 on the Policy Checklist, out of a maximum possible score of 51. The relative policies receiving a negative score consist of 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 letter from the Fire District.
3. Compliance letter from the Branson Public Works Department, ensuring connection to municipal sewer.
4. At least a 25 foot natural vegetative buffer shall be preserved along the south property boundary between the portrait studio and the adjoining residence. This natural vegetative buffer shall be enhanced with the addition of shrubs and trees, meeting the landscaping and vegetative cover requirements as found in Appendix J of the Taney County Development Guidance Code.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. 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).

Larimore Photography		Permit#:	11-29		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
SOIL LIMITATIONS		n/a=	x		
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=	x		
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Larimore Photography		Permit#:	11-29		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=	x		
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=	x		
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=	x		
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers		2	3	1	3
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3	2	6
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Larimore Photography		Permit#:	11-29		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Larimore Photography		Permit#:	11-29		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

Larimore Photography		Permit#:	11-29		
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PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer ≥10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 24

Maximum Possible Score= 51

Actual Score as Percent of Maximum= 47.1%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 21.4%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

December 5, 2011

Project: Larimore Photography

Permit#: 11-29

Policies Receiving a Negative Score	
Importance Factor 5:	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: June 20, 2011

Project: Larimore Photography

Permit: 11-29

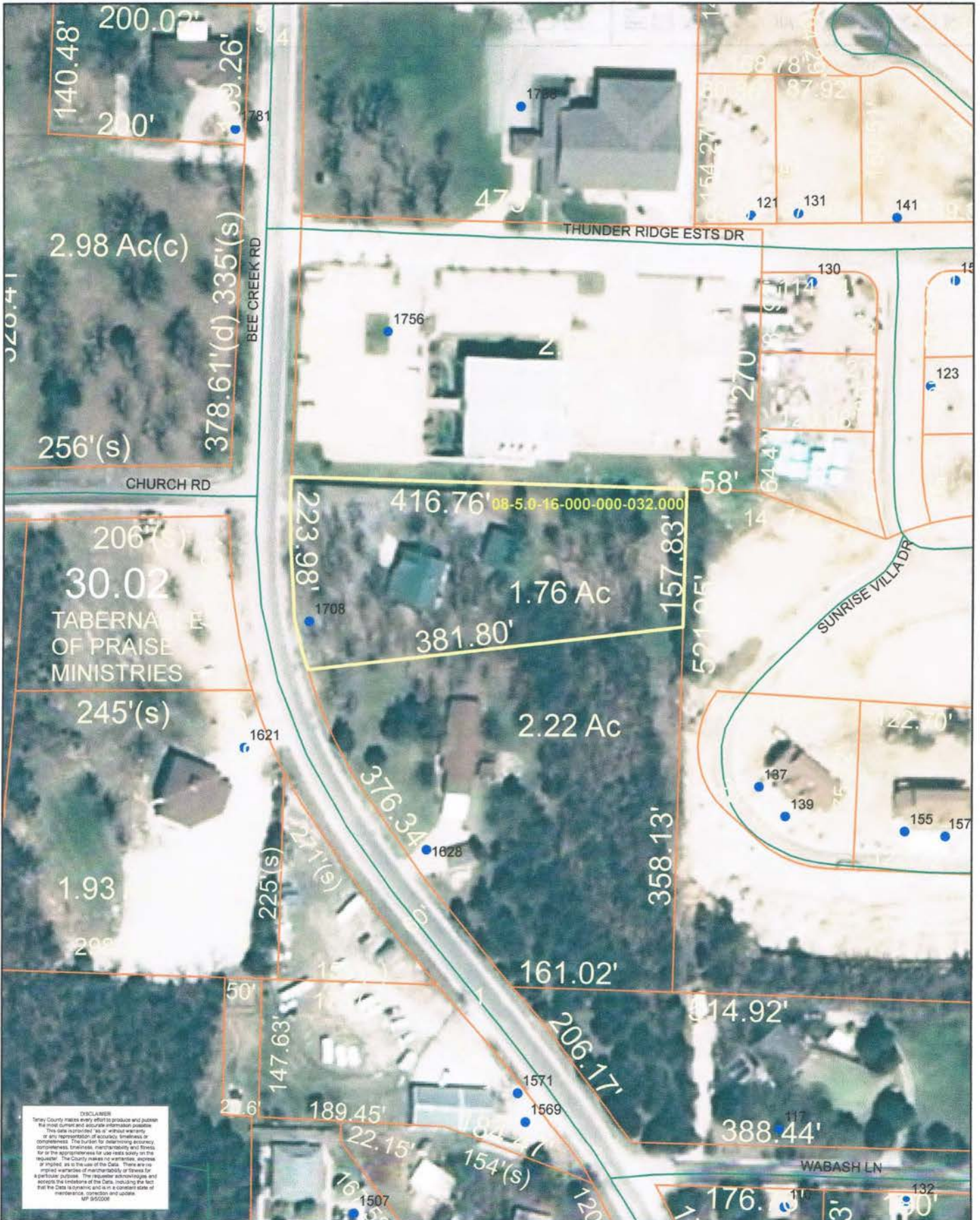
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	51	24	47.1%	3	21.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	5	2	28.6%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	18	15		
soil limitations				
building bulk/scale				
waste containers screening	6	3		
outdoor equip storage	6	-6		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2				
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
Date: June 20, 2011



Larimore Photography



DISCLAIMER
 Tazewell County makes every effort to produce and publish the most current and accurate information possible. This data is provided as a public service and is not intended to be used as a substitute for a professional survey. The County makes no warranty, express or implied, as to the accuracy, completeness, timeliness, or reliability of the data. The County makes no warranty, express or implied, as to the use of the data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.
 MP 955008



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

Public Hearing for the Learn & Play Daycare Center located at 21047 State Highway 160, Forsyth, MO, in the Swan Township; Section 36, Township 24, Range 20.

Request: The applicant, Tonia Collins is requesting approval of a Division III Permit in order to convert an existing, single-family residence into a daycare center.

Hearing Date: December 12, 2011

History: According to the Assessor's information, a 672 square foot mobile home was placed on the property in 1970. In 2002 a Division I Permit was issued, allowing for a 708 square foot addition to the mobile home.

The current application was approved for Concept on November 21, 2011.

General Description: The subject property is an existing 1.08 +/- acre and a 5.00 +/- acre tract of land containing an approximately 1,380 square foot mobile home and addition located at 21047 State Highway 160, Forsyth, MO. The 5.00 +/- acre tract has been included as a part of this request because both the proposed exit onto U.S. Highway 160 and a portion of the parking will be located on this tract of land.

The adjoining property immediately to the north and south is primarily light residential. The adjoining property to the west consists of U.S. Highway 160 and a Central Taney County Fire Station. The adjoining property to the east is primarily agricultural.

Review: The applicant is proposing to convert the existing residence into a daycare facility. The structure will no longer function as a residence. The applicant has indicated that initially the facility would provide daycare for up to four children and may potentially provide daycare for up to 20 children with two caregivers (once the applicant and her mother-in-law obtain their Child Care Licenses through the Missouri Department of Health & Senior Services). Per the provisions of state law, any person who is caring for four or fewer unrelated children is not required to be licensed.

The Missouri Department of Health & Senior Services has the following staff/child ratios applying to child care centers:

- Birth to 2 years – 1 caregiver for every 4 children
- 2 year olds – 1 caregiver for every 8 children
- 3 to 5 year olds – 1 caregiver for every 10 children
- Ages 5 year and up – 1 caregiver for every 16 children
- Special requirements apply for mixed age groups

The applicant is proposing to utilize the existing circle driveway and two accesses off of U.S. Highway 160. Signage will be placed at each access indicating that the southern access is to be the entrance and the northern access is to be the exit. The applicant is proposing to provide an off-street parking area with 6 parking spaces, exceeding the requirements of the Taney County Development Guidance Code.

The proposed business hours will be Monday through Friday 6:30 AM to 6:30 PM. The proposed daycare facility will include a fenced 48' x 55' fenced playground area. There will also be a fenced 10' x 60' area along the front of the structure.

The property is currently served by the Public Water Supply District # 1 and an individual septic system. The Taney County On-site Wastewater System Inspector has visited the site in conjunction with personnel from the Missouri Department of Health & Senior Services and found that the existing septic system will support the needs of the proposed daycare center. The septic system was originally designed for a three bedroom home and has the capacity to serve the daycare center.

The project received a score of -19 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, off-site nuisances, use compatibility, utilities 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.
2. The appropriate licenses shall be obtained from the Missouri Department of Health & Senior Services and all licensing requirements shall be met prior to the issuance of a Certificate of Conformance.
3. Compliance letters from the fire department and the Missouri Department of Transportation (MoDOT).
4. Appropriate signage will be placed at the two access points indicating both the entrance and exit.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. 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).

Learn & Play Daycare		Permit#:	11-27		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=				
centralized system		2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE	n/a=	x			
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS	n/a=	x			
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES	n/a=				
no issues		2	4	-1	-4
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Learn & Play Daycare		Permit#:	11-27		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways			2	2	0
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)			0	1	
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development			0	2	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Learn & Play Daycare		Permit#:	11-27		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	0	0
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Learn & Play Daycare		Permit#:	11-27		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way	1	5	0	0	
50 ft. right-of-way	0				
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6	
community well / water system meeting DNR requirements	1				
private wells meeting DNR requirements	0				
private wells not meeting any established standards	-1				
individual / private wells	-2				
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10	
fire hydrant system with limited coverage	-1				
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development	2	4			
paved walkways provided throughout development / maybe shared with bicycles	1				
designated walkways provided but unpaved	0				
no pedestrian walkways, but green space provided for pedestrian use	-1				
no designated pedestrian walkway areas	-2				
PEDESTRIAN SAFETY					n/a=
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2			
separation of pedestrian walkways from roadways by open land buffer	1				
pedestrian walkways abut roadways with no buffering / protection	0				
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails	2	1			
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1				
no designated bike-ways	0				
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure	2	4	0	0	
all utilities traverse development underground but may be above ground from easement	1				
utilities above ground but / over designated easements	0				
utilities above ground and not within specific easements	-1				
no specific management of utilities	-2				

Learn & Play Daycare		Permit#:	11-27		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -19

Maximum Possible Score= 53

Actual Score as Percent of Maximum= -35.8%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

December 5, 2011

Project: Learn & Play Daycare

Permit#: 11-27

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

Scoring by: Bob Atchley / Bonita Kissee

Date: December 5, 2011

Eastern District Relative Policies: Division III Permit

Project: Learn & Play Daycare

Permit: 11-27

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	-19	-35.8%	6	46.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-15	2	66.7%
sewage disposal				
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-8	3	42.9%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	-4		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: December 5, 2011



Learn & Play Day Care





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

Public Hearing for the Spirit Hill Airpark Subdivision located on the east side of State Highway M, Cedar Creek, MO, in the Cedar Creek Township; Section 25, Township 22, Range 19; Sections 29 & 30, Township 22, Range 18 and Sections 32 & 33, Township 21, Range 18.

Request: The applicants, Tammy Warner and Rick Persinger are requesting approval of a Division III Permit seeking to subdivide a total of 1018.12 +/- acres into lots, all five (5) acres or greater in size. The Preliminary Plat of the Spirit Hill Airpark shows a total of 146 residential lots, four commercial lots and a Proposed Golf Course.

Hearing Date: December 12, 2011

History: In September 2011 approximately 490 acres was deeded from Rick Persinger (RLP Revocable Living Trust) to Tammy Warner of Missouri Airparks, LLC. The Assessor's information indicates that the remaining 571 acres is currently under the ownership of the RLP Revocable Living Trust. On September 29, 2011 the Spirit Hill Minor Subdivision, a six (6) lot minor subdivision of approximately 43.37 acres with all lots being over 5 acres in size, was approved administratively. Please note that Lots 1-6 as indicated on the Preliminary Plat of Spirit Hill Airpark have already been approved via this minor subdivision.

On November 28, 2011 a Stop Work Order was issued to Tammy Warner regarding the clearing of the future runway area without first obtaining a Taney County Land Disturbance Permit. Ms. Warner immediately contacted the Planning office and has begun the process to obtain a Land Disturbance Permit. On December 7, 2011 the Planning Office received an engineered Erosion & Sediment Control Plan for the future runway area from the applicant.

The current application was approved for Concept on November 21, 2011.

General Description: The subject property is approximately 1018.12 +/- acres of land located east of State Highway M, Cedar Creek, MO. The applicant is proposing to subdivide a total of 1018.12 +/- acres into 140 residential lots, four commercial lots and a golf course, all five (5) acres or greater in size. The Spirit Hill Minor Subdivision has already been approved creating a six (6) lot minor subdivision of approximately 43.37 +/- acres. The proposed Spirit Hill Airpark will be approximately 1061.49 +/- acres in size total, including the approximately 43.37 acres that has already been approved as a minor subdivision. The four commercial lots are labeled on the Preliminary Plat of the Spirit Hill Airpark as follows: Commercial Lot 1 Community Hanger, Commercial Lot 2 Community Hanger, Spirit Hill Commercial Lot 3 and Commercial Lot 4 Riding Stable.

The adjoining property is predominantly agricultural and light residential.

Review: The proposed subdivision lots will be served by individual wells and individual on-site septic systems. Per the provisions of the Taney County Development Guidance Code, "Lots that are five (5) acres or greater in area can be established regardless of whether frontage on a public road exists or not. Any lot created shall have either direct access to a public road or an established access easement." The creation of subdivision lots 5 acres or greater in size is exempt from the Missouri Department of Natural Resources (MoDNR) Residential Housing Development (subdivision) rule.

The Missouri Department of Transportation (MoDOT) Traffic Specialist has provided correspondence indicating that the sight distance at the existing entrance to the subdivision would allow for an upgrade to a commercial entrance. Please note that the letter references Route H instead of State Highway M.

The project received a score of -27 on the Policy Checklist, out of a maximum possible score of 65. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, waste disposal commitment, stormwater drainage, development buffering, utilities, right to farm, residential privacy, traffic and agricultural lands.

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 include plans for the following:
 - a. Sediment and erosion control (Appendix B Section VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land Disturbance Permit
 - d. Utility easements and building line setbacks (Table 12)
 - e. Landscape buffer plan for the 4 commercial lots that adjoin the residential lots. (Appendix J)
 - f. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
2. Planning Commission approval shall be sought for a Division III Permit prior to the construction of the structures on the four (4) commercial lots.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division I and/or Division II Permits will be required for all applicable structures in the development (Chapter 3 Section I Item B).
6. 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).

Spirit Hill Airpark		Permit#:	11-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE		n/a=			
on-site stormwater retention and absorption with engineered plans		2	4	-1	-4
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS		n/a=	x		
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues		2	4	2	8
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Spirit Hill Airpark		Permit#:	11-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways			2	2	0
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)			0	1	-2
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	-2
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development			0	2	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Spirit Hill Airpark		Permit#:	11-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2	2	-1	-2
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	-1	-4
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=	x		
structure size and/or access can be serviced by emergency equipment		0	3		
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Spirit Hill Airpark		Permit#:	11-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way	1	5	1	5	
50 ft. right-of-way	0				
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0	
community well / water system meeting DNR requirements	1				
private wells meeting DNR requirements	0				
private wells not meeting any established standards	-1				
individual / private wells	-2				
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10	
fire hydrant system with limited coverage	-1				
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development	2	4			
paved walkways provided throughout development / maybe shared with bicycles	1				
designated walkways provided but unpaved	0				
no pedestrian walkways, but green space provided for pedestrian use	-1				
no designated pedestrian walkway areas	-2				
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2			
separation of pedestrian walkways from roadways by open land buffer	1				
pedestrian walkways abut roadways with no buffering / protection	0				
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails	2	1			
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1				
no designated bike-ways	0				
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure	2	4	1	4	
all utilities traverse development underground but may be above ground from easement	1				
utilities above ground but / over designated easements	0				
utilities above ground and not within specific easements	-1				
no specific management of utilities	-2				

Spirit Hill Airpark		Permit#:	11-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE		n/a=			
residential developments (>25 units) include more than 25% open recreational space		2	2	0	0
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=			
restrictive covenants provide for weekly disposal for each occupied structure		0	5	-1	-5
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -27

Maximum Possible Score= 65

Actual Score as Percent of Maximum= -41.5%

Number of Negative Scores= 10

Negative Scores as % of Total Score= 28.6%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

December 5, 2011

Project: Spirit Hill Airpark

Permit#: 11-28

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service waste disposal commitment
Importance Factor 4:	stormwater drainage development buffering utilities
Importance Factor 3:	right to farm
Importance Factor 2:	residential privacy traffic
Importance Factor 1:	agricultural lands

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *October 26, 2011*

Eastern District Relative Policies: Division III Permit

Project: Spirit Hill Airpark

Permit: 11-28

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	65	-27	-41.5%	10	55.6%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-15	3	75.0%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	-5		
Importance Factor 4			3	42.9%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering	8	-4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	6	-6	1	50.0%
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	-6		
mixed-use developments				
emergency services				
water systems	6	0		
Importance Factor 2	12	-4	2	50.0%
residential landscape buffers	4	0		
right to operate				
residential privacy	4	-2		
traffic	0	-2		
pedestrian safety				
usable open space	4	0		
Importance Factor 1	0	-2	1	100.0%
agricultural lands	0	-2		
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: October 26, 2011

Missouri
Department
of Transportation



Rebecca J. Baltz , P.E., District

Springfield Area District
3025 East Kearney Street.
M.O. Box 868
Springfield, MO 65801
(417) 895-7600
Fax (417) 895-7610
www.modot.org
Toll free 1-888 ASK MoDOT

Nov. 14, 2011

Permit Number:

County: Taney

Route: H

Job Description: Airpark Commercial Entrance

Dear: Sir or Madam

Concerning the existing entrance located on Rte. H, 1.6 miles south of Rte. KK on the east side of Rte. H, my sight distance findings are as follows. SSD – NB 768 ft. SB 694 ft. The minimum stopping sight distance allowed for a highway with a speed limit of 55 mph is 490 ft. The measurements are well above the minimums and therefore would allow for an upgrade to the entrance to a Type III, or Commercial entrance.

If you need to contact me, I can be reached at 417.766.2749.

Respectfully,

Terry Dry
Traffic Specialist



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

November 28, 2011

Tammy Warner
Missouri Airparks, LLC
1272 Brass Lantern Road
Cedar Creek, MO 65627

STOP WORK ORDER - Notice of Violation of the Taney County Development Guidance Code

Dear Ms. Warner:

It has come to the attention of the Taney County Planning Department that an approximately eight (8) acre area has been graded for a future runway and road right-of-way area within the proposed Spirit Hill Airpark, without first obtaining a Taney County Land Disturbance Permit and a Missouri Department of Natural Resources (MoDNR) operating permit. The Taney County Development Guidance Code requires that "No land grading (exceeding one (1) acre), except hand clearing or brush-hogging, shall commence on any property before all proper permits have been obtained." Per the provisions of the Taney County Development Guidance Code, "A Stop Work Order will be issued whenever land disturbance, construction, or development activity, which constitutes a violation of the Development Code, occurs."

A Taney County Land Disturbance Application shall be submitted to the Planning office along with a Land Disturbance Plan, an Erosion & Sediment Control Plan (meeting the minimum requirements established in Appendix I of the Development Guidance Code) and a Stormwater Pollution Prevention Plan (SWPPP). Per the provisions of Section 10.2 of the Taney County Development Guidance Code, upon approval of a Land Disturbance Plan and the issuance of the Land Disturbance Permit, the developer shall post a performance bond, or submit cash or a certified check. Upon approval of the Land Disturbance Permit you will be required to remit a security in the amount of \$750 per acre of disturbance.

Per the provisions of Section 3.10 of the Taney County Development Guidance Code, "Any person, firm, or corporation that fails to comply with or violates any of these regulations shall be deemed guilty of a misdemeanor and be subject to a fine of not more than one thousand dollars (\$1,000) or imprisonment in the county jail for a period not exceeding one (1) year, or both."

You are being given ten days from the date of service to seek compliance with the provisions of the Taney County Development Guidance Code. Thank you in advance for your immediate attention to this matter.

Sincerely,

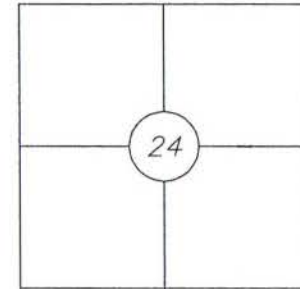
A handwritten signature in cursive script that reads "Bob Atchley".

Bob Atchley
Taney County Planning Administrator

Cc: Charles Greeson, MoDNR

SPIRIT HILL AIR PARK PHASE 1 GRADING & SEDIMENT CONTROL PLANS TANEY COUNTY, MISSOURI

OWNER
SOMEDAY RANCH, LLC
1272 BRASS LANTERN ROAD
CEDAR CREEK, MISSOURI 65627

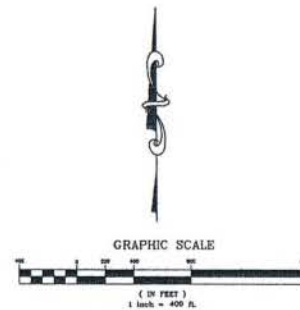


TANEY COUNTY, MO
LOCATION MAP
SEC 24 - TOWNSHIP 22N - RANGE - 20W

- LEGEND
- EX. ELEV. CONTOUR
 - PROP. ELEV. CONTOUR
 - PROP. SILT FENCE

SHEET INDEX

- C-1...COVER
- C-2...GRADING AND SEDIMENT CONTROL PLAN
- C-3...SEDIMENT CONTROL DETAILS



DATE: 12/01/11
JOB NO:
DWG. NO:
DRWN. BY: mes
CHKD. BY: mes
REVISIONS:
▲
▲
▲
▲

TREAT
ARCHITECTS, P.C.

Post Office Box 1542
415 Green Briar Dr.
Branson, Missouri
Ph: 417-336-2015
Fax: 417-336-2016



CONSULTANTS

PROJECT

SPIRIT HILL
AIR PARK
C/O SOMEDAY RANCH, LLC
1272 BRASS LANTERN ROAD
CEDAR CREEK, MO 65627
417-576-3817

DRAWING

COVER SHEET

SHEET NO.

C-1

1 OF 3 SHTS.



DATE: 12/01/11
 JOB NO:
 DWG. NO:
 DRWN. BY: MES
 CHKD. BY: MES

REVISIONS:
 ▲
 ▲
 ▲



Post Office Box 1542
 415 Green Briar Dr.
 Branson, Missouri
 Ph: 417-336-2015
 Fax: 417-336-2016



CONSULTANTS

PROJECT

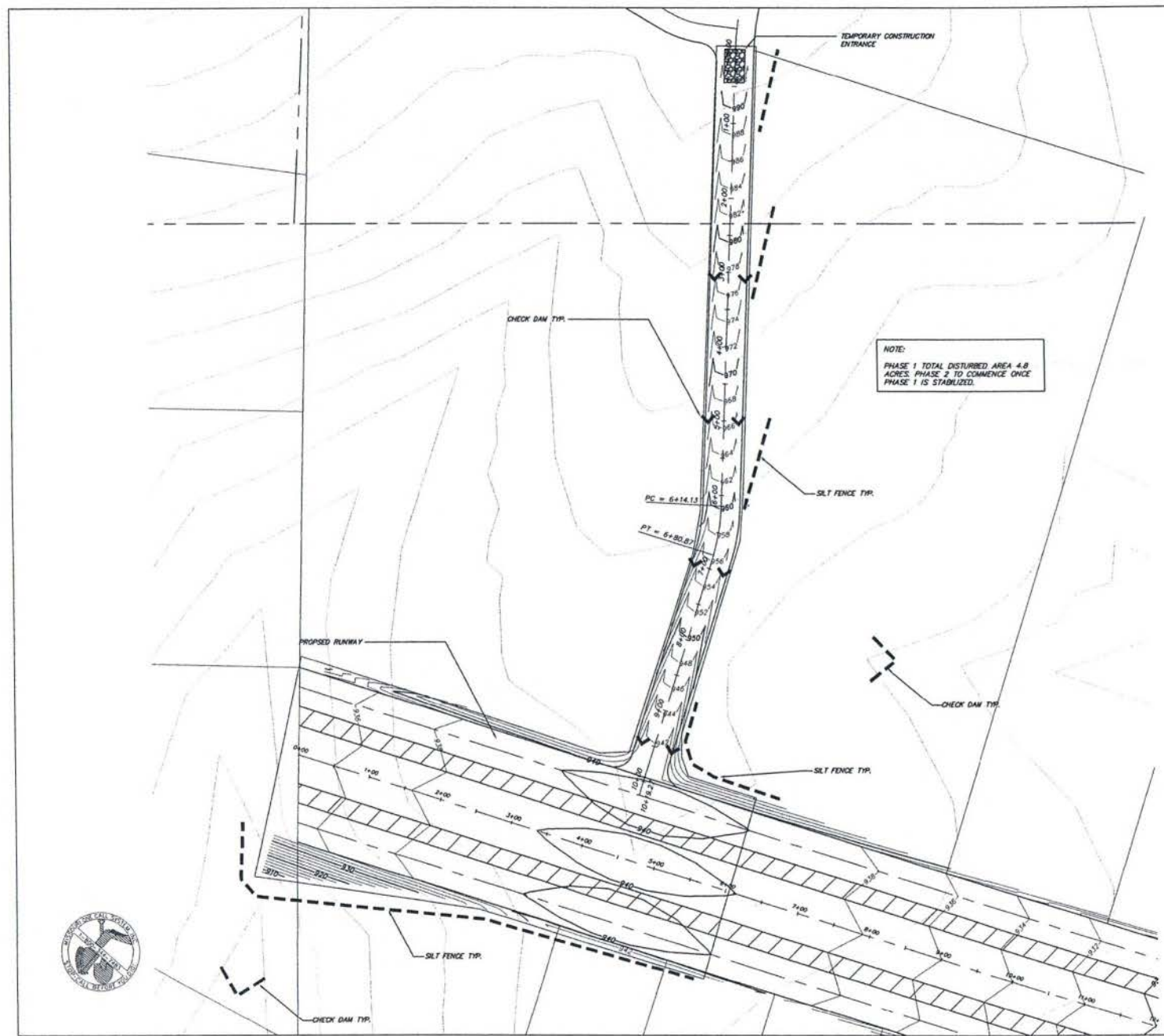
SPIRIT HILL
 AIR PARK
 C/D SOMEDAY RANCH, LLC
 1272 BRASS LANTERN ROAD
 CEDAR CREEK, MO 65627
 417-576-3817

DRAWING

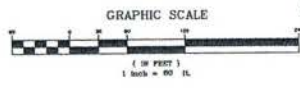
GRADING & SEDIMENT
 CONTROL PLAN

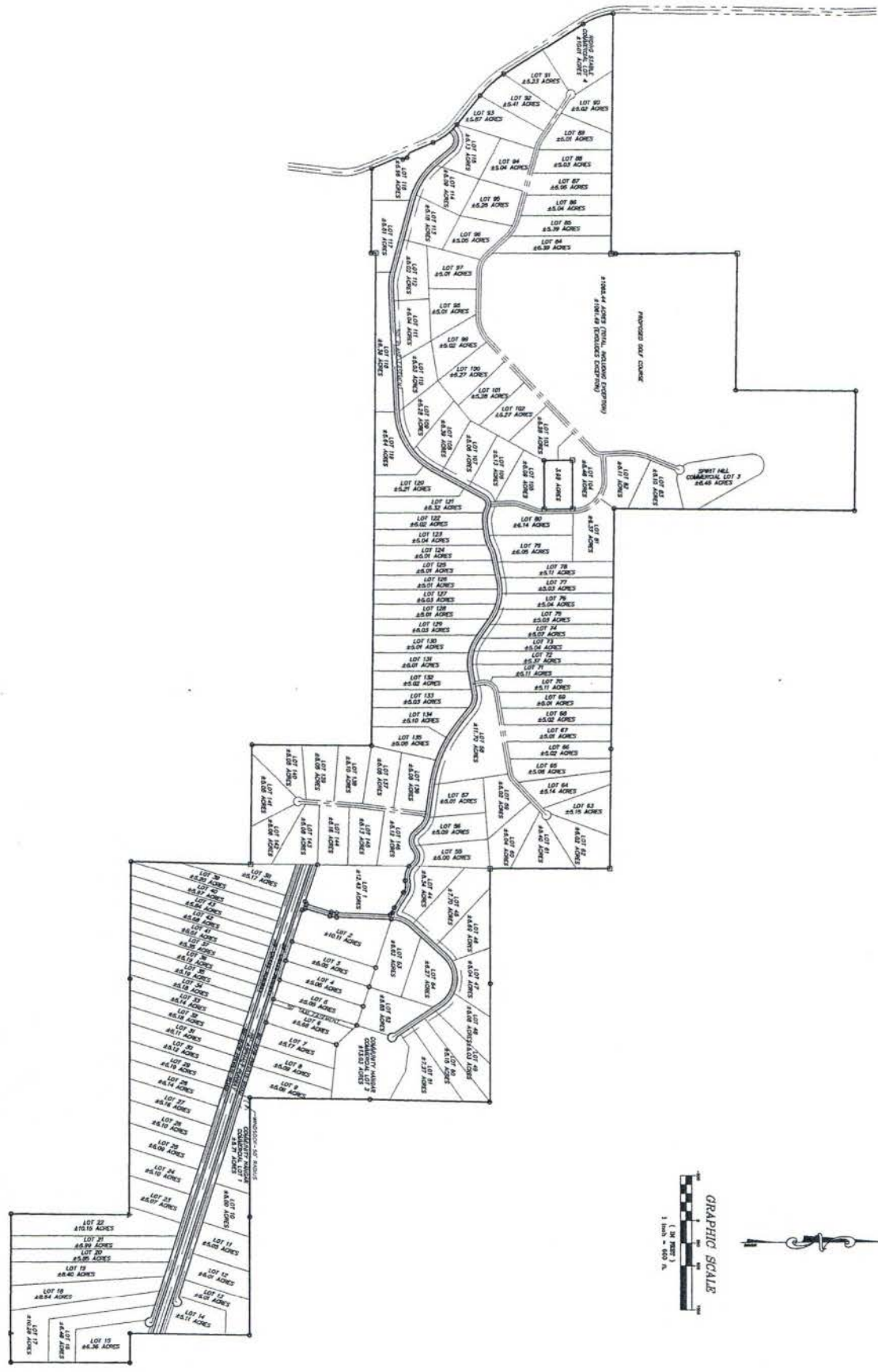
SHEET NO.

C-2
 # 2 OF 3 SHTS.



LEGEND
 --- 100' --- = EX. ELEV. CONTOUR
 --- 100' --- = PROP. ELEV. CONTOUR
 - - - - - = PROPOSED SILT FENCE



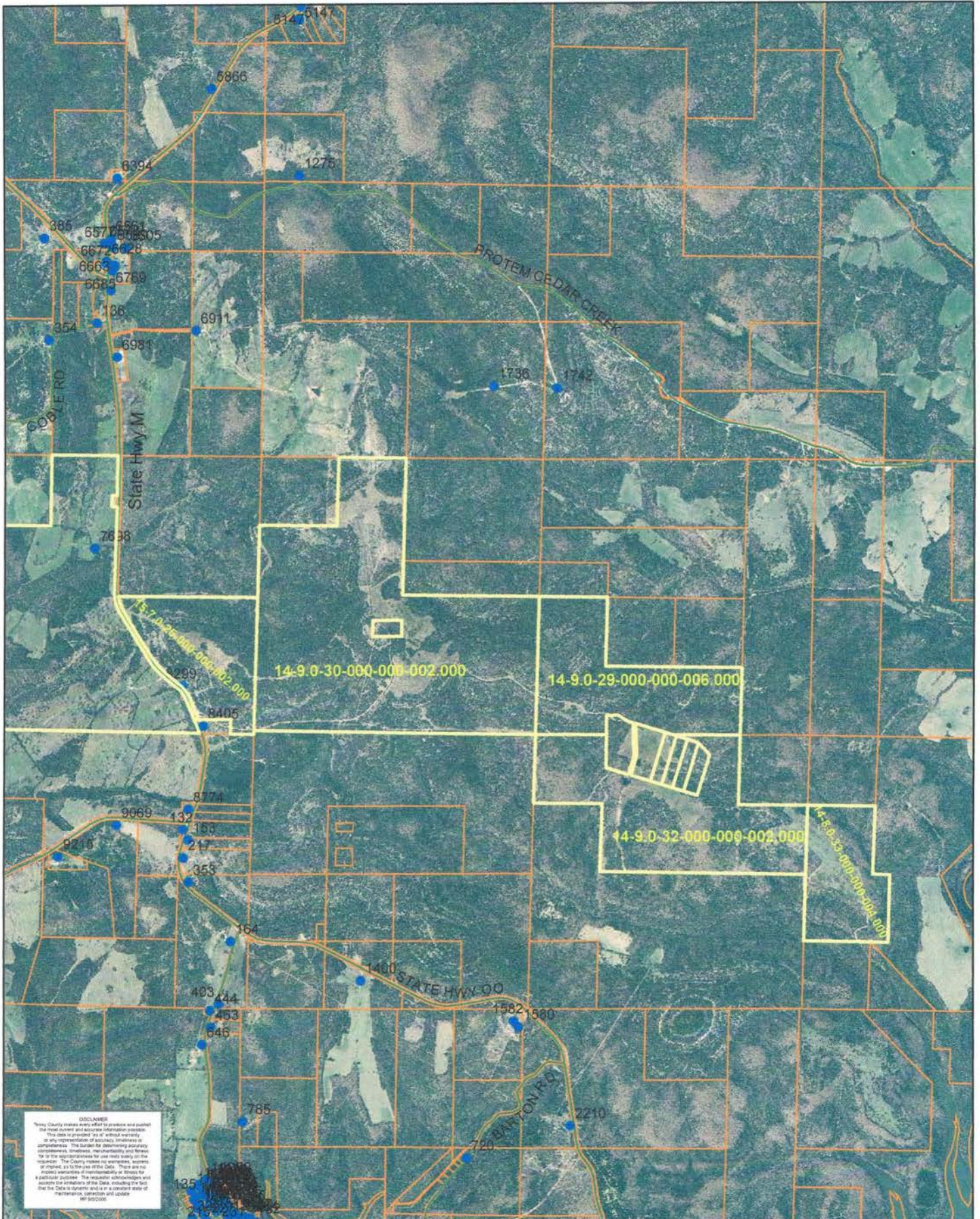


SPRIT HILL AIRPARK
 PRELIMINARY SUBDIVISION PLAT





Spirit Hill Airpark



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MP 8/20/2006