



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, JANUARY 9, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Election of 2012 Officers
Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Country Park
American Sportsmans Holdings

Old and New Business:

Update on Code Amendments
Update on Spirit Hill

Adjournment.



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

Public Hearing for a request to utilize the existing residence, located at 121 Yale Street, as a commercial use, in the Branson Township; Section 17, Township 23, Range 21.

Request: The applicant Lianne Milton is requesting approval of a Division III Permit allowing for the existing residence, located at 121 Yale Street to be used as a commercial use.

Hearing Date: January 9, 2012

History: The subject property consists of Lot 8 of the Country Park Subdivision. The approximately .38 acre site (per the Assessor's information) contains an existing residence and an existing off-premise (billboard) sign.

On December 21, 2011 the Taney County Board of Adjustment heard a variance application from Lianne Milton requesting a variance from Section 6.1.3 and Table J-2 of the Taney County Development Guidance Code from the natural vegetative buffer requirements of the Development Guidance Code in order to allow for the provision of a 6 foot tall opaque (privacy) fence in lieu of the natural vegetative buffer between the property in question and the adjoining residence to the north. With all five Board members present, the Board of Adjustment voted unanimously to approve the variance request.

The current application was approved for Concept on December 19, 2011.

General Description: The applicant is proposing to utilize the existing residential structure as a commercial use. If approved, the applicant has requested approval of the specific listing of commercial and office uses that follows:

Real Estate Brokerage Office
Residential / Commercial Sales
Residential / Commercial Leasing
Timeshare / Vacation Club Sales
Property Management
Escrow / Title Company
Mortgage Lender / Broker

Theater-Show-Attraction Ticket Sales
Lodging Sales
Vacation Package Sales
Marketing / Advertising
Office / Administrative / Accounting
Visitor Welcome Center

Professional Uses
Engineering
Accounting
Barber / Beauty Shop
Counseling / Massage / Therapy
Dentist / Medical
Builder / Contractor/ Sub-Contractor
Attorney
Architect

Model / Display Showroom

Antique / craft / quilt / gift sales

Review: The representatives are proposing to utilize the existing circle driveway which accesses both Yale Street and Sunrise Drive.

Parking will be provided along the existing circle drive with a small parking area also being established via a small lot which was a former community well lot that is being deeded back to the property in question. Per the provisions of the Taney County Development Guidance Code 1 space is required for every 200 square feet of commercial space and 1 space is required for every 100 square feet for clinics and medical offices. The approximate square footage of the building is not indicated via the Assessor's information. Depending on the commercial or office use that occupies the building, additional parking may be required in order to meet the provisions of the Development Guidance Code.

Per the approved variance, the applicant is proposing to erect a 6 foot tall opaque (privacy) fence in lieu of the natural vegetative buffer between the property in question and the adjoining residence to the north.

The existing residence is currently served by Public Water Supply District #3 and a community wastewater treatment system.

The adjoining property immediately to the north, south and west is primarily single-family residential. U.S. Highway 65 is adjoining to the east.

The project received a total score of 7 on the Policy Checklist, out of a maximum possible score of 43. The relative policies receiving a negative score consist of emergency water supply, waste disposal service, use compatibility 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. Compliance letters from the Fire District and the MoDNR regarding the wastewater treatment plant.
3. Parking shall be provided for the use that occupies the structure ensuring compliance with the parking provisions of the Taney County Development Guidance Code.
4. A 6 foot tall opaque (privacy) fence shall be erected, in lieu of the natural vegetative buffer between the property in question and the adjoining residence to the north.
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).

Lot 8, Country Park Subdivision		Permit#:	11-26		
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	1	5
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			

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=	x			
no on-site waste containers	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			
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	2	4
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			

Lot 8, Country Park Subdivision		Permit#:	11-26		
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			

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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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	-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	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	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 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			

		Performance Value	Importance Factor	Score	Section Score
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= 7

Maximum Possible Score= 43

Actual Score as Percent of Maximum= 16.3%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 30.8%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 3, 2012

Project: Lot 8, Country Park Subdivision

Permit#: 11-26

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:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: January 3, 2012

Project: Lot 8, Country Park Subdivision

Permit: 11-26

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	43	7	16.3%	4	30.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	2	28.6%
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4		
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	6		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	4	2	1	33.3%
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening	4	4		
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *January 3, 2012*



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

Public Hearing for a wireless telecommunications facility consisting of an 80' monopine communications tower to be located off of Dale Drive, on Lot 45 of Ozarks Paradise Village, Hollister, MO, in the Oliver Township; Section 11, Township 21, Range 22.

Request: The applicant, American Sportsman Holdings Company is requesting approval of a Division III Permit, in order to allow for the construction of a new 80' self support telecommunications tower, which will be constructed to appear like a pine tree.

Hearing Date: January 9, 2012

History: The proposed tower would be located on Lot 45 of Ozarks Paradise Village an approximately 8,798 square foot lot, accessed via Dale Drive. Ozarks Paradise Village is a grandfathered subdivision, with the first phase being platted in 1965. Per the Assessor's information all of the adjoining lots are owned by the applicant with the exception of Lot 46 immediately to the east. The majority of the lots within Ozarks Paradise Village have not been developed with the exception of the existing residence located on the lots immediately to the west (Lots 42, 43, & 44).

The current application was approved for Concept on December 19, 2011.

General Description: The subject property is Lot 45 of Ozarks Paradise Village an approximately 8,798 square foot (76.5' x 115') lot, accessed via Dale Drive.

Review: The proposed tower will be located on Lot 45 of Ozarks Paradise Village, an approximately 8,798 square foot (76.5' x 115') lot, with only a small accessory structure (on Lot 44 of Ozarks Paradise Village) currently lying within the 80' fall distance. The small, accessory building which is within the fall distance is also currently owned by American Sportsman Holdings Company. The proposed self support tower will be constructed in order to appear like a Pine Tree and will also include an approximately 226 square foot (19'-10" x 11'-5") equipment shelter.

The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 19. The relative policies receiving a negative score consist of 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 FAA.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. Should the telecommunications tower no longer be in use for the original purpose granted by the Division III Permit and serving as an approved co-location site, the tower must be dismantled and removed within six months of the cessation of operations.
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).

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
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=				
no impact on critical wildlife habitat or fisheries issues		0	2	0	0
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			

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= x			
no on-site waste containers	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			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas	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			
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			

American Sportsman Holdings Co. Monopine		Permit#:				
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=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector				2	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		

American Sportsman Holdings Co. Monopine		Permit#:				
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=	x			
structure size and/or access can be serviced by emergency equipment			0	5		
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	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 SYSTEM SERVICE		n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.			2	3		
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=	x			
fire hydrant system throughout development with adequate pressure and flow			0	5		
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			

American Sportsman Holdings Co. Monopine		Permit#:				
Division III Relative Policy Scoring Sheet: Western Taney County			Performance Value	Importance Factor	Score	Section Score
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	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			
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=	x		
weekly service is available and documentation of availability provided			0	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= -1

Maximum Possible Score= 19

Actual Score as Percent of Maximum= -5.3%

Number of Negative Scores= 1

Negative Scores as % of All Applicable Scores= 12.5%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 3, 2012

Project: American Sportsman Holdings Co. Monopine

Permit#:

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *January 3, 2012*

Project: American Sportsman Holdings Co. Monopi Permit:

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	19	-1	-5.3%	1	12.5%

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

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *January 3, 2012*

Dec 28, 2011

Charles A. Conover
1366 Coker Rd.
Protem, MO 65733

Taney County Planning Commission
207 David St.
P.O. Box 383
Forsyth, MO 65653

Commissioners:

Since I generally feel people should develop their land as they wish I originally did not plan to respond to your notice. However, on December 21st while in Forsyth paying my taxes I visited the planning office to see just what was planned. I was shocked to see the plans for Spirit Hill Airpark and feel it needs serious revision.

The Planned runway demonstrates a total disregard for the rights of the adjoining landowner. As I am that landowner I object to a runway that starts at my fence with entire takeoff and final approach to and from the East over my land. As the requesting landowner has about 1200 acres to use, I see no need for them to use any of my 1400 acres for a final approach or takeoff.

As I am a licensed commercial pilot with over 1000 hours of flight time I also find the more or less east-west orientation of the runway disturbing in view of the fact that the prevailing winds in the area are north-south. That will require pilots to mostly land in cross-winds which will be a safety factor.

When I viewed my topo map of the land in question I found essentially all of the drainage near the runway and much of the development is to the southwest. This places the drainage into Poor Joe Hollow across my land and into Bull Shoals Lake. Under existing state and federal rules any new drainage is to be retained on large developments (except for 100 year flood) on the newly developed land. I would hope that you intend to require this of the developer.

As I have developed land myself I question the plans for the roads. The plan shows no aircraft taxiways and thus they will use the roads. I doubt that Taney County wants fiscal responsibility in this area. Thus what is the plan for road maintenance after the developer is finished with the development? If this isn't planned for the landowners will eventually want Taney County to take the roads after they deteriorate.

In summary, I have no objection to the development of the lots as long as all county state and federal laws are observed. I do however have serious objections to the location of the runway. As this development is going to be advertised as an airpark the runway should be internal to the development as they are the people who will want to live there with their aircraft. I certainly do not want the takeoffs and final approaches from the East entirely over my land. I hope as members of the Taney County Planning Commission you will each place yourself in my position as the adjoining landowner and make your decision as if you owned the land.

Sincerely,



Charles A. Conover



Jeremiah W. (Jay) Nixon, Governor

Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

dnr.mo.gov

December 29, 2011

LETTER OF WARNING

Ms. Tammy Warner
1272 Brass Lantern Road
Cedar Creek, MO 65627

Dear Ms. Warner:

Please note, this Letter of Warning is official notification of your failure to obtain a Missouri State Operating Permit (MSOP) for land disturbance prior to the clearing of property located in or near Cedar Creek, Taney County, Missouri. The clearing of land without a permit and the failure to install or construct erosion control measures was observed by a Department representative on December 16, 2011.

The Department requires that property owners obtain a MSOP when land in excess of one acre in size is going to be cleared or any amount of land disturbance within a common promotional plan such as a subdivision. The permit is required prior to the beginning of the clearing phase of the project and will limit the amount of soil that is allowed to exit the property to waters of the state during rain events. A MSOP may be obtained by completing the enclosed application form O (for less than five acres) or Forms E & G (for more than five acres) and submitting a Storm Water Pollution Prevention Plan (SWPPP). Guidance for developing a SWPPP can be found on the following EPA website: <http://cfpub1.epa.gov/npdes/stormwater/swppp.cfm>. A check for \$300, made payable to the Missouri Department of Natural Resources, must be submitted along with the completed applications. Local approval from the Taney Co. Planning and Zoning Dept. must accompany the application.

To eliminate the violations of the Missouri Clean Water Law and department regulations the Department requests that the land disturbance activities cease until the MSOP is issued for this site. Please submit the required documents within 10 days from the date of letter.

If you have any questions regarding this letter or the permit applications please contact Mr. Craig Reichert, by calling 417-891-4300 or via mail at the Southwest Regional Office 2040 West Woodland, Springfield, Missouri 65807-5912.

Sincerely,

SOUTHWEST REGIONAL OFFICE

Kevin Hess, Chief ^{KH}
Water Pollution Unit

Enclosures

KDH/crs

c: Mr. Bob Atchley, Administrator, Taney Co. Planning and Zoning

213.wpcp.SpiritAirPark.mor.x.2011.12.29.fy12_low_sw15853.clr.doc