



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 17, 2012, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures*

Review and Action:

Minutes, December 2011

Final Votes:

*Country Park
American Sportsmans Holdings
Spirit Hill Airpark*

Concept:

Crawford's Towing Service

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 12, 2011, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Shawn Pingleton, Ray Edwards, Dave Stewart, Rick Treese, and Steve Adams. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

Public Hearings:

Larimore Photography: a request by James and Lori Larimore to relocate their existing portrait studio and photo processing laboratory to 1708 Bee Creek Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Pingleton clarified that the project would have to hook to City sewer. No one from the public signed up to speak. The Larimore's were present to address questions from the Commission. They presented information regarding the chemicals and how to dispose of them. They have a silver recovery unit, and do not do negative developing. Kodak guidelines are followed regarding chemistry and they do not store extra on site. There were no questions from the Commission. This project will proceed to final vote next week.

Learn and Play Daycare Center: a request by Tonia Collins to operate a day care facility located at 21047 State Highway 160. Mr. Atchley read the staff report and presented pictures and a video of the site. Both parcels are included for parking. No one from the public signed up to speak. Mr. Collins presented a survey showing the easement regarding the driveway and possibly for a two acre residential subdivision and riding area for the children later on. Mr. Pingleton stated that the easement is already there and a decision should be made if the three acres would be addressed along with the daycare. It was the consensus of the Commission that because adding the three acre plans would increase density it would need to be applied for later on. Sarah Hankins who did not sign up to speak, asked if the property owners would be notified when the additional parcel would be applied for. This project will proceed to final vote next week.

Spirit Hill Airpark Subdivision: a request by Tammy Warner to subdivide a total of 1018.12 acres more or less into 146, five acre residential lots located off St. Hwy. M. Mr. Atchley read the staff report and presented pictures and a video of the site, and stated that there will be a meeting on site next week with the Department of Natural Resources. Eddie Wolfe representing the project addressed questions from the Commission. No one signed up to speak. Mr. Pingleton stated that a stop work order had been posted because the runway area was cleared without a permit. Mr. Wolfe reported that it was the applicants understanding that she didn't need a permit for the grading that was done. After staff instructed the applicant that a permit was needed, she contacted the office regarding obtaining the permit. Mr. Wolfe assured the Commission this would be taken care of and that the husband of the applicant is in serious condition in the hospital at this time. Discussion followed regarding what other parts of the property would be cleared, surrounding property owners and sizes of the properties surrounding this site. Mr. Wolfe stated that electricity would all be above ground, but would be kept away from the runway. Mr. Treese questioned if the type of soil would be conducive for septic tanks. Mr. Wolfe stated that it would not be cost effective to put in a treatment plant. Soil would be hauled in for the septic systems. Permits would be obtained for the septic. This project will proceed to final vote next week.

Old and New Business:

Code Amendments: there was discussion on one of the previously approved amendments regarding the Commission having the authority to vote on a decision made by the Planning Commission. Mr. Edwards discussed that he doesn't think this is necessary and that Taney County in his opinion falls under a different state statute than Stone or Christian Counties. Mr. Atchley explained that Taney County adopted alternative zoning, different from the other two counties which have traditional zoning. Current legal counsel advises that the County Commission does not have the authority to act on previously approved decisions by the Planning Commission. Mr. Pingleton clarified that we also do not need this particular amendment. Mr. Edwards made the motion not to send this amendment to the County Commission at this time. Seconded by Dave Stewart. The vote to approve the motion not to send the amendment to the County Commission was unanimous. Discussion followed.

Mr. Atchley reported that the County Commission has placed the Water Quality Lab under the umbrella of the Planning Department. No discussion.

Mr. Pingleton asked Bob to find out about the two questions he posed to the County Commission a couple of months ago, and that they act on the amendments as soon as possible.

Adjournment:

With no other business on the agenda for December 12, 2011 the meeting adjourned at 7:20 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 19, 2011, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chair Susan Martin called the meeting to order at 6:01 p.m. A quorum was established with six members present. They were: Susan Martin, Dave Stewart, Ray Edwards, Rick Caudill, Rick Treese, Steve Adams. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting, and presented the Exhibits.

Review and Action:

Minutes: November 2011: with no additions or corrections a motion was made by Rick Treese to approve the minutes as written, seconded by Steve Adams. The vote to approve the minutes was unanimous.

Final Votes:

Larimore Photography: a request by Pamela S. Thomas to operate a photography studio at an existing single family dwelling, 1708 Bee Creek Road. The applicants were present. There was no discussion. A motion was made by Ray Edwards to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

Learn and Play Day Care: a request by Tonia Collins to operate a day care facility from an existing structure located at 21047 US Hwy. 160. No one was present to represent the project. The Planning Commission discussed #2 of the decision of record. Staff proposed that before a certificate of conformance is issued a copy of the license from the state is delivered to the office for the file. Mrs. Martin asked that an addition of a licensed person to be on site during business hours, be added to the decision of record. Mr. Adams suggested an entrance and exit sign be placed, with the north as the exit and south as the entrance, this will be added to the decision of record

to #4. A motion was made by Steve Adams to approve with the additions. Seconded by Ray Edwards. The vote to approve was unanimous.

Spirit Hill Airpark: a request by Missouri Airparks, LLC to develop 1100 acres into a single family residential subdivision off St. Hwy. M. Eddie Wolfe was present to represent the applicant. Mr. Atchley discussed #2 of the decision of record, three of the commercial lots have specified a use. Commercial lot #3 shall come before the Planning Commission for a permitted use. The decision of record will be amended to reflect this. Mr. Treese clarified that if the uses would change additional approval would be needed. Mr. Caudill asked for clarification on the "stop work order". Mr. Atchley stated that the problem would be taken care of this week. Mr. Caudill stated that in good conscience he couldn't allow this applicant to proceed until all requirements have been satisfied. After discussion Mr. Caudill made a motion to table. Seconded by Mr. Adams. The vote to table was unanimous.

Concepts:

Country Park; a request by Lianne Milton to utilize an existing single family dwelling for a commercial use located at 121 Yale St. Eddie Wolfe representing the applicant stated that a request is being heard this Wednesday night for a variance to place a board fence rather than a vegetative buffer. The type of commercial use has not been determined at this time. Mr. Stewart asked that a letter from the PWSD #3 be turned in stating that there is sufficient water and will be supplied to this site. Discussion followed regarding gating the property and buffering. A motion was made by Steve Adams to approve the concept proceed to public hearing next month. Seconded by Rick Treese. Mr. Stewart abstained. This project will proceed to public hearing next month.

Lot 45 Monopine; a request by American Sportsman Holdings Co. to construct an 80' monopine communications tower and associated ground based equipment placed with a fenced compound at Dale Drive. Eddie Wolfe was present representing the project. He reported that the purpose of this tower is to serve Big Cedar, but anyone who wants to collocate can do so. Ozarks Paradise Village has turned in a letter allowing the use of this lot for a communications tower. Discussion followed. A motion was made by Rick Treese to approve the concept to proceed to public hearing next month. Seconded by Steve Adams. Dave Stewart abstained. The vote to approve the concept was unanimous.

Old and New Business:

Discussion regarding that the County Commission has not acted on the amendments. Mr. Atchley announced that the County Commission has placed the Water Quality Lab under the umbrella of Planning and Zoning. Mr. Adams asked if the curb and gutter issue could be discussed during the February meeting. Mr. Atchley stated that it could, and explained how this could be done. Mrs. Martin asked Mr. Atchley to research this. Mr. Stewart asked about the Division III Permits not needing

to be renewed. Discussion followed. Mrs. Martin asked Mr. Atchley to write up verbiage regarding renewal of Division III Permits for the February meeting.

Adjournment:

With no other business on the Agenda for December 19, 2011 the meeting adjourned at 7:00 p.m.



Corner lot by shop
561-7225
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RECEIVED
12-21-11
MP

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

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Crawford's Towing Service

NAME OF APPLICANT: Bruce Crawford
(Must be owner of record)

SIGNATURE: *Bruce Crawford* DATE: 12-8-11
(Must be owner of record)

MAILING ADDRESS: PO Box 156 Kissel Mills Mo 65680

TELEPHONE NUMBER: 417-331-1954

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 1919 Bee Creek Rd

Number of Acres (or sq. ft. of lot size): 0.43 AC.

PARCEL #:

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 16 TOWNSHIP: T23N RANGE: R21W

NAME OF SUBDIVISION (if applicable): Arthur Hall Subdivision

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 3

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

CRAWFORD SURVEY

A MINOR SUBDIVISION BEING PART OF PLOT 6 & 7 - ARTHUR HALL SUBDIVISION SW1/4 of SECTION 16-T23N-R21W - TANEY COUNTY, MISSOURI

Branson Congregation of
Jehovah's Witnesses Property
BK 297 Pg 1095

Leonard Property
BK 359 Pg 1715

Golden Years Retirement
Plan Property
BK 2010 Pg 37312
BK 2010 Pg 53695

Set Iron Bar
Typical

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided into lots and labeled hereon in the manner shown on this plot and said property shall hereafter be known as CRAWFORD SURVEY, being in the Southwest Quarter of Section 16-T23N-R21W

By

Bruce D. Crawford, Trustee

Susan L. Crawford, Trustee

NOTARIZATION

State of Missouri)
County of Taney) SS

Be it remembered that on this ____ day of _____, 20____ before me, a Notary Public in and for the County and State aforesaid, before me appeared Bruce D. Crawford and Susan L. Crawford, Trustees of the Bruce D. Crawford and Susan L. Crawford Revocable Trust dated October 06, 2009, to me known to be the same and identical persons who executed the foregoing instrument of writing and who duly acknowledged the execution of the same to be their free act and deed.

IN TESTIMONY, I have hereunto set my hand and affixed my Official Seal on the day and year last written.

My Commission expires: _____

Notary Public

TANEY COUNTY 911 ADMINISTRATION CERTIFICATION

Approved by the Taney County 911 Administration this ____ day of _____, 20____.

Representative

TANEY COUNTY PLANNING COMMISSION CERTIFICATION

Approved by the Taney County Planning and Zoning Commission this ____ day of _____, 20____.

This survey does not violate the rules and regulations of the Taney County Development Guidance Code.

Administrator

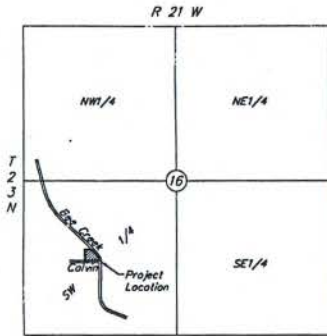
Chairman

CERTIFICATION

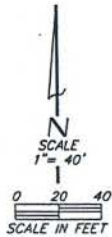
I hereby certify that I have made or directly supervised a survey of the above described premises and that the results shown on this plot are represented correctly to the best of my belief and professional knowledge. This survey meets the current minimum standards for boundary surveys as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Date: 11-14-2011



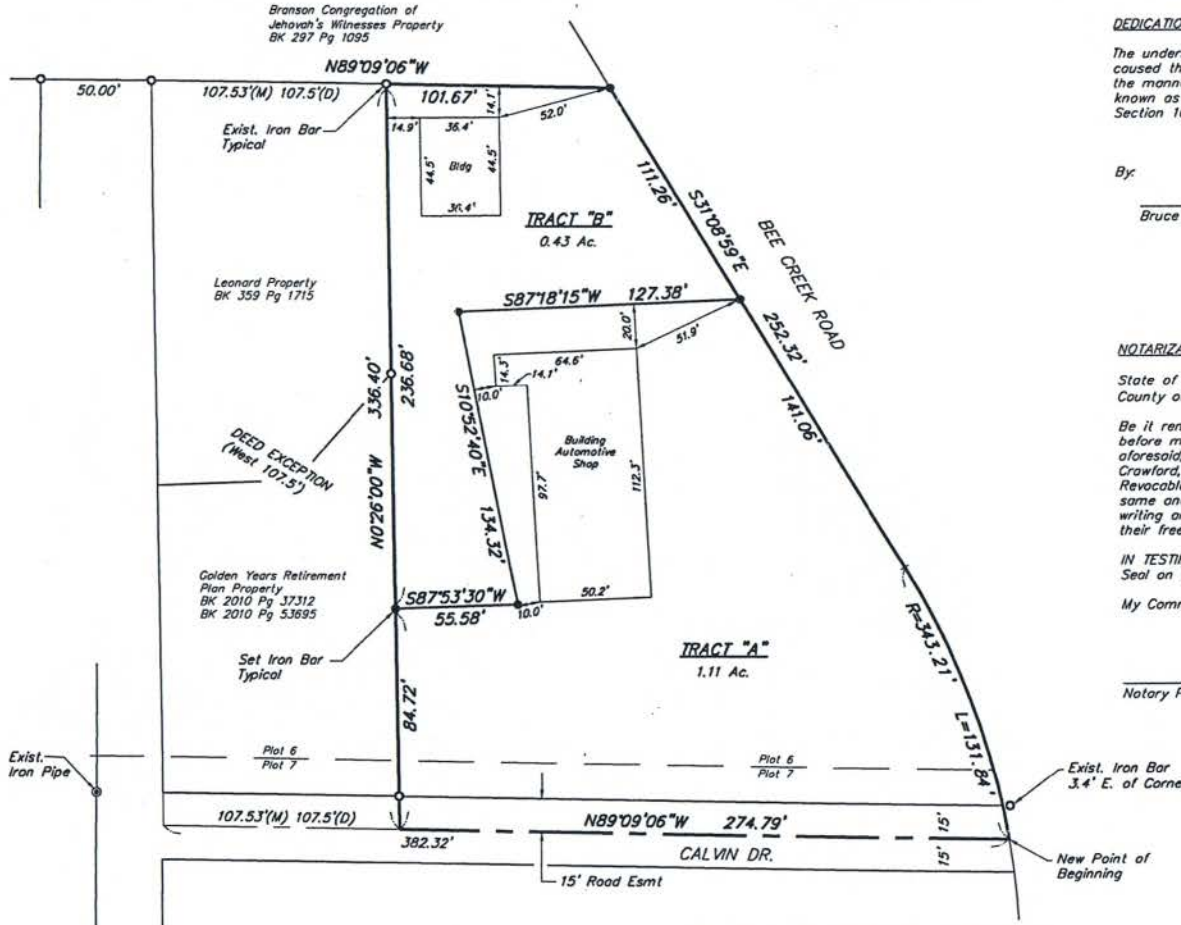
VICINITY MAP
Not to Scale



BASIS OF BEARINGS
Bearings based on Deed Values

NOTES

- 1) Property classified as Class "B" (Suburban).
- 2) Survey is valid only if print has original signature and seal of the surveyor.
- 3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- 4) Parent Description:
Book 2009, Page 45255



DESCRIPTION (BK 2009 Pg 45255)

Parts of Plots 6 and 7, Arthur Hall Subdivision, being more particularly describes as follows: Beginning at the intersection of the South line of said Plot 7 and the westerly right-of-way of Bee Creek Road; thence Northerly along said right-of-way 297.55 feet for a new point of beginning, thence North 89°09'06" West 382.32 feet; thence North 0°26' West 336.40 feet; thence South 89°09'06" East a distance of 209.20 feet to the Westerly right-of-way of Bee Creek Road; thence South 31°08'59" East along said right-of-way 252.32 feet; thence Southerly along said right-of-way along a 16.6912° curve to the right 131.84 feet to the new point of beginning, except the West 107.5 feet of the above described property. Subject to road easements across the South 15 feet of the above described property.

PREPARED FOR:

Bruce Crawford
P.O. Box 156
Kissee Mills, MO 65680

HDR ENGINEERS
P.O. BOX 969
187 EAST DAVID
FORSYTH, MISSOURI 65653
(417) 546-3218

JOB NO. 171791.007

I want to subdivide my property on which Crawford's Automotive and Crawford's Towing are located. I want to sell part of the property to the owner of the Towing business. The survey provided shows the proposed division with tract B being the one for sale. This survey was done in November 2011 and nothing but some property boundaries will be changed.

Bruce Crawford
12-21-11