



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, APRIL 16, 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, March 2012*

#### Final Votes:

*Robert and Valerie Budd  
Country Park/Branson Hills Realty  
Bass Pro Shops Outdoor Academy at Big Cedar  
Triple-G ATV Rides  
248 Take and Bake*

#### Concept:

*Pothole Riviera Properties, LLC*

#### Old and New Business:

*Tentative*

#### Adjournment.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, MARCH 12, 2012, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

**Call to Order:**

Vice-Chairman Rick Treese called the meeting to order at 6:10 p.m. A quorum was not established with only four members present. They were: Rick Treese, Dave Stewart, Steve Adams, Randy Haes. Staff present, Bob Atchley, and Bonita Kisse.

The agenda items for this meeting will be discussed at the next regularly scheduled meeting Monday, March 19, 2012.

The meeting adjourned at 6:15 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 19, 2012, 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 seven members present. They were: Shawn Pingleton, Dave Stewart, Rick Treese, Steve Adams, Rick Caudill, Randy Haes, and Ronnie Melton. 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: February 2012, with no additions or corrections a motion was made by Rick Caudill to approve the minutes as written. Seconded by Dave Stewart. The vote to approve the minutes was unanimous.

### Concepts:

Robert and Valerie Budd; a request to operate a nightly rental from an existing structure located at 150 Walnut Drive, Ridgedale. Tim Davis representing the applicants presented the request. He stated that there were other nightly rentals in the immediate area. Discussion followed regarding location, other nightly rentals in the Oakmont area, perception of nightly rentals to the neighborhood, buffering, and parking. Mr. Davis reported that the sewer system has been inspected by the sewer district. Mr. Pingleton advised Mr. Davis that an onsite manager is required for nightly rental approval. This project will proceed to public hearing next month.

Branson Hills Real Estate Office/Country Park; a request to construct a real estate sales office on property located in the Country Park Subdivision Lot 8 off Yale St. Eddie Wolfe representing the applicant explained the request and stated that this is the same request as before with a change of plan. The specific use will be a real estate office only. Mr. Wolfe stated that the wastewater system is being worked on and will be



in place before occupancy. This project is within ½ mile of the Branson City Limits, but the applicant does not want to be annexed according to Mr. Wolfe. Fountain Street will be used as an emergency access only for the Branson Hills Development. Mr. Wolfe indicated that the private well on the property has been capped. Mr. Stewart asked for information from the applicant stating if the well has been filled. Discussion followed regarding annexation procedures. This project will proceed to public hearing next month.

Bass Pro Shops Outdoor Academy at Big Cedar; a request by James A. Hagale to develop an outdoor activity area on 1048 acres located off St. Hwy. 86. Eddie Wolfe representing the applicant presented site plans of the request. He pointed out the parcels included in this request and sewer lines, water lines, and roads. The existing sewer plant within the previously approved Little Cedar Subdivision will be utilized. A portion of the property will be used as a 100 space RV park. Discussion followed regarding a road accessing the RV park and the narrowness of it. Fishing guide service will be on the property accessing the lake. St. Hwy. 86 will be used as the primary access to the property. There will be horse stables north of Hwy. 86. The trails will cross the highway in some manner. There will be one parking lot consisting of 333 spaces and visitors will be taken by tram to various locations on the site. There will be a private state approved well drilled. Mr. Wolfe stated that everything onsite will be nature sensitive. There will be quail and pheasant hunting on 541 acres of the property and a lodge and trap and skeet at the high point of the property. A clay course and chapel, kids camp, overnight camping, hiking trails and restaurant will be offered. Mr. Wolfe stated that this will all fit in with the natural environment and there will be more green space than construction. No structure or use will be any closer than ½ mile to any residential structure according to Mr. Wolfe. Mr. Pingleton was concerned about the number of RV's close to the surrounding neighborhood. Road width and right of way was discussed. The applicant will make arrangements for the Planning Commission to visit the site. This project will proceed to public hearing next month.

Triple-G ATV Rides: a request by Douglas Gaar to operate a guided ATV ride business on property located at 7698 St. Hwy. 176 Walnut Shade. Mr. and Mrs. Gaar presented the project and explained that they have been running this business for about a year and a half. The rides are two hour rides, the trail skirts the perimeter of the property because they have livestock in the center of the property. If there is more than six riders at a time there will be two guides. The existing barn is used for storage of the helmets etc. and a desk for signing up. There is a small course for instructional purposes. A parking area is along the full width of the barn. There is a MoDot approved entrance in place. There are five rides a day in the summer, and there is no night time riding. No private ATV's are allowed on the property. The ride crosses the creek but they do not ride up and down the creek. Discussion followed regarding usage. This project will proceed to public hearing next month.

248 Take and Bake: a request by John and Cory Meyer to operate a take and bake business from an existing structure located at St. Hwy. 248. The applicants wish to add a driveway surrounding the structure and fence around the property. There will be no sit down seating, hours of operation would be 11 to 10 p.m. seven days a week. A small parking area will be provided for the ordering customers. Mr. Haes questioned if there would be enough room between the circle drive and the property line. Mr. Meyer stated that there is plenty of room. Plans are to connect to central sewer. This project will proceed to public hearing next month.

Old and New Business:

Monopine; The applicant has not received the information needed to proceed. He asked to be tabled until the April meeting. Motion made to table by Steve Adams. Seconded by Randy Haes. The vote to table until April 16 meeting was unanimous.

Code Amendments: Mr. Atchley reported that the County Commission adopted 5 pages of the proposed amendments. Amendments regarding the road standards and the remaining amendments will be put to a public hearing by the County Commission and voted on at a later date.

Proposed Subdivision Regulations: Mr. Atchley discussed the draft of the subdivision regulations, a document separate from the Code Book. The Planning Commission wanted to have a work session to discuss them, possibly Monday April 23. Discussion followed regarding parcel size. Mr. Atchley will write a synopsis of what the Planning Commission wants to change.

Adjournment:

With no other business on the agenda for March 19, 2012 the meeting adjourned at 7:36 p.m.



12-8

**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:** Pothole Riviera Properties, LLC

**NAME OF APPLICANT:** Jerry C. Wible  
(Must be owner of record)

**SIGNATURE:** Jerry C. Wible **DATE:** 3/20/12  
(Must be owner of record)

**MAILING ADDRESS:** 2987 E. Kemmling Lane  
Springfield, MO 65804

**TELEPHONE NUMBER:** 417-889-8370

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

3585 St. Hwy Y

Number of Acres (or sq. ft. of lot size): 8400 sq. ft.

PARCEL #: 09-30-08-002-001-005.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 8 TOWNSHIP: 23 RANGE: 20

NAME OF SUBDIVISION (if applicable): Pothole Riviera

Lot # (if applicable) 5 BLOCK # 1

### WITHIN 600' FROM THIS PROPERTY IS:

*Engine District*  
*Electric Company*  
(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 # \_\_\_\_\_

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: \_\_\_\_\_

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

Nightly rental of recently purchased single family dwelling. Approximately 1/2 mile from fishing resorts on lower Taneycona Lake.





# Pothole Riviera Properties LLC



**DISCLAIMER**  
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