



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 21, 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, April 2012

Final Votes:

Pothole Riviera Properties, LLC

248 Take and Bake

American Sportsman Holdings Monopine

Concept:

Von Allmen Mini-Storage

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 9, 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 eight members present. They were: Shawn Pingleton, Ray Edwards, Rick Treese, Steve Adams, Rick Caudill, Randy Haes, Dave Stewart 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.

Public Hearings:

Robert and Valerie Budd; a request to re-locate an existing nightly rental at 150 Walnut Drive, Lots 3-4 Block 63 of Ozarks Paradise Village South Addition. Mr. and Mrs. Budd are requesting approval of a Special Use Permit in order to utilize an existing cabin for nightly rental. Mr. Atchley read the staff report and presented pictures and a video of the site. Valerie Budd explained that when she and her husband bought the property, it was already a nightly rental. She contacted the Oakmont homeowners Assn. and they assured them that nightly rental would be no problem. Tim Davis legal counsel for the applicant pointed out that there were other nightly rentals surrounding the property. Mr. Pingleton reminded the Planning Commission that in his tenure on the Planning Commission he did not remember approving any other nightly rentals in the subdivision. Mrs. Budd presented letters from the other property owner in favor of the request. The property manager is always close and available onsite according to Mrs. Budd. Robert Hehnke representing the Oakmont Homeowners Assn. brought the covenants and restrictions and pointed out that nightly rental is a violation of these. Mr. Pingleton reported that the Planning Commission does not enforce private restrictions. With no other speakers the public hearing was closed. This project will proceed to final vote next week.

Branson Hills Realty; a request to operate a real estate office to an existing structure located at 121 Yale Street, in the Country Park Subdivision. Mr. Atchley read

the staff report and presented pictures and a video of the site. Eddie Wolfe representing the applicant reported that an engineer had looked at the wastewater system and will resolve the problem between three homes which the system serves. According to the State the well must be capped before approval is given. Gary Leech, who lives in the neighborhood, stated that they were not aware that there was a problem with the wastewater system, and that they will do whatever is necessary to bring the system into compliance. He stated that this use would put less of a load on the system than if it was a single family residence. The other property owners have not come forward. Mr. Leech stated that they would like to hook onto an existing system if possible. He doesn't think the soil will perc out to be able to use a lateral system. He doesn't know what the other options might be. Mr. Pingleton stated that DNR would have to approve any system the applicant might request, and that at this time the property is in violation. Mr. Wolfe discussed other systems that might work at this sight. Hours of operation would be from seven to seven at the most according to Mr. Wolfe. There will only be three employees. This project will proceed to final vote next week.

Bass Pro Shops Outdoor Academy at Big Cedar; a request for various outdoor activities and two structures located off Tate Road, Jones Road and State Highway 86 on 945.68 acres. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Pingleton stated that there were letters from property owners who could not be at this meeting and addressed their questions. Eddie Wolfe began by stating the original area planned to be the horse stables had been moved next to the visitor center on the south side of St. Hwy. 86. The shooting range will be more than 2500 ft. from any other use. The applicant is no longer requesting RV park use. It will be moved to another site on the property. Every attempt will be made to alleviate the traffic off Jones Road, because the customers will be taken from the visitor center by ATV's and other means according to Mr. Wolfe. Mr. Morris has been planning this project for twenty years, and a conscience effort has been made to protect the surrounding property owner's privacy, Mr. Wolfe stated. He also reported that in his opinion that on any day shooting can be heard from this property whether it be hunters or target practice. Customers will be shuttled from the main lodge which will also limit traffic inside the project. Martin McDonald with Bass Pro Shops, addressed other questions, and stated that this project is to help others learn to love the outdoors. He then stated that Mr. Morris will make every effort to preserve the environment on this site. This project will be open to the public as well as the guests of Big Cedar. Rob Keck who is also with the Big Cedar Company reiterated what Mr. McDonald stated about conserving the environment and Mr. Morris's plan for the property. He addressed the need for this type of facility. Mr. Keck introduced John Joines, sound expert for Bass Pro, who presented a power point presentation. He has completed sound tests in two locations, and where the neighbors live. He explained sound decibels, and the amount of db that are acceptable by HUD in certain areas and times. The quieter uses will be located closer to the neighborhoods and the noisier uses closer in the property, according to Mr. Joines. He asked how the County would monitor the sound on this property as well as the neighbors. A racetrack according to Mr. Joines would be ten times as loud as this

shooting range. He stated that no lead from any use on this property would go into any streams of America's waterways. Sound teepees will be used for shooting which muffle the sound of the gun as it shoots, also shooting tubes and hay bales will be used.

Comments from the public were taken at this time. Mark Detmer spoke first and stated that he bought his property for the quiet, and was concerned about the shooting becoming a nuisance. He likes the other uses on the property other wise. Rob Rury another property owner was also concerned about the shooting range and the sound from that. He questioned the sound study, and stated that the green patch and power lines carry sound. He stated that a couple of guns once in a while is ok, but all day long is too much. Mr. Rury was also concerned about the noise of the ATV's. He asked that the site lay out be looked at and that if shooting was done in the right direction would alleviate some of the sound. Mr. Rury was also concerned with the run off, and not put brown water in the lake. He would like a controlled test done with actual property owners shooting guns. Another request, by Mr. Rury would be to limit the hours of operation. Alvin Tate was concerned about Tate Road becoming too congested and added traffic and parking to the boat docks which are planned. Archie Pinnell voiced concerns regarding the added traffic to St. Hwy. 86 and reported the number of accidents at the entrance to Big Cedar entrance. Mr. Pingleton clarified there is no noise ordinance in Taney County. Mr. Pinnell stated that in his opinion Mr. Morris had many violations against him on his property, and would like these cleared up before approval is given for this project. He also stated that Mr. Morris is famous for changing his mind about where things go on his projects. Paul Reffitt lives on Jones Road and this project is on either side of his property. He expressed his offence that someone from the project does a "commercial" to entice the Commission to vote in favor of his project. Mr. Reffitt lives near where one of the tests was done and that he has listened to bulldozers for a year and a half and didn't know what was going on. He is a retired policeman and says he knows what target practice sounds like, and how far the sound travels, 2500 or 3000 is not far enough in his opinion. He stated that Mr. Morris has done lots of good things and brought money into the area, however, no matter in Mr. Ruffit's opinion, how many shuttles are run in a day, will make noise as well. He stated that animals are frightened of sound and until they get used to it, will scare the wildlife away. Jeremy Worley gave some evidence he obtained regarding shooting ranges from a representative of the NRA. He thought an environmental impact study should be done. He wondered who would buy a home 3000 ft. from a gun range. He isn't against what Mr. Morris stands for but is against the nuisance of the noise of a shooting range. Mr. Pingleton stated that the Planning Commission requires compliance letters from any entity that governs these uses because the Planning Commissioners are not experts on all the different items of projects. Dan Bopp who lives on Jones Road expressed a concern regarding traffic and that all of the accesses to Big Cedar be blocked. Mr. Pingleton stated that the Commission can mitigate how many cars utilize the road. Mr. Bopp stated that the area is a Bald Eagle habitat and was concerned that this would scare them away. He suggested the gun range should shoot north. Jim Brown who lives on Jones Road was concerned about the increased traffic and there is a section that is

too narrow. Another concern he had was noise from the shooting range. He was concerned if the neighbors and this project could coexist. George Sizemore was concerned about the shooting range and suggested making it indoors and use a screen with targets. All rounds would be contained within the complex. He served in the Middle East and used this type of practice facility there. Gene Peters was concerned with traffic and how many service roads would be used. Another concern he had was the noise from the ATV's.

The public portion was closed at this time and the Big Cedar staff addressed the concerns. Mr. Keck discussed the traffic and ATV's, and stated that the ATV's will be electric and will be much quieter. He said that most of the shooters will come from the Lodge and would be shuttled to the shooting range and therefore eliminating most of the traffic. Mr. Pingleton asked about access roads. Mr. Wolfe stated that there would not be any new access roads off Tate or Jones Roads. Only some existing access roads would be utilized. Every attempt will be made that anyone using the boat docks are shuttled in. No shuttles will be from outside the project. Only ATV's owned by the business can be used. All existing trails have been marked. The golf carts and ATV's cannot get off the trails or they will shut off. Only MoDot would be able to construct a turn lane, by application according to Mr. Wolfe. Mr. Pingleton reiterated using the shooting tubes etc. for all ranges. Hours of operation for all activities will be provided. Mr. Treese discussed how large of a load the ammunition would be, and if the customer's would be allowed to bring their own guns, and what distance would the guns be sighted in, and what direction to shoot. This will be answered at the next meeting. Mr. Atchley clarified the decibels on the race track. A permit will be applied for to the DNR for the stream crossing. There was a question if black powder would be allowed. This will be answered later. Another question was asked regarding the placement of service roads. Mr. Pingleton stated that there would not be any more added. Mr. Haes addressed turning lanes and the process for approaching MoDot. Mr. Pingleton addressed how sound issues could be regulated, and that now the Guidance Code doesn't address it. Further discussion followed regarding the shooting range. After discussion the hearing was closed. This project will proceed to final vote next week.

Triple-G ATV Rides; a request by Douglas and Lee Gaar to operate a guided all terrain vehicle ride business at 7698 State Highway 176, Walnut Shade. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. and Mrs. Gaar reported they have been operating for a year and a half and have not had any complaints from the neighbors. Hours of operation will be daylight hours six days a week in the summer. George Jones who lives on Bull Creek and owns a large acreage there, stated that until recently he has not heard any ATV's, but they have been riding five times a day onto their property. He would like to have them stay off their property and would they cross the creek at one point only. Bob McDowell who lives to the south of the Gaar Ranch, did not have any complaints with the atv's but did have a complaint about the dirt bike riding on the property between the two properties, and stated that

they are so loud they cannot sit on their deck. Mr. and Mrs. Gaar addressed the questions and stated that they did not know they were on their property, and will move the trail if they are not on their own property. They always do their ATV rides with a guide. Tours cross perpendicular with the creek and will be done at the same place. The motocross riding is done by their nephews and is not on their property. Mr. Pingleton stated that if any money is changing hands it would be viewed as a business. The nephews co-own the property with the other family members and lease the site from the other family to use for riding. Mr. Atchley reported how this would be handled through the Planning Department, by stating that unless evidence could be presented that a violation exists, no permit is needed by Planning and Zoning, this opinion had been given by County Counsel. Mr. Pingleton stated that if approval is given for the ATV rides, this would in no way be approval for motocross riding. Mr. Edwards asked if there were fees changed for the rides. The applicants stated that there were. Mr. Pingleton clarified that the motor cross riding has nothing to do with this project. This project will proceed to final vote next week.

248 Take and Bake Pizza Restaurant; a request by John and Deborah Meyer to operate a take and bake pizza facility within an existing single family residential structure located at 2722 State Highway 248. Mr. Atchley read the staff report and presented pictures and a video of the site. Cory and John Meyer addressed questions from the Commission consisting of drive through location, no inside seating, fencing, and hours of operation. Mr. Atchley reported that the back half of the structure would be living quarters. No one signed up to speak. This project will proceed to final vote next week.

Old and New Business:
No discussion.

Adjournment:

With no other business on the agenda for April 9, 2012 the meeting adjourned at 9:15 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 16, 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 eight members present. They were: Shawn Pingleton, Dave Stewart, Rick Treese, Steve Adams, Rick Caudill, Randy Haes, Ray Edwards, 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: March 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.

Final Votes:

Robert and Valerie Budd; request to operate a nightly rental from an existing structure located at 150 Walnut Dr. Ridgedale. Mr. Atchley read the proposed decision of record. Representing the applicants was Nancy Guncle, who addressed questions from the Commission regarding landscape buffering, parking, and offsite parking for boat trailers. With no other questions a motion was made by Rick Caudill to approve based upon the previously read decision of record with no additions or corrections. Seconded by Steve Adams. The vote to approve was unanimous.

Branson Hills Real Estate; request to construct a real estate sales office on property located in the Country Park Subdivision Lot 8 off Yale St. Mr. Atchley read the proposed decision of record. Representing the applicant was Eddie Wolfe who addressed questions from the Commission regarding capping the well before occupancy. After discussion a motion was made by Ray Edwards to approve based upon the previously read decision of record. Randy Haes seconded. The vote to approve was unanimous.

Bass Pro Shops Outdoor Academy at Big Cedar; request to develop an outdoor activity area on 945.68 acres located off St. Hwy. 86. Mr. Atchley read the proposed decision of record, and reported that a traffic study will be done by MoDot and presented to the Planning Department for the file. Mr. Pingleton clarified the decision of record had been modified since the public hearing with suggestions made during that hearing. Representing the applicant was Eddie Wolfe who addressed questions from the Commission regarding, sound muffling devices, directing sound and muffling sound at the skeet shooting ranges. He read aloud the sound study by Big Cedar, and stated that if there were any questions he could not answer he would call Mr. Morris personally, who was listening to the live feed, and waiting by his telephone. A copy of the report is attached to these minutes. Discussion followed regarding if other entrances would be constructed. Mr. Wolfe stated that only existing entrances would be utilized. Mr. Melton discussed shooting domes which are used overseas. Mr. Wolfe stated that Mr. Morris will utilize shooting tubes and tepees and that they would be better than sound monitoring devices. According to Mr. Wolfe, Mr. Morris will do what he has stated and whatever is required of him to do. Mr. Melton had a concern about the noise from skeet shooting. Mr. Wolfe stated that muffle guns would be used for that, and Scottish berms. Mr. Treese asked how many people would be shooting per day at a time. Mr. Wolfe didn't know, but stated that it would not be continuous. Mr. Melton asked if the special events would be held on weekends, and if anything was held during the week would be stopped before children would be in bed. Mr. Stewart discussed the change of legal description. Mr. Wolfe stated that as properties are bought an amended plat would be done, and that the foot print would not change. Mr. Pingleton clarified that the hours of operation means outdoor activities and that people actually would be staying over night at the lodge and camping. Mr. Haes discussed access off Jones Road, and since the RV's would be moved what will be the use. Mr. Wolfe stated that at this time it is not platted, and that Mr. Morris is not planning to plat the property at this time. Mr. Haes was concerned that if the property is utilized as the previously zoned use there would be too much traffic. Mr. Atchley stated that if this project is approved for this use the previous use would go away. Mr. Wolfe called Mr. Morris to ask the question if he would be good with that. Mr. Morris stated that if in the future he wanted to rezone he would request it then. After discussion a motion was made by Rick Treese to approve as presented. Dave Stewart seconded. Discussion followed regarding the mitigation of sound, special events not be held during the week only on Friday or Saturday, hours of operation for shooting, modified to be later in the morning. The decision was made to leave the start time at 7:00 a.m. and stop time as 7:00 p.m. in the winter and 7:00 a.m. and 9:00 p.m. in the summer, with exceptions for 12 special events to be held between 7:00 a.m. and 11:00 p.m. on Friday and Saturdays only. Shooting berms and tubes added to the Decision of Record in items 11 and 14. Mr. Treese amended his motion to include the discussed changes. Mr. Stewart seconded the changed motion. Further discussion followed regarding amending the hours of the atv's, and no atv motor cross racing. The motion was restated. The vote to approve was unanimous.

Triple-G ATV Rides; request to operate a guided ATV ride business on property located at 7698 St. Hwy. 176 Walnut Shade. Mr. Atchley read the proposed decision of record. Mr. Gaar was present to address questions from the Commission. Mr. Stewart discussed the stipulation of compliance letter from the Corps of Eng. Item #2 of the decision will be changed to "if applicable". Mr. Treese suggested adding to #3 "business atv's". Mr. Edwards discussed the separate issue of the motor cross track. Mr. Melton asked if the trail crossed onto the neighbor's property. Mr. Gaar has talked to the neighbor about this and will take care of the question with him. Mr. Adams discussed rentals in which Mr. Gaar stated there would be none. After discussion a motion was made by Rick Caudill to approve based upon the decision of record with changes. Dave Stewart seconded. The vote to approve was unanimous.

248 Take and Bake; request to operate a take and bake business from an existing structure located at St. Hwy. 248. No one was present. A motion was made to table by Ronnie Melton. Seconded by Steve Adams. The vote to table was unanimous.

Monopine: The applicant asked to table until the May regular meeting. Steve Adams made the motion to table. Seconded by Ray Edwards. The vote to table was unanimous.

Concept:

Pothole Riviera Properties, LLC; a request by Jerry C. Wible to operate a nightly rental in an existing structure located at 3585 St. Hwy. Y, Pothole Riviera Lot 5 Block 1. Mr. Wible was present to discuss his request. Mr. Atchley presented location maps for the site. Mr. Wible stated that his neighbors are in favor of the request in his opinion. Mr. Pingleton cautioned about compatibility of the use in a residential area and that buffering would be required surrounding the property. Plans are to be able to sleep eight in the structure. Mr. Treese questioned the lot size and wastewater disposal. Discussion followed regarding parking. Mr. Pingleton explained special use. This project will proceed to public hearing next month.

Old and New Business:

Mr. Pingleton reminded the Commission of the special work session next Monday. Mr. Atchley presented information to review before that meeting. Mr. Pingleton suggested the Commission think about if they want to amend the Code regarding fireworks stands.

Adjournment:

With no other business on the agenda for April 15, 2012 the meeting adjourned at 7:34 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
WORK SESSION
APRIL 23, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the work session to order. A quorum was established with six members present. They were; Shawn Pingleton, Rick Treese, Dave Stewart, Ronnie Melton, Steve Adams, and Randy Haes. Staff present; Bob Atchley and Bonita Kissee.

Mr. Atchley explained procedures for the work session.

Public Comment:

No one from the public was present to speak.

Discussion:

Subdivision Regulations; Mr. Atchley presented Table 1 which was omitted in the proposed regulations. Minimum guidelines for septic systems were discussed. Mr. Treese felt it should be changed to a minimum of 3 acres. Mr. Adams thought it should be left at 2. Mr. Treese made a motion to change the duplex onsite wastewater system requirements to three acres. Ronnie Adams seconded. Mr. Edwards wanted 2 septic added. Mr. Treese amended his motion to two acres and two separate septic required for duplexes. The motion was unanimous.

Mr. Pingleton discussed 3000 sq. ft. multi-family dwelling, and if a ten story condo with 100 units, would need at 36,000 ft. lot. Mr. Stewart stated that with a situation like this would need to have wastewater treated differently. Discussion followed regarding defining multi-family dwelling. Under definitions a Multi-Family dwelling; "housekeeping" will be changed to "dwelling". Mr. Adams made a motion to add the four definitions to the subdivision regulations. Seconded by Rick Treese. The vote to approve was unanimous.

The section on multi-family wells, will be changed to "as per Department of Natural Resources". Steve Adams made the motion. Rick Treese seconded. The motion to approve was unanimous.

Mr. Atchley discussed Section 4, item E and limiting final plats to a recording time to two years. Discussion followed regarding making this motion retroactive. After discussion the Commission decided to leave item E as is.

Mr. Melton suggested an addition to Page 5 section C, "into 10 acre" lots. This is already in Section 4 Item A.

Page 8 Section A, change "my" to "may". Motion made by Dave Stewart, Seconded by Randy Haes. Motion carried.

Page 17 Article 3 Section 2, discussion followed and this was not changed.

Page 21 Article 5 Section B, item 1, discussion followed regarding allowing small cul-de-sacs on smaller lots. Mr. Atchley discussed the amount of lots approved administratively. This will stay the same.

Page 37 Section 5, item 2; possible discrepancy on plat sizes. The sizes will be taken out and changed to "what the recorder requires". Mr. Melton made the motion. Ray Edwards seconded. The vote to approve was unanimous.

Page 46, Section 5 Item D/1, change "will" to "may", Dave Stewart made the motion, Ronnie Melton seconded. The vote to approve was unanimous.

Page 46, Section 5 Item D/5, omit "mylar" and change to "4 paper copies", Dave Stewart made the motion, Steve Adams seconded. The vote to approve was unanimous.

Page 48, Section 2, Item E, question of whether County Commission approves all these. Staff will research.

Page 48, Section F, item 1, define private streets and private drive and refer to County Road Standards. Staff will work with Mr. Haes and bring something back to vote on.

Page 50, Section 5 item B, discussion regarding what we may require, there are already DNR requirements on this.

Page 50, Section 5 item 2, discussion regarding, what is reasonable depth, Mr. Haes will research County Road Standards for this.

Page 53, Section 9, item B, change County Engineer to County Road and Bridge Administrator, motion made by Mr. Haes. Seconded by Dave Stewart. The vote was unanimous.

Mr. Stewart discussed when the Board of Adjustment changes a Planning Commission decision, and that something should be in place addressing this. Discussion followed.

Code Amendments:

Fireworks Stands; Mr. Atchley discussed what the Code says about special events, and that in the past the department issued temporary permits for these and the next year would need to renew. In 2004 the County Commission asked the Planning Department to stop issuing permits for Fireworks stands but nothing was entered in the Code addressing this. Mr. Pingleton stated that there were two options, that the Code should address this in the special event part of the Code either to exclude fireworks stands or include them. Mr. Atchley stated that the state fire marshall issues permits for these. Mr. Stewart suggested leaving the Code as is. Mr. Pingleton stated that the Code should address this, and suggested the wording "excluding fireworks stands, as long as they conform to State Guidelines", Mr. Stewart agreed. A motion was made by Dave Stewart to add this statement to the Code. Seconded by Ronnie Melton. Motion to approve was unanimous. Staff will write this up and present to the County Commission for approval.

Emergency Use Waiver; This will not be addressed as it has been used in the past by the County Commission.

Junk and Salvage Yards; The Code will stay as it is written.

Adjournment:

With no other business on the agenda the work session adjourned at 8:16 p.m.



TANEY COUNTY PLANNING COMMISSION

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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: _____

NAME OF APPLICANT: Lee Von Almen
(Must be owner of record)

SIGNATURE: Lee Von Almen **DATE:** 5-2-12
(Must be owner of record)

MAILING ADDRESS: 1454 CR 6318 West Plains, MO,

TELEPHONE NUMBER: 417-255-3800

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): _____

GYCAMORE Church Rd

Number of Acres (or sq. ft. of lot size): 1.5 ACRES

07-6.0-13-000-000-020.001

PARCEL #: 07-6.0-13-000-000-020.002

(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: 13 TOWNSHIP: 23 RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

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 # _____

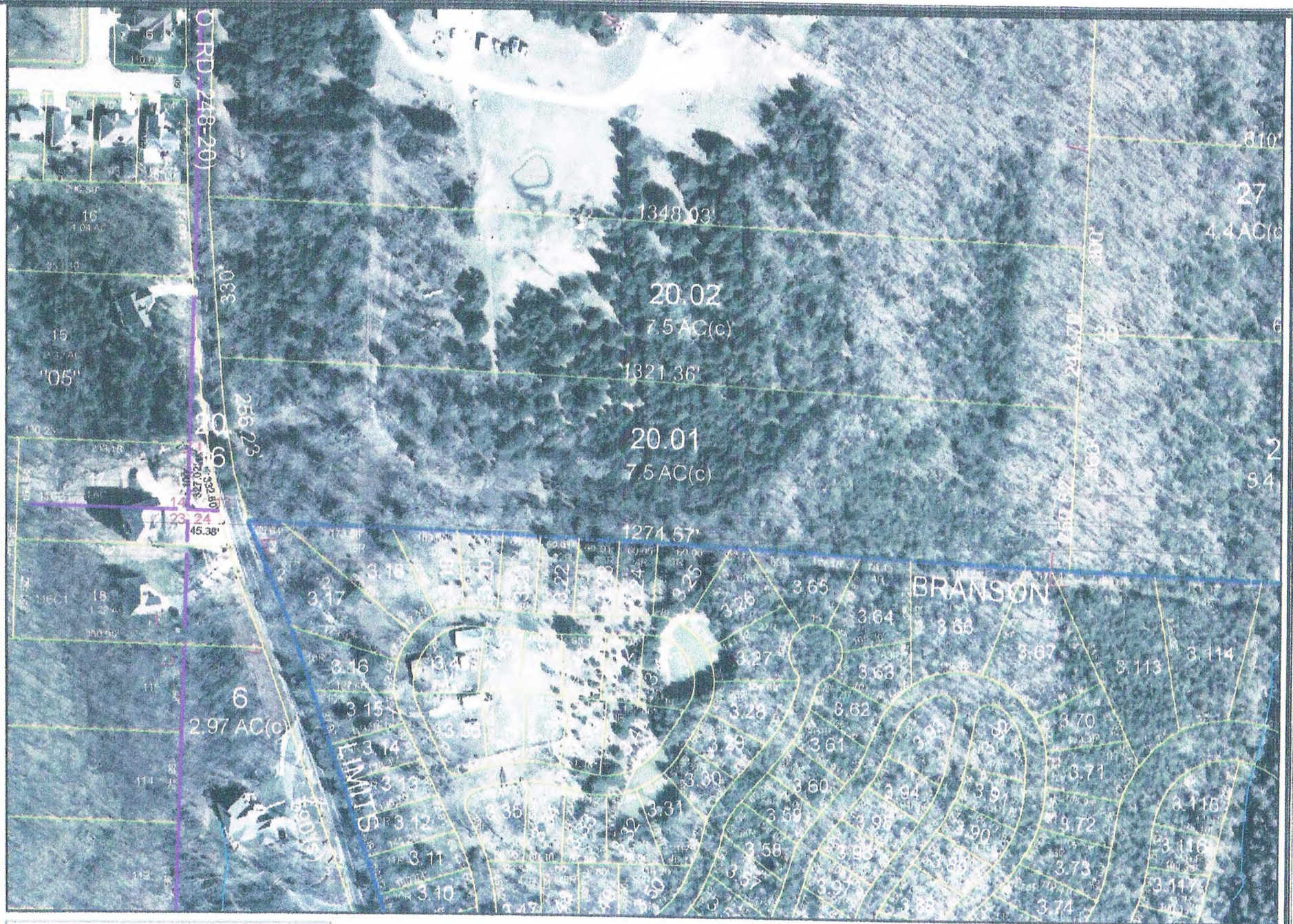
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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.)

Construct mini-storage units



THIS PROPERTY OWNERSHIP MAP IS FOR TAX PURPOSES ONLY. IT IS NOT INTENDED FOR CONVEYANCES. THE ACTUAL LOCATION OF LAND CORNERS SHOULD BE VERIFIED BY A LICENSED SURVEYOR.

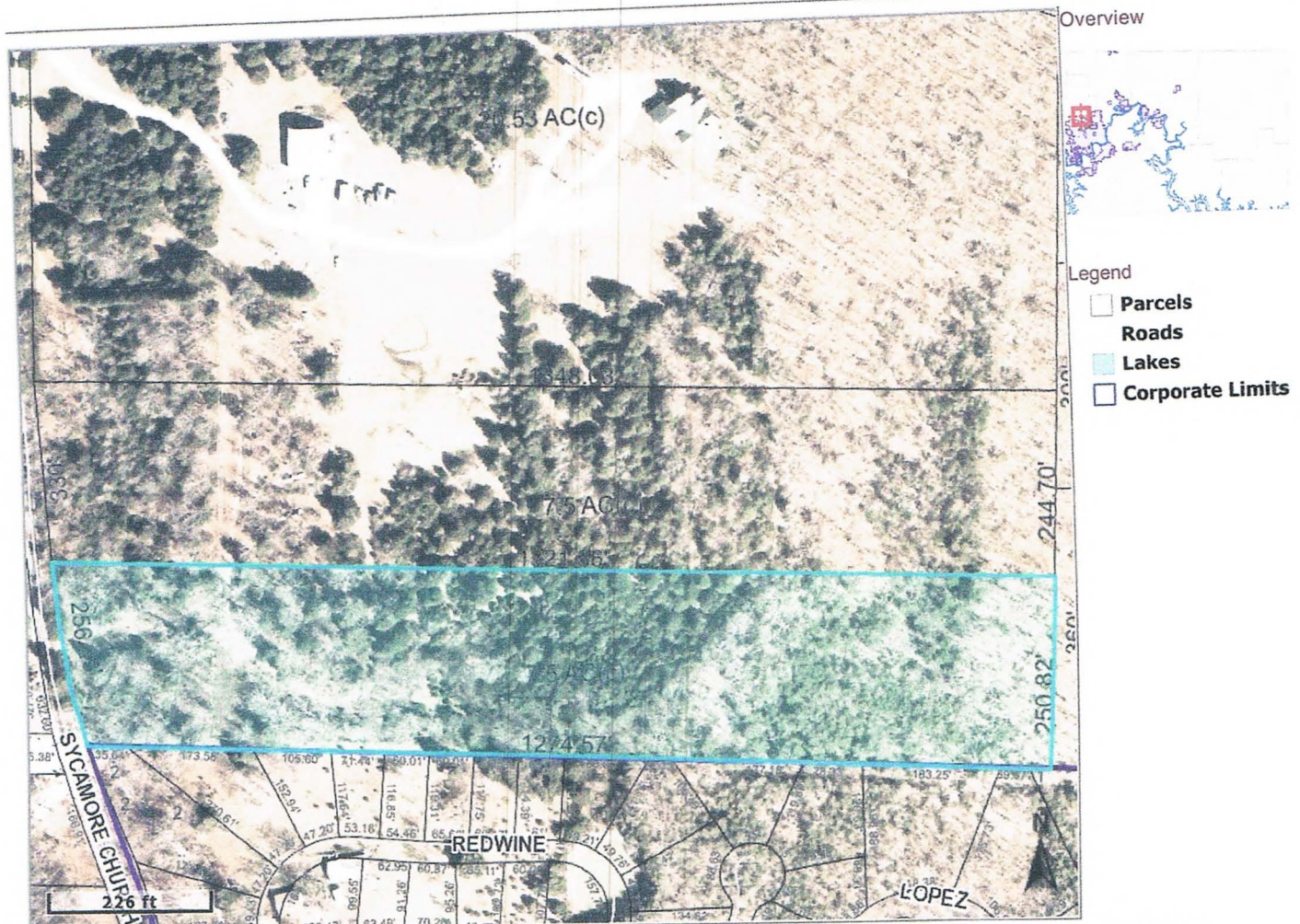
PREPARED BY:
KATHY DORSEY
MAPPER
DATE: FEB 2012

07-6.0-13-0-0-020.001

TANEY COUNTY ASSESSORS OFFICE
PO BOX 612
FORSYTH, MO. 65653
JAMES E STRAHAN, ASSESSOR



1 inch = 200 feet

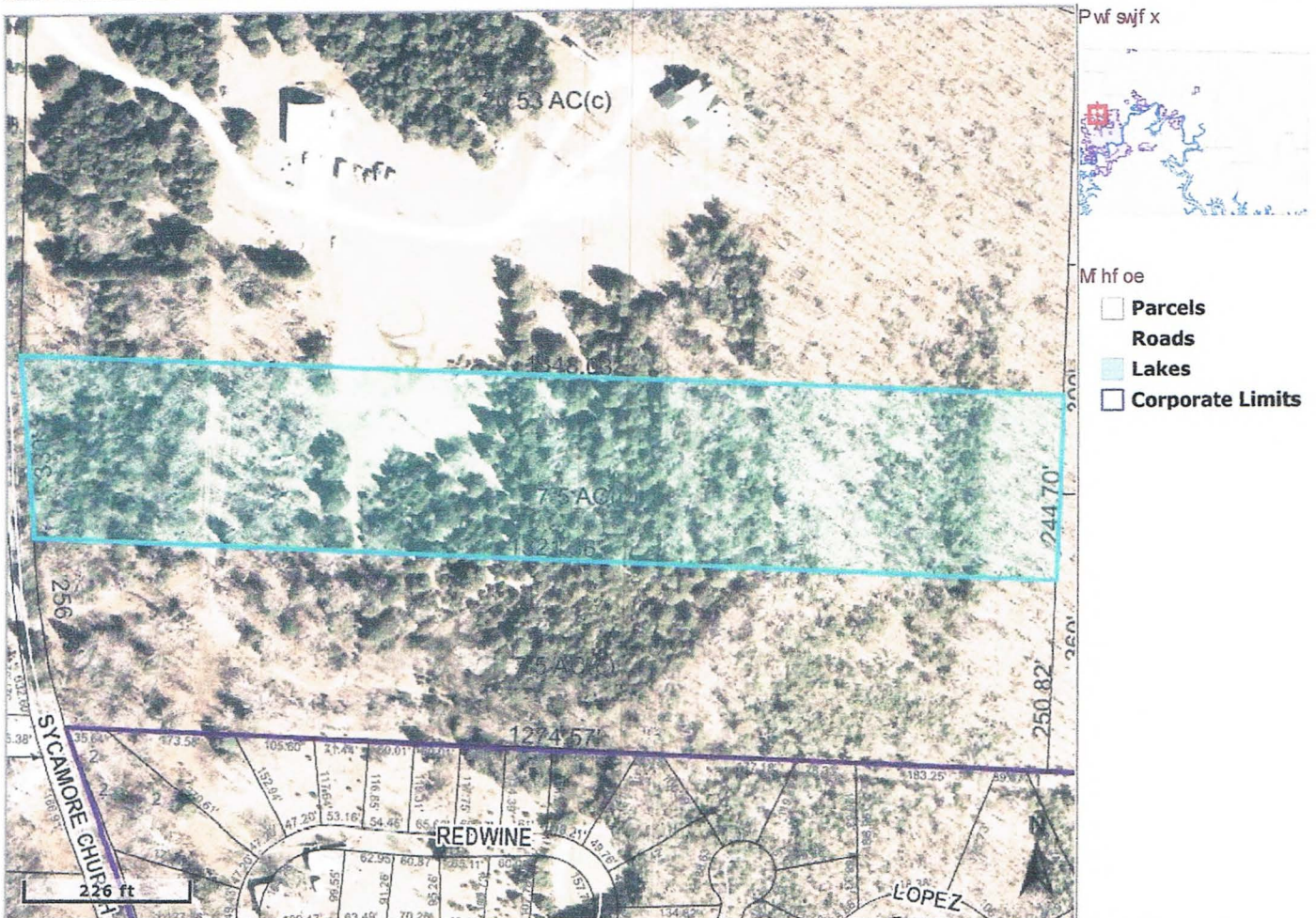


Parcel ID	07-6.0-13-000-000-020.001	Alternate ID	n/a	Owner Address	VONALLMEN IRVIN LEROY TRUST
Sec/Twp/Rng	13-23-22	Class	n/a		1454 COUNTY ROAD 6310
Property Address	SYCAMORE CHURCH RD BRANSON	Acres	7.50		WEST PLAINS MO 65775-6322
District	4CWX				
Brief Tax Description	S 250.82' W2 SW4				

(Note: Not to be used on legal documents)

Last Data Upload: 4/1/2012 11:23:39 PM

Date Created: 5/2/2012



Parcel ID	07-6.0-13-000-000-020.002	Alternate ID	n/a	Owner Address	VONALLMEN IRVIN LEROY TRUST & ET AL
Sec/Twp/Rng	13-23-22	Class	n/a		C/O VON ALLMEN JUDY
Property Address	SYCAMORE CHURCH RD BRANSON	Acres	7.50		2811 PAULA DR WEST PLAINS MO 65775-1548
District	4CWX				
Brief Tax Description	N244.70' OF S 495.52' W2SW4 <i>(Note: Not to be used on legal documents)</i>				

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