



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, JULY 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, June 2012

Final Vote:

Von Allmen Mini Storage

Concepts:

Hill Haven

Happy Hollow Community Dock Association

Old and New Business:

Tentative

Adjournment.


12-10

**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: HILL HAVEN

NAME OF APPLICANT: GREG SMITH
(Must be owner of record)

SIGNATURE:  **DATE:** 5/9/12
(Must be owner of record)

MAILING ADDRESS: 2016 Kingspointe Dr Chesterfield, MO 63005

TELEPHONE NUMBER: 314-570-1608

Representative Information

NAME OF REPRESENTATIVE: RUSS SCHEEWEK ASSOCIATES LLC
BOB PAULSON

MAILING ADDRESS (rep.): 500 WEST MAIN ST. SUITE 305 BRANSON MO
65614

TELEPHONE NUMBER (rep.): 417-334-7922

Property Information

ACCESS TO PROPERTY (street # and name): 1662 Hill Haven
Road

Number of Acres (or sq. ft. of lot size): 1⁺ AC

PARCEL #: 18-17.0-35-000-000-004.003
(This number is on the top left hand corner of your property tax statement)

SECTION: 35 TOWNSHIP: 22 North RANGE: 22 West

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) TRACT 2 BLOCK # N/A

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:

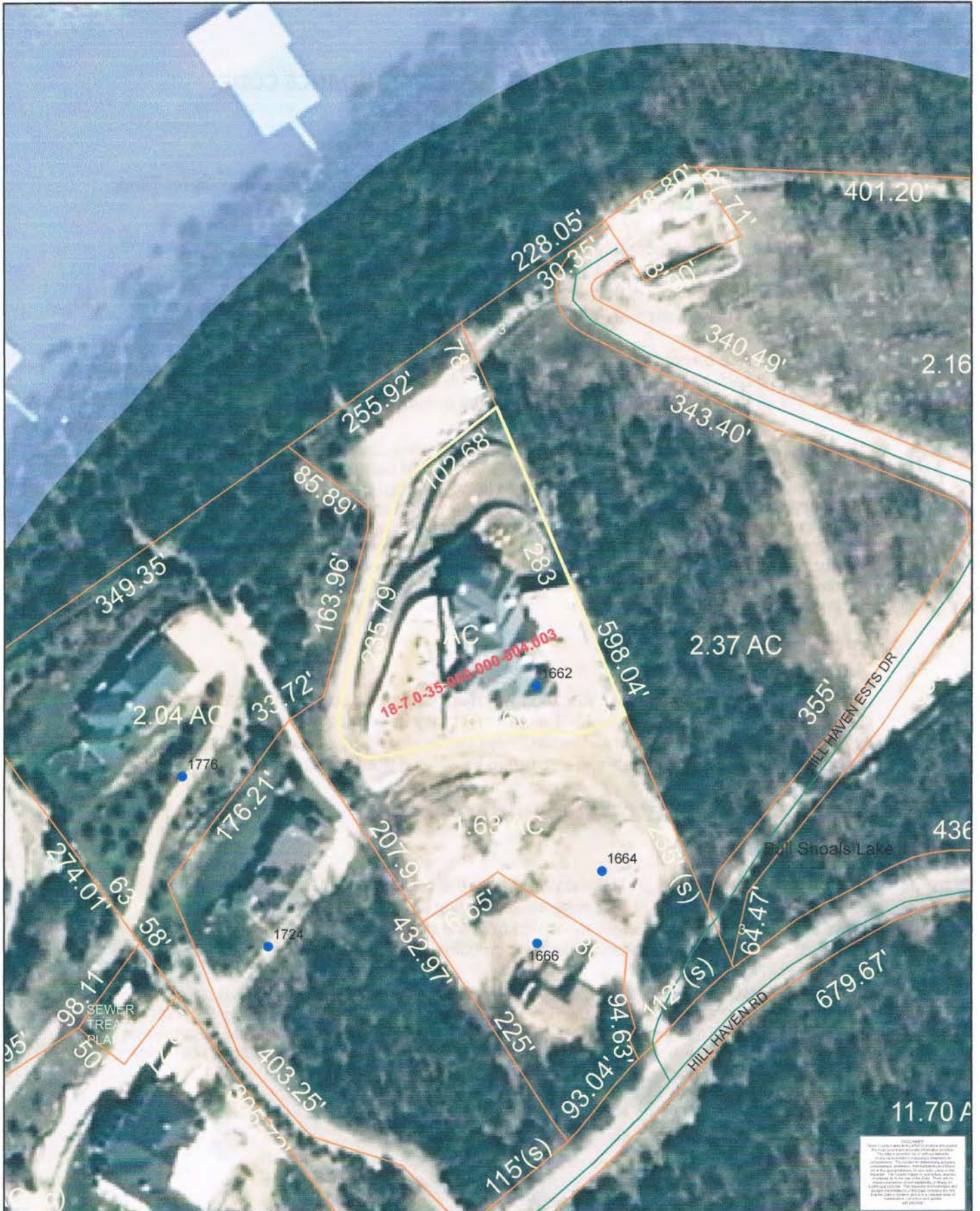
- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

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.)

THE OWNERS OF 1662 Hill Haven Road, A
RESIDENTIAL HOME, REQUEST THE APPROVAL TO
USE THE HOME FOR WEEKLY RENTALS



Hill Haven Weekly Rental



DISCLAIMER
 This map is a representation of the land and is not a survey. It is intended for informational purposes only and should not be used for legal or financial purposes. The information on this map is subject to change without notice. The user assumes all responsibility for the accuracy and completeness of the information on this map. The user also assumes all responsibility for the accuracy and completeness of the information on this map. The user also assumes all responsibility for the accuracy and completeness of the information on this map.



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12-13

**APPLICATION FOR CONCEPT
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NAME OF PROJECT: Happy Hollow Community Dock Association, LLC

NAME OF APPLICANT: Happy Hollow Community Dock Association, LLC
 (Must be owner of record)

SIGNATURE: Jim Bowman, Mgr. Member DATE: 6-22-2012
 (Must be owner of record)

MAILING ADDRESS: 1503 BRENTWOODS TERRACE, MARSHALHTOWN, IA 50158

TELEPHONE NUMBER: 641-691-0434

Representative Information

NAME OF REPRESENTATIVE: Jim Haney for Jim Bowman
 of Dogwood Lane - 24 E main ST

MAILING ADDRESS (rep.): Kimberling City MO 65686 - marshaltown, IA 50158

TELEPHONE NUMBER (rep.): 417 231 1981 641 691 0434

Property Information

ACCESS TO PROPERTY (street # and name): Happy Hollow RD.
UU To UU9 (Ozark Hollow RD) To Happy Hollow
William Point subdivision lot 31

Number of Acres (or sq. ft. of lot size): 100 x 150

PARCEL #: 19-2.0-03-003-001-03⁰⁰⁰ Past owner Lakeside Investment LLC
(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: 3 **TOWNSHIP:** 21 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): Williams Point

Lot # (if applicable) 31 **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 N/A
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well N/A
 Central: District # _____

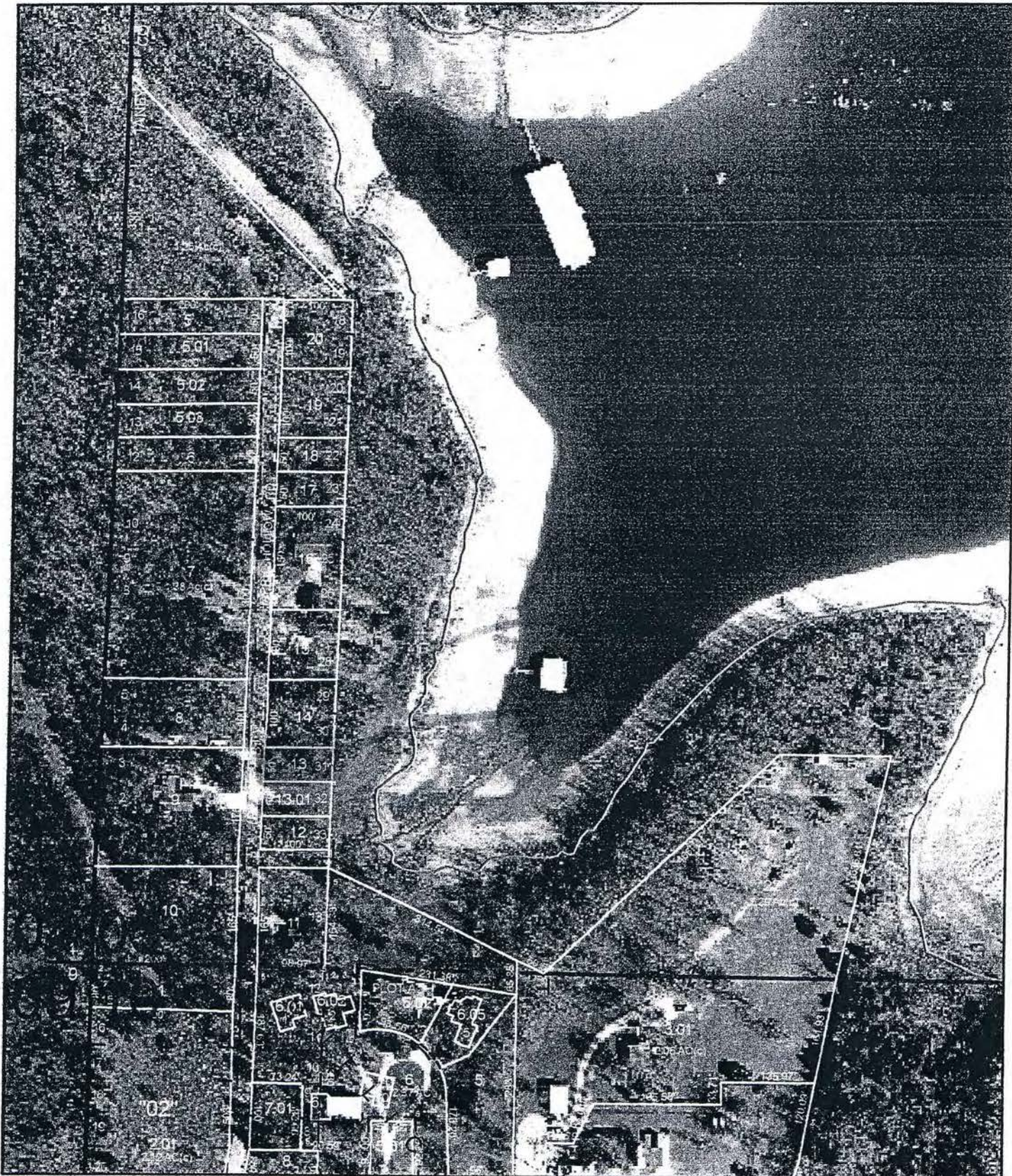
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: Parking for Dock owners

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.)

The Present Dock at This site
is being Rebuilt from 2 stalls to
a 6 stall Dock. The Corps of Engineers
Requires public parking for @ least 2
vehicles. There will be a clearing made
for up to 4 vehicles to park while
using the dock.



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.

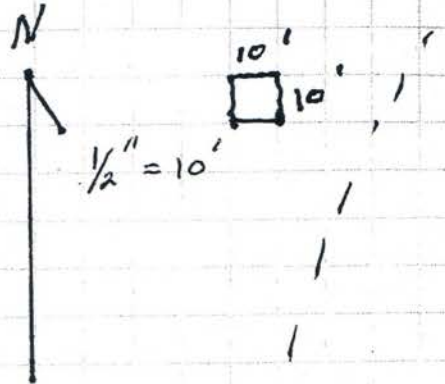
PREPARED BY:
KATHY DORSEY
MAPPER
DATE: MAY, 2012

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

19-2.0-03-003-001-016.000



1 inch = 200 feet



Happy Hollow RD

Dan Stibech
Parking

proposed
Entrance

150'

Drainage

Parking

.001

Corp line

AKA



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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 11, 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 6:00 p.m. A quorum was established with six members present. They were: Rick Treese, Randy Haes, Ray Edwards, Dave Stewart, Rick Caudill, and Ronnie Melton. Staff present: Bob Atchley and Bonita Kissee.

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

Public Hearing:

Subdivision Regulations: Mr. Atchley presented the new draft of the regulations and stated that if approved the current subdivision regulations in the Development Guidance Code will be replaced by these. No one had any changes to make. Mr. Treese entertained a motion. Mr. Caudill made a motion to approve the subdivision regulations as written, resulting in the removal and separation of the subdivision regulations from the Development Guidance Code. Dave Stewart seconded. The vote to approve the subdivision regulations was unanimous.

Code Updates: Mr. Atchley stated that the Taney County Road Standards were reviewed by himself and Mr. Haes to find any discrepancies between the road standards and the proposed subdivision regulations. There were a few minor changes made. Mr. Atchley clarified that approval of the subdivision regulations means they will proceed to the County Commission for their final approval via an additional public hearing process.

General Public Discussion:

There was no public present to speak.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for June 11, 2012 the meeting adjourned at 6:10 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 18, 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 six members present. They were: Shawn Pingleton, Dave Stewart, Rick Treese, 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: May 2012, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes. Seconded by Randy Haes. A correction of the May 21, minutes second page first paragraph, add next to month. The vote to approve the minutes with the change was unanimous.

Concepts:

Von Allmen Mini Storage: a request by Lee Von Allmen et al., to construct mini-storage units on property located off of Sycamore Church Road. Mr. Atchley presented a map showing the location, and clarified the request. Darrell Meadow brother in law of Mr. Von Allmen explained the plans. He presented a site plan and stated that construction would start toward the back of the property. Mr. Pingleton asked that the applicant be able to tell them how many units are proposed by the next meeting. There will be a security fence and lighting. Mr. Pingleton noted that ingress and egress is sufficient according to the site plan presented. Mr. Treese asked if there would be any construction on the east portion of the property and Mr. Meadow stated that it was too steep. He also reported that the units would be different sizes. Mr. Haes informed Mr. Meadow that a permit would be needed from road and bridge for the entrance. This project will proceed to public hearing next month.

Hill Haven: the applicant asked to postpone until next month.

R & D's Catfish and Wings: a request by Raj M. Patel to operate a restaurant and lounge on property located at 1930 St. Hwy. 248. The existing building was previously operated as the Red Rooster Gift Shop. This request was represented by Mr. Patel and Mr. Christian. Mr. Atchley presented an email received thirty minutes before the meeting, from the City of Branson stating that the applicant would need to obtain a building permit from the City of Branson because of their request to hook to their sewer which requires annexation. Mr. Pingleton stated that in the past any project in this situation, must comply with the City requirements as well as the County. Mr. Christian reported that Mr. Patel does not want to annex to the City, and that they had spoke with city officials. They wish to put in their own wastewater system, therefore exempting them from annexation. Mr. Christian reported on a conversation with DNR regarding this matter and asked that they receive approval from the Planning Commission allowing them to work on their property. Mr. Pingleton cautioned that they would be taking a chance in doing this because approval might not be given by the City. Discussion followed with Mr. Pingleton stating that this might not be the proper zoning entity to grant any kind of approval. He asked the applicant to have this decision made before the next meeting and explained what to do to achieve this. Mr. Atchley stated that DNR indicated to him that they would not permit a treatment plant at this location because a Branson municipal sewer main is within 30' of the property line, but the applicant should talk to them directly. DNR requires that if there is a central sewer facility within a certain number of feet that the property owner would be required to hook on to that, and if they generate a certain number of gallons of wastewater that would automatically required DNR approval. Parking was discussed, and Mr. Christian stated that fill is being added for additional parking. Some adjacent property is being purchased from MoDot for more parking as well. A new MoDot approved entrance is being constructed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported that the County Commission held a work session on the subdivision regulations. A public hearing will be set up for the vote.

Adjournment:

With no other business on the agenda for June 18, 2012 the meeting adjourned at 6:40 p.m.