



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, AUGUST 20, 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, July 2012

Final Votes:

Hill Haven
Happy Hollow

Concepts:

Jakes Lake
Branson Landing Zip Line

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 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, Rick Treese, Randy Haes, Ray Edwards, Dave Stewart, Steve Adams, 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:

Von Allmen Mini Storage: a request by Lee Von Allmen, for construction of a mini-storage facility located at 1600 Sycamore Church Road. Mr. Atchley read the staff report and presented pictures and a video of the site. The applicant was present to address questions from the Commission and public. Phil Lopez, who manages Commerce Park, voiced opposition to the request because his development is adjacent to this request and he was concerned about the removal of trees. He stated that he does not plan to remove any more trees in the Commerce Park than necessary. He stated that he had notified the applicant and wanted to work with him on maybe selling him some property so the storage project could be developed on his property instead. Jim Lawson, planning director for the City of Branson, presented a power point presentation stating concerns regarding setting precedence, location, compatibility, tree removal, sewer and water. The City feels that when the remainder of the property is developed, the property owners will want to hook to City water and sewer and will be required to annex. This type of development does not comply with City regulations according to Mr. Lawson who also pointed out that next door to the property the residential development would have trouble selling lots, in his opinion. Mr. Pingleton reminded, that in the County an applicant must ask for the maximum plan regarding their project. Mr. Allmen stated that he and his siblings want to comply with whatever the County requires. He reported on a conversation with Mr. Lopez, who offered to sell him property in the Commerce Park subdivision, rather than building the storage units where he has planned. He also stated that Mr. Lopez said that he was not opposed to

the request. Mr. Allmen pointed out that the location of the units is level and would not have to be "stair-stepped" as Mr. Lawson stated. He wants to build a nice facility and to fit into the neighborhood. Mr. Pingleton reported that in the past the Planning Commission has had commercial requests abutting residential subdivisions, and that the Code requires buffering. He suggested a wood privacy fence on the south side. Mr. Stewart asked how the build out would occur. Mr. Allmen stated that the plans were to build as needed. Mr. Caudill pointed out that there is plenty of vegetative buffering around the property that most of the units would not be visible to the residences. Mr. Haes asked about a stormwater runoff plan. Mr. Atchley stated that is a stipulation of the Decision of Record and must be turned in before construction permits are issued. Mr. Haes stated that the runoff should be controlled to the south. Mr. Pingleton suggested that the applicant meet with the staff regarding runoff. With no other discussion the public hearing was closed. This project will proceed to final vote next week.

Old and New Business:

Mr. Atchley reported that the County Commission will vote on the subdivision regulations and code amendments this Thursday, July 12, 2012.

Adjournment:

With no other business on the agenda for July 9, 2012 the meeting adjourned at 6:47 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 16, 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 seven members present. They were: Rick Caudill, Dave Stewart, Rick Treese, Randy Haes, Ray Edwards, Ronnie Melton, 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: June 2012, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Final Vote:

Von Allmen Mini Storage: request to construct mini storage units located at 1600 Sycamore Church Road. Mr. Atchley clarified the request, and read the decision of record. Mr. Stewart asked if an addition could be added to the decision of record that if the applicant requires water and sewer, that the applicant shall connect to Branson Municipal Sewer and Water District #3. Mr. Treese asked about the placement of the fence. Mr. Von Allmen stated that he would use 25' of the property as a buffer. A building will need to be shortened to comply with the buffer. Mr. Caudill asked if the applicant could put an opaque fence next to the residential subdivision. Mr. Edwards discussed compatibility. Discussion followed regarding commercial use being down the road from this request. Mr. Adams discussed moving the entrance back. Mr. Haes stated that some clearing would need to be done at the entrance for the site distance. The rest could be left for buffering purposes. Further discussion followed. Mr. Allmen asked for clarification on the fence. The Commission stated that it wouldn't be necessary for a wood fence in the back. There will be an addition to the decision of record that the opaque fence will join the wood fence joining the residential areas. Also

there will be an addition to the decision of record regarding the entrance and how deep into the property the gate will be. Discussion followed regarding allowing visibility in the front. A motion was made by Rick Caudill to approve based upon the decision of record as written. Dave Stewart seconded. The vote to approve was unanimous.

Concepts:

Hill Haven: a request by Greg Smith to use the existing single family dwelling as a weekly rental located at 1662 Hill Haven Road. Bob Paulson representing the applicant explained the request. He stated that the applicant is trying to sell the property and in the mean time rent out the property as nightly rental. Mr. Paulson pointed out that there are a lot of nightly rentals in the area which have not been permitted. Mr. Treese asked how many residential properties surround the site. Mr. Atchley stated that there are a few very large scale homes in the area and there is vacant land between them. Mr. Atchley pointed out that the wastewater system might not be large enough to accommodate a large number of people. Mr. Paulson stated that if it was big enough for a large family it could accommodate the renting of the property in his opinion. Mr. Stewart stated that some are not sized for a surge in the flow, and wanted to know what kind of system was installed. Mr. Paulson will find out and get back to the Commission on that. With no other questions, this project will proceed to public hearing next month. Mr. Paulson will have answers regarding, number of bedrooms, parking, use of dock space, and type of wastewater treatment.

Happy Hollow Community Dock Association, LLC: a request to create public parking for an existing boat dock for at least 2 vehicles located at Lot 31 Williams Point Subdivision off Happy Hollow Road. Mr. Haney explained the request and stated that the Corps of Engineers will not issue a permit until they get Planning Commission approval. In his opinion there will be little or no one parking in the lot, because it is a small dock and the people who use it live there. This is not a commercial dock. Mr. Atchley reported that a permit was previously issued for the original parking lot. Mr. Caudill and Mr. Haes pointed out that since an entrance to the lot will come off a County Road a permit should be issued by the road department. With no other questions, this project will proceed to public hearing next month.

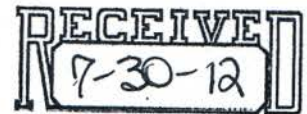
Old and New Business:

Mr. Atchley updated the Commission on the previous meeting and upcoming County Commission meeting regarding the subdivision regulations.

Adjournment:

With no other business on the agenda for July 16, 2012 the meeting adjourned at 6:50 p.m.

546-6861



12-15

**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: Jakes Lake

NAME OF APPLICANT: RESORT INSTALLATION SYSTEMS INC.
(Must be owner of record)

→ SIGNATURE: [Signature] PRESIDENT DATE: 07.10.12
(Must be owner of record)

MAILING ADDRESS: 440 LOGANBERRY RD BRANSON MO 65616

TELEPHONE NUMBER: 850.830.9112

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3rd Street Branson, Mo, 65616

TELEPHONE NUMBER (rep.): 417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Quebec Rd

Number of Acres (or sq. ft. of lot size): 4.10

PARCEL #: 18-6.0-14-002-002-027.00
(This number is on the top left hand corner of your property tax statement)

SECTION: 14 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Table Rock Acres

Lot # (if applicable) Take Lake BLOCK # 22

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 # Taney

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # Epps

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: _____



Jakes Lake





TANEY COUNTY PLANNING COMMISSION

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RECEIVED
7-30-12

12-14

**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: Branson Landing Zip-kniz

NAME OF APPLICANT: Darrell Henley, Member
(Must be owner of record)

SIGNATURE: [Signature] DATE: 7/28/12
(Must be owner of record)

MAILING ADDRESS: 2339 US Hwy 65, Walnut Shade, MO 65771

TELEPHONE NUMBER: 417-860-7169

Representative Information

NAME OF REPRESENTATIVE: Chris Lucchi

MAILING ADDRESS (rep.): 104 Brookside Ct. Branson, MO, 65616

TELEPHONE NUMBER (rep.): 417-335-1463

Property Information

ACCESS TO PROPERTY (street # and name): Mount Branson Street

Parcel #1 1.23 acres

Number of Acres (or sq. ft. of lot size): #2 1.19 acres

#1 PARCEL # 08-8.0-33-005-014.00

#2 PARCEL #: 08-8.0-33-004-007-001.00

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000.000. 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: 33 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Mount Branson

Lot # (if applicable) 82-87 BLOCK # _____
(Parcel #2)

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 # 2

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: _____

Branson Eco View, LLC

Mr. Bob Atchley
Administrator
Taney County Planning Commission
207 David Street
Forsyth, MO. 65653

Re: Branson Eco View LLC. - Zip-Line Attraction

Dear Mr. Atchley:

We are pleased to present to you the following description of our project. Our proposed Zip-Line Attraction offers an exciting addition to the Branson lakefront that is environmentally friendly and that holds mass appeal for visitors of all ages. Additionally, it will showcase Lake Taneycomo and the Branson Landing area in a unique and memorable way. Our proposed attraction will provide diversification to the Branson Landing experience and will contribute to the continued draw of Branson as a top-tier family vacation destination.

Project Scope: Our non-invasive and aesthetically pleasing project would include three distinct experiences: a leisurely chair lift ride across Lake Taneycomo originating from the Branson Landing; an observation deck along the eastern shore bluff; and an exciting zip line back to the Branson Landing. Collectively, these activities appeal to all ages and most demographics. Our physical structures are to be located at the Branson Landing, next to what was The Macaroni Grill restaurant, and on land across the lake from the Branson Landing atop the bluff north of the Candlestick Inn, and identified in our application. It is not necessary for any structures or supports to be located in the flowline of Lake Taneycomo nor near the shoreline of Lake Taneycomo. All supports and structures would be placed above the 720' elevation level. Customer access is entirely at the Branson Landing. All customers will park at the Branson Landing parking areas. Tickets will be sold/purchased at our location next to Macaroni Grill and at a kiosk in Town Square. Thus, there will be no customer access or traffic in Mount Branson. The only access in Mount Branson will be for our maintenance and service staff.

Project Benefits: The Branson lakefront has much to offer visitors with its natural beauty. By utilizing a small, available space at the Branson Landing, tourists will have the opportunity to view Lake Taneycomo, and the Branson Landing area from a unique, elevated viewpoint. By incorporating local and historical theming into our overall design, visitors will be exposed to a true Ozark's cultural experience. Our attraction will consume a small amount of a visitor's time, and will originate and terminate at the Branson Landing. Our Attraction will be available at an extremely economic price point. What's more, our Attraction will provide rewarding employment opportunities to one of the Ozark's most important and unique assets... its people.

Our Expertise & Experience: Our Company's past and current experience is focused on providing tourists low-impact experiences in the most safe and memorable way possible. Our

Branson Eco View, LLC

model is not only aesthetically and operationally appealing, but it meets and/or exceeds the most stringent engineering and safety standards available. The patented and exclusive zip line technology we utilize is extremely safe, efficient and unique in its availability to people of all ages and physical classifications. Our specific experience is in the construction and operation of this type of Attraction. As such, once the project is approved and all necessary permits are obtained, we can complete construction and be operational in about three (3) months.

We will maintain insurance in accordance with the industry standards, a minimum of \$2,000,000 USD in liability insurance.

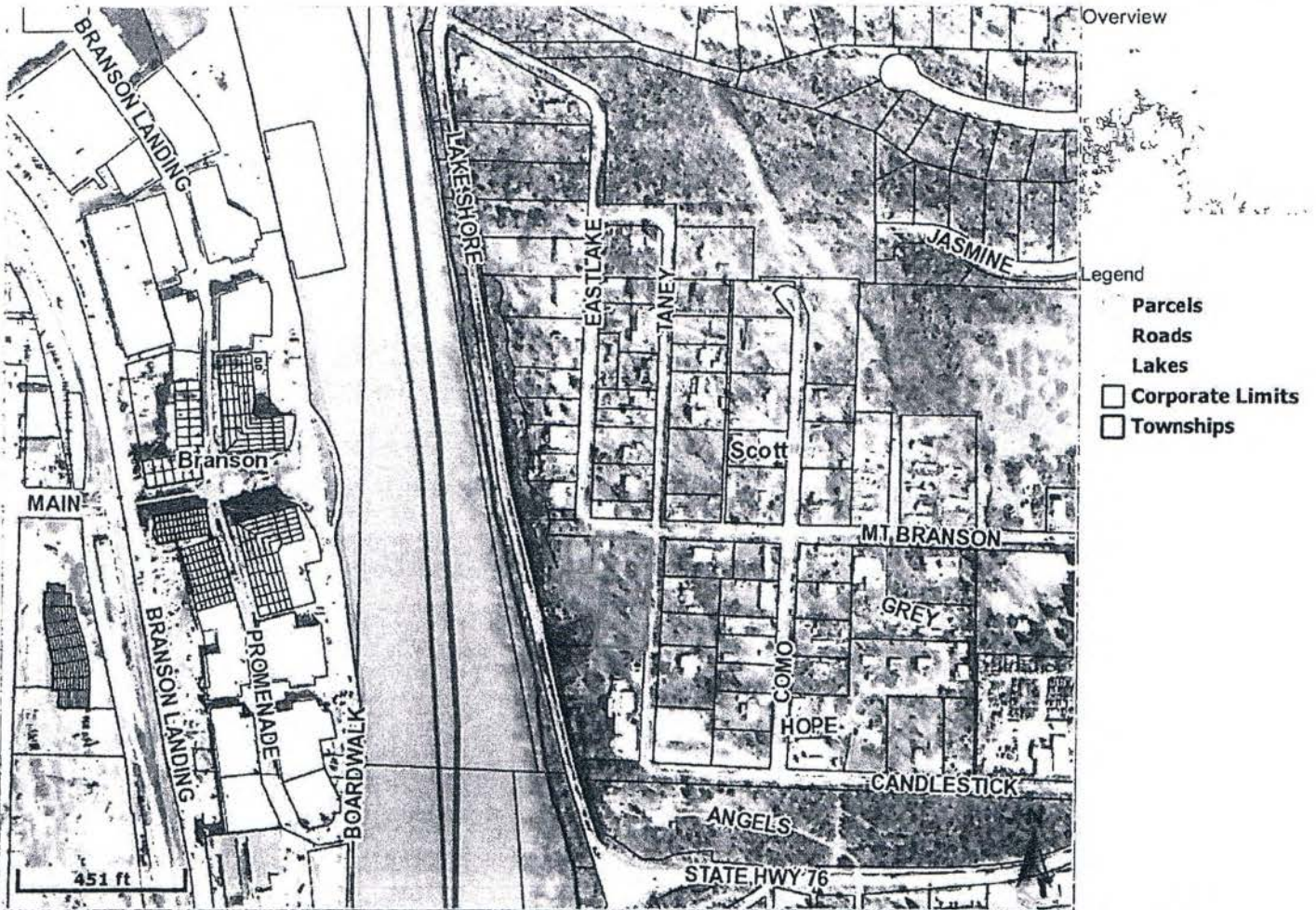
Our Request: Due to the beneficial nature of this project, we request the appropriate zoning and approvals to enable us to utilize the properties listed in our concept review application, so that we may build and operate a zip-line between these properties and the Branson Landing.

I would like to emphasize that we are fully funded and ready to move forward immediately with this exciting project, if approved. We very much look forward to the opportunity to meet with you, your staff, and the Taney County Planning Commission at the earliest convenience to answer any questions and to plan our next steps.

Very best regards,

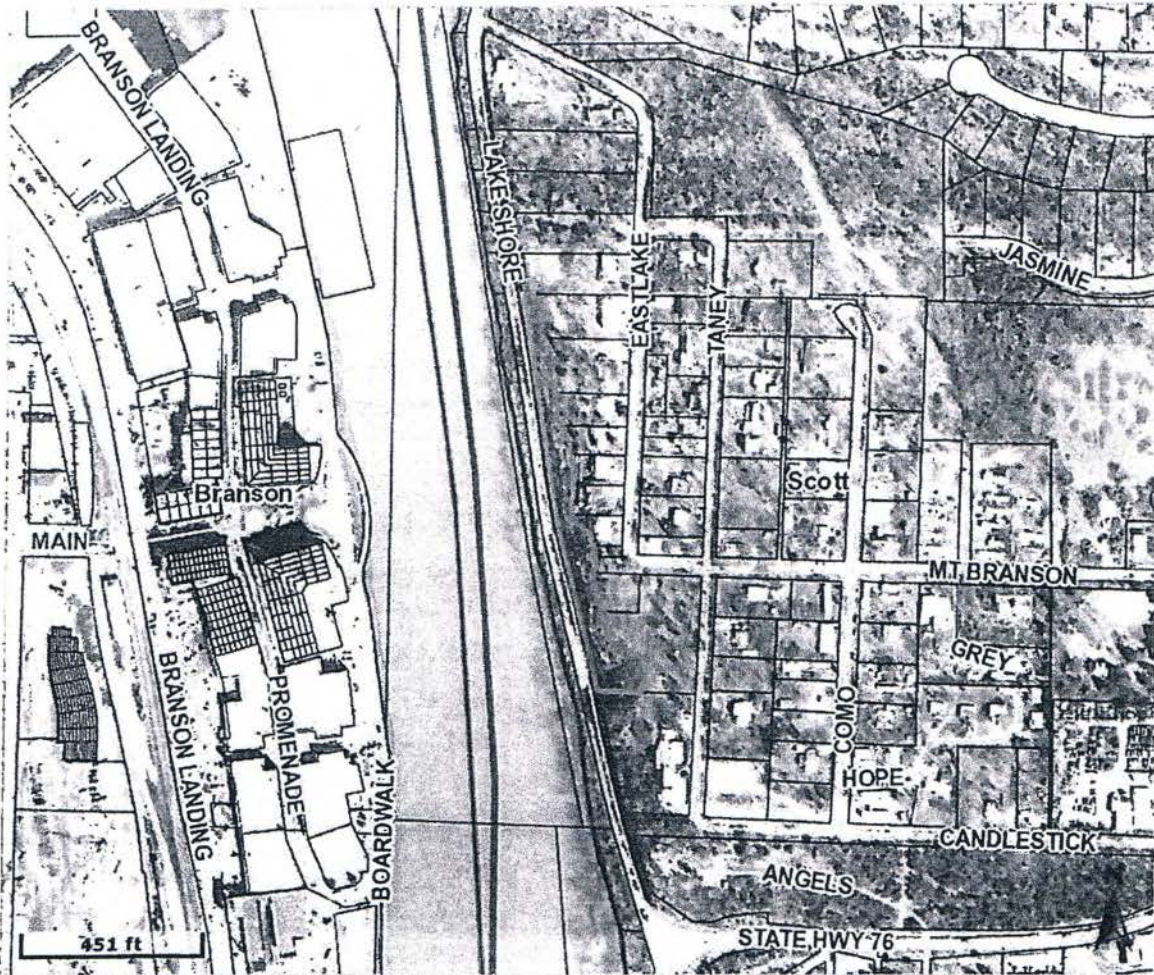
Chris Lucchi
Branson Eco View LLC

Date Created: 7/28/2012



| | | | | | |
|------------------------------|----------------------------------------------------------------------------------------------|---------------------|------|----------------------|-----------------------------|
| Parcel ID | 08-8.0-33-004-007-001.000 | Alternate ID | n/a | Owner Address | BRANSON CHAMBER OF COMMERCE |
| Sec/Twp/Rng | 33-23-21 | Class | n/a | | BRANSON MO 65616 |
| Property Address | BRANSON | Acreage | 1.18 | | |
| District | 4CWX | | | | |
| Brief Tax Description | MOUNT BRANSON LTS 82 TH 87; PT SWSE4 W OF LT 84 (Note: Not to be used on legal documents) | | | | |

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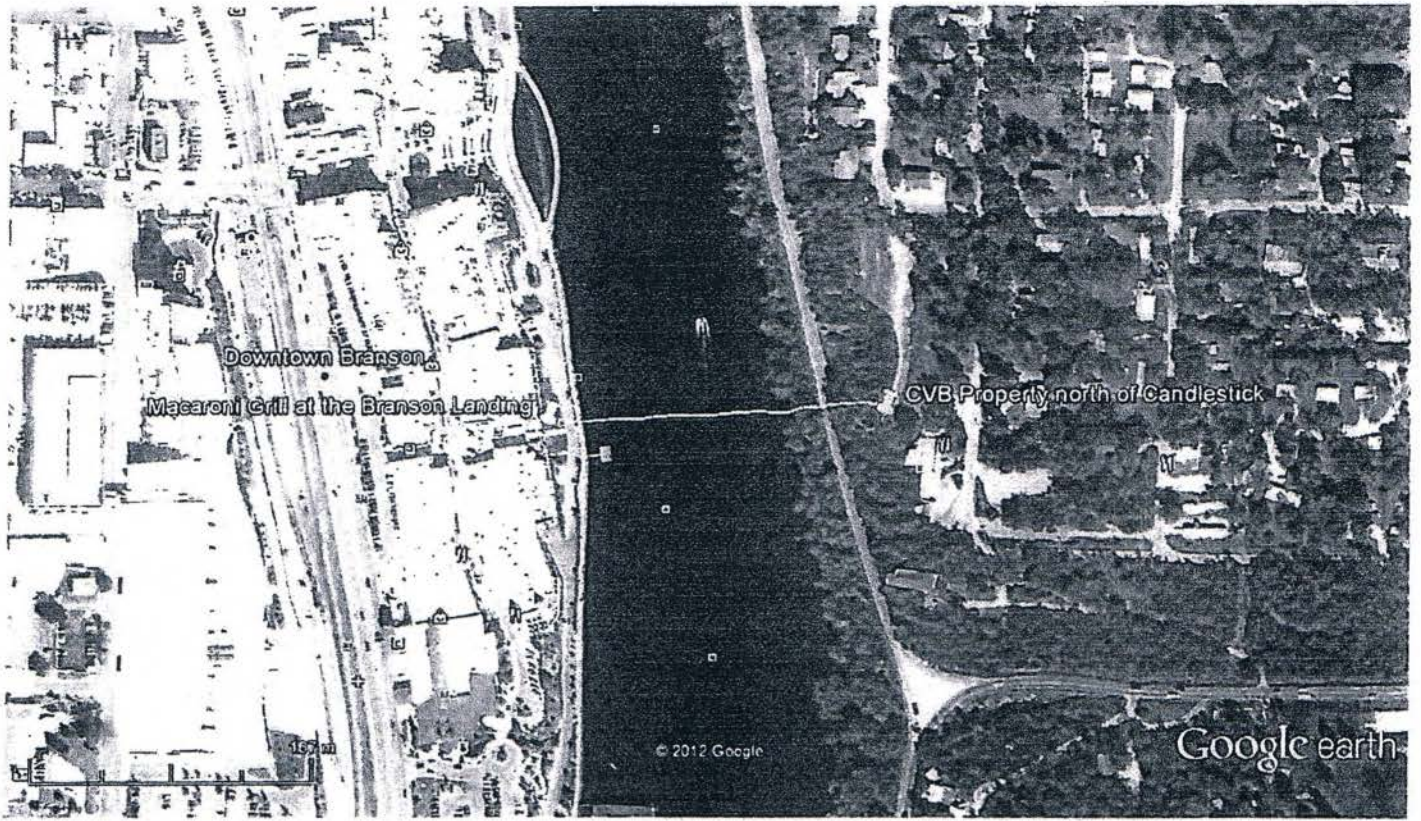
Overview

Legend

- Parcels
- Roads
- Lakes
- Corporate Limits
- Townships

| | | | | | |
|------------------------------|---------------------------------------------------------------------------------------------------------|---------------------|------|----------------------|--------------------------|
| Parcel ID | 08-8.0-33-004-005-014.000 | Alternate ID | n/a | Owner Address | SCISM GEORGE & MONICA |
| Sec/Twp/Rng | 33-23-21 | Class | n/a | | 2164 YANDELL COVE RD |
| Property Address | LAKE SHORE DR BRANSON | Acres | 1.23 | | KIRBYVILLE MO 65679-9378 |
| District | 4CWX | | | | |
| Brief Tax Description | MOUNT BRANSON PT SWSE4 E OF LAKESHORE DR & W OF MT BRANSON (Note: Not to be used on legal documents) | | | | |

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Google earth



