



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, SEPTEMBER 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, August 2012

Final Votes:

Branson Landing Zip Line
Jake's Lake Shipping Container Storage/Rental
Happy Hollow

Concepts:

McSpadden Nightly Rental
Holcomb Gunsmithing
Michael Schmitz Nightly Rental

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, AUGUST 13, 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 exhibits.

Public Hearings:

Hill Haven; a request by Greg Smith to use an existing single family dwelling as a nightly rental located at 1662 Hill Haven Road. The applicant was represented by his attorney Bob Paulson. Four property owners signed up to speak. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Paulson stated that currently the Smith's are trying to sell the house as residential not commercial. The owner is seeking at this time a special use permit to be allowed to rent as a nightly rental in the meantime. In Mr. Paulson's opinion this request is compatible with the surrounding area. He stated that the wastewater system in his opinion is adequate and that it was built different than it was designed, making it adequate to serve 30 to 40 people. Mr. Pingleton stated that if the area below the home is going to be used for parking, it should be included in the request. Mr. Paulson felt that there is enough parking available above this area. He stated that the owner does not want the special use request to extend beyond the point of sale. Mr. Pingleton explained what a special use permit is and confirmed that a special-use permit is issued specifically to the current owner of the property and is non-transferable upon the sale of the property. Monty James who lives on Hill Haven Road presented a letter asking the Planning Commission not to approve this use and if they did, the homeowners felt a precedence would be set. He also stated that it is noisy when rented and disturbs the neighborhood. He also reported that trash is left in the yard and parking lot by the renters. They have a private dock and the renters also disturb that as well. Ms. Afshar who also lives on Hill Haven, stated that the balcony from this home looks onto two of

the neighboring houses and disturbs their privacy when it is rented. Chanel Long who also lives in the neighborhood, stated that there are 13 neighboring residences, and that it is a small quiet neighborhood and people there like to walk and ride bikes. Her fear is the traffic would disturb this and be dangerous. She was also concerned about a precedence being set by approval of the request. Also in Ms. Long's opinion with renting to so many people, you don't know who might be staying there, and was concerned about safety. Ms. Long reminded the Commission that the Code states there is a two acre minimum for septic tanks and that with so much more wastewater being produced there wouldn't be room to take care of all of it. Another concern for Ms. Long was parking for the boat docks and having room enough to navigate through the cars. Mary Burke, who lives next door to this property, stated that this home is big and visible to the neighborhood and whatever goes on there the neighborhood hears and sees. She also stated that the neighbors pick up the trash left by the renters. She pointed out that this home has been listed on the market for three years and how much longer would this use exist if approval is given. Ms. Burke also was concerned about parking, and wastewater disposal. Mr. Paulson addressed the questions, and stated that in his opinion the Code does not address setting a precedence. The balcony, Mr. Paulson pointed out, will be there no matter who rents the house. The wastewater disposal in his opinion, has never had a problem even with renters and presented a report from the company who maintains it. The report stated that when there was a problem it was that someone have stopped up the pipes. He also addressed the size of the house and that you cannot see the people inside. Mr. Melton stated that on the VRBO website this house is rented through June 2013. Mr. Stewart stated that the report states the wastewater system was sized for a 4 bedroom home and that it is actually a 7 bedroom home with more people than normal staying there on a regular basis. Mr. Pingleton discussed the parking lot and asked who is authorized to use the boat dock and parking lot. Mr. Paulson will research this question. Ms. Long stated that each slip is owned by individuals in the neighborhood and there is a dock owners association in place. There is access to the dock through the parking lot. Mr. Atchley presented correspondence from the Corps of Engineers stating that only slip owners are authorized to utilize the boat dock. Mr. Pingleton asked if there is a local person who maintains this business. Mr. Paulson will find this out also. Mr. Edwards asked if there were any other uses of this type in the area. Mr. Atchley answered that there isn't, and that the Code looks at special use as a type of Division III Permit and that the difference is that it doesn't carry over to new owners. Mr. Edwards also discussed problems with others using the dock. He stated that he is not in favor of approval of this request. This project will proceed to final vote next week.

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. There was no representative present therefore this project was not heard at this meeting.

Old and New Business:

Mr. Atchley presented the new copies of the subdivision regulations, and copies of the new amendments to the code book. Mr. Haes stated that a portion of the road standards will be changed and entered into the new copy of the subdivision regulations.

Mr. Pingleton stated that he will not be seeking another term on the planning commission after this year.

Adjournment:

With no other business on the agenda for August 13, 2012 the meeting adjourned at 6:54 p.m.



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

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MINUTES

TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, AUGUST 20, 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 Treese, Shawn Pingleton, Rick Caudill, Randy Haes, Dave Stewart, Ronnie Melton, and Steve Adams. Mr. Stewart and Mr. Pingleton were late. 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: July 2012, with no additions or corrections a motion was made by Rick Treese to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Votes:

Hill Haven: request by Greg Smith to use the existing single family dwelling as a nightly rental located at 1662 Hill Haven Road. Mr. Atchley read the proposed conditions. Mr. Pingleton asked for discussion, there being none, Mr. Stewart made a motion to deny the application on the basis of incompatibility. Seconded by Rick Caudill. No discussion followed. The vote to deny was unanimous. Mr. Pingleton informed Mr. Paulson that a Board of Adjustment appeal would be the next step for the applicant.

Happy Hollow Community Dock Association, LLC. Postponed until next month.

Concepts:

Jakes Lake: a request by Resort Installation Systems, Inc. to place storage containers on the property located at Quebec Road. Eddie Wolfe representing the applicant stated that since the approval the applicant had moved storage containers on the property which weren't approved as part of the original Division III Permit, and that if approval is given, he would paint them and make them look nice. He will put up the privacy fence along the north and east sides of the property. The detention pond is engineered and that due to the economy the applicant has not been able to proceed except to place the containers on the property. Mr. Atchley stated that fencing is usually done prior to construction, and that the structures haven't been started. Mr. Wolfe stated that the containers would be only along the south and east of the property and if

the green houses were built, those containers would be moved. Mr. Pingleton asked if the applicant at this time was in compliance with the previous approval. Mr. Atchley answered that he isn't, and that a stop work order has been issued. Mr. Pingleton reminded Mr. Wolfe that a privacy fence is required between all residential areas. Mr. Melton asked for clarification where the fence is required on this property. Mr. Pingleton asked for a definite number of units planned. Mr. Haes asked if a drainage plan was in place. Mr. Wolfe stated that there is underground piping leading to the detention pond. This project will proceed to public hearing next month.

Branson Landing Zip Line: a request by Darrell Henley to operate a zip line business at Mt. Branson Street. Chris Lucci representing the zip line presented pictures of the project. Headquarters will be located at the Branson Landing, where parking and tickets can be purchased. A chairlift will transport a person to the east side where they will ride the zip line back to the landing. An observation deck will be constructed for people to watch and wait. Mr. Treese asked how far this would be to the nearest residence. Hours of operation have not been set, but would not conflict with the residences. Two cables are planned, but the request will be for double that for future business. Communication has been started with all entities involved in the process. Mr. Pingleton asked that staff obtain written confirmation from the City of Branson that their approval is given. There will be no customer access from the County side. The Planning Commission would like drawings of the emergency access. Mr. Haes reported that the County Road Dept. would grant an easement for over the road. Mr. Atchley asked if any employees would park on the County side. Mr. Lucci stated that maybe some of the employees would park on that side. There will be a restroom constructed there as well. Mr. Caudill would like to see a site plan of how much of the property will be used. This project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported on the new pictometry program. Mr. Stewart asked if any change in the Code could be incorporated into the public hearing portion of the meeting. Mr. Atchley stated that it could. Mr. Melton asked if what was being done on the Jake's Lake property was permitted. Mr. Atchley stated that it wasn't.

Adjournment:

With no other business on the agenda for August 20, 2012 the meeting adjourned at 7:00 p.m.

#12-16

**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: Mc Spadden Mighty Rental

NAME OF APPLICANT: Gary McSpadden Ministries
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: P.O. Box 7100 Branson, MO 65615

TELEPHONE NUMBER: 417-335-9991

Representative Information

NAME OF REPRESENTATIVE: Gary McSpadden

MAILING ADDRESS (rep.): P.O. Box 1410 Hollister, MO 65673

TELEPHONE NUMBER (rep.): 417-335-8555

Carol
FAX # 417-335-4222

Property Information

ACCESS TO PROPERTY (street # and name): 956 Opnet Road

Number of Acres (or sq. ft. of lot size): 120 X 125

PARCEL #: 19-6.0-24-001-002-001.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 24 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): OZARKS PARADISE VILLAGE

Lot # (if applicable) 2A 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
- Special Use
- Multi-Family
- Commercial
- Industrial
- 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.)

I AM Requesting a special use permit
for use as a nightly RENTAL AT 956 JONES RD,
in Ridgedale, MO 63739

We have owned this residence since
2001.

Amended Plat of Lots 1 Thru 5, Block 53 Addition of Ozarks Paradise Village NE4-NE4, S24-T21N-R22W Taney County, Missouri 5th Principal Meridian

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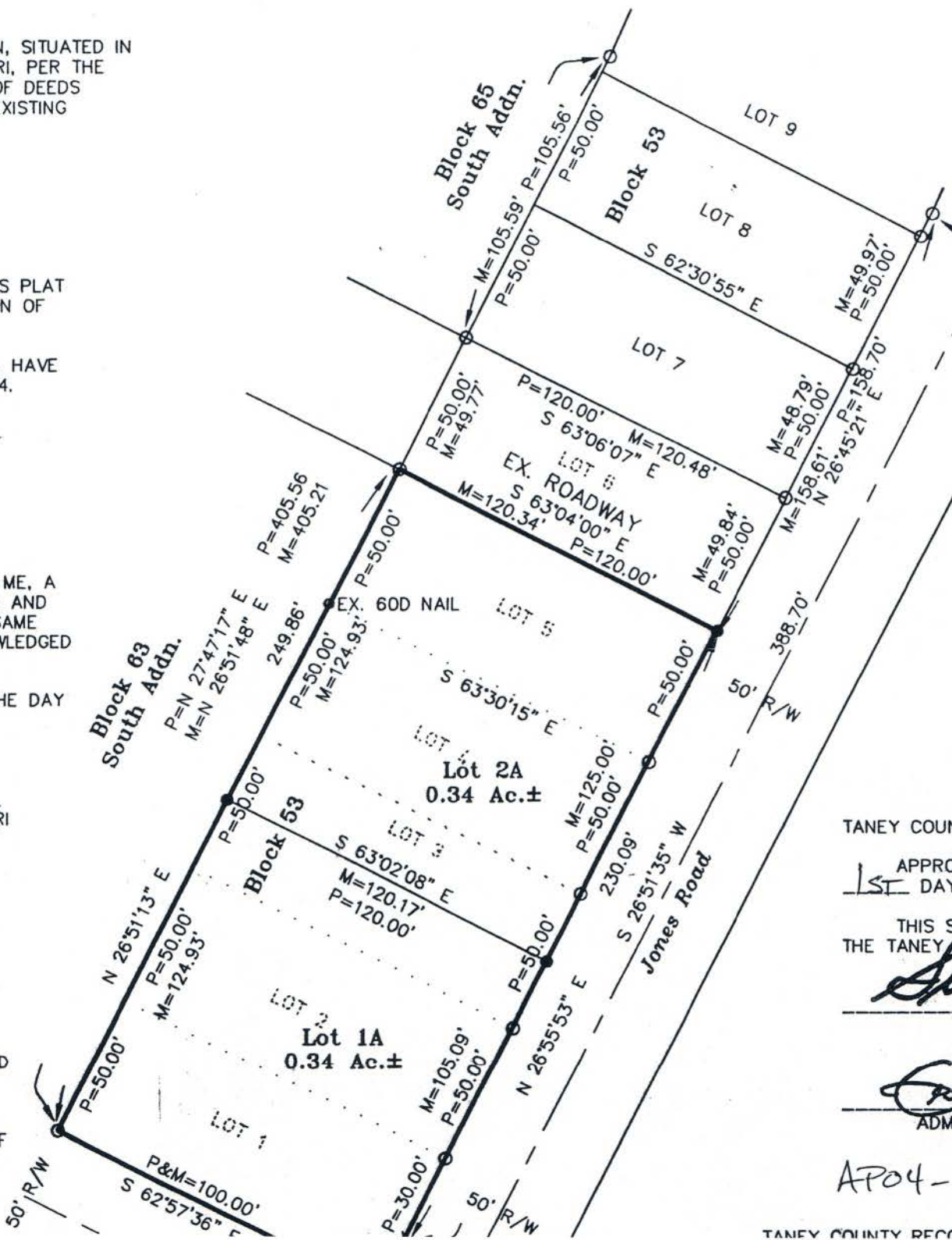
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 21 DAY OF JULY
 AMENDMENT 1989 OF 19

[Signature]
 911 REPRESENTATIVE

TANEY COUNTY PLANNING COMMISSION

APPROVED BY THE TANEY COUN
 1ST DAY OF JULY

THIS SURVEY DOES NOT VIOLATE
 THE TANEY COUNTY DEVELOPMENT GU

[Signature: Stony Prid]
 CHAIRMAN

[Signature: Greg Smith]
 ADMINISTRATOR

AP04-6



McSpadden Nightly Rental



12-17

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

The Concept Application is for the use of the Planning Staff and Commission enable us to know the nature of the planned project. The official Division I 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: Helcomb Gunsmithing

NAME OF APPLICANT: GRANT L Helcomb
(Must be owner of record)

SIGNATURE: Grant L Helcomb DATE: _____
(Must be owner of record)

MAILING ADDRESS: 242 Helcomb Rd BRANSON, mo 65616

TELEPHONE NUMBER: 417-334-5552 / 417-294-9594

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 242 Holcomb Rd
BRANSON, mo 65616

Number of Acres (or sq. ft. of lot size): 62 AC

PARCEL #: 08-60-23-000-000-008,000
(This number is on the top left hand corner of your property tax statement)

SECTION: 23 **TOWNSHIP:** 23 **RANGE:** 21

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
- Agriculture
- Multi-Use
- Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant
- Central Sewer: District # _____
- Individual

WATER SUPPLY SYSTEM:

- Community Well
- Central: District # _____
- Private Well

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes

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

- Residential
Serial Use
- Multi-Family
- Commercial
- Industrial
- 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 complete as possible as your public notice will be based on the information provided here.)

Requesting Approval For A special use
permit For A special use Home occupation
For A Gunsmith Service,

1. No Employees
- 2 No Character change of Land
- 3 plenty of parking
- 4 No outside storage
- 5 Less than 25% of Floor space usage

Revised 12/19/03

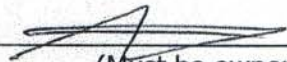
12-18

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

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NAME OF PROJECT: Michael Schmitz

NAME OF APPLICANT: Michael Schmitz
(Must be owner of record)

SIGNATURE:  **DATE:** 8-25-12
(Must be owner of record)

MAILING ADDRESS: 1403 Stafford St. Washington, MO 63090

TELEPHONE NUMBER: 314.276.6959

Representative Information

NAME OF REPRESENTATIVE: Timothy Davis, Esq.

MAILING ADDRESS (rep.): P.O. Box 1625 Branson, MO 65615

TELEPHONE NUMBER (rep.): 417.294.1083

Property Information

ACCESS TO PROPERTY (street # and name): _____

1004 Pomme de Terre Rd. Branson, MO 65616

Number of Acres (or sq. ft. of lot size): 1.68

PARCEL #: 08-7.0-25-001-003-026.000

(This number is on the top left hand corner of your property tax statement)

SECTION: 25 **TOWNSHIP:** 23 **RANGE:** 21

NAME OF SUBDIVISION (if applicable): Lake Taneycomo Woods

Lot # (if applicable) Lots 187 - 195 **BLOCK #** Unit 3

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: _____

