



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
PUBLIC HEARING
TUESDAY, OCTOBER 9, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

McSpadden Nightly Rental
Holcomb Gunsmithing
Michael Schmitz Nightly Rental

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL USE PERMIT STAFF REPORT

HEARING DATE: October 9, 2012

CASE NUMBER: 2011-0016

PROJECT: Gary McSpadden Nightly Rental

APPLICANT: Gary McSpadden Ministries

REPRESENTATIVE: Gary McSpadden

LOCATION: The subject property is located at 956 Jones Road, Ridgedale, MO; Oliver Township; Section 24, Township 21, Range 22.

REQUEST: The applicant, Gary McSpadden Ministries is requesting approval of a Special Use Permit in order to utilize an existing, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

Division I Permit # 2002-0522 was issued on December 21, 2002 for the construction of an approximately 36' x 44' single-family residence. Per the information contained within the Septic Permit file, the on-site waste water treatment system was sized for a three (3) bedroom home, with the residence being advertised on a vacation rental website for up to three (3) bedrooms and 2 ½ baths. The applicant has indicated that this single-family residence has been utilized as a nightly rental home since the time of construction.

The current application was approved for Concept on September 17, 2012.

GENERAL DESCRIPTION:

The subject property (approximately 120' x 125' lot) contains an approximately 1,356 square foot single-family residence (per the Assessor's information) located at 956 Jones Road, Ridgedale, MO, known as Lots 4 and 5, Block 53, in Ozarks Paradise Village, South Addition.

REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days.” Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. The advertisement on the vacation rental website indicates that the property in question will accommodate up to ten (10) people.

The property is currently served by a private well and an on-site wastewater treatment system. The Septic Permit indicates that the on-site wastewater treatment system was designed to serve a three (3) bedroom home, with the residence being advertised on the vacation rental website as having up to three (3) bedrooms for rent.

The residence is in compliance with the setback requirements. The existing parking area meets the requirements of the Taney County Development Guidance Code which requires a total of 2 parking spaces (1.5 spaces per two-bedroom dwelling unit with ½ space added for each additional bedroom).

On April 16, 2012 the Planning Commission approved a request by Valerie Budd authorizing the utilization of an existing cabin at 150 Walnut Drive, Ridgedale, MO for nightly rental (within the same subdivision as the current request). During this public hearing process the applicant indicated that a number of adjoining residences are also being used for nightly rental without a Division III Special-Use Permit.

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office and Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.

5. A privacy fence shall be provided upon the northwestern and southwestern property boundaries, between the property in question and the adjacent single family residences.
6. This residence shall accommodate (sleep) no more than ten (10) persons per night.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	1	5
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=	x		
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=	x		
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	0	0
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Gary McSpadden Ministries Nightly Rental		Permit#:	12-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=	x		
lot coverage compatible with surrounding areas			0	1	
lot coverage exceeds surrounding areas by less than 50%			-1		
lot coverage exceeds surrounding areas by more than 50%			-2		
BUILDING BULK AND SCALE		n/a=	x		
bulk / scale less than or equivalent to surrounding areas			0	3	
bulk / scale differs from surrounding areas but not obtrusive			-1		
bulk / scale significantly different from surrounding areas / obtrusive			-2		
BUILDING MATERIALS		n/a=	x		
proposed materials equivalent to existing surrounding structures			0	2	
proposed materials similar and should blend with existing structures			-1		
materials differ from surrounding structures and would be noticeable			-2		
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment or vents			2	1	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways			2	2	
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		

Gary McSpadden Ministries Nightly Rental		Permit#:	12-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Gary McSpadden Ministries Nightly Rental		Permit#:	12-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads			2	3	
minimal landscaped buffering, but compensates with expanse of land			1		
minimal landscaped buffering			0		
no landscaped buffering, but utilizes expanse of land			-1		
no or inadequate buffering or separation by land			-2		
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows			0	2	0
traffic flow increases expected but manageable using existing roads and road accesses			-1		
traffic flow increases exceed current road capacities			-2		
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment			0	5	0
structure size and/or access may impede but not hinder serviceability			-1		
structure size and/or access could be problematic or non-serviceable			-2		
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way			1	5	0
50 ft. right-of-way			0		
40 ft. right-of-way			-1		
less than 40 ft. right-of-way			-2		
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.			2	3	0
community well / water system meeting DNR requirements			1		
private wells meeting DNR requirements			0		
private wells not meeting any established standards			-1		
individual / private wells			-2		
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow			0	5	-2
fire hydrant system with limited coverage			-1		
no fire hydrant system			-2		
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development			2	4	
paved walkways provided throughout development / maybe shared with bicycles			1		
designated walkways provided but unpaved			0		
no pedestrian walkways, but green space provided for pedestrian use			-1		
no designated pedestrian walkway areas			-2		

Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=		x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION n/a=		x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES n/a=					
all utilities are provided underground up to each building / structure		2	4	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE n/a=		x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=					
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=		x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -6
Maximum Possible Score= 39
Actual Score as Percent of Maximum= -15.4%
Number of Negative Scores= 3
Negative Scores as % of All Applicable Scores= 27.3%

Scoring Performed by:
Bob Atchley / Bonita Kissee

Date:
September 25, 2012

Project: Gary McSpadden Ministries Nightly Rental

Permit#: 12-16

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *September 25, 2012*

Project: Gary McSpadden Ministries Nightly Rental Permit: 12-16

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	-6	-15.4%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	2	28.6%
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3				
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *September 25, 2012*



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 FAX: 417 546-4837

TANEY COUNTY PLANNING COMMISSION APPLICATION FOR PERMIT DIVISION I

This application must be filled out legibly in full and signed by the property owner.

NAME OF APPLICANT: GARY McSpadden
CITY
MAILING ADDRESS: P.O. Box 7100 & ZIP: BRANSON MO. 657615
911 ADDRESS of PROJECT: 956 Jones CITY & ZIP: Ridgedale
TELEPHONE - MAIN: 417 263 1560 OTHER: 336 5277
PROPERTY OWNER
PRINT NAME: GARY McSpadden
SIGNATURE: Gary McSpadden

The following submittals must be provided with this application:

1. A recorded deed including any and all attachments.
2. Taney County Regional Sewer District approval (if applicable). SD Permit # 02-418
Sewer District Permit not needed - (determined by staff) _____
3. Site plan showing lot lines, dimensions, location of access and structures, distance from lot lines of structure, setbacks, and easements.

In signing this application, I understand that if the information provided here is not true, my application will be revoked. I understand and agree to abide by the requirements of the Taney County Commission and the Taney County Planning Commission. I agree to all inspections on my property necessary to secure compliance with all county codes relevant to this application. The property owner is responsible for adherence to all existing private restrictions and requirements.

SIGNATURE OF APPLICANT: Gary McSpadden
DATE OF APPLICATION: 12-16-02



Enter Destination or Listing ID...

Search

Vacation Rentals > USA > Missouri vacation rentals > Branson vacation rentals

Aspen Log Cabin Listing ID: 10445



3 Bedrooms, 2 1/2 Bathrooms, Sleeps 10

- Property Type: Cabin
- Location Type: Rural
- Airport: BKG Branson Regional Airport
- Suitability: Smoking: ✗ Wheelchair Accessible: ✗



Rental Rates

Please contact owner for rates

Owner/Manager: **Hidden Falls**



Write a Review

0 Guest Reviews

0 Positive

0 Negative

Top Description Photos Location Rates Amenities & Attractions Read/Write Reviews Contact the Owner/Manager

Description - Aspen Log Cabin

The "Aspen" Home is a beautiful Log Home that is an ideal getaway for a couple or group who wants the very best in accommodations. The "Aspen" has ONE bedroom, TWO bedrooms, or THREE bedrooms, as well as a SLEEPER SOFA and a ROLLAWAY BED. The Jacuzzi Tub in the master bathroom makes this wonderful home a restful experience. The extra large deck, with a wonderful hot tub and cookout grill, will provide lasting memories of your Branson vacation. With full kitchen, laundry room with washer and dryer, fireplace (with wood supplied), 3 satellite TVs, VCR, DVD, HIGH SPEED INTERNET ACCESS, POOL TABLE, GAME TABLE, and all the other amenities, your Real Log Home vacation experience will provide lasting memories of your trip to Branson and you will want to return to the "Aspen" again and again.

Top Description Photos Location Rates Amenities & Attractions Read/Write Reviews Contact the Owner/Manager

Photos of this Vacation Rental Property



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Location of this Vacation Rental Home

956 Jones Road
Ridgedale
MO
United States

Location Type: Rural
Nearest Airport: BKG Branson Regional Airport 7 Miles
Car: Necessary

Area Description: festivals, theme parks, lakes, live entertainment, theaters, shows, boating, hiking, cycling, outdoor activity,



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Rental Rates for this Vacation Rental Property

Please contact owner for rates

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Amenities of this Vacation Rental Property

Property Amenities

- | | | | |
|------------------|------------------------------|---------------------|----------------------|
| Air Conditioning | Dish Washer | Linens Provided | Spa/Jacuzzi |
| Alarm Clock | Fireplace | Microwave | Stove |
| Barbeque | Full Kitchen | Oven | TV |
| Blender | Hair Dryer | Parking | TV (Cable/Satellite) |
| Ceiling Fan | Heating | Pool Table | Telephone |
| Charcoal Grill | Ice Maker | Porch | Toaster |
| Clothes Dryer | Internet Access | Radio | Towels Provided |
| Coffee Maker | Internet Access (High Speed) | Refrigerator (Full) | VCR |
| Deck | Iron | Parking | |

Activities & Attractions

- | | | | |
|----------------|--------------------|----------------|--------------|
| Amusement Park | Fly Fishing | Horse Riding | Shopping |
| Boating | Freshwater Fishing | Jet Skiing | Site-Seeing |
| Canoeing | Golf | Paddle Boating | Walking |
| Cycling | Groceries | Parasailing | Water Park |
| Fishing | Hiking | Restaurants | Water Skiing |

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Guest Reviews for this Vacation Rental Property

0 Reviews

0 Positive

0 Negative

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Phone Number (with area code)

Date of Arrival



Date of Departure



How Many Are in Your Party?

Adults

Children

Comments, Questions and Special Needs

Send a copy of this vacation rental inquiry to my email

Send Email

note: bold fields are required

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**TANEY COUNTY
PLANNING COMMISSION
DIVISION III SPECIAL-USE PERMIT
STAFF REPORT**

HEARING DATE: October 9, 2012

CASE NUMBER: 2012-0017

PROJECT: Grant Holcomb Gunsmithing (Home Occupation)

APPLICANT: Grant Holcomb

LOCATION: The subject property is located at 242 Holcomb Road, Branson, MO; Scott Township; Section 23, Township 23, Range 21.

REQUEST: The applicant, Grant Holcomb is requesting the approval of a Division III Special-Use Permit in order to operate a gunsmithing business within an existing single-family residence, as a home occupation.

BACKGROUND and SITE HISTORY:

The applicant has been repairing firearms within his single-family residence and is now seeking the Planning Commission approval of a Division III Special-Use Permit, as a gunsmithing home occupation.

On April 2, 2012 the applicant renewed his Federal Firearms License with the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) (a copy of the Federal Firearms License has been enclosed). As a part of this licensing process the ATF contacted the Planning Department office in order to ensure that the applicant was in full compliance with local zoning regulations. At that time, upon speaking with Mr. Holcomb, the Planning Staff advised the applicant that per the provisions of the Development Guidance Code that the gunsmithing use would meet the required conditions of a home occupation.

The current application was approved for Concept on September 17, 2012.

GENERAL DESCRIPTION:

The approximately 62 acre subject property (per the Assessor's information) contains an approximately 1,180 square foot single-family residence, a barn, a garage and a number of small agricultural buildings located at 242 Holcomb Road, Branson, MO, a meets and bounds described parcel of property. This parcel includes property on both sides of State Highway T.

REVIEW:

The applicant is seeking to continue his gunsmithing home occupation. The applicant has indicated that this home occupation involves no outside employees. The exterior appearance of the single-family home will remain the same, in which the applicant is not proposing to utilize any outdoor signage. The applicant has indicated that the vast majority of his gunsmithing business is obtained via word of mouth.

The applicant has indicated that the gunsmithing home occupation is in compliance with the provisions of the Development Guidance Code that require, "The total area used for the home occupation shall not exceed one-third (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building."

The applicant has further stated that there will be no outside storage of materials related to the home occupation.

The applicant has indicated that traffic is limited to occasional client / customer traffic.

This is a home occupation application which falls under the provisions of a Division III Special-Use Permit. Per the provisions of the Development Guidance Code, a Special-Use Permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval.

The project received a total score of -24 on the Policy Checklist, out of a maximum possible score of 37. The relative policies receiving a negative score consist of road right-of-way, emergency water supply, solid waste disposal service and utilities.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. No outside storage of equipment or solid waste materials.
3. This decision is subject to all existing easements.
4. No on-site customer / client target practice shall be allowed. Firearms utilized in conjunction with the gunsmithing home occupation shall only be fired by the applicant, ensuring that they are operation.
5. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Grant Holcomb Gunsmithing		Permit#:	12-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE		n/a=	x		
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY		n/a=	x		
cannot cause impact		0	4		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS		n/a=	x		
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues		2	4	0	0
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Grant Holcomb Gunsmithing		Permit#:	12-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways			2	2	
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)			0	1	
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development			0	2	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Grant Holcomb Gunsmithing		Permit#:	12-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Grant Holcomb Gunsmithing		Permit#:	12-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-1	-5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	0	0
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	0	0
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			

Grant Holcomb Gunsmithing		Permit#:	12-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -24

Maximum Possible Score= 37

Actual Score as Percent of Maximum= -64.9%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

September 25, 2012

Project: Grant Holcomb Gunsmithing

Permit#: 12-17

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: September 25, 2012

Eastern District Relative Policies: Division III Permit

Project: Grant Holcomb Gunsmithing

Permit: 12-17

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	37	-24	-64.9%	4	40.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-20	3	100.0%
sewage disposal				
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	16	-4	1	25.0%
stormwater drainage				
air quality				
off-site nuisances	8	0		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *September 25, 2012*



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL USE PERMIT STAFF REPORT

HEARING DATE: October 9, 2012

CASE NUMBER: 2012-0018

PROJECT: Michael Schmitz Nightly Rental (Red Elk Lodge)

APPLICANT: Michael Schmitz

REPRESENTATIVE: Timothy Davis, Esq.

LOCATION: The subject property is located at 1004 Pomme de Terre Road, Branson, MO; Scott Township; Section 25, Township 23, Range 21.

REQUEST: The applicant, Michael Schmitz is requesting the approval of a Special Use Permit in order to utilize an existing, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

Division I Permit # 1996-0013 was issued on January 19, 1996 for the construction of a 2300 square foot single-family residence. Per the information contained within the Septic Permit file, the on-site waste water treatment system was sized to serve a three (3) bedroom home. However, according to the information contained within the advertisements on a number of vacation rental websites this structure consists of 6 bedrooms and 3 bathrooms, with a dining room that has seating for twenty (20) people.

On July 23, 2012, a formal complaint was submitted to the Planning Department office by neighboring property owners, indicating that the property at 1004 Pomme de Terre Road, Branson was being utilized for what the Development Guidance Code defines as "nightly rental", without the issuance of Special Use Permit.

On August 17, 2012, a Stop Work Order was issued to Mr. Schmitz both via certified, return receipt mail and a posting on the property, asking him to cease all nightly rental operations immediately until such time that he obtains a Division III Special-Use Permit for nightly rental. As of the date of this report the nightly rental advertisements continue to remain active on a number of websites, with bookings being indicated through early April 2013. This nightly rental residence is advertised as the Red Elk Lodge.

The current application was approved for Concept on September 17, 2012.

GENERAL DESCRIPTION:

The subject property (approximately 1.68 acres per the Assessor's information) contains an approximately 4,400 square foot single-family residence located at 1004 Pomme de Terre Road, Branson, MO, described as Lots 187 – 195, Unit 3 of the Lake Taneycomo Woods Development.

REVIEW:

The Taney County Development Guidance Code defines nightly rental as "A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days." Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. The advertisements on the vacation rental websites indicate that the property in question will accommodate up to twenty (20) people. However, one website review indicates that twenty-four (24) people were guests of the Red Elk Lodge during a recent visit.

The property is currently served by a private well and an on-site wastewater treatment system. The Septic Permit indicates that the on-site wastewater treatment system was designed to serve a three (3) bedroom home. As stated earlier, this approximately 4,400 square foot structure consists of six (6) bedrooms and three (3) bathrooms. Scott Starrett, the Taney County On-Site Wastewater Inspector has indicated in an enclosed letter, that the wastewater treatment system is drastically undersized for just the six (6) existing bedrooms, not including the large number of people that have utilized and would continue to utilize the home for nightly rental. Further, the staff is concerned about the large amount of fill that has been placed over the area containing the septic lateral field, which is now being utilized as a vehicle turn-around.

The residence is in compliance with the setback requirements. The existing parking area will meet the requirements of the Taney County Development Guidance Code for a total of 3.5 parking spaces (1.5 spaces per two-bedroom dwelling unit with ½ space added for each additional bedroom).

The property in question is currently buffered from the residences to the north by both the existing terrain and vegetative buffer.

Five (5) neighboring property owners have written letters of opposition, indicating that the nightly rental of a residence runs counter to both the By Laws and Protective Covenants of the Lake Taneycomo Woods Development. However, private covenants and restriction cannot be enforced by the County Planning Department. Recorded copies of both the By Laws and Protective Covenants have been provided to the Planning Department.

The project received a total score of -41 on the Policy Checklist, out of a maximum possible score of 49. The relative policies receiving a negative score consist of sewage disposal, road right-of-ways, emergency water supply, solid waste disposal service, off-

site nuisances, use compatibility, utilities, screening of solid waste containers, emergency services and traffic.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office, the Missouri Department of Revenue and the Missouri Department of Natural Resources (regarding the well); including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. An on-site wastewater system shall be designed and constructed, ensuring capacity for the six (6) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services and/or the Missouri Department of Natural Resources.
6. A 25' wide natural vegetative buffer shall continued to be preserved along the northern property boundary, between the property in question and the adjacent single family residence.
7. This residence shall accommodate (sleep) no more than twenty (20) persons per night.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Michael Schmitz Nightly Rental		Permit#:	12-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=				
centralized system		2	5	-1	-5
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE	n/a=	x			
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY	n/a=	x			
cannot cause impact		0	4		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS	n/a=	x			
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES	n/a=				
no issues		2	4	-1	-4
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-2	-8
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Michael Schmitz Nightly Rental		Permit#:	12-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers or blocked from view by structure design or screening			0	3	-2
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways			2	2	2
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)			0	1	
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development			0	2	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Michael Schmitz Nightly Rental		Permit#:	12-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	-1	-3
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Michael Schmitz Nightly Rental		Permit#:	12-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-1	-5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	1	3
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	1	4
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			

Michael Schmitz Nightly Rental		Permit#:	12-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2	2	
residential developments (>25 units) offer >10% but <25% open recreational space			1		
recreational area provided, but highly limited and not provided as open space			0		
no designated recreational space provided, but open space available			-1		
no open recreational space provided			-2		
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided			0	5	-1
weekly service reportedly available but not documented			-1		
centralized, on-site trash collection receptacles available			-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure			0	5	
services available but not a requirement documented in covenants			-1		
not applicable / no pick-up service provided			-2		

Total Weighted Score= -41

Maximum Possible Score= 49

Actual Score as Percent of Maximum= -83.7%

Number of Negative Scores= 10

Negative Scores as % of Total Score= 28.6%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

September 25, 2012

Project: Michael Schmitz Nightly Rental

Permit#: 12-18

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	off-site nuisances use compatibility utilities
Importance Factor 3:	screening / waste containers emergency services
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *September 25, 2012*

Eastern District Relative Policies: Division III Permit

Project: Michael Schmitz Nightly Rental

Permit: 12-18

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	49	-41	-83.7%	10	71.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-25	4	100.0%
sewage disposal	10	-5		
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	24	-12	3	60.0%
stormwater drainage				
air quality				
off-site nuisances	8	-4		
use compatibility	0	-8		
diversification	8	0		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	6	-6	2	66.7%
preservation of critical areas				
screening of rooftop equip				
screening / waste containers	0	-6		
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	-3		
water systems	6	3		
Importance Factor 2	4	2	1	50.0%
residential landscape buffers	4	4		
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
 Date: September 25, 2012



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417/546-6189

TANEY COUNTY PLANNING COMMISSION APPLICATION FOR PERMIT DIVISION I or II

This application must be filled out legibly in full and signed by the property owner.

NAME OF APPLICANT: Forrest Webb

MAILING ADDRESS: P.O. Box 269 CITY: Ridgedale MO.

911 ADDRESS _____

TELEPHONE: 336-6245 HOME 335-1852 ^{mob.} WORK

PROPERTY OWNER
SIGNATURE _____

John G. H.

The following submittals must be provided with this application:

1. A recorded deed including any and all attachments.
2. Site plan showing lot lines, dimensions, location of access and structures, distance from lot lines of structure, setbacks, and easements.

In signing this application, I understand that if the information provided here is not true, my application will be revoked. I understand and agree to abide by the requirements of the Taney County Commission and the Taney County Planning Commission. I agree to all inspections on my property necessary to secure compliance with all county codes relevant to this application. The property owner is responsible for adherence to all existing private restrictions and requirements.

SIGNATURE OF APPLICANT: Forrest W. Webb

DATE OF APPLICATION: _____

THIS PORTION TO BE FILLED OUT BY APPLICANT:

Directions to Property: T-32-To - T32A - .9 mile on right

Description of Request: new house addition to house mobile home
 addition to mobile home garage carport
 other, explain _____

Size of Structure: 2300 sq ft Size of Property: app. 1 Acre

Section 25 Township 23 N Range 21

Name of Subdivision: Lake Taugomo Woods III
190-191-192-193-194-195

Lot Number _____ Block Number _____

Structure Purpose: Residential

Access to Property, (Road Number and Name) T32A - Pomme De Terre

Water Supply, (public, private, or district) Public

Electric Supplier: Empire District White River Carroll County Electric

THIS PORTION TO BE FILLED OUT BY PLANNING STAFF:

Fire Protection District: Western Central None

Zoning Class: Division I Division II Watershed: DST

Map Location: 8-7-25-1

Permitting Inspector TB PZ Permit# 96-0013

Land Grading Permit # - Bond Amount \$ -

Occupancy Permit # - Date: 8-1-19-96

Action Taken: residential

Computer Entry Date: _____ By _____ Record # _____

TANEY COUNTY REGIONAL SEWER DISTRICT

SEWER PERMIT APPLICATION FOR INDIVIDUAL

417-546-4055

(PLEASE PRINT - PERMIT MUST BE VISIBLY POSTED ON CONSTRUCTION SITE)

- HOOK TO EXISTING **(See disclaimer below) HOOK TO CENTRAL
 OPEN & REPAIR NEW INSTALLATION / SOIL EVALUATION
REQUIRED

APPLICANT'S NAME Forrest Webb
ADDRESS P.O. Box 269 Ridgedale MO. 65739
Street or PO Box City State Zip
PHONE (417) 336-6245 (Please include area Code)
PROPERTY OWNER'S NAME Chris-Jack Harris PHONE 316-663-1614

LOCATION

LOT 2 BLOCK _____ SUBDIVISION Tangemo Woods III
COUNTY ROAD NAME Pomme De Terre
STATE HWY. ACCESS T Hwy - T-32
PHYSICAL LOCATION (911 Address) _____

LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 23N RANGE 21
TRACT SIZE (SQ. FT. OR ACRES) app 1 acre
TYPE OF STRUCTURE (i.e., Block, Frame, Stick, Etc.) Stick
SIZE OF STRUCTURE 2300 sq ft # OF BEDROOMS 3

UTILITIES

WATER SUPPLY: DISTRICT # 3 PRIVATE _____ PRIVATE SUBDIVISION

(If Private, Please indicate on the back sheet, with your Sketch.)

ELECTRIC COMPANY White River (Either: White River, or Empire District)

SEWER SYSTEM: SEPTIC Septic CENTRAL _____

OTHER: _____

PLEASE READ BEFORE SIGNING

In signing this application, I understand that if the information provided herein is not true, my permit will be revoked. I understand and agree to abide by the requirements of the Taney County Regional Sewer District. The Taney County Regional Sewer District assumes no liability for the installation or performance of any sewer system. I agree to all inspections on my property deemed necessary to secure compliance with all County Codes relevant to this application.

****DISCLAIMER FOR HOOKING TO EXISTING SYSTEM:** I understand that when hooking to an existing System I, the owner of the property, am solely responsible for installing a New System to Code should the existing system fail at anytime before Central Sewer becomes available to hook onto.

SIGNATURE OF PROPERTY OWNER * [Signature] 1-10-96
* Not Valid without Property Owner's Signature DATE

INSTALLER'S NAME: New Technology Plumbing Daniel Gratz

(FOR OFFICE USE ONLY)

DATE OF ISSUANCE _____ SEWER DISTRICT PERMIT # _____

OCCUPANCY PERMIT # _____ TANK SIZE _____

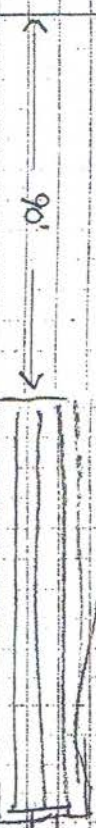
WATERSHED _____ LATERAL FIELD _____

SOIL EVALUATOR'S NAME _____ DATE _____

INSPECTOR'S NAME _____ DATE OF INSPECTION _____

Pennine De Taverne Rd

Driveway



90'

31 lines

75'

2300 sq ft

3 Bedroom

25' setback

5'

5'

275' RT side

100' + 1'

Lake Toney Lewis

10/01/2012

Bob,

In reference to a permit for an onsite system installed at 1004 Pomme De Terre rd parcel ID # 08-7.0-25-001-003-026.000. The permit # 96-010 was issued for a 3 bedroom home. A 1000 gal tank with chlorinator, and 200 lin ft of SB2 pipe in fill dirt behind a retaining wall with 6mil poly applied to the wall was installed for this home.

Without knowing a soils evaluation I can only estimate what size of system I would permit today. The home is advertised as a 6 bedroom that sleeps 12-20 people. I will use an average soils test of .40 GPD load rating. I will use a design flow of 1200 GPD (20 persons @60gal ea=1200 GPD)

If the soil tested at a .40 load rating with no restrictive zone very shallow the system for the same home with occupancy of 20 persons for nightly rental it would require 2400 gallons of septic capacity and need 1500 lin ft of 24" trench with 10"SB2 pipe (1200GPD/.40 Soil Load Rating=3000 sq ft of trench/2' width of trench=1500 lin ft of trench.

	Tank size	Lin Ft Trench Required at .4 load rate
Present system 3bedrm has-	1000 gal.	200 lin ft of 10"SB2
20 persons required-	2300 gal.	1500 lin ft of 10"SB2
12 persons required-	1600 gal	900 lin ft of 10"SB2

I have had the onsite permitting position for 13 months and have not seen a load rating of more than .4.

The other issue besides the system being undersized is the septic tank and lateral field is now 3-5 feet under fill where more parking has been added. A lateral field is to be as shallow as possible to allow anaerobic bacteria to work and vegetation to absorb the water. If a tank is this deep it will never be pumped and the solids will build up to the point where they are distributed in the lateral lines completely filling them making them ineffective. The septic tank and system are also above the basement grade. If there are bathrooms in the basement the septic system for them is unknown at this time. The concern is the home is an estimated 80 feet from Lake Taneycomo.

Scott Starrett
On-site Wastewater Permits
Division I&II Inspector
Code Enforcer
Taney County Planning
(417) 546-7225

Kevin Day
114 Norfolk Rd
Branson, MO 65616

To Whom It May Concern:

My name is Kevin Day and I recently moved up here in March from Texas. I chose this area for the family memories that I had when I was young plus also the establishment of memories with my own family. We own a house in Lake Taneycomo Woods Homeowners Association because of the quietness of the woods, amenities we enjoy, and quick access to the lake.

This letter is in reference to a home within our subdivision that is operating as a nightly rental and that explicitly goes against our covenants and by-laws. This type of action is bothersome to me for a number of reasons.

The first is simply the fact that a commercial business is being operated within a residential zone. This means the gentleman who owns the home, Mr. Michael Schmitz, is advertising his property at 1004 Pomme de Terre Road, Branson, MO, 65616, as a business which is not properly zoned.

A second reason is the fact that numerous vehicles are coming in and out of the association of which we do not know who they are or what their business is. The other day approximately 10 motorcycles with 2 people on each were coming from that location and these had rented this property the previous night.

A third reason is the fact that some previous renters had used the clubhouse area as their personal overnight parking spot for their boat. Our boat ramp and dock are for those members who pay their dues and not for those who can conveniently rent a house that is totally in violation of not only county zoning but the covenants and by-laws of our association.

In closing, I oppose the use of Mr. Michael Schmitz's property at 1004 Pomme de Terre in Branson, Missouri, as an overnight rental. I believe it is not only detrimental to the association as a whole but also to the security of my children and other children in our area.

Thank you.

Kevin Day
940.902.0280

unit 3 Lots 187-195 bh

ATTN: MR BOB ATCWEY

DEAR SIR:

I OWN A HOME AT 1430 POMME DE TERRE RD IN TANEYWOOD WOODS ASSOCIATION, WHEN I PURCHASED MY HOME, I SIGNED THE COVENANTS OF THE ASSOCIATION. THEY STATE THAT NO BUSINESS CAN BE OPERATED WITHIN THE ASSOCIATION. MR. MICHAEL SCHMIDT AT LOT 190-193 POMME DE TERRE RD HAS BEEN OPERATING A NIGHTLY RENTAL BUSINESS AT THIS ADDRESS. I WAS TOLD BY AN ASSOCIATION BOARD MEMBER THAT THE ASSOCIATION AT THE TIME HAD A BUSINESS RELATIONSHIP WITH MR. SCHMIDT AND WOULD NOT DO ANYTHING TO STOP THE NIGHTLY RENTAL BUSINESS.

THIS IS A RESIDENTIAL AREA. AN INFUX OF NEW PEOPLE JUST FOR THE NIGHT OR WEEK END IS OBJECTIONABLE TO US. THESE PEOPLE ARE ON VACATION. THEY ARE NOISY, THEY PILE TRASH NEXT TO THE ROAD AND THEY INCREASE TRAFFIC ON A VERY NARROW ROAD. IF THIS BUSINESS IS ALLOWED TO CONTINUE, OTHER EVEN MORE OBJECTIONABLE BUSINESSES COULD ENTER OUR NEIGHBORHOOD. PLEASE CONSIDER THIS WHEN YOU MAKE YOUR DECISION.

THANK YOU - WILLIAM EYE
11/20/11
11/20/11

Diane Digman
651 Taneycomo Rd.
Branson Mo.
65616

My name is Diane and I am the secretary of the Lake Taneycomo Woods Homeowners Association. I have served on the Board for approximately eight years. I do know that the Board has tried many times over the years to stop the nightly and weekly rental at 1009 Pomme De Terre. I have never seen or even heard of anyone writing any letters giving permission to anyone for this to take place.

As a Board member I know that this is in violation of our Bi-laws and covenants. And for that reason alone I object to this continuing.

There has been numerous complaints about the garbage that the renters leave. The animals get into it and drag it everywhere. Mr. Schmidt is nowhere around to even know about it.

I also have been told that this house sleeps twenty, and is booked solid for quite a long time. This not only causes much more traffic on a very narrow road, but also puts a strain on our wells. The average household has about four people or less. This is like adding five more houses to that well. As a Board member and a resident, that concerns me. And for that reason also, I object to this continuing.

As a homeowner and fourteen year resident, I would ask you to consider the people who live here. We only want to raise our families in a safe environment. Because of Mr. Schmidts weekly or weekend rental, there are many people from many different places constantly coming in and out of our neighborhood. In today's world this could be a danger to our community. And for this reason most of all, I object to this continuing in our neighborhood.

Sincerely, Diane Digman

Diane Digman

9-27-12

Unit 3 Lots 187-195 dd

September 27, 2012

To: P & Z Planning Commission

Re: Red Elks Lodge

Gentlemen:

I am a member of the Lake Taneycomo Woods Association. I also serve on the board as the treasurer. Concerning the situation of the Michael Schmitz property, I was contacted by a neighbor and was told that they didn't understand why so many different cars were constantly going in and out every week. I explained to her about the Red Elks Lodge and how we looked up on line and saw the calendar being full for the summer months.

Having lived in a small town all my life I realize it is easy to know almost everyone who lives in a community. This situation with all the different vacationers coming into the association on a nightly rental basis is against the By Laws and Covenants of the Association. The association states that an owner is allowed to rent with the intention of living in the association. We have no idea who is coming and going and we feel uncomfortable who might be staying there and what their intent could possibly be.

I have seen the house on the internet and can tell it is very nice. Like the rest of the association, it is wooded absolutely all around it.

The association is now planning to clean up and clear out the lots it owns as much as possible in the following year to make it a more attractive area to live and be proud of. We are expecting the owners to clean and clear out any brush, undergrowth and excess trees, trash and such so that we can all be proud of our area.

Thank you for considering not only my letter of concern but also the others that have been presented to you.

Barbara Herd, Treasurer
Lake Taneycomo Woods

Barbara Herd
unit 3 Lots 187-195 - bh

MICHAEL SCHMITZ DOCUMENTATION
RED ELKS LODGE
1004 POMME de TERRE ROAD
LAKE TANEYCOMO WOODS RESIDENTIAL ASSOCIATION
BRANSON MO 65616

September 20, 2012

TO: Taney County P&Z Commissioners:
Gentlemen,

Michael Schmitz has known since 2008 that Lake Taneycomo Wood Association was a residential only area, that nightly, weekly or monthly rentals were not allowed. He has continued to ignore this fact.

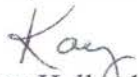
Taken from past records, Mr Keith Crawford from P&Z went to the Michael Schmitz property at 1004 Pomme de Terre Rd and per phone call stated to Doris Griffin who was on the LTCW board, that the home was in a residential area, not zoned for commercial use. Mr. Crawford said that he would write Mr Schmitz a letter informing him of this, telling him he would have 10 days to apply for a commercial license. If Mr. Schmitz failed to do this and was still renting he would issue a stop/desist operation order on renting immediately. Michael Schmitz is operating a business in a residential area and is in violation of County Code. I have enclosed a copy of hand written notes compiled by Doris Griffin relating to the phone call from Mr Crawford dated 6-27-2008 at 9:45 am.

I attended the September 17th 2012 P&Z meeting and heard Mr. Schmitz's attorney state that he had a letter from the association giving permission for the nightly rental. I have read through all of the minutes of the associations monthly meetings for the past several years and could not find where the Board members ever gave permission. I have not found a copy of a letter giving that permission and would very much like to see the letter Mr. Schmitz's attorney is referring too.

I am enclosing three months of association meetings discussing Michael Schmitz and his Red Elk Lodge business as well as his internet posting on renting the Lodge.

I do not know what happened that this has been allowed to continue, but would like to say that if Mr Schmitz has failed to comply with County Code and the LTCW Association bylaws and covenants what will he attempt to do next.

I object to any variance being given to Michael Schmitz for LTCW Association.


Kay Holland, Member At Large, LTCW Association
895 Taneycomo Road
Branson, MO 65616

FYI: Also find a copy of another nightly rental Mr. Schmitz has on Table Rock Lake and wonder if he ever applied for a license for that one.


unit 3, lots 187-195 bh

branson, missouri vacation rentals presents listing #40351

see 127 Branson vacation rentals and 325 Missouri vacation rentals

Pin It Tweet -1 Like 13

Best Lakefront Lodge in Branson-WiFi, Covered Deck, Fishing in Branson



bedrooms 6
baths 3
sleeps 20
pool no
hot tub no
pets allowed no
type House
community
rates (USD)
\$ 200 - \$ 675 / night
\$ 1,500 - \$ 4,200 / week



Sept 2012 Oct 2012 Nov 2012

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
					1		1	2	3	4	5	6							1	2	3
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10	
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17	
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	28	29	30	31				25	26	27	28	29	30		

dates with deals [view full](#)
 unavailable dates

jump to description amenities activities/attractions rates photos reviews

vacation rental description

The Red Elk Lodge is a secluded and luxurious lakefront lodge. It is located in a peaceful cove with no other homes in sight, and still only 6 miles to the Branson Landing and the 76 strip! Perfect for family reunions and celebrations! This custom built lodge has six deluxe king bedrooms. Every bedroom is equipped with a king size bed and a flat screen TV with a built in DVD player. Intricate wood work abounds throughout the entire home with knotty pine floors, walls, vaulted ceilings, and custom staircase. The dining room has room for everyone (seats 20)! The Red Elk Lodge has very large common areas, great for large gatherings! The great room is open to the dining room and the over the top kitchen. The lodge has something for everyone with free wifi, two HD big screens, blu ray players, HD satellite with DVR, and even board games. The lodge has over 1100 square feet of covered decking overlooking Lake Taneycomo, and a commercial size BBQ grill large enough to cook for everyone! Gather your family and friends around the large stone fire pit and roast marshmallows, or just relax and listen to the gentle flowing water. Bring your fishing poles for great trout fishing on beautiful Lake Taneycomo. You can walk down the gentle slope and fish right behind the lodge. Make your next vacation one to remember at The Red Elk Lodge in Branson, Missouri!

house rental amenities

This spacious home has 6 bedrooms and sleeps up to 20 people.

Bedrooms:

- Master King Bedroom 1 - King Bed
- Master King Bedroom 2 - King Bed
- Master King Bedroom 3 - King Bed

contact owner

please fill in the form below to inquire about this rental.

first name *

last name *

email address *

re-enter email address *

arrival date * departure date *

phone number

adults 1 children 0

message to owner or

Master King Bedroom 4 - King Bed

Master King Bedroom 5 - King Bed

Master King Bedroom 6 - King Bed

Great Room - 2 Queen Sofa Sleepers

Family Room - 2 Queen Sofa Sleepers

Location Type: lake front

General:

Air-conditioning, Alarm Clocks, Ceiling Fans, central heating, Cold Water Dispenser, Filtered Water, Hair Dryer, Laundry Soap, linens provided, Paper Towels, Shampoo, Soaps-Basic. Bath Tissue provided

Kitchen: Blender, coffee maker, cooking utensils, dish washer, freezer, grill, Ice-Maker, iron & board, microwave, oven, refrigerator, Spices, Stove-Top

Great Room: wood stove, comfy seating

Dining Room: dining area seating for 20 people

Entertainment: 73" HD Big Screen TV, 65" HD Big Screen TV, DVD, radio, HD satellite TV

Internet access: Wireless Broadband

Outside: Balcony, Barbecue, Outdoor Gas Grill, Off-Street Parking

Suitability: Children Welcome, Suitable for Elderly

activities and attractions in branson missouri

Golf, Zoo/Wildlife Park, Shopping, Sightseeing, Restaurants, Sailing, Boating, Jet Skiing, Swimming, Snorkeling, Biking, Wildlife Viewing, Hiking, Fishing, Spelunking, Fitness Center/Gym, Antiquing, Cinemas/Movie Theaters, Live Theatre, Museums, Miniature golf, Horseback Riding.

vacation rental rates

January 2 - February 28

(2 night minimum)

\$250/night(Friday - Saturday)

\$200/night(Sunday - Thursday)

\$1500/week

March 1 - May 23

(2 night minimum)

\$450/night(Friday - Saturday)

\$400/night(Sunday - Thursday)

\$2600/week

May 24 - August 18

(3 night minimum)(5 night minimum on 4th of July)

\$600/night(Sunday - Thursday)

\$675/night(Friday - Saturday)

\$4200/week

August 19 - January 1

(2 night minimum)

manager

submit

Privacy Policy

owner

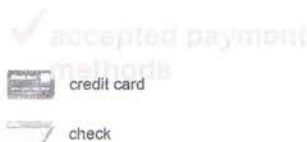
Michael Schmitz

phone

314-276-6959



When you book a vacation rental on any of our websites, we want you to experience a carefree vacation. Learn More



Prior to paying a reservation deposit, always verify payment instructions by calling the phone number displayed on this listing page. By contacting the owner directly and paying by an approved method - credit card, paypal, check or bank transfer - your reservation payment will be protected up to \$1,000.



(3 night minimum on Thanksgiving, Christmas, and New Years Eve)

\$450/night(Sunday - Thursday)

\$500/night(Friday - Saturday)

\$3000/week

Tax 6.1%.

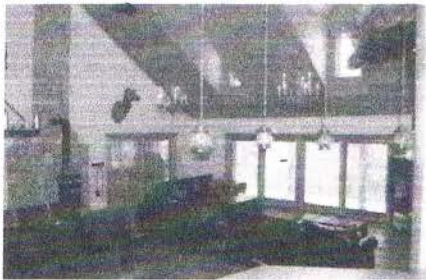
Cleaning Fee \$175

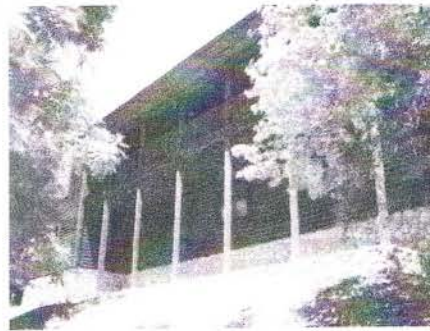
Stays during Holiday weeks are an additional \$50/night. (3 night minimum on Thanksgiving and Christmas, 5 night minimum on 4th of July)

[email owner](#)

Michael Schmitz 314-276-6959

branson house photos at a glance





email owner

Michael Schmitz 314-276-6959

traveler reviews for this branson house rental



Reunion of Friends

Mike.J (Wellsville, NY)

Review submitted: September 14, 2012 Date of arrival: April 6, 2012

We had great time staying here. We came from all over that states and Canada. It was amazing to find a place big enough for all and great condition. Our week went by too fast with old friends from high school but was so worth the trip. We'd all do it again! Thanks! It was perfect for privacy and yet close to downtown Branson.

Recommended for: adventure seekers, age 55+, families with young children, families with teenagers, girls getaway, sight seeing, romantic getaway

Do you find this review helpful? Yes No

Helpful votes: 0 / 0



The Red Elk Lodge: Awesome!

Terry.T (Little Rock, AR)

Review submitted: September 3, 2012 Date of arrival: February 24, 2012

We did a staff retreat at the Red Elk Lodge and, to a person, enjoyed it immensely. Truly a beautiful property with a wonderful view of the river. Absolutely wonderful get away if you want to relax in a beautiful home with all the amenities. Loved the TV's, the kitchen, the sofas, the dining room table, the hidden refrigerator, the cool retro oven, the big king sized beds, the spacious porch. We will return! Really, really great. Go! You'll love it!

Recommended for: adventure seekers, age 55+, families with young children, families with teenagers, girls getaway, sight seeing, romantic getaway

Do you find this review helpful? Yes No

Helpful votes: 0 / 0



Exceptional accommodations at The Red Elk Lodge

John O. ()

Review submitted: December 27, 2011 *Date of arrival:* July 15, 2011

From the seamless reservations and check-in/checkout process, to the accommodations beyond our expectations, we enjoyed every relaxing moment of our stay at the Red Elk. The entire lodge is a "wow!", and everyone agreed that we loved working together in the dream kitchen, with all amenities provided. Although our stay was during one of the hottest weeks of the year, there was a cool breeze down by the lake, and we enjoyed being in the beautiful outdoor space despite the heat. It was just a short drive to Branson, and a great view of the Landing along the way. Thanks for a memorable weekend enjoyed by all ages from a 5 month old to his Great aunt, a 60ish retiree. We would certainly not hesitate to recommend the Red Elk experience to family and friends

Do you find this review helpful? Yes No

[see all reviews \(3/20\)](#)

[write a review](#)

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branson vacation rental

This vacation rental has been listed since 05/7/2008.

Page views: 222 this month – 3004 this year – 16240 since listed

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[email owner](#)

Michael Schmitz 314-276-6959

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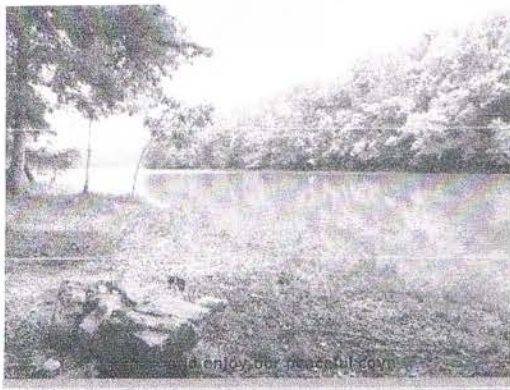
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VRBO Listing #183908

Best Lakefront Lodge in Branson- Wifi, Covered Deck, Fishing..

Branson, Missouri Vacation Rental by Owner Listing 183908



Location: Branson, Missouri, USA (Only 10 Minutes from the Branson Landing)

Accommodations: House, 6 Bedrooms + Convertible Bed(s), 3 Baths (Sleeps 12-20)

The Red Elk Lodge is a secluded and luxurious lakefront lodge. It is located in a peaceful cove with no other homes in sight, and still only 6 miles to the Branson Landing and the 76 strip! Perfect for family reunions and celebrations! This custom built lodge has six deluxe king bedrooms. Every bedroom is equipped with a king size bed and a flat screen TV with a built in DVD player. Intricate wood work abounds throughout the entire home with knotty pine floors, walls, vaulted ceilings, and custom staircase. The dining room has room for everyone (seats 20)! The Red Elk Lodge has very large common areas, great for large gatherings! The great room is open to the

dining room and the over the top kitchen. The lodge has something for everyone with free wifi, two HD big screens, blu ray players, HD satellite with DVR, and even board games. The lodge has over 1100 square feet of covered decking overlooking Lake Taneycomo, and a commercial size BBQ grill large enough to cook for everyone! Gather your family and friends around the large stone fire pit and roast marshmallows, or just relax and listen to the gentle flowing water. Bring your fishing poles for great trout fishing on beautiful Lake Taneycomo. You can walk down the gentle slope and fish right behind the lodge. Make your next vacation one to remember at The Red Elk Lodge in Branson, Missouri!

Keywords: House, Lodge

Primary: (314) 276-6959 (Missouri, USA)

First name

Last name

Email address

Re-Enter Email Address

Phone number

Arrival

Departure

Adults

Children

Message to owner

(500 characters)

Save info for other inquiries

Submit

By clicking 'Submit' you are agreeing to our Terms and Conditions (<http://www.vrbo.com/global/termsandconditio>)

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This owner accepts:

Credit cards

[Learn More \(http://www.homeaway.com/info/secu](http://www.homeaway.com/info/secu)
Travelers)

Vacation Rental Features

Amenities	Wood Fireplace : Wood Stove Washing Machine	Air-Conditioning Clothes Dryer Parking Off Street	Woodstove Linens Provided
Beds	Sleep Sofa /Futon : Queen size	King	
Entertainment	TV : HD satellite on every TV CD	DVD Satellite Or Cable	Foosball Stereo System
Kitchen	Dish Washer Ice Maker	Cooking Utensils Refrigerator	Full Kitchen Microwave
Outdoor Features	Balcony Lanai	Deck/Patio	Gas/Electric BBQ Grill
View/Location	Lakefront		
Communications	Free Long Distance : In the	Telephone	Wireless Broadband



Guest's Photo



Guest's Photo

Traveler Reviews (20)

5/5

Reunion of Friends

Guest: Mike.J (Wellsville, NY)

Date of Stay: 04/06/12 Review Submitted: 09/14/12

We had great time staying here. We came from all over that states and Canada. It was amazing to find a place big enough for all and great condition. Our week went by too fast with old friends from high school but was so worth the trip. We'd all do it again! Thanks! It was perfect for privacy and yet close to downtown Branson.

Recommended for: Sightseeing, age 55+, adventure seekers, families with teenagers, girls getaway, romantic getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

The Red Elk Lodge: Awesome!

Guest: Terry.T (Little Rock, AR)

Date of Stay: 02/24/12 Review Submitted: 09/03/12

We did a staff retreat at the Red Elk Lodge and, to a person, enjoyed it immensely. Truly a beautiful property with a wonderful view of the river. Absolutely wonderful get away if you want to relax in a beautiful home with all the amenities. Loved the Tv's, the kitchen, the sofas, the dining room table, the hidden refrigerator, the cool retro oven, the big king sized beds, the spacious porch. We will return! Really, really great. Go! You'll love it!

Recommended for: Sightseeing, age 55+, adventure seekers, families with teenagers, girls getaway, romantic getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Exceptional accommodations at The Red Elk Lodge

Guest: John O.

Date of Stay: 07/15/11 Review Submitted: 12/27/11

From the seamless reservations and check-in/check-out process, to the accommodations beyond our expectations, we enjoyed every relaxing moment of our stay at the Red Elk. The entire lodge is a "wow!", and everyone agreed that we loved working together in the dream kitchen, with all amenities provided. Although our stay was during one of the hottest weeks of the year, there was a cool breeze down by the lake, and we enjoyed being in the beautiful outdoor space despite the heat. It was just a short drive to Branson, and a great view of the Landing along the way. Thanks for a memorable weekend enjoyed by all ages from a 5 month old to his Great aunt, a 60ish retiree. We would certainly not hesitate to recommend the Red Elk experience to family and friends

Recommended for:

Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

Secluded Lodge With a Great View

Guest: Kim S.

Date of Stay: 12/01/11 Review Submitted: 12/27/11

Visited with family and friends for a long weekend and we had a great time. Very clean place, very spacious, and you feel like you are out in the woods by yourselves. Walk down to the lake or just enjoy the scenery from the large deck. All wood floors, walls and ceilings, moose head and other wildlife trophies in the lodge. Much more than we expected including 72" tv in the main room.

Recommended for:

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Secluded Haven

Guest: trb97 (Frisco, TX)

Date of Stay: 10/16/11 Review Submitted: 10/26/11

We wanted to let you know you we had a wonderful time at the beautiful lodge and its seclusion yet close to the activites we did each day. The lodge provided the retreat we were looking for and felt so glad we found you online. Having the separate living areas with huge TV's and players made it much more enjoyable as we found the guys wanted to watch sports and us ladies movies. The beds were super comfortable and provided us all with relaxing spot each night. We will defintely keep you in mind for our yearly trip to Branson.

Recommended for:Sightseeing, adventure seekers, families with teenagers, girls getaway, romantic getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

wonderful time with family and friends

Guest: Susan (Arnold, MO)

Date of Stay: 12/01/10 Review Submitted: 06/13/11

We thoroughly enjoyed our stay at the Red Elk Lodge! Our Family and friends were thrilled with the Rustic Feel of the house but the fully equipped log cabin and it's technology were such a reward to experience. I plan on using the cabin many more times in the future! Thanks Michael!

Recommended for:Age 55+, adventure seekers, families with teenagers, girls getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Great seclusion and beauty near all the action of Branson.

Guest: J (Butler, PA)

Date of Stay: 05/01/11 Review Submitted: 06/13/11

Wow,, what can I say, we were away from all of the noise of tourism but it was "right around the corner". The location was perfect! The lodge was spacious and comfortable with great decor. It fit perfectly with our group. Michael was so easy to communicate with and we appreciate all of his work and graciousness. The directions provided were easy to follow and check-in/check-out was no problem. All-in-all, a perfect trip - one of our favorite places.

Recommended for:Age 55+, adventure seekers, families with teenagers, girls getaway, romantic getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Secluded, relaxing fall getaway with family

Guest: Dee (Tulsa, OK)

Date of Stay: 10/01/10 Review Submitted: 01/11/11

Our group of 14 enjoyed the Red Elk Lodge very much. The setting was beautiful with the lake, fall foliage and its secluded setting. The lodge itself is has wonderful amenities with 6 king bedrooms and a spacious open kitchen, dining and great room area. It had a beautiful large deck where we spent a lot of our time.

Recommended for:Sightseeing, age 55+, adventure seekers, families with teenagers, girls getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

Guest: Scrapbooker Tammy (Longmont, CO)

Date of Stay: 05/18/10 Review Submitted: 05/18/10

I hosted a scrapbooking retreat for 13 women at the Red Elk Lodge May 13-16, 2010. I can't say enough great things about the lodge!! Absolutely stunning kitchen and huge dining area and great room combination!! Plenty of room for all of us and all our supplies! Love the addition of the new staircase connecting the upper level to the lower level. Also loved the fact that there were only 2-3 steps to get into the main level of the lodge. This place is almost too big to call a cabin! 3 of the 6 bedrooms are huge, 1 medium size and 2 smaller rooms, but all with king size beds and dressers. With the 4 sleeper sofas there is plenty of room for everyone!The location on the lake was perfect and if we had allowed our husbands to join us they would have be in heaven fishing all day long. We were able to see huge fish in the

lake from the HUGE deck. The cabin was only about 10-12 minutes from Branson Landing and Hwy 65. The roads were paved all the way to the driveway. The lodge is on a dead end road and we only saw one car pass the entire by the entire time. I loved that we did not have to go down the busy portion of Hwy 76/Country Blvd to access the cabin and yet it was easy to access the popular areas of Branson. The WiFi worked great. Cell phone service is very limited. I was able to get coverage if I stood on the deck or up on the road. Others could not get any. There is a hard-wired phone though with unlimited long-distance in the kitchen. The owner was great to work with and had great communication. I am hoping we will be able to hold the retreat here again next year!! You won't be sorry if you select the Red Elk Lodge!! Tammy White

Recommended for:

Did you find this review helpful? Yes | No

Helpful votes: 2/2

5/5

AWESOME Stay at Red Elk Lodge

Guest: Scrapbooker Tammy (Longmont, CO)

Date of Stay: 05/13/10 Review Submitted: 05/18/10

I hosted a scrapbooking retreat for 13 women at the Red Elk Lodge May 13-16, 2010. I can't say enough great things about the lodge!! Absolutely stunning kitchen and huge dining area and great room combination!! Plenty of room for all of us and all our supplies! Love the addition of the new staircase connecting the upper level to the lower level. Also loved the fact that there were only 2-3 steps to get into the main level of the lodge. This place is almost too big to call a cabin! 3 of the 6 bedrooms are huge, 1 medium size and 2 small rooms, but all with king size beds and dressers. With the 4 sleeper sofas there is plenty of room for everyone!

The location on the lake was perfect and if we had allowed our husbands to join us they would have been in heaven fishing all day long. We were able to see huge fish in the lake from the deck.

The cabin was only about 10-12 minutes from Branson Landing and Hwy 65. The roads were paved all the way to the driveway. The lodge is on a dead end road and we only saw one car pass the entire by the entire time. I loved that we did not have to go down the busy portion of Hwy 76/Country Blvd to access the cabin but it was also easy to access the popular areas of Branson.

The owner was great to work with and had great communication. I am hoping we will be able to hold the retreat here again next year!! You won't be sorry if you selected the Red Elk Lodge!!

Tammy

Recommended for: Sightseeing, age 55+, families with teenagers, girls getaway, pet owners, romantic getaway, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

First (10) of (20). View all Reviews (<http://www.vrbo.com/183908/reviews>) | Write a Review (<http://www.vrbo.com/183908/reviews/write>)

Dates available: Year Round

Before contacting us, please check our calendar (<http://www.vrbo.com/183908/calendar>) for your desired dates

Email Owner () Primary: (314) 276-6959 (Missouri, USA)

Note: Each property is individually owned or managed.

Vacation Rentals by Owner Listing #183908

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Date last modified - Thursday, September 06, 2012

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continental United States

<i>Suitability</i>	Pets Not Allowed	Minimum Age Limit For Renters	Children Welcome Non Smoking Only
<i>Activities</i>	Spelunking Jet Skiing Parasailing Basketball Court Fishing Rafting Museums Restaurants Cinemas Sight Seeing Shopping Shuffleboard	Hiking Cycling Sailing Tennis Water Skiing Rock Climbing Boating Live Theater Miniature Golf Fitness Center Wildlife Viewing	Swimming Mountain Biking Snorkeling/Diving Kayaking Golf Zoo Theme Parks Health/Beauty Spa Antiquing Horseshoes Horseback Riding

Rate Details (In US Dollars)

Personal Currency Assistant™

Jan 02 - Feb 28..\$200/night Sun-Thu..\$250/night Fri-Sat (2 nt. minimum)
Mar 01 - May 23..\$400/night Sun-Thu..\$450/night Fri-Sat (2 nt. minimum)
May 24 - Aug 18..\$600/night Sun-Thu..\$675/night Fri-Sat (3 nt. minimum)
Aug 19 - Jan 01..\$450/night Sun-Thu..\$500/night Fri-Sat (2 nt. minimum)
5 night minimum July 4th..3 night minimum Thanksgiving, Christmas, and New Years
6.1% Lodging Tax. Cleaning Fee \$175. Add \$50/night for holiday weeks

Note: Until confirmed, rates are subject to change without notice.

This owner accepts: Credit cards.

Call the owner directly to confirm reservation details and pay with an approved method (credit card, check, or bank transfer), to protect your payment up to \$1,000.

Dates available:Year Round

Before contacting us, please check our calendar (<http://www.vrbo.com/183908/calendar>) for your desired dates

Email Owner {} Primary: (314) 276-6959 (Missouri, USA)

Note: Each property is individually owned or managed.

Owner's Profile

Year Purchased: 2008