



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 15, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures

Review and Action:

Minutes, September 2012

Final Votes:

McSpadden Nightly Rental
Holcomb Gunsmithing
Michael Schmitz Nightly Rental

Concept:

Copper Run Distillery

Old and New Business:

Tentative

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 10, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards and Steve Adams. Staff present: Bob Atchley and Bonita Kissee.

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

Public Hearings:

Branson Landing Zip Line; a request by Darrell Henley (Branson Eco View, LLC) to develop a zip line attraction located at 117 Eastlake Street. Mr. Atchley read the staff report and presented pictures, a video and map of the site. Mr. Lucchi representing the applicant addressed questions from the Planning Commission and public. He stated that the deck is perpendicular to the Branson Landing, and below the Candlestick Inn and road above. A pictorial of the plans was presented. Mr. Pingleton asked how the line would be marked for planes. Mr. Lucchi stated that there would be a line marked below the zip line. Mr. Treese asked if there would be any sounds such as music. Mr. Lucchi stated that they hadn't talked about it but that they might have some background music. Josh Smith representing some of the Mt. Branson residents, stated their concerns were property values, bluff view, traffic, and falling rocks. Bettie Tomillerri, who owns the property south of the Candlestick Inn stated concerns regarding compatibility, setting a precedence, noise levels of music and patrons late at night, hours of operation, property values, visual impact on the neighboring structures, and blasting during construction. Jackie Dresser who owns property 300' from the site voiced the same concerns as the others. She also stated that the pictures were taken after the tornado went through and that the trees are no longer there. Ms. Dresser also spoke for the property owner across the street from Candlestick Inn. The property owner is also not in favor of the project. Mr. Lucchi addressed the questions. The holes for the support poles will be drilled not blasted. Soil testing has been done and those holes will also be drilled, also for the zip lines. In Mr. Lucchi's opinion the noise levels will not be greater than is generated from the deck of the Candlestick Inn in his

opinion. The pictures were taken the week before this meeting and it was reported that the people taking the pictures could not hear each other by yelling. Hours of operation was discussed and according to Mr. Lucchi would have to be followed according to the lease agreement. The deck and zip lines will be below grade and would not be seen by the houses above. It will be below the nativity scene. The trees in front of the property were not taken by the tornado according to Mr. Lucchi. Mr. Pingleton clarified that there is no customer parking from the County side. There will be ten to fifteen employees depending on the amount of business. The property owner stated that he would be open to selling the property to a potential developer at any time. After discussion the public hearing was closed. The vote will be taken next week.

Jake's Lake Shipping Container Storage/Rental; a request by Resort Installation Systems, Inc./Jeff Shaver to develop an outdoor storage area which will utilize shipping containers for storage and rental located at Quebec Dr. Mr. Atchley read the staff report and presented pictures, a video and map of the site. Eddie Wolfe representing the applicant clarified the request. He stated that applicant does not plan to leave the storage units permanently, that as they are removed he will construct permanent storage structures in their place as the original plan states. Therefore this request is to add the temporary storage units to the original request. Material has been ordered for fencing surrounding the property by the applicant. The request is for 73 temporary storage units. The applicant agrees to paint all the units the same neutral color. Judy Sherwood who lives adjacent to the property voiced concerns regarding erosion because of the removal of the vegetation, the view of the temporary storage units, compliance by the property owner of the rules of the Planning Commission, and water flow. Carolyn Holtrop who also lives adjoining the site stated that when she purchased her property that the Jake's Lake site was supposed to be designated as a wetlands, and the storage containers are an eye sore. Another concern of Ms. Holtrop was property values, and that no matter if they are painted or not doesn't change the fact that they are storage containers and that the property owner violated their permit. Jacquie Sparks, was concerned with the property being trashed, and that the property fills with water when it rains. She was also concerned with property values. Ms. Holtrop also stated that the property would fill with water when it rains. Mr. Wolfe addressed the stormwater issue and stated that the County put in a big culvert and that it will take care of the water retention. He clarified that the property owner has permission to construct storage units and that he is asking at this time for the temporary storage units. The fence will be right on the property lines and one of the structures has the lateral lines across the property line. Mr. Wolfe stated that this property is lower than the neighboring properties and that erosion could not occur on properties above it. Mr. Haes asked where the natural drainage would be located and Mr. Wolfe stated that it would be piped to the detention pond. Discussion followed regarding the property being acquired at the tax sale and that it was originally part of the subdivision green area, but a homeowners association was never established. Mr. Stewart asked that the pods be placed on a permanent foundation. Mr. Wolfe stated that because they are temporary, they don't want to anchor them down. Mr. Melton discussed the violation of

the original request. After discussion the public hearing was closed. This project will be voted on next week.

Happy Hollow; a request by Happy Hollow Community Dock Association, LLC to develop a 50 x 100' lot as a four space public parking lot to service an existing boat dock that is being expanded located at Happy Hollow Road. Mr. Atchley read the staff report and presented pictures, a video and map of the site. Jim Haney, representing the Association clarified the request. He stated this is a Corps requirement and probably wouldn't even be used. Discussion followed. With no other discussion this project will proceed to final vote next meeting.

Old and New Business:

Mr. Atchley reported that the road standards amendment was approved by the County Commission this day. Discussion followed.

Adjournment:

With no other business on the agenda for September 10, 2012 the meeting adjourned at 7:45 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 17, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Vice-Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Rick Treese, Rick Caudill, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards, and Steve Adams. Staff present: Bob Atchley and Bonita Kissee.

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

Review and Action:

Minutes: August 2012, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Dave Stewart. The vote to approve the minutes was unanimous.

Final Votes:

Branson Landing Zip Line; request by Darrell Henley (Branson Eco View, LLC) to develop a zip line attraction located at 117 Eastlake. Mr. Atchley read the proposed decision of record. Mr. Treese clarified the hours of operation. Mr. Lucchi stated that they prefer hours of closing as 12:30 p.m. Mr. Melton reported that he visited the site and that there is plenty of vegetative buffer in his opinion, and that a property owner would like to see the closing hours earlier. Mr. Lucchi stated that it is necessary that they be open when there are special events going on. Discussion followed regarding noise. Mr. Henley reported the lease agreement states that they must be open when the landing is open. They are not planning to be open until 12:30, seven days a week. After discussion a motion was made by Rick Caudill to approve based upon the decision of record. Dave Stewart seconded. The vote to approve was unanimous.

Jake's Lake Shipping Container Storage/Rental; request by Jeff Shaver of Resort Installation Systems, Inc. to develop an outdoor storage area which will utilize shipping containers for storage and rental located at Quebec Dr. Mr. Atchley read the proposed decision of record. Eddie Wolfe representing the applicant stated that all the containers

will be painted, and reiterated that the containers are temporary and will be on the specified area on the site plan only. When the buildings are constructed the containers will be moved from the area. Discussion followed. Some of the Planning Commissioners wanted the applicant to bring the site into compliance, then bring the request back to them. Rick Caudill made a motion to deny. Ray Edwards seconded. The vote to deny was unanimous.

Happy Hollow Community Dock Association Boat Dock Parking Lot; request by Happy Hollow Community Dock Association, LLC to develop a 50' x 100' lot as a four space public parking lot to serve an existing boat dock that is being expanded located at Happy Hollow Road. Mr. Atchley read the proposed decision of record. After discussion a motion was made by Ronnie Melton to approve based upon the decision of record. Seconded by Ray Edwards. The vote to approve was unanimous.

Concepts:

McSpadden Nightly Rental; a request by Gary McSpadden Ministries to operate a nightly rental business from an existing structure located at 956 Jones Road. Mr. Atchley presented maps of the site. Mr. McSpadden was present to explain his request. Tim Davis representing another request in the area, stated that in that neighborhood, there are five or six other nightly rentals. Mr. McSpadden stated there is plenty of parking and that there can be up to eight guests at a time staying in the home. He reported that has a good relationship with the neighbors. This project will proceed to public hearing next month.

Holcomb Gunsmithing; a request by Grant L. Holcomb to operate a gunsmithing business from an existing structure located at 242 Holcomb Road. Mr. Atchley presented a map of the site. Mr. Holcomb addressed questions from the Planning Commission. He stated that the only shooting would be when he tries out a weapon to see if it works, there will be no open range target practice. He does not frequently fire weapons at the site. This project will proceed to public hearing next month.

Michael Schmitz nightly rental; a request by Michael Schmitz to operate a nightly rental business from an existing structure located at 1004 Pomme de Terre Road. Mr. Atchley presented a map of the site. Mr. Schmitz and his legal representative, Tim Davis addressed questions from the Planning Commission. The house is six bedrooms with 6000 sq. ft. of floor space. Mr. Davis stated that a letter was received from the homeowners association stating they do not have a problem with the request. This project will proceed to public hearing next month.

Old and New Business:
No discussion.

Adjournment:

With no other business on the agenda for September 17, 2012 the meeting adjourned at 6:41 p.m.

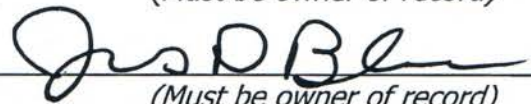
#12-19

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

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: COPPER RUN DISTILLERY

NAME OF APPLICANT: JAMES BLANSIT
(Must be owner of record)

SIGNATURE:  **DATE:** 9-25-12
(Must be owner of record)

MAILING ADDRESS: 1901 DAY RD. WALNUT SHADE, MO 65771

TELEPHONE NUMBER: (417) 587-3450

Representative Information

NAME OF REPRESENTATIVE: SANDY STAPP

MAILING ADDRESS (rep.): 1935 DAY RD. WALNUT SHADE, MO 65771

TELEPHONE NUMBER (rep.): (417) 343-6673

Property Information

ACCESS TO PROPERTY (street # and name): DAY RD

Number of Acres (or sq. ft. of lot size): 1.4

PARCEL #: 05-3.0-07-000-000-005.004
(This number is on the top left hand corner of your property tax statement)

SECTION: 07 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

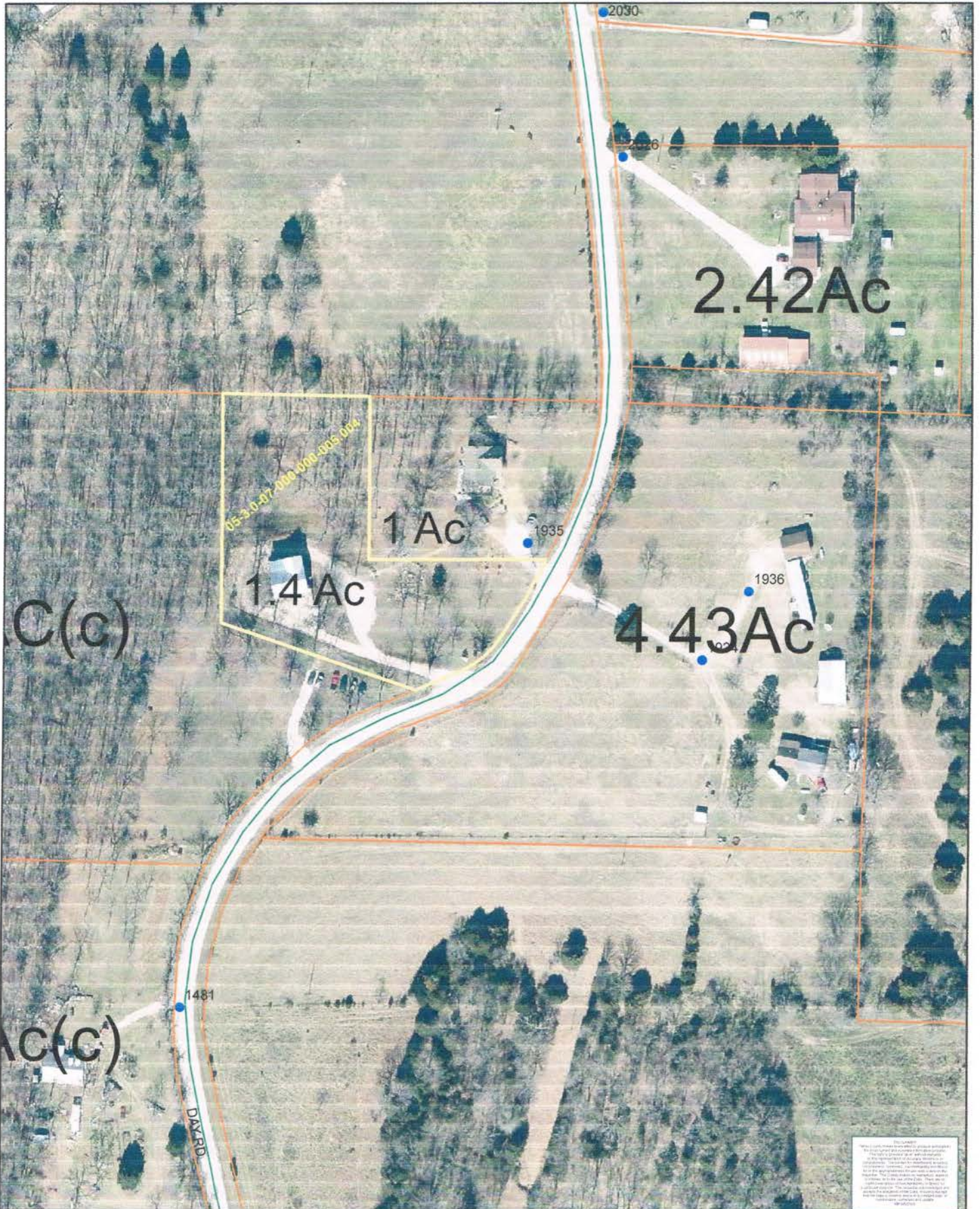
- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

COPPER RUN PROPOSES TO MANUFACTURE SPIRITS; AS WELL AS SERVE SAMPLES, GIVE TOURS, PROVIDE LIVE ENTERTAINMENT, AND SALE LIQUOR BY THE DRINK.



Copper Run Distillery



DISCLAIMER: This map was prepared by the State of Maryland Department of General Services, Office of Information Management, and is provided for informational purposes only. It is not intended to be used as a legal document. The State of Maryland is not responsible for any errors or omissions on this map. For more information, please contact the State of Maryland Department of General Services, Office of Information Management, at 400 North E Street, Annapolis, MD 21403.