



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/WORK SESSION** **MONDAY, FEBRUARY 14, 2011, 6:00 P.M.** **COUNTY COMMISSION HEARING ROOM** **TANEY COUNTY COURTHOUSE**

Call to Order:

Establishment of Quorum
Explanation of Public Hearing Procedures

Annual Review of Permits:

Administrator's Report
Year End Permit Summaries; Division I, II, III, Landgrading, Plats,
Board of Adjustment

Public Hearing:

Code Updates:
Length, Width and Area Changes

Other Possible Topics of Discussion
Harry Styron/Jess Coker, duplexes

GENERAL PUBLIC DISCUSSION

Old and New Business:

Department Update

There may be a vote to go into closed session as per Section 610.021 (3) Mo. State Statutes

Adjournment.



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AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING/WORK SESSION TUESDAY, FEBRUARY 22, 2011, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Public Hearing Procedures

Review and Action:

Minutes; January 2011

Codebook Discussion/Votes:

Old and New Business:

Department Update

Planning Commission Update

Board of Adjustment Update

There may be a vote to go into closed session as per Section 610.021 (3) Mo. State Statutes

Adjournment.



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February 4, 2011

The following is a summary of the caseload which occurred in the Planning Department for the year 2010. Please find attached reports outlining Division I, II, III, Land Disturbance, and the Board of Adjustment.

In 2010 there were 30 Division III permits applied for, with 22 approvals, 4 denials, 4 abandoned, and 0 pending. Seventeen projects were presented to the Planning Board for a permit extension and approval. There were 14 cases presented to the Board of Adjustment and consisted of 8 variance request, 5 appeals of Planning Board Decisions (1 request for rehearing/reconsideration). Of these 13 cases 3 were approved and 10 were denied. It should be mentioned that some cases appeared on the agenda more than once for various reasons, but each case was dealt with in some manner at the corresponding meeting agenda.

Taney County Planning experienced a fairly level year in all areas with the exception of Division III permits (down 23%), and Division II permits (down 63%), this due largely to the state of the economy. Due to recent budget cuts our office has been reduced to a staff of three people and we are in the process of redefining roles and responsibilities and redistributing the work load to achieve maximum efficiency for the staff and service to the public. This reduced staff will impact our ability to respond to complaints, and to discover and correct non-compliant activity. The new price structure became effective in January 2010 and while the number of permits is reduced, 80% of the cost associated with a permit is now being collected from the user.

2010 saw continued effort on a new code book and zoning districts for Taney County. These proposed changes were met with much verbal opposition from elected officials as well as members of the county. As administrator, I was instructed by the Taney County Commission to begin working on the revision of the Clay County Code Book in an effort to make it applicable to Taney County and the approved Zoning Districts passed by the Planning Commission and the Taney County Commission. I have progressed through page 96, chapter 5 of the Clay County Book which is about half way and will continue as time allows. The zoning districts approved are as follows:

- A-1 Agricultural
- A-3 Agricultural Residential
- R-1 Single Family Residential
- R-3 Multi-Family Residential

- R-5 Mobile Home / Recreational Vehicle Parks
- C-1 Neighborhood Commercial
- C-3 General Commercial
- I-1 General Industrial
- O-1 Overlay Districts (Airports, PUDs, etc)

The Planning commission was also ask to consider revisions to our existing code book in several areas as listed below;

- 1) Permit Renewal – This dealt with the renewal of Division III permits and the suggested revision was approved by the Taney County Commission in January 2011.
- 2) Subdivision of Land- A recommendation was sent to the Taney County Commission in November 2010 and as of this writing is still pending.
- 3) Duplexes – A recommendation was sent to the Taney County Commission in November 2010 and as of this writing is still pending.

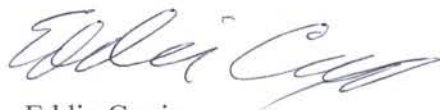
Other areas suggested to review are home occupations, and road vacations. The Planning Commission has also requested a review of our current code book in all areas dealing with specific sizes, areas, and lengths to allow for easier updates.

Enclosed is the page from our code book showing the implementation of item one.

Attendance reports for the Planning Commission and the Board of Adjustment members are enclosed. As you recall, the Taney County Commission requested this tracking in the year 2009 as part of the consideration given to the selection of board appointees. We have included a spreadsheet for the year 2010 as well as a spreadsheet showing total attendance for all years on a board.

Lastly, I have attached a document outlining our document scanning progress to date. All Planning documents through the year ending 2010 will be scanned by June 30, 2011.

We would like to take this opportunity to thank you for allowing us to serve you as full time staff and if we can be of assistance to you please let us know.



Eddie Coxie
Administrator
Taney County Planning
417 546-7225

2010					
Category	2007	2008	2009	2010	% Prev Yr.
Division III	79	72	39	30	77%
Division II	96	206	46	17	37%
Division I	589	281	208	204	98%
BOA	34	26	19	13	68%
Land Disturbance	28	25	11	11	100%
Final Plats	94	36	17	18	106%
Amended Plats	21	10	11	9	82%
Minor Subdivisions	17	15	15	17	113%
Replats	18	7	15	7	47%
Extensions	13	19	33	17	52%
Flood Plain	0	1	0	0	0%
Notice of Violation	16	48	14	21	150%
Letters of Correction	8	25	8	14	175%
Cash Bond Balance	\$290,782.00				

2010																				
Category	1st Quarter				2nd Quarter				3rd Quarter				4th Quarter				Totals			
	2007	2008	2009	2010	2007	2008	2009	2010	2007	2008	2009	2010	2007	2008	2009	2010	2007	2008	2009	2010
Division III	13	23	5	5	27	19	10	6	16	15	14	8	23	15	10	11	79	72	39	30
Division II	35	20	7	8	26	94	20	4	24	82	10	3	11	10	9	2	96	206	46	17
Division I	197	85	42	43	140	72	66	66	117	76	34	54	135	48	66	41	589	281	208	204
BOA	3	4	7	3	9	6	4	4	10	10	5	2	12	7	3	4	34	27	19	13
Land Disturbance	8	7	4	4	12	10	3	3	5	3	2	3	2	5	2	1	27	25	11	11
Final Plats	13	7	10	3	31	15	5	0	36	7	1	4	14	7	1	11	94	36	17	18
Amended Plats	7	3	3	4	8	5	5	2	2	2	1	3	4	0	2	0	21	10	11	9
Minor Subdivisions	5	2	4	5	5	6	4	5	3	2	2	2	4	5	5	5	17	15	15	17
Replats	3	1	7	2	4	1	4	0	7	1	3	4	4	2	1	1	18	5	15	7

Open Landgrading Permits

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Cash	\$11,150.00	\$1,000.00	\$0.00	\$20,750.00	\$0.00	\$23,207.00	\$87,225.00	\$58,550.00	\$18,525.00	\$70,375.00	\$290,782.00
Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LOC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,750.00	\$0.00	\$2,500.00	\$0.00	\$14,500.00	\$23,750.00
											\$314,532.00

2004 = \$13,000.00 Quality Structures #04-06LG Expired Cash Bond (165 Quarry)
 \$4,000.00 Branson Canyon #04-17LG Active
 \$750.00 Branson Highlands #04-09LG Project no response/in yellow below
 \$3,000.00 The Legends at Branson Creek #04-14LG Project no response/in yellow below

Total \$20,750.00

Permits Issued for 2010 = 9
Permit Extensions = 17

2006 = 2,457.00 Stillwood #06-06LG Active
 500.00 Sycamore Farms #06-17LG Active
 20,250.00 4 Spielen Group II LLC #06-11LG Project no response/in yellow below

Total 23,207.00

Projects w/cash bonds mail returned & no response

01-11LG	Cross Creek John Epps	\$11,150.00	
02-04LG	Branson Highlands	\$1,000.00	
04-09LG	Branson Highlands	\$750.00	
04-14LG	The Legends at Branson Creek	\$3,000.00	
06-11LG	4 Spielen Group II LLC	\$20,250.00	
08-10LG	Oakmont/Bank Owned	\$1,750.00	
		<u>\$37,900.00</u>	Total

Cash Bonds Released 2010 (Budget approved for 250,000)

LG #	Applicant	Amount	Date Released	
02-02LG	Fairfield Resorts Inc	\$1,250.00	12/22/2009	2009 Release
MS20090015	Tammy Warner/Perfect Landing Airpark	\$16,480.00	12/23/2009	2009 Release
08-21LG	Perfect Landing Airpark/Partial Release	\$30,000.00	1/13/2010	
07-16LG	Top of the Rock	\$2,200.00	1/14/2010	
05-29LG	Sycamore Ridge/PTTW LLC	\$3,000.00	1/28/2010	
04-20LG	Sycamore Ridge/PTTW LLC	\$1,750.00	1/28/2010	
06-07LG	Oak Brook Estates	\$3,500.00	2/1/2010	
01-06LG	Gateway to Branson/Convenience Store	\$2,000.00	2/1/2010	
00-04LG	Missouri Gateway Properties	\$0.00	2/1/2010	Check came back.
08-24LG	RKC Properties	\$3,000.00	2/2/2010	
08-01LG	Swearingin Investments	\$1,500.00	2/11/2010	
07-20LG	Silverleaf Resorts	\$1,000.00	2/11/2010	
05-06LG	Silverleaf Resorts	\$7,000.00	2/12/2010	
05-08LG	Dogwood Est/Nathan Burton	\$2,000.00	2/12/2010	
05-04LG	MPI/Majestic Pointe	\$9,500.00	2/12/2010	
05-07LG	Cornerstone Est/Hulstar Properties	\$2,360.00	2/19/2010	
07-12LG	Fox Hollow Est/Gene Gregory & Denise Blodig	\$7,000.00	2/19/2010	
02-11LG	Hoods Creek/Letha Hoover	\$3,500.00	3/1/2010	
06-03LG	MPI/Greer Property Condos	\$7,500.00	3/1/2010	
01-02LG	MPI/Horizon Hills	\$3,875.00	3/1/2010	
08-25LG	Hwy 248 Group LLC/Bens Decorative Lighting	\$3,500.00	3/1/2010	
04-05LG	Cedar Meadows Phase II	\$3,000.00	3/24/2010	
MS20090015	Perfect Airpark LLC	\$19,120.00	3/24/2010	
09-05LG	Midwest Block	\$750.00	4/14/2010	
08-05LG	Table Rock Investments	\$1,700.00	5/18/2010	
03-04LG	Jerome Hruska/Hummingbird Hills Est 1st addition	\$2,000.00	6/1/2010	
03-08LG	Bill Dailey/Daily Mini Storage	\$3,450.00	6/1/2010	
03-09LG	Vintage Norton/Stone Hill Winery parking area	\$750.00	6/1/2010	
08-13LG	Moon Mtn Estates/Mike Moon	\$1,250.00	6/10/2010	
04-04LG	Todd and Lori Roberts/12900 US Hwy 160	\$500.00	6/15/2010	
04-01LG	Dave Altis/Lakeway Village #2	\$2,500.00	6/15/2010	

03-16LG	Doug Mason/Doug Mason Tract	\$1,500.00	7/16/2010
04-11LG	Todd Thomason/West Ridge springs Subdivision	\$2,250.00	7/16/2010
04-22LG	Janice Harris/Harris Subdivision	\$1,200.00	7/16/2010
04-26LG	John Cheary/Cheary Lane Enterprises	\$500.00	8/11/2010
04.23LG	Jim Robertson/Emory Creek Ranch	\$500.00	8/11/2010
06-20LG	Cedar Oak Est/Daniel Firtel	\$4,020.00	8/11/2010
06-01LG	Tom Caruso/Deer Creek Estates	\$1,100.00	8/11/2010
04-25LG	Three Johns Company/Dogwood Canyon	\$1,700.00	8/11/2010
03-10LG	Silverleaf Resorts/Holiday Hills Phase 14	\$6,157.00	8/11/2010
00-02LG	Daniel Haynie/Branson Attic	\$900.00	8/11/2010
04-27LG	Pacific Builders/Bee Creek Business Park	\$2,000.00	8/11/2010
06-26LG	Denise Blodig/Little Cedar Hollow Est	\$7,125.00	8/12/2010
03-12LG	MPI/Meadow Ridge Phase 8	\$2,884.00	8/12/2010
03-06LG	MPI/Meadow Ridge Phase 8 Infrastructure	\$2,884.00	8/13/2010
07-17LG	Affiliated Investors/Mill Creek Phase II	\$5,000.00	8/16/2010
07-07LG	Kassel Rock LLC	\$20,000.00	8/30/2010
08-20LG	Daniel Ruda/165 Commercial Property	\$2,000.00	9/24/2010
97-08LG	William Cummings	\$750.00	11/3/2010
09-11LG	Canopy Tours	\$1,200.00	11/16/2010
09-09LG	American Sportsman Co/Top of the Rock	\$3,600.00	11/18/2010
	Total	\$214,205.00	

Land Grading Permits for month of January 2010

03-Feb-11

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Sullivan Investments LLC	7764 US Hwy 160					10-05LG	4/9/2010	05-8.0-34-000-000-012.000
Emerald Pointe LLC	Hill Haven Rd	Emerald Pointe				10-04LG	3/18/2010	18-7.0-36-001-001-012.002
Southern Missouri Natural Gas						10-03LG	3/15/2010	00-0.0-00-000-000-000.000
Bill Majors/Baker-Clouse Const	13159 US Hwy 160					10-02LG	3/15/2010	04-4.0-17-000-000-029.000
American Sportsman Holdings Co	State Hwy 86					10-07LG	5/5/2010	19-6.0-13-000-000-005.000
American Sportsman Holdings Co	State Hwy 86					10-09LG	7/8/2010	19-6.0-13-000-000-005.000
Table Rock Canyon						10-10LG	7/17/2010	17-4.0-17-003-002-006.000
Amerien Sportsman Realty Holdi	see folder for information					10-11LG	11/1/2010	00-0.0-00-000-000-000.000
Dirt LLC	US Hwy 160					10-08LG	1/4/2010	05-9.0-29-000-000-004.001

2010 TOTAL	
# PERMITS	206
TOTAL SQ FT	254,835
MINIMUM SQ FT	104
MAXIMUM SQ FT	6,500
AVERAGE SQ FT	1,381

2010 DIVISION I PERMIT REPORT

ADDITIONS

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	4	# PERMITS	3	# PERMITS	4	# PERMITS	4	# PERMITS	15
TOTAL SQ FT	1,466	TOTAL SQ FT	800	TOTAL SQ FT	3,705	TOTAL SQ FT	1,444	TOTAL SQ FT	7,415
MINIMUM SQ FT	168	MINIMUM SQ FT	160	MINIMUM SQ FT	500	MINIMUM SQ FT	168	MINIMUM SQ FT	160
MAXIMUM SQ FT	850	MAXIMUM SQ FT	384	MAXIMUM SQ FT	1,800	MAXIMUM SQ FT	484	MAXIMUM SQ FT	1,800
AVERAGE SQ FT	367	AVERAGE SQ FT	267	AVERAGE SQ FT	926	AVERAGE SQ FT	361	AVERAGE SQ FT	926

GARAGE

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	8	# PERMITS	11	# PERMITS	6	# PERMITS	4	# PERMITS	29
TOTAL SQ FT	9,063	TOTAL SQ FT	10,437	TOTAL SQ FT	5,835	TOTAL SQ FT	5,344	TOTAL SQ FT	30,679
MINIMUM SQ FT	624	MINIMUM SQ FT	160	MINIMUM SQ FT	399	MINIMUM SQ FT	576	MINIMUM SQ FT	624
MAXIMUM SQ FT	1,800	MAXIMUM SQ FT	1,620	MAXIMUM SQ FT	2,400	MAXIMUM SQ FT	3,200	MAXIMUM SQ FT	1,620
AVERAGE SQ FT	1,133	AVERAGE SQ FT	949	AVERAGE SQ FT	973	AVERAGE SQ FT	1,336	AVERAGE SQ FT	1,058

SINGLE FAMILY HOME

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	22	# PERMITS	28	# PERMITS	25	# PERMITS	18	# PERMITS	93
TOTAL SQ FT	37,987	TOTAL SQ FT	47,218	TOTAL SQ FT	60,717	TOTAL SQ FT	37,381	TOTAL SQ FT	183,303
MINIMUM SQ FT	1,000	MINIMUM SQ FT	720	MINIMUM SQ FT	512	MINIMUM SQ FT	236	MINIMUM SQ FT	236
MAXIMUM SQ FT	4,000	MAXIMUM SQ FT	4,000	MAXIMUM SQ FT	6,500	MAXIMUM SQ FT	5,000	MAXIMUM SQ FT	6,500
AVERAGE SQ FT	1,727	AVERAGE SQ FT	1,686	AVERAGE SQ FT	2,429	AVERAGE SQ FT	2,077	AVERAGE SQ FT	1,980

SHEDS

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	1	# PERMITS	7	# PERMITS	5	# PERMITS	6	# PERMITS	19
TOTAL SQ FT	256	TOTAL SQ FT	2,712	TOTAL SQ FT	2,796	TOTAL SQ FT	2,148	TOTAL SQ FT	7,912
MINIMUM SQ FT	256	MINIMUM SQ FT	104	MINIMUM SQ FT	140	MINIMUM SQ FT	120	MINIMUM SQ FT	104
MAXIMUM SQ FT	256	MAXIMUM SQ FT	1,440	MAXIMUM SQ FT	1,008	MAXIMUM SQ FT	836	MAXIMUM SQ FT	1,440
AVERAGE SQ FT	256	AVERAGE SQ FT	387	AVERAGE SQ FT	559	AVERAGE SQ FT	358	AVERAGE SQ FT	416

CARPORT

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	2	# PERMITS	5	# PERMITS	1	# PERMITS	1	# PERMITS	9
TOTAL SQ FT	362	TOTAL SQ FT	2,324	TOTAL SQ FT	400	TOTAL SQ FT	270	TOTAL SQ FT	3,356
MINIMUM SQ FT	144	MINIMUM SQ FT	312	MINIMUM SQ FT	400	MINIMUM SQ FT	270	MINIMUM SQ FT	144
MAXIMUM SQ FT	218	MAXIMUM SQ FT	672	MAXIMUM SQ FT	400	MAXIMUM SQ FT	270	MAXIMUM SQ FT	672
AVERAGE SQ FT	181	AVERAGE SQ FT	465	AVERAGE SQ FT	400	AVERAGE SQ FT	270	AVERAGE SQ FT	373

DECK

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	1	# PERMITS	2	# PERMITS	2	# PERMITS	2	# PERMITS	7
TOTAL SQ FT	560	TOTAL SQ FT	538	TOTAL SQ FT	1,044	TOTAL SQ FT	1,024	TOTAL SQ FT	3,166
MINIMUM SQ FT	560	MINIMUM SQ FT	250	MINIMUM SQ FT	252	MINIMUM SQ FT	418	MINIMUM SQ FT	250
MAXIMUM SQ FT	560	MAXIMUM SQ FT	288	MAXIMUM SQ FT	792	MAXIMUM SQ FT	606	MAXIMUM SQ FT	792
AVERAGE SQ FT	560	AVERAGE SQ FT	269	AVERAGE SQ FT	522	AVERAGE SQ FT	512	AVERAGE SQ FT	452

MISC.

1ST QUARTER		2ND QUARTER		3RD QUARTER		4TH QUARTER		2010 TOTAL	
# PERMITS	1	# PERMITS	5	# PERMITS	2	# PERMITS	2	# PERMITS	10
TOTAL SQ FT	1,654	TOTAL SQ FT	1,854	TOTAL SQ FT	6,496	TOTAL SQ FT	9,000	TOTAL SQ FT	19,004
MINIMUM SQ FT	1,654	MINIMUM SQ FT	150	MINIMUM SQ FT	280	MINIMUM SQ FT	4,000	MINIMUM SQ FT	150
MAXIMUM SQ FT	1,654	MAXIMUM SQ FT	648	MAXIMUM SQ FT	6,216	MAXIMUM SQ FT	5,000	MAXIMUM SQ FT	6,216
AVERAGE SQ FT	1,654	AVERAGE SQ FT	371	AVERAGE SQ FT	3,248	AVERAGE SQ FT	4,500	AVERAGE SQ FT	1,900

PERMIT REPOR

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
61	10-001	1/6/2010	ROBERT WACHOB	236 CORANADO DR	22	23	21	GAR/SHD	825 SQ FT
62	10-002	1/18/2010	MASTERCRAFT CUSTOM HOME	380 SAMARAS WAY	22	22	36	SFH	4000 SQ FT
63	10-003	1/29/2010	KENYON WHITTAKER	428 WHITTAKER RD	28	24	18	SFH	2400 SQ FT
64	10-004	2/2/2010	SCOTT WEST	6390 HWY T	29	24	20	SFH	2800 SQ FT
66	10-005	2/4/2010	VENICE ON THE LAKE INC	210 JULIE	19	24	20	SFH	1020 SQ FT
69	10-006	2/10/2010	CHRISTOPHER GIESEY	120 RED CEDAR AVE	34	23	21	SFH	1960 SQ FT
71	10-007	2/19/2010	BUILDERS MANAGEMENT LLC	141 THUNDER RIDGE ESTATES	16	23	21	SFH	1600 SQ FT
73	10-008	2/19/2010	BUILDERS MANAGEMENT LLC	160 THUNDER RIDGE ESTATES	16	23	21	SFH	1400 SQ FT
74	10-009	2/22/2010	RANDY SANTOS	133 RANDY'S RD	7	23	20	SFH	1536 SQ FT
75	10-010	2/22/2010	GARY METCALFE	110 SANDLEWOOD	35	22	22	ADD	224 SQ FT
76	10-011	2/23/2010	EDGAR W GREGG	266 TIMBERLANE DR	19	23	21	GAR	1200 SQ FT
77	10-012	2/24/2010	LONNIE MICHEL	213 CLIFF HOUSE RD	8	23	20	SFH	768 SQ FT
78	10-013	2/25/2010	TODD WILKINSON	31177 HWY 160	9	22	18	ADD/BRN	1654 SQ FT
79	10-014	2/26/2010	ROBIN COX	2535 CAVE RD	28	22	17	GAR	1800 SQ FT
80	10-015	3/1/2010	STEVEN DENECKE	237 BEAVER CREEK DR	13	23	20	DECK	560 SQ FT
81	10-016	3/1/2010	JAMES H. DUESING	133 ANDERESON RD	24	21	22	CARPORT	144 SQ FT
82	10-017	3/1/2010	DENISE SMITH	173 DOGWOOD RD	18	24	20	ADD	224 SQ FT
83	10-018	3/1/2010	BILLY PARKER	165 BAMBOO TRAIL	1	21	22	CARPORT	218 SQ FT
84	10-019	3/1/2010	LEE NICHOLS	356 TERRY LN	15	21	22	ADD	850 SQ FT
85	10-020	3/1/2010	GEORGE GOINS	782 CLEARWATER DR	10	21	22	SFH	2000 SQ FT
86	10-021	3/1/2010	STILLWATER CONST. INC	324 SUNDAE MNT PASS	1	21	22	SFH	933 SQ FT
87	10-022	3/2/2010	JOHN SHELTON	140 OLD FORSYTH RD	33	24	19	SFH	1200 SQ FT
88	10-023	3/2/2010	JOHN SHELTON	172 OLD FORSYTH RD	33	24	19	SFH	1000 SQ FT
90	10-024	3/9/2010	PATRICK O. MOORE	664 MELODY MT RD	13	21	19	SHED	256 SQ FT
91	10-026	3/10/2010	TINA TERREL	553 HWY 265	31	22	21	MFH	1120 SQ FT
92	10-027	3/10/2010	TOM TILLIS	715 POWELL RD	21	23	20	MFH	1088 SQ FT
93	10-028	3/10/2010	JOSHUA ADAMS	144 DEER RUN CR	19	24	20	GAR	960 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
94	10-025	3/1/2010	VOID						
95	10-029	3/11/2010	SOUTHERN ACCEPT GRP	931 EMORY CREEK RANCH	6	23	21	SFH	1642 SQ FT
96	10-030	3/17/2010	SOUTHERN ACCEPT GROUP	1546 EMORY CREEK	6	23	21	SFH	1702 SQ FT
97	10-031	3/17/2010	SOUTHERN ACCEPT GROUP	400 HIGHPOINTS RIDGE	6	23	21	SFH	1300 SQ FT
98	10-032	3/17/2010	SOUTHERN ACCEPT GROUP	420 HIGHPOINTS RIDGE	6	23	21	SFH	1524 SQ FT
99	10-033	3/18/2010	MISTY HENDERSON	441 NAVE FERRY RD	11	21	18	SFH	1500 SQ FT
100	10-034	2/19/2010	BUILDERS MANAGEMENT LLC	301 PRAIRIE DR	33	23	21	SFH	1900 SQ FT
101	10-035	2/19/2010	BUILDERS MANAGEMENT LLC	230 PRAIRIE DR	33	23	21	SFH	1800 SQ FT
102	10-036	3/22/2010	RICHARD CROOKER	608 HUMMINGBIRD LN	30	23	21	GARAGE	720 SQ FT
103	10-037	3/22/2010	ALBERT FISHER	1924 MOODY RIDGE RD	33	23	19	MH	420 SQ FT
104	10-038	3/22/2010	STEPHEN WHITLEY	510 INGENTHON	17	24	20	GAR	1200 SQ FT
105	10-039	3/23/2010	RICHARD E STEN	1719 ACACIA CLUB	13	22	22	GAR	624 SQ FT
106	10-040	3/31/2010	RANDY HAES	1600 CANEY CREEK RD	10	24	17	ADD	168 SQ FT
107	10-041	3/31/2010	GARY NASH	151 JRAINBOW DR	26	23	22	GAR	1734 SQ FT
108	10-042	3/31/2010	JOHN SCOTT	1542 FRISCO HILLS	18	23	20	SFH	2300 SQ FT
109	10-043	3/31/2010	SOUTHERN ACCEPTANCE GRP	486 NORTH VIEW DR	30	24	21	SFH	1702 SQ FT
110	10-044	4/1/2010	MARGARET A. CHRONISTER	310 TIMOTHY RD	21	23	20	MH	1636 SQ FT
111	10-045	4/2/2010	MARLENE A McWILLIAMS	195 RAINBOW DR	25	23	22	GAR	160 SQ FT
112	10-046	4/8/2010	VENICE ON THE LAKE	181 CIRCLE DR	19	24	20	MH	896 SQ FT
113	10-047	4/9/2010	VISTA BUILDERS LLC	144 COUNTRY HILLS DR	3	23	21	SFH	2080 SQ FT
114	10-048	4/6/2010	CLINT W GAILEY	511 HWY 125	17	22	17	SFH	1400 SQ FT
115	10-049	4/6/2010	JOHN MATHEW	213 HARLEY LN	26	23	20	SFH	1346 SQ FT
116	10-050	4/7/2010	JAMES HUNTER	188 SIOUX LANE	18	24	20	MH	1280 SQ FT
117	10-051	4/7/2010	ELLIS CARPENTER	157 FAIRLANE DR	7	21	21	SFH	720 SQ FT
118	10-052	4/8/2010	JAMES KEENEY	280 COPE LN	6	23	20	GAR/SHED	392 SQ FT
119	10-053	4/8/2010	SHORT CONST CO	100 TINA ST	27	22	22	SFH	1368 SQ FT
120	10-054	4/8/2010	KAREN FOWLER	1083 MELODY MTN RD	13	21	19	SFH	4000 SQ FT
121	10-055	4/9/2010	GARY ANDERSON	1189 OAKWOOD DR	32	22	21	ADD	256 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
122	10-056	4/12/2010	ROYALE BUILDER INC	156 NORTH POINT CR	30	24	21	SFH	1623 SQ FT
123	10-057	4/12/2010	ROYALE BUILDER INC	200 NORTH POINT CR	30	24	21	SFH	1623 SQ FT
124	10-058	4/13/2010	GORDON REYNOLDS	539 WALLEN BLUFF	4	23	21	SHED	1440 SQ FT
125	10-059	4/14/2010	ROCKY BRADEN	798 FRANK REA RD	10	22	18	SHOP	344 SQ FT
126	10-060	4/14/2010	JOSEPH ENGRAVIDO	668 SANDERS RD	22	23	19	SFH	3000 SQ FT
127	10-061	4/14/2010	RICHARD DAVIS	227 TANEY ST	33	23	21	GAR	1344 SQ FT
128	10-062	4/19/2010	RACHEL ARCHAMBEAU	1660 WILDCAT HALLOW	25	24	20	TEMP GRN HS	
129	10-063	4/20/2010	RICHARD WILKINSON	459 JELLYSTONE AVE	1	21	22	SHED	104 SQ FT
130	10-064	4/22/2010	JEFF MARSH JR	7607 GLADE TOP TRAIL	2	23	17	SFH	1500 SQ FT
131	10-065	4/26/2010	CRAIG HUDSON	290 KING ST	25	24	22	SFH	1300 SQ FT
132	10-066	4/26/2010	DOUGLAS BOWER	215 TERA CT	26	24	20	GAR	1440 SQ FT
133	10-067	4/26/2010	MAX EDWARDS	110 WATERFALL ST	1	21	22	SFH	1008 SQ FT
134	10-068	4/27/2010	GEORGE GERTH	139 IRISH LN	15	22	22	MH	500 SQ FT
135	10-069	4/28/2010	JIM KING	4688 GUNNISON RD	33	22	20	CARPORT	312 SQ FT
136	10-070	4/28/2010	RICHARD ADAMS	272 REDBUD ST	14	32	22	SFH	2200 SQ FT
137	10-071	4/28/2010	CHOLE ALDRIDGE	33441 HWY 160	11	22	18	SFH	2488 SQ FT
138	10-072	5/3/2010	DAVID BREIDEL	285 DEER RUN RD	26	23	21	DECK	288 SQ FT
139	10-073	5/3/2010	DAVID TREASURE	839 SILVER CREEK	1	23	21	SHED	320 SQ FT
140	10-074	5/3/2010	SARAH CRONIN	2150 LONESTAR RD	4	24	20	MH	1280 SQ FT
141	10-075	5/5/2010	DAVID CHRISTIAN	1242 SKYVIEW DR	11	22	22	SFH	2318 SQ FT
142	10-076	5/5/2010	BONNY KEEFOVER	107 LOCK DR	19	24	20	SHED	320 SQ FT
143	10-077	5/6/2010	DOUG'S POOL & SPA	165 BENJAMIN PL	35	23	21	POOL	648 SQ FT
144	10-078	5/12/2010	JUSTIN NEWELL	196 BLUE JAY WAY	10	21	22	DECK	250 SQ FT
145	10-079	5/12/2010	HTI ENTERPRISES, LLC	200 ELLEN COURT	24	22	22	SFH	1450 SQ FT
146	10-080	5/12/2010	CAROL J SNELSON	274 LARADO RD	25	22	22	SHED	288 SQ FT
147	10-081	5/18/2010	LEAH S. METCALFE	110 SANDLEWOOD DR	35	22	22	SHED	120 SQ FT
148	10-082	5/18/2010	SOUTHERN ACCEPT. GROUP	440 HIGHPOINTS RIDGE	6	23	21	SFH	1524 SQ FT
149	10-083	5/24/2010	MICHAEL R MARRIOTT	230 DALE AVE	27	22	22	GAR	1620 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
150	10-084	5/24/2010	STILLWATER CONST, INC	156 AVALANCE AVE	1	21	22	SFH	1092 SQ FT
151	10-085	5/25/2010	BILL MAJORS	597 ROUND MTN	15	24	21	GAR	1200 SQ FT
152	10-086	5/25/2010	WENDALL PARKER	520 JELLYSTONE	1	21	22	SHED	120 SQ FT
153	10-087	5/28/2010	GERYLE PETERSON	335 MOLLY LN	19	24	20	GAR	1040 SQ FT
154	10-088	5/28/2010	GENE BLAIR	135 LONG POINT LN	23	21	22	SFH	1450 SQ FT
155	10-089	5/28/2010	GERALD E GADDIE	1120 CEDAR PARK RD	36	23	21	ADD	384 SQ FT
156	10-090	6/3/2010	FREDRICK BERSCHAUER	670 WISCONSIN RD	13	22	22	SFH	1900 SQ FT
157	10-091	6/3/2010	DONNA LHORNER	223 ONEAL RD	25	24	18	SFH	1280 SQ FT
158	10-092	6/3/2010	RONALD J FOX	333 VALLEY PARK DR	2	22	21	GAR	1200 SQ FT
159	10-093	6/4/2010	JAS CONST MGT LLC	255 FREUND DR	18	21	21	SFH	1460 SQ FT
160	10-094	6/4/2010	JAS CONST MGT LLC	254 FREUND DR	18	21	21	SFH	1685 SQ FT
161	10-095	6/4/2010	JAS CONST MGT LLC	265 FREUND DR	18	21	21	SFH	1460 SQ FT
162	10-096	6/4/2010	DONALD HANNAY	306 WILLOWBROOKE	9	23	21	PLAY HOUSE	150 SQ FT
163	10-097	6/8/2010	QUALITY BUILT CONST	2113 TATE RD	22	21	22	SFH	1708 SQ FT
164	10-098	6/8/2010	H. BYRNE LIMPERT	2136 ACACIA CLUB RD	13	22	22	GAR	497 SQ FT
165	10-099	6/8/2010	DANNY THOMAS	235 SHENANDOAH	9	23	20	CARPORT	468 SQ FT
166	10-100	6/10/2010	W. RODRICK EPPS	219 219 ROD EPPS LN	10	23	20	CARPORT	672 SQ FT
167	10-101	6/14/2010	WILLIAM DAVIS	482 MILL HOLLOW	25	24	20	GAR	520 SQ FT
168	10-102	6/16/2010	STILLWATER CONST.	125 SUNDAE MTN PASS	1	21	22	SFH	1015 SQ FT
169	10-103	6/16/2010	BUILDERS MNG GROUP	323 HOLTS LAKE DR	35	23	21	SFH	1900 SQ FT
170	10-104	6/16/2010	ARLENE F. POWELL	280 MARY LANE	20	23	20	CARPORT	450 SQ FT
171	10-105	6/18/2010	EDMOND HILL	2028 HWY M	36	23	19	GAR	1024 SQ FT
172	10-106	6/23/2010	YVONNE C TUCKER	434 PARKSLEY	33	23	20	SFH	1220 SQ FT
173	10-107	6/28/2010	GARY MORGAN	252 SWIFT RD	21	23	20	PAVILION	512 SQ FT
174	10-108	6/30/2010	SUTHERLAND CONST LLC	5831 HWY T	30	24	20	ADD	160 SQ FT
175	10-109	6/30/2010	HOWARD TAGGART	161 N RAINBOW	26	23	22	CARPORT	422 SQ FT
176	10-110	7/2/2010	RONNIE SMITH	563 LAKE VIEW DR	11	21	22	SFH/GAR	1980 SQ FT
177	10-111	7/2/2010	RODNEY DANIELS	243 BECARBROOK	11	22	22	SHED	140 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
178	10-112	7/2/2010	CECIL M WILLIAMS	200 BROOKFIELD	24	24	20	SHED	720 SQ FT
179	10-113	7/2/2010	PONCIANO GARCIA	181 GREYSTONE DR	28	22	21	SFH	3740 SQ FT
180	10-114	7/7/2010	JOHNSTON CONSTRUCTION	159 GAVIN TRAIL	19	24	21	SHF	2100 SQ FT
181	10-115	7/7/2010	Richard Ingvalson	155 Hunters Point	9	22	20	SFH	1152 SQ FT
182	10-116	7/8/2010	SHERRY BOSWELL	180 BIG BEAR BLVD	36	22	22	SHF	1373 SQ FT
183	10-117	7/8/2010	MILTON BLOWERS	7946 HWY 248	35	24	22	CARP	
184	10-118	7/15/2010	BUILDERS MNG GROUP	196 PRAIRIE DRIVE	35	23	21	SFH	1900 SQ FT
185	10-119	10/21/2010	BRUCE E. BAER	880 MARLIN ST	36	24	20	MH	2048 SQ FT
186	10-120	7/21/2010	JERRY G SCOTT	987 VICTOR CHURCH	8	23	21	MH	840 SQ FT
187	10-121	7/21/2010	ALAN JENSEN	348 QUAIL RD	19	23	21	ADD	256 SQ FT
188	10-122	7/22/2010	ELMER CREWS	183 BUTTERFLY	1	21	22	SFH	512 SQ FT
189	10-123	7/23/2010	DAVID BOWDEN	303 GLORY RD	19	24	20	MH	1126 SQ FT
190	10-124	7/23/2010	G ONEY & ASSOC, INC	145 LONG BAY CR	35	22	22	SFH	6500 SQ FT
191	10-125	7/23/2010	RENAE SATTAZHAN	719 ROSE O'NEIL RD	21	24	21	SFH	4057 SQ FT
192	10-126	7/27/2010	GREG GARDNER	235 WILLOWBROOKE	9	23	21	PATIO	280 SQ FT
193	10-127	7/29/2010	JOSH CERRETTI	2691 US HWY 160	26	24	22	SFH	2400 SQ FT
194	10-128	7/29/2010	GREG THURMAN	2643 HWY H	5	24	20	SFH/SHP	5001 SQ FT
195	10-129	8/2/2010	DEBRA J TAYLOR	183 DIXIE HEIGHTS	26	23	20	ADD	500 SQ FT
196	10-130	8/5/2010	SCOTT W ELY	121 WATERSCAPE	10	21	22	GAR	480 SQ FT
197	10-131	8/6/2010	GENEVA STICE	121 PHEASANT #6	33	23	21	GAR	399 SQ FT
198	10-132	8/6/2010	BERNIE MOONEY	255 BUTTERCUP	14	22	22	MH	1280 SQ FT
199	10-133	8/6/2010	JOHN DAVIS	211 AIRPORT	1	23	22	CP/DECK	792 SQ FT
200	10-134	8/6/2010	PHILIP VANATI	1437 AF FINE	6	21	18	GAR	576 SQ FT
201	10-135	8/16/2010	V&S DEVELOPMENT	520 TATE RD	14	21	22	BARN	6216 SQ FT
202	10-136	8/16/2010	JOHN WATERMAN	123 RIDGEWAY	12	22	22	SHED	1008 SQ FT
203	10-137	8/16/2010	BARRET VAN HORN	203 HICKORY	29	24	20	SFH	1500 SQ FT
204	10-138	8/16/2010	WILLIAM WHYNAUCHT	520 VENTURA	25	23	21	SFH	2600 SQ FT
205	10-139	8/18/2010	CURT KRAUSE	265 HWY DD	28	24	10	MH	980 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
206	10-140	8/25/2010	SOUTHERN ACCEPTANCE GROU	431 HIGH POINT RIDGE	31	24	21	SFH	1594 SQ FT
207	10-141	8/25/2010	SOUTHERN ACCEPTANCE GROU	1658 HIGH POINT RIDGE	31	24	21	SFH	1702
208	10-142	8/25/2010	GERALD BORGMANN	333 PARKSIDE	27	22	22	ADD	1800 SQ FT
209	10-143	8/25/2010	DENNIS SCHAFFER	1161 SECLUDED ACRES	4	23	20	SFH	3086 SQ FT
210	10-144	8/30/2010	ANDRES GONZALES	298 RED BUD	14	22	22	SFH	840 SQ FT
211	10-145	8/30/2010	HTI ENTERPRISES	270 RED BUD	24	22	22	SFH	1430 SQ FT
212	10-146	8/30/2010	DAVID WILLIAMSON	208 STARVIEW DR	26	23	22	SFH	1080 SQ FT
213	10-147	9/2/2010	DOUG METZGER	9817 E HWY 76	9	23	20	GAR	1260 SQ FT
214	10-148	9/9/2010	KOLLEEN PLUMMER	662 POWELL	21	23	20	GAR	720 SQ FT
215	10-149	9/9/2010	QUALITY STRUCTURES	385 HONESTY TR	14	21	22	ADD	765 SQ FT
216	10-150	9/9/2010	MARK MCDOWELL	454 COBLE RD	24	22	19	GAR	2400 SQ FT
217	10-151	9/10/2010	JAMES SYKES	2161 HWY J	31	23	20	SHED	192 SQ FT
218	10-152	9/15/2010	ZACHARY KUENZLE	3501 HWY 160	24	24	22	SFH	1800 SQ FT
219	10-153	9/16/2010	MATTHEW MILLS	1297 MOOUNTAIN GROVE	31	24	20	GAR	576 SQ FT
220	10-154	9/16/2010	MIKE WYATT	1287 BLACKWELL FERRY	24	23	20	SHED	736 SQ FT
221	10-155	9/16/2010	WILLIAM BORDON	366 CLEVANGER COVE	1	21	22	DECK	252 SQ FT
222	10-156	9/16/2010	JEFF LEMLEY	733 PEACEFUL DR	7	23	20	SFH	4500 SQ FT
223	10-157	9/27/2010	JERICO RASHA	126 NORMAN RD	21	23	20	MH	1280 SQ FT
224	10-158	9/28/2010	GARY SIMS	824 HWY FF	26	24	19	ADD	640 SQ FT
225	10-159	9/28/2010	HENRY DALE OVERCAST	40455 HWY 160	11	22	17	SFH	672 SQ FT
226	10-160	9/29/2010	FIELDSTONE/BRANSON CREEK	199 GREYSTONE	28	22	21	SFH	2852 SQ FT
227	10-161	9/29/2010	FIELDSTONE/BRANSON CREEK	217 GREYSTONE	28	22	21	SFH	2976 SQ FT
228	10-162	9/29/2010	FIELDSTONE/BRANSON CREEK	227 GREYSTONE	28	22	21	SFH	2166 SQ FT
229	10-163	9/29/2010	FIELDSTONE/BRANSON CREEK	230 GREYSTONE	28	22	21	SFH	2356 SQ FT
230	10-164	10/5/2010	RICHARD DAVIS	12380 HWY 176	6	24	21	SHOP	4000 SQ FT
231	10-165	10/6/2010	DWAIN SMITH	169 TOPEKA	####	03	22	SHED	384 SQ FT
232	10-166	10/6/2010	BRYAN MAURER	140 MILLER RD	7	23	20	MH	840 SQ FT
233	10-167	10/6/2010	DAVID CLEMENSON TRUST	161 BREWSTER	19	22	21	DECK	418 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
234	10-168	10/8/2010	JOHN MATLAGE	228 DELEWARE	21	23	20	GAR	800 SQ FT
235	10-169	10/8/2010	ELLIS CARPENTER	186 FAIRLANE	7	21	21	GAR	768 SQ FT
236	10-170	10/8/2010	RICHARD CLUBB	126 DOROTHY	20	24	20	GAR	3200 SQ FT
237	10-171	10/12/2010	STILLWATER CONSTRUCTION IN	110 SUNDAE MT PASS	1	21	22	SFH	236 SQ FT
238	10-172	10/18/2010	JOHN RULON	359 BRECKENRIDGE	13	23	22	SFH	600 SQ FT
239	10-173	10/20/2010	DALE SPEELMAN	116 GETTYSBURG	16	23	21	SHED	120 SQ FT
240	10-174	10/20/2010	HARLAN COLLINS	1653 COLLINS LN	27	22	19	SFH	2048 SQ FT
241	10-175	10/20/2010	DOBSON INVESTMENTY LLC	283 FREEMONT	14	22	22	ADD	168 SQ FT
242	10-176	10/27/2010	FIELDSTONE AT BRANSON CREE	110 GREYSTONE DR	28	22	21	SFH	2000 SQ FT
243	10-177	10/27/2010	FIELDSTONE AT BRANSON CREE	120 GREYSTONE DR	28	22	21	SFH	2000 SQ FT
244	10-178	10/27/2010	FIELDSTONE AT BRANSON CREE	128 GREYSTONE DR	28	22	21	SFH	2000SQ FT
245	10-179	10/27/2010	FIELDSTONE AT BRANSON CREE	131 GREYSTONE DR	28	22	21	SFH	2205 SQ FT
246	10-180	10/27/2010	FIELDSTONE AT BRANSON CREE	136 GREYSTONE DR	28	22	21	SFH	2000SQ FT
247	10-181	10/27/2010	FIELDSTONE AT BRANSON CREE	209 STONEY POINTE	28	22	21	SFH	2204 SQ FT
248	10-182	10/27/2010	WARREN MOSER	224 SIDE HILL	22	23	21	SFH	2700 SQ FT
249	10-183	10/29/2010	GERALD L NOAKES	162 MONARCH LN	22	23	21	DECK	606 SQ FT
250	10-184	10/29/2010	GARY T SMALLEY	1482 LAKESHORE DR	28	23	21	SHED	360 SQ FT
251	10-185	10/29/2010	WARREN C MOSER	224 SIDE HILL	12	21	22	SFH	2700 SQ FT
252	10-186	10/29/2010	BOB ROSE	2092 YANDELL COVE	24	23	20	MH	780 SQ FT
253	10-187	11/2/2010	FRACINE ROBERTSON	6918 HWY H	4	24	89	SHOP	5000 SQ FT
254	10-188	11/4/2010	ALFONSO CORONA	152 CASPER	23	23	20	ADD	484 SQ FT
255	10-189	11/4/2010	CONNIE LEE PERDUE	730 HILLTOP VISTA	2	24	22	HH	1408 SQ FT
256	10-190	11/9/2010	KENNITH M THURMAN	111 S THURMAN	18	24	20	SHED	836 SQ FT
257	10-191	11/10/2010	ROBERT MELTON	1800 V V HWY	8	23	20	MH	1680 SQ FT
258	10-192	11/10/2010	CAROL CAMPBELL	274 POWEL RD	21	23	20	MH	980 SQ FT
259	10-193	11/17/2010	JOSHUA J FIELDS	1427 ROBERTS RIDGE	14	23	19	MH	1680 SQ FT
260	10-194	11/17/2010	BILLY J WEST JR	350 LAKE RANCH RD	1	23	23	SHED	160 SQ FT
261	10-195	11/23/2010	TRI-SONS CONSTRUCTION	443 OAK BROOK	21	24	21	SFH	2240 SQ FT

ID	PERMIT #	DATE	NAME OF APPLICANT	911 STREET NAME	SEC	TWN	RNG	REQUEST	SIZE
262	10-196	11/23/2010	MASTERCRAFT HOMES	340 SPLIT ROCK	36	22	22	SFH	5000 SQ FT
263	10-197	11/23/2010	DAN CORNELISON	5163 HWY J	9	22	20	SFH	4000 SQ FT
264	10-198	11/23/2010	DAVID HODGE	229 WELLS	8	23	20	MH	980 SQ FT
265	10-199	11/23/2010	CHARLES BURKHOLDER	202 JULIE	19	24	20	SHED	288 SQ FT
266	10-200	11/24/2010	SHANE GARDNER	148 N FORK	33	23	21	ADD	320 SQ FT
267	10-201	11/24/2010	TERRY FISHER	301 BLACKWELL FERR	232	23	20	SFH	1512 SQ FT
268	10-202	11/30/2010	TIMOTHY JOHN WISE	336 RIVIERA DR	11	21	22	SFH	1384 SQ FT
269	10-203	12/14/2010	LEON DOBSON	121 HILL DR	26	23	22	ADD	472 SQ FT
270	10-204	12/17/2010	WONETA TATE	267 PETUNIA ST	5	21	21	CARPORT	270 SQ FT

Division II Permits for month of January 2010

31-Jan-11

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
The Mountain Complex	296 Buena Vista Rd				pad	10-001II	1/5/2010	08-4.0-19-000-000-004.000
TC Eco LLC	2339 US Hwy 65				office/shop/staging area	10-002II	1/11/2010	05-4.0-17-000-000-001.001
Carl Brown	13839 US Hwy 160				car repair	10-003II	2/23/2010	04-4.0-20-001-003-002.000
Big Cedar Wilderness Club	1580 Estate Rd				lodge	10-008II	3/9/2010	19-1.0-11-001-008-001.001
Bill Majors	13159 US Hwy 160				office	10-005II	3/5/2010	04-4.0-17-000-000-029.000
Bill Majors	13159 US Hwy 160				tire shop	10-006II	3/5/2010	04-4.0-17-000-000-029.000
Verizon Wireless	486 Church Camp Rd				equipment bldg/antenna	10-09II	3/22/2010	04-7.0-25-000-002-003.001T
Shepherd of the Hills Historic	5586 W State Hwy 76				platform/2370 ft of cabling	10-011III	3/6/2010	07-8.0-27-000-000-002.000
Jerry Causey	481 Trophy Run Rd				storage units	10-010II	4/8/2010	18-8.0-27-000-000-002.000
Oakmont Community Improvement	2308 State Hwy 86	Oakmont			pavilion	10-019II	11/8/2010	19-1.0-12-003-011-011.001
US Cellular LLC C/O Russell Be	220 State Hwy VV				antenna, shelter	10-013II	6/25/2010	09-4.0-20-000-000-001.000
AT&T	4575 Branson Airport Rd				cell tower	10-012II	4/9/2010	20-2.0-10-000-000-001.003
Williams Construction Inc	180 State Hwy F				addition	10-014II	5/13/2010	08-2.0-09-000-000-039.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Rebecca Tate	1320 Keithley Rd				cabin	10-015II	7/25/2010	05-3.0-06-000-000-012.002
David Frohling	224 Church Rd				addition to church	10-016II	8/31/2010	08-5.0-16-000-000-029.000
American Sportsman Holdings Co	150 Top of the Rock Rd				pavilion	10-018II	10/12/2010	20-3.0-06-000-000-023.000
Lakestyle Investment LLC	155 The Provence	The Provence			condominium	10-020II	11/22/2010	19-2.0-10-002-001-005.000
Majestic At Table Rock LLC/Mar	325 Majestic Dr				garage	10-017II	9/15/2010	18-7.0-10-003-001-008.001

Signed Plats for 2010

Amended 9

Exempted 1

Final 18

Minor Sub 17

Replats 7

Planning and Zoning (Est.) Monies Received

Division I	\$ 8,585.00	(160 x \$50.00 = \$8,000.00, 39 x \$15.00 = 585.00)
Division II	\$ 1,700.00	(17 x 100.00 = \$1,700.00)
Division III	\$ 4,500.00	(30 x 150.00 = \$4,500.00)
BOA	\$ 1,125.00	(9 x \$125.00 = \$1,125.00)
Landgrading	\$ 975.00	(13 x \$75.00 = \$975.00)
Plats	\$ 2,600.00	(52 x \$50.00 = \$2,600.00)
Permit Extensions	\$ 255.00	(17 LG x \$15.00 = \$255.00)
<u>Total</u>	\$ 19,740.00	

Scanned Documents for 2010

<u>Folders Scanned</u>	<u>Year's Scanned</u>
Division I:	2009
Division II:	1996, 1997, 1998, 1999, 2000, 2009
Division III:	1993, 1994, 1995
BOA:	
Land Grading:	1994, 1995, 1996, 1997, 1998, 2008, 2009
P&Z Minutes:	1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008 & 2009
BOA Minutes:	

4.3. Conditions of Permit Approval and Issuance

Conditions of Approval may be imposed on the issuance of any permit. These may include, but not limited to, submission of [Technical Plans](#), [Performance Guarantees](#), and the implementation of one or more of the policies adopted under section 11, "[Zoning Districts](#)", and shall be clearly stated in the Decision of Record. Failure to fulfill any condition imposed during construction or occupancy of a development may result in [suspension](#) or [revocation](#) of the Certificate of Occupancy / Compliance.

4.4. On-site Inspections

By applying for any type of permit issued by Taney County, the applicant consents to inspections by County personnel of the site, proposed improvements, all buildings and built facilities involved in the permit, and all work in progress.

4.5. Permit Application Forms

Applications for permits shall be made on designated forms provided by the county. Incomplete applications shall not, under any circumstances, be considered for approval.

4.6. Referrals

The staff shall refer applicants for permits to the following agencies, as applicable, for comments: Department of Natural Resources, Natural Resources Conservation Service, Missouri Transportation Department, United States Army Corps of Engineers, United States Forest Service, Taney County Sewer District, school districts and incorporated municipalities. Referrals to agencies other than those listed above may occur depending on specific circumstances. See [Appendix S](#) for contact information for these agencies.

4.7. Existing Developments

All existing developments, including platted subdivisions, are granted their permits upon adoption of all applicable requirements defined in this document.

4.8. Permit Abandonment

After a zoning permit has been issued and a land-use change made, the project may be found unfeasible. If this occurs, the permit may be abandoned. The following procedure will be used in order to permanently abandon a zoning permit:

- 4.8.1. Written request shall be made by the owner / applicant stating reason and necessity for abandonment.
- 4.8.2. The request shall be filed with the Planning and Zoning office at least 10 calendar days before the next regularly scheduled Planning Commission meeting.
- 4.8.3. The Planning Commission shall act on the request and, within 10 calendar days of the meeting where the request was heard, notify the applicant of formal action taken.
- 4.8.4. Files on the tract in question and the Planning Commission's action shall remain in the Commission's Offices.

4.9. Permit Extensions

All Division I and Division II permits are valid for a period of one (1) year from the date issued. If the project as approved cannot be completed before expiration of the permit, an extension can be requested. The request for extension must be received in writing by the Planning & Zoning office prior to the permit's expiration date and can be approved administratively within the Planning & Zoning office.

Division III land use changes (except Special Use Permits) do not require a permit extension and shall remain in effect until another change is requested and granted for the land. Significant Changes or deviations in an approved plan shall require re-application to the Planning Commission.

2010 PLANNING AND ZONING MEETING ATTENDANCE

NAME	TOWNSHIP	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER	
		11	19	8	16	8	15	12	19	10	17	14	21	12	19	9	16	13	20	12	18	8	15	13	20
Mark Blackwell	Jasper	0	0	0	1	1	1	1	0	1	1	1	0	1	0	1	1	1	0	1	1	1	1	1	1
Rick Caudill														1	1	1	1	1	1	1	0	1	1	1	0
Jim Brawner	Oliver	1	0	0	0	0	1	1	0	1	1	1	1												
Randall Cummings	Beaver	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Ray Edwards	Cedar Creek	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Sarah Klinefelter	Swan	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Shawn Pingleton	Branson	1	1	0	0	0	1	1	0	1	1	1	1	1	1	1	1	0	1	0	1	0	1	1	1
Frank Preston	Road & Bridge	1	1	0	1	0	1	1	1	1	1	1	1	0	1	0	1	1	1	1	1	1	0	0	0
Susan Martin										1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1
Joey Staples	Scott	1	1	0	1	1	0	1	0																
Carl Pride	Big Creek	1	1	0	0	0	0	1	1	1	1	1	0	1	0	0	0	1	1	1	1	1	0	0	0

	# of Meetings	Att.	%
Mark Blackwell	23	17	74%
Rick Caudill	12	10	83%
Jim Brawner	11	7	64%
Randall Cummings	23	23	100%
Ray Edwards	23	18	78%
Sarah Klinefelter	23	23	100%
Shawn Pingleton	23	17	74%
Frank Preston	23	17	74%
Susan Martin	16	15	94%
Joey Staples	7	5	71%
Carl Pride	23	13	57%

Zero indicates missed meeting 1 indicates meeting was attended

FEBRUARY 8TH MEETING CANCELLED DUE TO INCLEMENT WEATHER
MARCH 8TH MEETING NOT CONVENED DUE TO LACK OF QUORUM

2010 PLANNING AND ZONING MEETING ATTENDANCE

NAME	TOWNSHIP	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER	
		11	19	8	16	8	15	12	19	10	17	14	21	12	19	9	16	13	20	12	18	8	15	13	20
Mark Blackwell	Jasper	0	0	0	1	1	1	1	0	1	1	1	0	1	0	1	1	1	0	1	1	1	1	1	1
Rick Caudill	Oliver	1	0	0	0	0	1	1	0	1	1	1	1	1	1	1	1	1	1	0	1	1	1	0	
Jim Brawner		1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Randall Cummings	Beaver	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Ray Edwards	Cedar Creek	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Sarah Klinefelter	Swan	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Shawn Pingleton	Branson	1	1	0	0	0	1	1	0	1	1	1	1	1	1	1	0	1	0	1	0	1	1	1	1
Frank Preston	Road & Bridge	1	1	0	1	0	1	1	1	1	1	1	1	0	1	0	1	1	1	1	1	1	0	0	0
Susan Martin	Scott	1	1	0	1	1	0	1	0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1
Joey Staples		1	1	0	1	1	0	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1
Carl Pride	Big Creek	1	1	0	0	0	0	1	1	1	1	1	0	1	0	0	0	1	1	1	1	1	0	0	0

	# of Meetings	Att.	%
Mark Blackwell	23	17	74%
Rick Caudill	12	10	83%
Jim Brawner	11	7	64%
Randall Cummings	23	23	100%
Ray Edwards	23	18	78%
Sarah Klinefelter	23	23	100%
Shawn Pingleton	23	17	74%
Frank Preston	23	17	74%
Susan Martin	16	15	94%
Joey Staples	7	5	71%
Carl Pride	23	13	57%

Zero indicates missed meeting 1 indicates meeting was attended

FEBRUARY 8TH MEETING CANCELLED DUE TO INCLEMENT WEATHER
MARCH 8TH MEETING NOT CONVENED DUE TO LACK OF QUORUM

Commission Fees Acct #130-50-032 (Fees and Mileage)

Name	January	February	March	April	May	June	July	August	September	October	November	December	Total
Sarah Klinefelter	\$ 40.00	\$ 40.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 880.00
Mileage	\$ 1.48	\$ 1.48	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 27.36
Jim Brawner	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 80.00	\$ 80.00	Resigned						\$ 320.00
Mileage	\$ 22.96	\$ 22.96	\$ 21.59	\$ 21.59	\$ 43.18	\$ 43.18							\$ 175.46
Mark Blackwell	\$ -	\$ 40.00	\$ 80.00	\$ 40.00	\$ 80.00	\$ 40.00	\$ 40.00	\$ 80.00	\$ 40.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 680.00
Mileage	\$ -	\$ 5.00	\$ 9.40	\$ 4.70	\$ 9.40	\$ 4.70	\$ 3.70	\$ 7.40	\$ 3.70	\$ 7.40	\$ 7.40	\$ 7.40	\$ 70.20
Joey Staples	\$ 80.00	\$ 40.00	\$ -	\$ 40.00	Resigned								\$ 160.00
Mileage	\$ 29.96	\$ 14.98	\$ -	\$ 14.09									\$ 59.03
Shawn Pingleton	\$ 80.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 40.00	\$ 40.00	\$ 80.00	\$ 80.00	\$ 760.00
Mileage	\$ 28.02	\$ 14.01	\$ 13.17	\$ 13.17	\$ 26.34	\$ 26.34	\$ 20.74	\$ 20.74	\$ 10.37	\$ 10.37	\$ 20.74	\$ 20.74	\$ 224.75
Ray Edwards	\$ -	\$ -	\$ -	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 720.00
Mileage	\$ -	\$ -	\$ -	\$ 27.56	\$ 27.56	\$ 27.56	\$ 21.70	\$ 21.70	\$ 22.70	\$ 21.70	\$ 21.70	\$ 21.70	\$ 213.88
Randall Cummings	\$ 80.00	\$ 40.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 920.00
Mileage	\$ 48.84	\$ 24.42	\$ 45.92	\$ 45.92	\$ 45.92	\$ 45.92	\$ 36.14	\$ 36.14	\$ 36.14	\$ 36.14	\$ 36.14	\$ 36.14	\$ 473.78
Susan Martin					\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 40.00	\$ 80.00	\$ 600.00
Mileage					\$ 27.72	\$ 27.72	\$ 21.82	\$ 21.82	\$ 21.82	\$ 21.82	\$ 10.91	\$ 21.82	\$ 175.45
Rick Caudill							\$ 80.00	\$ 80.00	\$ 80.00	\$ 40.00	\$ 80.00	\$ 40.00	\$ 400.00
Mileage							\$ 31.86	\$ 31.86	\$ 31.86	\$ 15.93	\$ 31.86	\$ 15.93	\$ 159.30
Carl Pride	\$ 80.00	\$ -	\$ -	\$ 80.00	\$ 80.00	\$ 40.00	\$ 40.00	\$ -	\$ 80.00	\$ 80.00	\$ 40.00	\$ -	\$ 520.00
Mileage	\$ 49.90	\$ -	\$ -	\$ 46.44	\$ 46.44	\$ 23.22	\$ 18.28	\$ -	\$ 36.56	\$ 36.56	\$ 18.28	\$ -	\$ 275.68
													Grand Total \$ 7,814.89

Mileage went to .50 cents per mile as of August 10th 2009

The February meeting was a work session

Mileage is .47 cents per mile as of March 1, 2010

March 8th 2010 meeting did not have a quorum.

Mileage is .37 center per mile as of July 6, 2010

Susan Martin Started May 10, 2010

Rick Caudill Started July 12th, 2010

P & Z Meeting Attendance Summary Totals

	2006		2007		2008		2009		2010		Total	%
	Meetings											
Edd Akers	19										19 of 24	79%
Jim Brawner	17		18		20		20		7		82 of 104	79%
Rick Caudill									10		10 of 12	83%
Randall Cummings	17		21		17		20		23		98 of 120	82%
Ray Edwards	15		18		19		17		18		87 of 120	73%
Sarah Klinefelter	22		21		23		21		23		110 of 120	92%
Shawn Pingleton	20		20		20		20		17		97 of 120	81%
Jacob Rock	5		3								8 of 13	62%
Joey Staples	16		23		22		21		5		87 of 104	84%
Susan Martin									15		15 of 16	94%
Craig Trotter	21		17		7						45 of 61	74%
Mark Blackwell			15		18		15		17		65 of 88	74%
Frank Preston			6		18		21		17		62 of 81	77%
Carl Pride					8		11		13		32 of 59	54%
Inclement Weather	0		0		0		0		1		1 of 120	0.83%
No Quorum	1		1		1		0		1		4 of 120	3.33%
Meetings Held	23		23		24		24		23		117 of 120	98%

1. Randall Cummings added to board in March 2006
2. Jacob Rock added to board September 2006
3. Edd Akers left board December 2006
4. Mark Blackwell added to board May 2007
5. Jacob Rock left board March 2007
6. Frank Preston added to board August 2007
7. Craig Trotter left board June 2008
8. Carl Pride added to board July 2008

9. Rick Caudill added July 2010
10. Susan Martin added May 2010

Since January 2006 to present there have been a total of four meetings out of one hundred and two (4 of 102) cancelled due to lack of quorum: 8/21/2006; 1/16/2007; 9/15/2008; 3/08/2010

2010 BOARD OF ADJUSTMENT MEETING ATTENDANCE

NAME	JAN	FEB	MAR	APR	MAY	JUN	JLY	AUG	SEP	OCT	NOV	DEC	Mtgs
	20	W/S	17	21	19	16	21	18	15	20	17	15	11
Dave Clemenson	0	1		1	1	1	0	1	1	1	1	1	9
Tom Gideon	1	1		1	1	1	1	1	1	1	1	1	11
Bob Hanzelon	1	1		0	0	1	1	1	1	0	1	1	8
Jack Johnston	1	1		1	1	1	1	1	1	1	1	0	10
David Nelson	1	1		1	1	0	1	1	1	0	1	1	9

	Mtgs	Att.	%
Dave Clemenson	11	9	82%
Tom Gideon	11	11	100%
Bob Hanzelon	11	8	73%
Jack Johnston	11	10	91%
David Nelson	11	9	82%

Zero indicates missed meeting 1 indicates meeting was attended

No hearing required in March

BOA Fees Acct #130-50-042 (Fees and Mileage)

Name	January	February	March	April	May	June	July	August	September	October	November	December	Total
David Clemenson	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 400.00
Mileage	\$ 18.85	\$ 18.85	\$ -	\$ 17.72	\$ 17.72	\$ 17.72	\$ -	\$ 13.95	\$ 13.95	\$ 13.95	\$ 13.95	\$ 13.95	\$ 160.61
Tom Gideon	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 440.00
Mileage	\$ 14.76	\$ 14.76	\$ -	\$ 13.88	\$ 13.88	\$ 13.88	\$ 10.93	\$ 10.93	\$ 10.93	\$ 10.93	\$ 10.93	\$ 10.93	\$ 136.74
Bob Hanzelon	\$ 40.00	\$ 40.00	\$ -	\$ -	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 320.00
Mileage	\$ 13.58	\$ 13.58	\$ -	\$ -	\$ -	\$ 12.77	\$ 10.05	\$ 10.05	\$ 10.05	\$ -	\$ 10.05	\$ 10.05	\$ 90.18
David Nelson	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 360.00
Mileage	\$ 5.77	\$ 5.77	\$ -	\$ 5.43	\$ 5.43	\$ -	\$ 4.27	\$ 4.27	\$ 4.27	\$ -	\$ 4.27	\$ 4.27	\$ 43.75
Jack Johnston	\$ 40.00	\$ 40.00	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ -	\$ 400.00
Mileage	\$ 1.62	\$ 1.62	\$ -	\$ 1.53	\$ 1.53	\$ 1.53	\$ 1.20	\$ 1.20	\$ 1.20	\$ 1.20	\$ 1.20	\$ -	\$ 13.83
Grand Total												\$ 2,365.11	

Mileage is .50 cents per mile as of August 10th 2009
 The February meeting was a work session
 Mileage is .47 cents per mile as of March 1, 2010
 March 17, 2010, No Meeting
 Mileage is .37 cents per mile as of July 6, 2010

BOA Meeting Attendance Summary Totals								
		2006	2007	2008	2009	2010		%
	Meetings	11	12	10	10	10	53	
Dave Clemenson		11	10	10	11	10	52 of 53	98%
Bob Anderson		8	8	2			18 of 26	69%
Keith Davis		2						
Alan Lawson		6	8	5			19 of 31	61%
Tim Huddleston		7	7				14 of 22	64%
Carl Pride		1	7	3			11 of 17	58%
Jack Johnston				5	10	9	24 of 26	92%
Tom Gideon				4	7	11	22 of 25	88%
Bob Hanzelon				6	9	8	23 of 24	96%
Dave Nelson				1	8	7	16 of 20	80%
Inclement Weather No Quorum No Projects		1		2	4	2		
Meetings Held		11	12	10	10	10	53	100%

Jack Johnston was added to the Board May 2008.

Tom Gideon was added to the Board June 2008.

Bob Hanzelon was added to the Board July 2008.

Dave Nelson was added to the Board December 2008.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 18, 2011, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Susan Martin, Mark Blackwell, Frank Preston, and Rick Caudill. Staff present: Eddie Coxie, Bonita Kissee.

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

Election of 2011 Officers: Postponed from last week. Shawn Pingleton nominated Sarah Klinefelter to serve another year as chairman. Rick Caudill seconded. There were no other nominations. The vote to elect Sarah Klinefelter was unanimous. Randall Cummings nominated Shawn Pingleton as Vice-Chairman. Mark Blackwell seconded. The vote to elect Shawn Pingleton as Vice-Chairman was unanimous.

Review and Action:

Minutes, December 2010: with no additions or corrections a motion was made by Rick Caudell to approve the minutes as written. Seconded by Randall Cummings. The vote to approve the minutes was unanimous.

Final Votes:

Sunflower Estates Mobile Home Park: request by Stan Hagaman to develop a 100 pad mobile home park on 34 acres located off Hagaman Parkway. The park is existing and was originally approved to sit on 54 acres. Mrs. Klinefelter and Mr. Coxie clarified the project. After discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with a note that lot 6 will convert to single family. Mark Blackwell seconded. The vote to approve was unanimous.

Bee Creek Storage: request by Tri-Sons Properties to construct a storage facility located off Bee Creek Road. Mr. Coxie discussed location and surrounding property

uses, lot split, and road. Eddie Wolfe representing the project addressed questions from the Planning Commission. After discussion a motion was made by Randall Cummings to approve based upon the decision of record with the addition of a 20' easement platted on the north side of 1A, the entrance gate to the storage facility will be placed 57' or more from the west pavement edge of Bee Creek Road. Seconded by Rick Caudill. The vote to approve was unanimous.

Concepts:

White House: a request by Branson Development, LLC to split the property into two parcels to an existing building can be sold. Eddie Wolfe representing the applicant addressed questions from the Planning Commission. Mr. Coxie located the project for the Planning Commission on the map. Mr. Wolfe stated that the use will not change with this request, the other lot might be split in the future. The remaining part will not be sold at this time. This project will proceed to public hearing in March.

Sleepy Bees: a request by David Jones to operate a shipping and receiving business for children's sleeping devices located at 2000 Lakeshore Dr. Jim Brawner representing the applicant addressed questions from the Planning Commission. Mr. Coxie explained that this will be a special use request. Mr. Brawner stated that this property had been previously platted into 20 lots but the applicant does not wish to do this, and would like to obtain more property on the one side. There are some existing buildings on the property and one will be used for this business. This project will proceed to public hearing next month.

Hills and Hollows Gardens: a request by Rachel Archambeau to operate a temporary greenhouse at the parking lot of Taney Center located off St. Hwy. 160. Ms. Archambeau addressed questions from the Planning Commission. Mr. Coxie clarified the request. This will also be a special use permit. Her plants come from Cedar Creek Gardens. Ms. Archambeau addressed questions from the Planning Commission. This project will proceed to public hearing next month.

Mr. Coxie reminded the Commission that the site of the Hills and Hollows request is also where a fireworks stand is during the season for that. The County Commission made the decision some years ago that the Planning Department would not issue permits for fireworks stands.

Old and New Business:

Mr. Coxie reminded the Planning Commission that the permit renewals will not appear on the agenda from now on because the amendment has been passed eliminating the need to renew a permit.

Mark Pyatt with National Institute of Marriage was present to discuss with the Planning Commission to discuss a change in the decision of record regarding the wastewater treatment. The decision of record does not address the type of wastewater

treatment. Discussion followed regarding approval based upon the wastewater system plans at the time. The decision of record states that a letter will be provided by the sewer district with their approval. Mr. Pyatt stated that the sewer district is aware of their plans and that DNR would come in with the sixth building. Letter from both Mr. Pyatt and Mr. Souttee with the sewer district, will be provided.

Mr. Coxie reported that an individual approached the planning office regarding the purchase of Oakmont Hills property and explained the plans for that property. The proposal is in line with what was approved for that property originally. The golf course would be removed and cabins would be built there. Mr. Coxie wanted to make sure the Planning Commission was aware of what is planned and get their input if any. The name of the project will change to Branson Cedars Resort. A preliminary sketch plan was presented. The Planning Commission gave approval to proceed with the plans as long as the project stays in line with the original approval. Any changes must come back before the Commission.

Mark Blackwell presented a letter of resignation to the Planning Department which Mr. Coxie read to the Planning Commission. Discussion followed.

Adjournment:

With no other business on the agenda for January 18, 2011 the meeting adjourned at. 7:12



TANEY COUNTY PLANNING COMMISSION

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website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JANUARY 10, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Sarah Klinefelter, Shawn Pingleton, Rick Caudill, Randall Cummings, and Frank Preston (via telephone). Staff present; Eddie Coxie, Bonita Kisse, and Dan Nosalek.

Election of 2011 Officers: Postponed until next week.

Mr. Coxie explained the meeting procedures and presented the exhibits.

Public Hearings:

Sunflower Estates Mobile Home Park: a request by Stan Hagaman to increase the density of the existing mobile home park by decreasing the acreage. The property is located off Hagaman Parkway. Mr. Coxie read the staff report and presented pictures and a video of the site. Discussion followed regarding how the property will be split. The mobile home park will be completely contained on the 34 acres. Sherry Velkamp and Betty Hagaman represented the project and addressed questions from the Planning Commission. No one signed up to speak. The project will proceed to final vote next week.

Bee Creek Storage: a request by Tri-Sons Properties to construct storage units on a replatted subdivision lot located Bee Creek Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Discussion followed. Eddie Wolfe representing Tri-Sons addressed questions from the Planning Commission. He reported that the gate would be moved back, so a large enough turn around could be constructed. This will be added to the decision of record. The pond will be drained and filled. There will be 374 units unless the detention pond would need to be larger in which case the units would be less. This project will be voted on next week.

Old and New Business:

Paul Vozar: Mr. Vozar, and Luke Mitchell, explained a project he is planning called Ozark Extreme Sports. Discussion followed regarding, location,

noise, all the events planned, timeline, and staying with the original approval on the property. Mr. Vozar has not turned in a Division III application yet.

Permit Renewals:

Mr. Coxie reported the County Commission acted on one of the amendments presented to them. The permit extension amendment will be recorded in the County Clerks Office and inserted into the development code. Therefore permits will not need to be renewed in the future.

Adjournment:

With no other business on the agenda for January 10, 2010 the meeting adjourned at 7:15 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, JANUARY 19, 2011, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Dave Clemenson called the meeting to order at 7:00 p.m. A quorum was established with five members present they were: Dave Clemenson, Bob Hanzelon, Dave Nelson, Tom Gideon, and Jack Johnston. Staff present: Eddie Coxie, Bonita Kissee.

Mr. Coxie read a statement explaining the meeting procedures and placed the Taney County Development Guidance Code as Exhibit A, the staff report as Exhibit B, and the staff files including all pertinent information as Exhibit C, and the Board of Adjustment Bylaws as Exhibit D. The state statutes that empower and govern the Board of Adjustment were read.

Election of Officers: Bob Hanzelon nominated Dave Clemenson as Chairman. Dave Nelson seconded. The vote to elect Mr. Clemenson was unanimous. Dave Clemenson made a motion to nominate Bob Hanzelon as Vice-Chairman. Seconded by Jack Johnston. The vote to elect Mr. Hanzelon as Vice-Chairman was unanimous.

Public Hearings:

Randall Cerretti: a request to split 3.74 acres to allow two shop buildings on one parcel and two duplexes on the other therefore making the parcel with the shop buildings less than two acres. The property is located at 259 Lafayette Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Clemenson swore in all speakers. Mr. Cerretti explained what his plans were to divide the property and stated that the shop buildings and sewer lines were constructed before the duplexes. He is proposing to place a new septic tank and lateral field for the parcel with the duplexes. Three lots are being proposed. Discussion followed regarding placement of lot lines and road easement. As Mr. Cerretti proposed, dividing the property each lot would have a little more than 1 acre which is not in compliance with the Development Code. The Code specifies that a property on a septic tank must consist of 2 acres. This particular area does not have central/public sewer available. A community well services that shop buildings and Public Water Supply#3 services the

duplexes. Lori Railey a neighbor presented pictures of her property and reported she bought the property from Mr. Cerretti and it is hooked to the lateral lines and septic that services the shop buildings. She also voiced concerns regarding if the property sells there will be more traffic on the road. Gay Cooper another property owner in the subdivision had a concern that she owns the property the community well sits on and the area Mr. Cerretti is planning to place the new septic tank. Mr. Cerretti addressed the questions, and stated the well is over 600' deep. He is a licensed sewer installer and is aware of the problems. In his opinion the issue that Mrs. Railey discussed would not be a problem. The well must be 100' from any wastewater system or lines and Mr. Cerretti stated that it is. Mr. Hanzelon discussed the location planned for the lines. Mr. Coxie asked if the subdivision was created, would any of the structures have a common area and would anyone else use the system. Mr. Cerretti stated that they wouldn't. Mr. Clemenson clarified the request. Mr. Cerretti asked if he couldn't divide the property what could he do with it within the guidelines of the Code. Mr. Coxie stated that the Board could not make suggestions to him as what he could do with his property. He explained what recourse the property owners or Mr. Cerretti had. At this point Mr. Clemenson closed the public hearing portion of the meeting so the Board could have discussion. Mr. Hanzelon felt that to divide three acres would make the property too dense and does not follow the guide lines of the Code. He feels there would be too many issues. He then made a motion to deny, based upon the request over encumbering the property, making the site too dense, and that the wastewater disposal is not adequate. Tom Gideon seconded, stating that in his opinion to approve this would be setting a precedence. Mr. Johnston felt the request would also make the property too dense. Mr. Nelson stated that in his opinion the property would be too dense and the sewer system inadequate. The vote to deny was four in favor, and one against. Mr. Clemenson explained to the applicant that he could appeal this decision to circuit court.

W. Glen Roe: a request to construct a garage on the property causing 0' lot line on the front because of the topography of the site located at 1370 St. Hwy. Y. Mr. Coxie read the staff report and pictures and a video of the site was presented. Mr. Clemenson swore in the only speaker which was Mr. Roe. A letter was received from Empire District Electric stating that this property falls within an easement that they own. This being the case the Board of Adjustment cannot grant a variance within this easement. Mr. Roe was present and understood the issue. He stated that when he bought the property the survey did not show the easement. Mr. Coxie reported that Empire stated to him that the houses along that area encroach into the easement as well. After discussion a motion was made by Tom Gideon to deny the request based upon the encroachment into the utility easement. Bob Hanzelon seconded. The vote to deny was unanimous.

Review and Action:

Minutes, December 2010: with no additions or corrections a motion was made by Dave Nelson to approve the minutes as written. Seconded by Bob Hanzelon. The vote to approve was unanimous.

Old and New Business:

Mr. Coxie reminded the Board that the February meeting will be utilized for amendments to the Code. Discussion followed.

Adjournment:

With no other business on the agenda for January 19, 2011 the meeting adjourned at 8:15 p.m.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
MARCH 15, 2010
BRANSON BANK WAREHOUSE
#10-1

On March 15, 2010 the Taney County Planning Commission (grantor) approved a request by Branson Bank (grantee) to permit an existing warehouse and office building. In accordance with this approval a Division III Permit #10-1 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Branson Bank is authorized to proceed with the current use of the property as a warehouse and office building located at 265 and 165 intersections south of Hollister 2909 St. Hwy. 265. With six out of nine Planning Commissioners present the vote to approve was four in favor, one abstention, with the Chairman not voting. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and buildings line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer, Water Districts, and MoDot. (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached

TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
PAJAMA MAMA'S BED AND BREAKFAST
MARCH 15, 2010
#10-02

On March 15, 2010 the Taney County Planning Commission voted on a motion to deny a request by Delisa Delay to operate a bed and breakfast from an existing structure located at 203 Doulos Road. With six of the nine members present the vote was four in favor of the motion to deny, one against the motion to deny, and the Chairman did not vote. The motion to deny was based on issues highlighted by the policy checklist and includes concerns over increased traffic, use compatibility, and residential privacy.

The applicant may appeal the decision to the Taney County Board of Adjustment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
MARCH 15, 2010
ROBERT WACHOB
#10-3

On March 15, 2010 the Taney County Planning Commission (grantor) approved a request by Robert Wachob (grantee) to operate an in home occupation to manufacture flavoring for a product known as Sno-pops. In Accordance with this approval a Division III Permit #10-3 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Robert Wachob is authorized to assemble ingredients for a sno-pop business from his home located at 235 Coranado Dr. With six out of nine Planning Commissioners present, the vote to approve was three in favor and two against. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Utility easements and building line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer, Water Districts and the Health Department (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division I Permit and Certificate of Conformance required before commencing business. (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached Taneycomo Highlands, Lot 150



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TANEY COUNTY PLANNING COMMISSION ✓
DIVISION III STAFF REPORT
CABINS AT BRANSON CREEK
JUNE 14, 2010
#10-10

Public Hearing for Branson Development, LLC at Branson Creek Blvd. Sec. 10 Twp. 21 Rng. 22 in the Oliver Township.

The applicant requests approval to construct a cabin style project.

History: Approved for concept May 17, 2010.

General Description: The subject property is located at Branson Creek Blvd. The adjoining properties to the request consist of agriculture and residential.

Review: The proposed site will consist of 276 units of cabin style product complete with riding stables and additional amenities. The project scored +3 out of a possible 85 on the policy checklist. Items receiving a negative score were: emergency water supply, waste disposal service, slopes, pedestrian circulation, traffic, lot coverage.

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 that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire District and FAA.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).



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✓ **TANEY COUNTY PLANNING COMMISSION**
DIVISION III DECISION OF RECORD
JUNE 21, 2010
RAINTREE DISPOSAL MAINTENANCE SHOP
#10-11

On June 21, 2010 the Taney County Planning Commission (grantor) approved a request by Richard Fordyce (grantee) to construct a building to be used for an office and maintenance for the existing solid waste disposal business. In accordance with this approval a Division III Permit #10-11 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Richard Fordyce is authorized to construct a 50' x 72' building with an office in front located at 21209 US Hwy. 160 Kissee Mills. With seven out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tract. Buffer to be left on the eastern property line. (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire, Sewer and MoDot.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. There may be up to five vehicles left on the property at a time.
6. This decision of record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
JULY 19, 2010
NATIONAL INSTITUTE OF MARRIAGE
#10-12

On July 19, 2010 the Taney County Planning Commission (grantor) approved a request by Mark Pyatt(grantee) to operate a marriage counseling resort. In accordance with the approval a Division III Permit #10-12 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Mark Pyatt is authorized to operate a marriage counseling resort located at 210 Ella Lane, consisting of a multi-use building, living quarters, 25 guest cabins, boat dock, gazebo, fire pit and walking trails. With six Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and buildings line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer, DNR, and MoDot (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2).
5. Before construction commences, 458' of Ella Lane is improved up to County Road Standards, and when construction is started on Phase II, Ella Lane is to be finished to County Road Standards to the end.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 acres for the approval shall expire (Appendix D Step 6).

Legal description attached

Delillo Lots 2,3 Lot 4 Delillo Subdivision of
 Lots 4-5; SWNW 1/4 of Lot 3 and W



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
AUGUST 16, 2010
SANKEY SHOOTING BERM
#10-14

On August 16, 2010 the Taney County Planning Commission (grantor) approved a request by Lyle Sankey (grantee) to develop property for a dirt berm for private target shooting. In accordance with this approval a Division III Permit #10-14 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Lyle Sankey is authorized to conduct private target shooting on property located at 3943 Sycamore Church Road. With seven out of nine Planning Commissioners present, the vote to approve was six in favor and one abstension. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)

2. Compliance letters from the Fire, Sewer and Water Districts, DNR, Health Department, and MoDot, if applicable. (Section 4.5 Appendix S)

3. No outside storage of solid waste materials.
4. This decision is subject to all existing easements.
5. This shall be a special use permit.
6. No shooting on Sunday.
7. Hours of operation shall be 9 a.m. to 5 p.m., four days per calendar month, including recreational shooting.
8. There will be a maximum of 10 yards firing distance.
9. A maximum of three additional vehicles on the property on shooting days
10. A minimum of 13' walls on target area and both sides of the berm shall be installed.
11. Any additional buildings to be built shall come before the Planning Commission for approval.
12. Division II Permits will be required for all applicable structures in the development (Sec. 14.4.1.2)
13. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached



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ROBERT A. DIXON



TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
JULY 19, 2010
SPRING CREEK PARK LOT 13
#10-15

On July 19, 2010 the Taney County Planning Commission (grantor) approved a request by Bradford JoAnn Properties (grantee) to develop two residential lots. In accordance with the approval a Division III Permit #10-15 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Bradford JoAnn Properties is authorized to develop Lot 13 of Spring Creek Park Subdivision into two residential lots located at 203 Blackberry Drive. With six Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and buildings line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer, DNR, and MoDot (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division I Permits will be required for all applicable structures in the development (Section 14.4.1.2).
5. A well shall be dug on the property with the existing structure hooking onto Branson City Sewer.
6. The new lot shall be known as Lot 13B and will be a minimum of 11,000 sq. ft.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached

Lot 13 in Spring Creek Park, A subdivision to
Taney County, MO



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
AUGUST 16, 2010
AL TOM CONSTRUCTION OFFICE
#10-16

On August 16, 2010 the Taney County Planning Commission (grantor) approved a request by Altom Construction for an office building and yard for storage. In accordance with this approval a Division III Permit #10-16 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Kevin Altom is authorized to construct an office building, and yard for storage of construction equipment and fuel located at St. Hwy. 160 and Blair Road. With seven out of nine Planning Commissioners present, the vote to approve was six in favor and one abstention. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts, DNR, Health Department, and MoDot, if applicable. (Section 4.6 Appendix S)
3. No outside storage of solid waste materials.
4. This decision is subject to all existing easements.
5. A minimum of 8' fence around the equipment lot where residential joins.
6. Visual blockers on the northeast residential side of the fence.
7. A minimum of 6' fence around the remaining yard.

8. No running of equipment between 11:00 p.m. and 5:00 a.m.
9. The entire fence shall be erected within 30 days of August 16, 2010.
10. Division II Permits will be required for all applicable structures in the development (Sec. 14.4.1.2)
11. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Legal description attached



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
SEPTEMBER 20, 2010
SUNSET HILLS SPLIT OF LOT 12
#10-17

On September 20, 2010 the Taney County Planning Commission (grantor) approved a request by Ivan West, Jr. (grantee) to split Lot 12 of Sunset Hills Subdivision. In accordance with the approval a Division III Permit #10-17 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Ivan West, Jr. is authorized to divide Lot 12 between the Jimco, Inc. business and the residence located off 101 Jimco Dr. With eight out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance with Fire, Sewer, and Water Districts.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits required for any new structures (Section 14.4.1.2).
5. This decision is subject to all existing easements.
6. 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).

Legal description attached **All of Lot 12, Sunset Hills Subdivision, Situated in the SW 1/4 of the SE 1/4 of Sec. 18 Twp. 22 Rng. 21, Taney County, MO**



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Robert A. Dixon
ROBERT A. DIXON



*Alicia Britt Chole
3387 Liberty Rd.
Raynesville, MO
65742*

TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
OCTOBER 18, 2010
CHOLE'S DREAM HOUSE
#10-20

On October 18, 2010 the Taney County Planning Commission (grantor) approved a request by Alicia Britt Chole (grantee) to operate a prayer, investment, and mentoring retreat. In accordance with the approval a Division III Permit #10-20 is issued for the property located at the attached legal description. *See Schedule A.*

The following Decision of Record details this approval and lists all applicable conditions:

Alicia Britt Chole is authorized to operate the retreat in her home located at 177 Ella Lane. With eight out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Utility easements and building line setbacks (Table 12)
 - d. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 5)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. A maximum of 20 people overnight at any one time.
7. Minimum of a two night stay.
8. A manager is available on premise or is available 24/7 and located in Taney County.
9. Adequate Parking.
10. Adequate trash disposal
11. Fencing or landscape buffer next to any residential property.
12. 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).

Legal description attached

TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
BRASS LANTERN RESORT
OCTOBER 18, 2010
#10-21

On October 18, 2010 the Taney County Planning Commission voted on a motion to deny a request by Daniel and Tammy Warner to replat property located at 5133 Brass Lantern Road in the Johnnie B. Jones Subdivision Lot 14 into 6 Lots and increase the units on the property to 12 (three additional units). With eight out of nine members present the vote was four in favor and two not in favor of denial, one abstention and the Chairman did not vote. The motion to deny was based on the project as presented proposed to increase density and was deemed to be incompatible with the surrounding residential area.

The applicant may appeal the decision to the Taney County Board of Adjustment.



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REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION

Robert A. Dixon
ROBERT A. DIXON

TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
OCTOBER 18, 2010
SADDLEBROOKE RIDGE
#10-22

On October 18, 2010 the Taney County Planning Commission (grantor) approved a request by Quentin McGhee (grantee) to plat a minor subdivision. In accordance with the approval a Division III Permit #10-22 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Quentin McGhee is authorized to replat Lots 1, 2, 3, 4, and 6 into five additional lots, located off Ridgerunner Road in Saddlebrooke Subdivision. With eight out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix 8 Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment of solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. Road must be vacated before plat can be recorded.
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).

Legal description attached Replat of Lots 1, 2, 3, 4, and 6 of Saddlebrook Ridge located in the NE 1/4 and the NE 1/4 of the SE 1/4 of Sec. 5 Twp. 24 Rng. 21. Taney County, MO



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REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION

Robert A. Dixon
ROBERT A. DIXON



TANEY COUNTY PLANNING COMMISSION ✓
DIVISION III DECISION OF RECORD
NOVEMBER 15, 2010
CLEMENSON REALTY
#10-23

On November 15, 2010 the Taney County Planning Commission (grantor) approved a request by Joyce and David Clemenson to operate a real estate business and financial services from their home. In accordance with the approval a Division III Permit #10-23 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Joyce and David Clemenson are authorized to conduct business regarding financial services and real estate from their home located at 161 Brewster Road. With seven out of nine Planning Commissioners present the vote to approve was six in favor with one abstention. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance with the Home Occupation requirements of the Development Code (Section 4.4.)
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
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).

Legal description attached Lot 1 Caucey Subdivision



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 NON-STD FEE:
 PAGES: 4
 REAL ESTATE DOCUMENT
 TANEY COUNTY, MISSOURI
 RECORDERS CERTIFICATION
Robert A. Dixon
 ROBERT A. DIXON



TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
DECEMBER 20, 2010
KANAKUK CEMETERY (White Family)
#10-27

On December 20, 2010 the Taney County Planning Commission (grantor) approved a private family cemetery for K-Land One, LLC (The White Family) (grantee). In accordance with the approval a Division III Permit #10-27 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

K-Land One, LLC (The White Family) is authorized to subdivide a parcel of land as a private family cemetery off Lakeshore Dr. With six out of nine Planning Commissioners present the vote to approve was five in favor with one abstension. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
2. No outside storage if equipment, or solid waste materials.
3. This request moves through the County Commission process involving cemeteries, and receives their approval.
4. The decision of record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire. (Chapter III Item 6).

Legal description attached

Planning Commission
February 22, 2011

1. Code Amendments: before the County Commission
 - a. October 2010 Pending
 - Minor Subdivisions
 - Duplex definitions and Requirements

 - b. 2009 Pending
 - Appendix L, Road and Bridge
 - Land Use Change approval by County Commission
 - Right to Appeal by County Commission
 - Subdivision of Land recording

2. Length, Width and Area Code book changes

5. Division of Land

This section details the requirements and approval process for land division within Taney County. Pursuant to and as stated in RSMo Chapter 137, Section 185, no tract or parcel of less than one-sixteenth of a section (40 acres) shall be conveyed {transferred} by metes and bounds. Surveys in accordance with the above-mentioned statute are required. The Designated Official can approve minor subdivisions administratively provided specific conditions are met. The Planning Commission shall approve all other subdivisions. Additionally, all lots or tracts less than two (2) acres shall be approved by the Taney County Regional Sewer District.

5.1 Minor Subdivisions

A minor subdivision is a division of land that meets all of the following requirements. Approval of minor subdivisions can be preformed administratively.

- Contains **at least two (2) but not more than six (6) lots**
- Includes only single-family residences
- Is not an extension of off-tract improvements
- Lots to be served by an on-site septic system must be **greater than two (2) acres in area.**

Note: If one or more of the conditions defined above cannot be met, the proposed division of land cannot be defined as a *minor* subdivision, but instead must be treated as a subdivision in accordance with section 5.2 below. A Minor Subdivision of land resulting in the recording of a survey may or may not be approved administratively as circumstances suggest if the following conditions are met:

- 5.1.1 No more than six(6) tracts (lots) shall be created by a survey regardless of size. The six (6) tract maximum includes tracts created within the survey and also includes those tracts created by exclusion for the survey. A survey containing mot more than six (6) tracts must account for all of the area in the original tract of land.*
- 5.1.2 Any tract of land measuring forty (40) acres or more that is created By exclusion from a survey is not required to be included as a lot in a minor subdivision plat; however all tracts of land created by exclusion from a survey and not made a part of a minor subdivision plat must be identified on the minor subdivision plat and include the surveyor's certification that the excluded tract measures at least forty (40) acres.*
- 5.1.3 All tracts created shall have direct access to a public road with a fifty (50) foot easement or a platted easement with a fifty (50) foot minimum width that is declared to be a private road.*

5.1.4 *Additional division of the parent parcel will require approval of the Planning and Zoning Board.*

Note: If an easement is established to access the tract or tracts to be created by survey, it shall be a minimum of fifty (50) feet wide and declared to be a private road.

Duplex

Definitions

Duplex	A two-family residential use in which the dwelling units share a common wall (including the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.
Dwelling Unit	A building or portion of a building designed and used for residential occupancy by a single household. (This includes exclusive sleeping, cooking, and sanitation facilities)
Wall	An upright structure of masonry, wood, plaster, or other building material serving to enclose, divide, or protect an area, especially a vertical construction forming an inner partition or exterior siding of a building.

Requirements

The lot size for a duplex dwelling unit when a public/central is available shall be, at minimum, equivalent to existing standards for single family residential housing.

If an onsite septic system is needed due to the unavailability of a public/central sewer system, the lot size for a duplex dwelling unit shall be, at minimum, equivalent to existing standards for single family residential housing.

A one (1) hour fire rated, partition wall from foundation to roof decking shall be required between dwelling units.

No interior side setback is required on the "attached" side of a lot containing a duplex. The street, side, and rear setback standards shall apply.

Each dwelling unit shall have direct access to the existing road

APPENDIX L
Road and Access Standards

1. GENERAL PROVISIONS

County road standards and requirements are defined and managed by the Taney County Road and Bridge department. **However, as part of most development projects, the approval and issuance of permits may include basic requirements for roads, cul-de-sacs, etc. This appendix defines these requirements.**

APPENDIX L
Road and Access Standards

1. GENERAL PROVISIONS

County road standards and requirements are defined and managed by the Taney County Road and Bridge department. **All construction must adhere to the current published standards set forth by the Taney County Road and Bridge Department.**

APPENDIX L ROAD/BRIDGE

4.1.3. Division III Permits

Division III permits are required for any of the following:

(a) all development projects that do not qualify for a Division I or II permit

(b) new major developments

(c) land-use changes, including all subdivisions and re-subdivisions (replats)

(d) Special-Use conditions (see [Appendix E](#))

Detailed Division III permit application requirements are defined in [Appendix D](#).

4.1.3. Division III Permits

All land use changes reviewed and approved by the Planning Commission must receive final approval by the County Commission. Division III permits are required for any of the following:

LAND USE CHANGE, CO COMM

7.2. Right to Appeal

RSMo 64.870 grants the right of appeal to any person aggrieved by his or her inability to obtain a permit, by the issuance of a permit, or by any other decision made in the administration of these Codes (such as a particular condition imposed on a permit). The Board of Adjustment shall hear all appeals. All land use changes reviewed and approved by the Board of Adjustment must receive final approval by The County Commission.

RIGHT TO APPEAL/CO COMM

The Taney County Planning Commission hereby orders that no plat of any subdivision of land shall be recorded and that no building or other structure shall be erected, constructed, reconstructed, or enlarged, nor the use of any land be changed without a permit issued pursuant to these Codes. No division/subdivision of land may be recorded without approval of the Taney County Planning Department as stated in Taney County Ordinance (#####),

REFERENCE COUNTY ORDINANCE

LENGTH / WIDTH / AREA CODE BOOK CHANGES

Page	Section	
14	3.11.6 50ft easement	
14	4.1.1 100 sq ft	
15	4.1.2b 3 acres	Changes
15	4.1.4 1 acre	
16	4.8.2/4.8.3 10 calendar days	
17/18	4.12.3a 365 days b 70 feet c 300/200 feet d 40%	
19	5.1.2 50' width / note: 50 feet wide	
19	5.3.1 8,000 sq ft / 70 feet / 2 acres	Changes
19	5.3.2 2 acres note: 14 lots 24 persons	
20	6.5.3 2 acres	

3.10. Enforcement, Violations, and Penalties

It shall be the duty of the Designated Official to enforce these regulations and to bring to the attention of the Taney County Prosecuting Attorney any violations or lack of compliance herewith. Any person, firm, or corporation that fails to comply with or violates any of these regulations shall be deemed guilty of a misdemeanor and be subject to a fine of not more than one thousand dollars (\$1,000) or imprisonment in the county jail for a period not exceeding one (1) year, or both.

3.11. Building and Land Use Restrictions – Exemptions

The following exemptions are excerpts from Missouri State Statutes 64.890 and the full and accurate reading shall rest with State Statute:

3.11.1. Nothing in this Development Guidance Code shall affect the recovery of natural resources by strip or open-cut mining; provided that commercial structures attending to strip or open-cut mining operations shall be permitted in all districts except those zoned for residential or recreational use.

3.11.2. The provisions of this code shall not apply to the incorporated portions of the county.

3.11.3. The provisions of this code shall not apply to the raising of crops, livestock, orchards, or forestry and not to seasonal or temporary impoundments used for rice farming or flood irrigation. As used in this provision, the term "rice farming or flood irrigation" means small berms of no more than eighteen inches high that are placed around a field to hold water for use in growing rice or for flood irrigation.

3.11.4. This code shall not apply to the erection, maintenance, repair, alteration, or extension of farm buildings or farm structures used for such purposes in an area not within the area shown on the flood hazard map.

3.11.5. This code shall not apply to underground mining where the entrance is through an existing shaft or shafts, or through a shaft or shafts not within the area shown on the flood hazard area map.

(3.11.6 removed)

3.12. Temporary Construction Facilities

All temporary construction facilities must be removed within thirty (30) calendar days after a certificate of occupancy / compliance is issued.

4. PERMITS

4.1. Types of Permits

The types of permits available are defined below. However, to aid in determining what type of permit is required for a development project, the decision flow chart of [Appendix A](#) can be used to simplify the selection process.

4.1.1. Division I Permits

A permit required for any of the following conditions:

- (a) new single-family dwelling (including [manufactured homes](#))
- (b) new two-family dwelling (duplex) on parcels of three (3) or more acres
- (c) any addition to construction originally requiring a Division I permit
- (d) any addition to a single-family unit
- (e) [special events](#)

(f) [accessory buildings, structures, or appurtenances \(shed, deck, porch, car port, etc.\) which are not classified as an agricultural structure.](#)

[Note: Agricultural structures are exempt from permitting requirements, residential structures are not considered exempted as agricultural structures and do require permits. \(See Appendix B\)](#)

APPENDIX B (Division I Permit Application Requirements)

Division I permits provide for the rapid Staff approval for residences that are on large parcels and have little potential impact on the environment, their neighbors, or the taxpayers, or which are located in a subdivision that has already been approved for residential use by the county, assuring that environmental, land-use compatibility, public service, and other concerns have already been addressed.

Division I permits are subject to the requirements of section 4 of this code book and are required for any structure accessory building, or appurtenance greater than 100 square feet in ground coverage which is not classified as an agricultural structure. Two Family dwellings (duplex) on three acres or more are considered Division I permits.

Step 1: **FILING**

An application for a Division I permit may be filed with the Staff at any time during regular business hours. The applicant shall complete the permit application with following information:

- (a) Parcel number and proof of property ownership – either a copy of the property tax statement, a warranty deed with all attachments, or other legally established document that includes both the property owners name and property legal description.
- (b) Diagram showing lot lines, dimensions, locations of access and structures, distances from each lot line to the structure for which the permit is intended, and any other pertinent information as designated by the Staff.
- (c) Taney County Regional Sewer District approval. (The applicant shall contact the Taney County Sewer District for determination of any requirements and for approval.)
- (d) For permits that involve building sites instead of lots, the appropriate submittals shall mimic the above requirements for lots.

Step 2: **PLANNING & ZONING STAFF ACTION**

- (a) If the Staff finds that the proposed development supports and satisfies the basic purposes of this Code, including, but not limited to, property line [setbacks](#), [building height](#), [land grading](#), etc., and the required submittals and Absolute Policies of the Development Guidance Code have been met, the application for a permit shall be accepted and the permit issued. If the development is not in compliance with the above, the application will not be approved.
- (b) Applications for Division I permits shall be processed within five (5) working days of their filing. Applications cannot be processed until all submittals have been made.
- (c) No more than one dwelling shall be allowed per two (2) acre lot when using an on-site septic system.

Step 3: **NOTICE**

The developer shall receive prompt written notice of the approval or denial of their permit application. The Planning Commission and the County Commission shall receive a monthly summary of all Division I permit applications.

- (g) temporary construction facilities placed on a development site after receiving Division II or III permits

Note: All requests that do not specifically fall within the above listed situations shall automatically be considered either a Division II or III permit request.

Detailed Division I permit application requirements are defined in [Appendix B](#).

4.1.2. Division II Permits

A permit required for any of the following conditions:

- (a) new commercial, industrial, or institutional uses that have been issued a Division III permit
- (b) two-family dwellings except as excluded in [Appendix B](#)
- (c) any three-family or larger multi-family structure that already has an approved Division III permit
- (d) any addition to construction requiring a Division II permit, except additions to single family units
- (e) church structures or additions

Note: All requests that do not specifically fall within the above listed situations shall automatically be considered a Division III permit request.

Detailed Division II permit application requirements are defined in [Appendix C](#).

4.1.3. Division III Permits

Division III permits are required for any of the following:

- (a) all development projects that do not qualify for a Division I or II permit
- (b) new major developments
- (c) land-use changes, including all subdivisions and re-subdivisions (replats)
- (d) Special-Use conditions (see [Appendix E](#))

Detailed Division III permit application requirements are defined in [Appendix D](#).

4.1.4. Land Disturbance Permits

Land Disturbance permits are required for any development, including streets and utility construction as outlined in [Appendix F](#).

Detailed permit application requirements are defined in [Appendix F](#).

4.1.5. Sign Permits

Sign permits are used to authorize [off-premise signs](#), including the sign's structure and intended purpose. Specific requirements apply, including sign height, distance between signs, and sign size. These requirements also vary based on the location of the sign relative to the type of roadway, residences, etc.

Detailed sign permit application requirements are defined in [Appendix G](#).

4.2. Representations

All representations made in an application for a permit and that are necessary for compliance with any Absolute Policy or to secure a positive rating on any [Relative Policy](#) are binding. Failure to fulfill any representation during construction or occupancy of a development may result in suspension or revocation of the development's [Certificate of Occupancy / Compliance](#).

APPENDIX F (Land Disturbance Permit Application Requirements)

No land grading, except hand clearing or brush-hogging, shall commence on any property before all proper permits have been obtained. Land Disturbance permits are required for any development site where the affected land area exceeds one (1) acre, including streets and utility construction.

Step 1: FILING

An application for a Land Disturbance permit may be filed with the Staff at any time during regular business hours. The applicant shall complete the permit application with following information:

- applicant's name, address and phone number
- property information, including location, proof of ownership, floodplain, etc.
- description of work to be performed
- applicable [Technical Plans](#)

Step 2: ACTION

(a) Technical Plans

The developer shall provide a [Land Disturbance Plan](#) and an [Erosion and Sediment Control Plan](#) (see [Appendix I](#)).

(b) Approvals

Following the review and comment by the Designated Official and any other qualified authority, such as the Conservation District, as needed, the Designated Official shall approve, deny, or recommend modification of the plans.

(c) Issuance of Land Disturbance Permit

Upon approval of the final plans, the Designated Official shall issue a Land Disturbance permit. Such permit may be revoked by the Designated Official if, upon periodic inspection, it is determined that the work is not progressing in accordance with specifications of the approved plan.

LOT SIZE AND FRONTAGE REQUIREMENTS

	SEWER	SEPTIC
MINIMUM LOT SIZE (Res.)	8,000 SQUARE FEET	2 ACRES
ROAD FRONTAGE (Res.)	70 FEET	70 FEET
COMMERCIAL PROPERTY	8,000 SQUARE FEET	2 ACRES
ROAD FRONTAGE	70 FEET	70 FEET
MULTI-FAMILY WELL	14 LOTS OR 24 PEOPLE	
COMMUNITY WELLS	DNR APPROVAL	

- (d) approximate tract boundaries and legal description
- (e) contours at a minimum of ten (10) foot vertical intervals
- (f) names of all adjacent land owners and platted subdivisions
- (g) general location and dimensions of all right-of-ways and easements located within or adjacent to plat
- (h) location of all proposed streets, easements, public improvements, stormwater facilities, etc.
- (i) development plan for the project and any property proposed for future development
- (j) any additional information requested by the Planning Commission

6.1.2. Approval of the preliminary plat shall constitute approval of the subdivision as to the character and density of the development, the arrangement and approximate dimensions of streets, lots, and other planned features, but shall not authorize the sale of lots. It is only an authorization to proceed with the development of a final plat for approval.

6.2. Final Plat

The Final Plat shall conform to the requirements of [Appendix H](#).

6.3. Replats

Any change to an existing plat of a recorded subdivision that meets one or more of the following conditions shall comply with the Division III permitting process for review and approval by the Planning Commission.

- changes any road line whether private, public, county, or state
- changes the original boundary line of the recorded plat of record
- increases the number of lots within the recorded plat of record (increases density)

6.3.1. Changes to a recorded subdivision that do not fall within these circumstances may be administratively approved as an [Amended Plat](#).

6.3.2. If the specified changes impact dedicated roads or easements, it shall be the responsibility of the developer or applicant to provide proof that these public dedications have been vacated prior to any action by the Planning and Zoning Staff.

6.4. Amended Plats

Any changes made to an existing plat of a recorded subdivision that do not comply with the definition of a "[Replat](#)" and do comply with the definition of an "[Amended Plat](#)" can be [approved administratively](#).

6.5. Special Plat Requirements for Minor Subdivisions

6.5.1. The County Commission and the Planning Commission may delegate their authority to Designated Official for the approval of plats for [Minor Subdivisions](#).

6.5.2. After preliminary plat approval, with or without stipulations that require improvements, the Designated Official may sign and approve the final plat.

6.5.3. All lots or tracts that are proposed within the Minor Subdivision shall be required to adhere to the standards of the Lot Size and Frontage Requirements table. Taney County Regional Sewer District approval may be required.

Page	Section	
6	Base Plane (six feet)	
6	compatibility (1000 feet per state statute)	
9	Manufactured home	
9	Mobile Home	Definitions
9	Nightly Rental (30 days)	
11	Residential Structure (51%)	
12	Special Event (30 Days)	
14	3.11.6 50ft easement	
14	4.1.1 100 sq ft	
15	4.1.2b 3 acres	Changes
15	4.1.4 1 acre	
16	4.8.2/4.8.3 10 calendar days	
17	4.10.1 5 days	
17	4.12.1 35 feet	Height Amendment
17	4.12.2 70 feet	
17/18	4.12.3a 365 days b 70 feet c 300/200 feet d 40%	
19	5.1.2 50' width / note: 50 feet wide	
19	5.3.1 8,000 sq ft / 70 feet / 2 acres	Changes
19	5.3.2 2 acres note: 14 lots 24 persons	
20	6.5.3 2 acres	
21	boa page state statute	
22	8.1 100 Percent 8.2 60days 8.3 60 and 10 days	
24	10.1.1 100% and 20%	
24	10.1.3 90% and 10%	
25	10.2.2 \$500, \$1000	
26	11.1.1(1) 48 hours 42 lbs 30 lbs	
27	11.1.2(b) 30%	
29	11.1.4c 5 or more	
30	11.1.7 relative policies c 50 feet	
31	11.1.9 absolute(a) 2 acres	
32	11.1.9 relative policy 25 units <1 per acre 25%	Proper Location
32	11.2.1(1) 48 hours 42 lbs 30 lbs	
33	11.2.3 30%	
35	11.2.5(d) 5 or more	
36	11.2.8 relative policies(d) right of way 50 feet	
38	11.2.10 absolute policy(a) 2 acres	
38	11.2.10 relative policy 25 units <1 per acre 25%	
41	Appendix b step 2 b 5 days 2 acres	
42	Appendix c step 2 120 days step 3 30days & 5 days	

3.10. Enforcement, Violations, and Penalties

It shall be the duty of the Designated Official to enforce these regulations and to bring to the attention of the Taney County Prosecuting Attorney any violations or lack of compliance herewith. Any person, firm, or corporation that fails to comply with or violates any of these regulations shall be deemed guilty of a misdemeanor and be subject to a fine of not more than one thousand dollars (\$1,000) or imprisonment in the county jail for a period not exceeding one (1) year, or both.

3.11. Building and Land Use Restrictions – Exemptions

The following exemptions are excerpts from Missouri State Statutes 64.890 and the full and accurate reading shall rest with State Statute:

3.11.1. Nothing in this Development Guidance Code shall affect the recovery of natural resources by strip or open-cut mining; provided that commercial structures attending to strip or open-cut mining operations shall be permitted in all districts except those zoned for residential or recreational use.

3.11.2. The provisions of this code shall not apply to the incorporated portions of the county.

3.11.3. The provisions of this code shall not apply to the raising of crops, livestock, orchards, or forestry and not to seasonal or temporary impoundments used for rice farming or flood irrigation. As used in this provision, the term "rice farming or flood irrigation" means small berms of no more than eighteen inches high that are placed around a field to hold water for use in growing rice or for flood irrigation.

3.11.4. This code shall not apply to the erection, maintenance, repair, alteration, or extension of farm buildings or farm structures used for such purposes in an area not within the area shown on the flood hazard map.

3.11.5. This code shall not apply to underground mining where the entrance is through an existing shaft or shafts, or through a shaft or shafts not within the area shown on the flood hazard area map.

3.12. Temporary Construction Facilities

All temporary construction facilities must be removed within thirty (30) calendar days after a certificate of occupancy / compliance is issued.

4. PERMITS

4.1. Types of Permits

The types of permits available are defined below. However, to aid in determining what type of permit is required for a development project, the decision flow chart of [Appendix A](#) can be used so simplify the selection process.

4.1.1. Division I Permits

A permit required for any of the following conditions:

(a) new single-family dwelling (including [manufactured homes](#))

(b) new two-family dwelling (duplex) on parcels of three (3) or more acres

(c) any addition to construction originally requiring a Division I permit

(d) any addition to a single-family unit

(e) [special events](#)

(f) accessory buildings, structures, or appurtenances (shed, deck, porch, car port, etc.) which are not classified as an agricultural structure (agricultural structures are exempt from all permitting requirements; residential structures are not considered exempted as agricultural structures and do not require permits for purposes of compliance with setbacks) [[Appendix B](#)]

APPENDIX B (Division I Permit Application Requirements)

Division I permits provide for the rapid Staff approval for residences that are on large parcels and have little potential impact on the environment, their neighbors, or the taxpayers, or which are located in a subdivision that has already been approved for residential use by the county, assuring that environmental, land-use compatibility, public service, and other concerns have already been addressed.

Division I permits apply to the requirements of section 4 of this code book and are required for any structure accessory building, or appurtenance greater than 100 square feet in ground coverage which is not classified as an agricultural structure. Two Family dwellings on three acres or more.

Step 1: FILING

An application for a Division I permit may be filed with the Staff at any time during regular business hours. The applicant shall complete the permit application with following information:

- (a) Parcel number and proof of property ownership – either a copy of the property tax statement, a warranty deed with all attachments, or other legally established document that includes both the property owners name and property legal description.
- (b) Diagram showing lot lines, dimensions, locations of access and structures, distances from each lot line to the structure for which the permit is intended, and any other pertinent information as designated by the Staff.
- (c) Taney County Regional Sewer District approval. (The applicant shall contact the Taney County Sewer District for determination of any requirements and for approval.)
- (d) For permits that involve building sites instead of lots, the appropriate submittals shall mimic the above requirements for lots.

Step 2: PLANNING & ZONING STAFF ACTION

- (a) If the Staff finds that the proposed development supports and satisfies the basic purposes of this Code, including, but not limited to, property line [setbacks](#), [building height](#), [land grading](#), etc., and the required submittals and Absolute Policies of the Development Guidance Code have been met, the application for a permit shall be accepted and the permit issued. If the development is not in compliance with the above, the application will not be approved.
- (b) Applications for Division I permits shall be processed within five (5) working days of their filing. Applications cannot be processed until all submittals have been made.
- (c) No more than one dwelling shall be allowed per two (2) acre lot when using an on-site septic system.

Step 3: NOTICE

The developer shall receive prompt written notice of the approval or denial of their permit application. The Planning Commission and the County Commission shall receive a monthly summary of all Division I permit applications.

- (g) temporary construction facilities placed on a development site after receiving Division II or III permits

Note: All requests that do not specifically fall within the above listed situations shall automatically be considered either a Division II or III permit request.

Detailed Division I permit application requirements are defined in [Appendix B](#).

4.1.2. Division II Permits

A permit required for any of the following conditions:

- (a) new commercial, industrial, or institutional uses that have been issued a Division III permit
- (b) two-family dwellings except as excluded in [Appendix B](#)
- (c) any three-family or larger multi-family structure that already has an approved Division III permit
- (d) any addition to construction requiring a Division II permit, except additions to single family units
- (e) church structures or additions

Note: All requests that do not specifically fall within the above listed situations shall automatically be considered a Division III permit request.

Detailed Division II permit application requirements are defined in [Appendix C](#).

4.1.3. Division III Permits

Division III permits are required for any of the following:

- (a) all development projects that do not qualify for a Division I or II permit
- (b) new major developments
- (c) land-use changes, including all subdivisions and re-subdivisions (replats)
- (d) Special-Use conditions (see [Appendix E](#))

Detailed Division III permit application requirements are defined in [Appendix D](#).

4.1.4. Land Disturbance Permits

Land Disturbance permits are required for any development including streets and utility construction as outlined in [Appendix F](#).

Detailed permit application requirements are defined in [Appendix F](#).

4.1.5. Sign Permits

Sign permits are used to authorize [off-premise signs](#), including the sign's structure and intended purpose. Specific requirements apply, including sign height, distance between signs, and sign size. These requirements also vary based on the location of the sign relative to the type of roadway, residences, etc.

Detailed sign permit application requirements are defined in [Appendix G](#).

4.2. Representations

All representations made in an application for a permit and that are necessary for compliance with any Absolute Policy or to secure a positive rating on any [Relative Policy](#) are binding. Failure to fulfill any representation during construction or occupancy of a development may result in suspension or revocation of the development's [Certificate of Occupancy / Compliance](#).

APPENDIX F (Land Disturbance Permit Application Requirements)

No land grading, except hand clearing or brush-hogging, shall commence on any property before all proper permits have been obtained. Land Disturbance permits are required for any development site where the affected land area exceeds one (1) acre, including streets and utility construction.

Step 1: FILING

An application for a Land Disturbance permit may be filed with the Staff at any time during regular business hours. The applicant shall complete the permit application with following information:

- applicant's name, address and phone number
- property information, including location, proof of ownership, floodplain, etc.
- description of work to be performed
- applicable [Technical Plans](#)

Step 2: ACTION

(a) Technical Plans

The developer shall provide a [Land Disturbance Plan](#) and an [Erosion and Sediment Control Plan](#) (see [Appendix I](#)).

(b) Approvals

Following the review and comment by the Designated Official and any other qualified authority, such as the Conservation District, as needed, the Designated Official shall approve, deny, or recommend modification of the plans.

(c) Issuance of Land Disturbance Permit

Upon approval of the final plans, the Designated Official shall issue a Land Disturbance permit. Such permit may be revoked by the Designated Official if, upon periodic inspection, it is determined that the work is not progressing in accordance with specifications of the approved plan.

Note: If one or more of the conditions defined above cannot be met, the proposed division of land cannot be defined as a *minor* subdivision, but instead must be treated as a subdivision in accordance with section 5.2 below. A Minor Subdivision of land resulting in the recording of a survey may or may not be [approved administratively](#), as circumstances suggest, if the following conditions are met:

- 5.1.1. No more than six (6) lots are created regardless of the size of the lots. These are lots created either by survey or by exclusion from the survey (e.g., by [metes and bounds](#)).
- 5.1.2. If only two (2) lots are created, then both shall have either direct access to public road with minimum required road width, or a platted easement at minimum required width that is declared to be a private road.
- 5.1.3. Lots that are less than five (5) acres in area shall have direct frontage access to existing public roads. The access actually used can be established by easement, however the potential direct access to existing public road shall be present.
- 5.1.4. Lots that are five (5) acres or greater in area can be established regardless of whether frontage on a public road exists or not. Any lot created shall have either direct access to a public road or an established access easement.

Note: If an easement is established to access the lot or lots to be created by survey, it shall meet the current minimum road width standards of Taney County and declared to be a private road.

5.2. Subdivisions

All divisions of land that do not fall within the provisions of a Minor Subdivision shall be reviewed and approved by the Planning Commission.

5.3. Lot Size and Frontage Requirements

5.3.1.

Minimum requirements for lot size and road frontage has been established for residential and commercial properties in Taney County. These requirements vary depending on factors such as availability of sewer and public water. Refer to the Lot size and Frontage table in this section. (Road frontage calculations for cul-de-sacs and sharp curves shall be at the setback line.)

Note: Public/central water systems shall be either multi-family wells or community public water supply wells designed to serve the population of the proposed subdivision, in either case, approval by the Missouri Department of Natural Resources is required.

Note: Public/central sewer systems shall be systems that are designed to serve the population of the proposed subdivision and must be approved by the Missouri Department of Natural Resources and/or the Taney County Regional Sewer District.

6. PLATS

6.1. Preliminary Plat

- 6.1.1. The Preliminary Plat shall be prepared and presented to the Planning Commission using the Division III permit process. The following information shall be shown on or submitted with the plat:
 - (a) subdivision name
 - (b) plat drawn to a convenient scale
 - (c) name(s) and address(s) of owner(s) / developer(s)

LOT SIZE AND FRONTAGE REQUIREMENTS

	SEWER	SEPTIC
MINIMUM LOT SIZE (Res.)	8,000 SQUARE FEET	2 ACRES
ROAD FRONTAGE (Res.)	70 FEET	70 FEET
COMMERCIAL PROPERTY	8,000 SQUARE FEET	2 ACRES
ROAD FRONTAGE	70 FEET	70 FEET
MULTI-FAMILY WELL	14 LOTS OR 24 PEOPLE	
COMMUNITY WELLS	DNR APPROVAL	

- (d) approximate tract boundaries and legal description
- (e) contours at a minimum of ten (10) foot vertical intervals
- (f) names of all adjacent land owners and platted subdivisions
- (g) general location and dimensions of all right-of-ways and easements located within or adjacent to plat
- (h) location of all proposed streets, easements, public improvements, stormwater facilities, etc.
- (i) development plan for the project and any property proposed for future development
- (j) any additional information requested by the Planning Commission

6.1.2. Approval of the preliminary plat shall constitute approval of the subdivision as to the character and density of the development, the arrangement and approximate dimensions of streets, lots, and other planned features, but shall not authorize the sale of lots. It is only an authorization to proceed with the development of a final plat for approval.

6.2. Final Plat

The Final Plat shall conform to the requirements of [Appendix H](#).

6.3. Replats

Any change to an existing plat of a recorded subdivision that meets one or more of the following conditions shall comply with the Division III permitting process for review and approval by the Planning Commission.

- changes any road line whether private, public, county, or state
- changes the original boundary line of the recorded plat of record
- increases the number of lots within the recorded plat of record (increases density)

6.3.1. Changes to a recorded subdivision that do not fall within these circumstances may be administratively approved as an [Amended Plat](#).

6.3.2. If the specified changes impact dedicated roads or easements, it shall be the responsibility of the developer or applicant to provide proof that these public dedications have been vacated prior to any action by the Planning and Zoning Staff.

6.4. Amended Plats

Any changes made to an existing plat of a recorded subdivision that do not comply with the definition of a "[Replat](#)" and do comply with the definition of an "[Amended Plat](#)" can be [approved administratively](#).

6.5. Special Plat Requirements for Minor Subdivisions

6.5.1. The County Commission and the Planning Commission may delegate their authority to Designated Official for the approval of plats for [Minor Subdivisions](#).

6.5.2. After preliminary plat approval, with or without stipulations that require improvements, the Designated Official may sign and approve the final plat.

6.5.3. All lots or tracts that are proposed within the Minor Subdivision shall be required to adhere to the standards of the Lot Size and Frontage Requirements table. Taney County Regional Sewer District approval may be required.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JANUARY 10, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Sarah Klinefelter, Shawn Pingleton, Rick Caudill, Randall Cummings, and Frank Preston (via telephone). Staff present; Eddie Coxie, Bonita Kisse, and Dan Nosalek.

Election of 2011 Officers: Postponed until next week.

Mr. Coxie explained the meeting procedures and presented the exhibits.

Public Hearings:

Sunflower Estates Mobile Home Park: a request by Stan Hagaman to increase the density of the existing mobile home park by decreasing the acreage. The property is located off Hagaman Parkway. Mr. Coxie read the staff report and presented pictures and a video of the site. Discussion followed regarding how the property will be split. The mobile home park will be completely contained on the 34 acres. Sherry Velkamp and Betty Hagaman represented the project and addressed questions from the Planning Commission. No one signed up to speak. The project will proceed to final vote next week.

Bee Creek Storage: a request by Tri-Sons Properties to construct storage units on a replatted subdivision lot located Bee Creek Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Discussion followed. Eddie Wolfe representing Tri-Sons addressed questions from the Planning Commission. He reported that the gate would be moved back, so a large enough turn around could be constructed. This will be added to the decision of record. The pond will be drained and filled. There will be 374 units unless the detention pond would need to be larger in which case the units would be less. This project will be voted on next week.

Old and New Business:

Paul Vozar: Mr. Vozar, and Luke Mitchell, explained a project he is planning called Ozark Extreme Sports. Discussion followed regarding, location,

noise, all the events planned, timeline, and staying with the original approval on the property. Mr. Vozar has not turned in a Division III application yet.

Permit Renewals:

Mr. Coxie reported the County Commission acted on one of the amendments presented to them. The permit extension amendment will be recorded in the County Clerks Office and inserted into the development code. Therefore permits will not need to be renewed in the future.

Adjournment:

With no other business on the agenda for January 10, 2010 the meeting adjourned at 7:15 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 18, 2011, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Susan Martin, Mark Blackwell, Frank Preston, and Rick Caudill. Staff present: Eddie Coxie, Bonita Kissee.

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

Election of 2011 Officers: Postponed from last week. Shawn Pingleton nominated Sarah Klinefelter to serve another year as chairman. Rick Caudill seconded. There were no other nominations. The vote to elect Sarah Klinefelter was unanimous. Randall Cummings nominated Shawn Pingleton as Vice-Chairman. Mark Blackwell seconded. The vote to elect Shawn Pingleton as Vice-Chairman was unanimous.

Review and Action:

Minutes, December 2010: with no additions or corrections a motion was made by Rick Caudell to approve the minutes as written. Seconded by Randall Cummings. The vote to approve the minutes was unanimous.

Final Votes:

Sunflower Estates Mobile Home Park: request by Stan Hagaman to develop a 100 pad mobile home park on 34 acres located off Hagaman Parkway. The park is existing and was originally approved to sit on 54 acres. Mrs. Klinefelter and Mr. Coxie clarified the project. After discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with a note that lot 6 will convert to single family. Mark Blackwell seconded. The vote to approve was unanimous.

Bee Creek Storage: request by Tri-Sons Properties to construct a storage facility located off Bee Creek Road. Mr. Coxie discussed location and surrounding property

uses, lot split, and road. Eddie Wolfe representing the project addressed questions from the Planning Commission. After discussion a motion was made by Randall Cummings to approve based upon the decision of record with the addition of a 20' easement platted on the north side of 1A, the entrance gate to the storage facility will be placed 57' or more from the west pavement edge of Bee Creek Road. Seconded by Rick Caudill. The vote to approve was unanimous.

Concepts:

White House: a request by Branson Development, LLC to split the property into two parcels to an existing building can be sold. Eddie Wolfe representing the applicant addressed questions from the Planning Commission. Mr. Coxie located the project for the Planning Commission on the map. Mr. Wolfe stated that the use will not change with this request, the other lot might be split in the future. The remaining part will not be sold at this time. This project will proceed to public hearing in March.

Sleepy Bees: a request by David Jones to operate a shipping and receiving business for children's sleeping devices located at 2000 Lakeshore Dr. Jim Brawner representing the applicant addressed questions from the Planning Commission. Mr. Coxie explained that this will be a special use request. Mr. Brawner stated that this property had been previously platted into 20 lots but the applicant does not wish to do this, and would like to obtain more property on the one side. There are some existing buildings on the property and one will be used for this business. This project will proceed to public hearing next month.

Hills and Hollows Gardens: a request by Rachel Archambeau to operate a temporary greenhouse at the parking lot of Taney Center located off St. Hwy. 160. Ms. Archambeau addressed questions from the Planning Commission. Mr. Coxie clarified the request. This will also be a special use permit. Her plants come from Cedar Creek Gardens. Ms. Archambeau addressed questions from the Planning Commission. This project will proceed to public hearing next month.

Mr. Coxie reminded the Commission that the site of the Hills and Hollows request is also where a fireworks stand is during the season for that. The County Commission made the decision some years ago that the Planning Department would not issue permits for fireworks stands.

Old and New Business:

Mr. Coxie reminded the Planning Commission that the permit renewals will not appear on the agenda from now on because the amendment has been passed eliminating the need to renew a permit.

Mark Pyatt with National Institute of Marriage was present to discuss with the Planning Commission to discuss a change in the decision of record regarding the wastewater treatment. The decision of record does not address the type of wastewater

treatment. Discussion followed regarding approval based upon the wastewater system plans at the time. The decision of record states that a letter will be provided by the sewer district with their approval. Mr. Pyatt stated that the sewer district is aware of their plans and that DNR would come in with the sixth building. Letter from both Mr. Pyatt and Mr. Souttee with the sewer district, will be provided.

Mr. Coxie reported that an individual approached the planning office regarding the purchase of Oakmont Hills property and explained the plans for that property. The proposal is in line with what was approved for that property originally. The golf course would be removed and cabins would be built there. Mr. Coxie wanted to make sure the Planning Commission was aware of what is planned and get their input if any. The name of the project will change to Branson Cedars Resort. A preliminary sketch plan was presented. The Planning Commission gave approval to proceed with the plans as long as the project stays in line with the original approval. Any changes must come back before the Commission.

Mark Blackwell presented a letter of resignation to the Planning Department which Mr. Coxie read to the Planning Commission. Discussion followed.

Adjournment:

With no other business on the agenda for January 18, 2011 the meeting adjourned at. 7:15