



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

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### AGENDA

**TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING/WORK SESSION  
MONDAY, FEBRUARY 8, 2010, 7:00 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*

*Scanning Report*

*Five Year Comparison*

*Report on Extensions and Renewals*

*New Fee Schedule*

Public Hearing:

*Code Updates:*

*Planning Commission Bylaws*

*Fractional Ownership*

*Zoning Districts*

*Other Possible Topics of Discussion*

**General Public Discussion**

Old and New Business:

Adjournment.



## TANEY COUNTY PLANNING COMMISSION

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Phone: 417 546-7225 / 7226 • Fax: 417 546-6861  
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**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING/WORK SESSION**  
**TUESDAY, FEBRUARY 16, 2010, 7:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*

Review and Action:

*Minutes, January 2010*  
*Code Amendments:*  
*Fractional Ownership*  
*Planning Commission Bylaws*  
*Zoning Districts*

Old and New Business:

Adjournment.



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website: [www.taneycounty.org](http://www.taneycounty.org)

The following is a summary of the caseload which occurred in the Planning Department for the year 2009. Please find attached reports outlining Division I, II, III, Land Disturbance, and the Board of Adjustment.

In 2009 there were 34 Division III permits applied for, with 22 approvals, 3 denials, 6 abandoned, and 3 pending. Seventeen projects were presented to the Planning Board for a permit extension and approval. There were 15 cases presented to the Board of Adjustment and consisted of 11 variance requests, 3 appeals of Planning Board Decisions. And 1 request for rehearing/reconsideration. Of these 15 cases 12 were approved and 3 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.

During 2009 Taney County Planning moved from their offices under the Jail to temporary offices in the new judicial facility and then to our current facility in the newly remodeled Jail Annex building. This move provided much needed work space and a fresh new environment for the Planning Department and the Regional Sewer District offices. Planning and the Sewer District shared the purchase of a new scanner which remains in our building and allows for frequent scanning of our documents. Attached is a document which outlines our scanning progress to date.

Taney County Planning experienced a reduction in permits when compared to 2008 and an even greater decline when compared to 2007. This is due largely to the state of the economy. We are maintaining a staff of four people and have redistributed the work load to allow for this staff in this economy. Due to budget constraints we did not budget for our open position nor do we expect to try and fill that position until perhaps 2011. This reduced staff causes our inspectors to have less time in the field and consequently the ability to discover and correct non-compliant activity.

The February meeting of Taney County Planning and Taney County Board of Adjustment produced six recommendations to the Taney County Commission for Development Guidance Code changes or additions and they are as follows:

- 1) Ordinance for the Taney County Recorder requiring approval from Taney County Planning for and subdivision of land.
- 2) Change in verbiage stating adherence to the new Taney County Road and Bridge road standards.
- 3) Verbiage stating the Taney County Commission must have the final vote concerning land use changes granted by the Taney County Planning Commission.

- 4) Verbiage stating the Taney County Commission must have the final vote concerning land use changes granted by the Board of Adjustment.
- 5) Adding a section in the Division III Special Use permit section regarding Nightly Rentals.
- 6) New cost based fee schedule.

Enclosed are the pages from our code book showing the implementation of items number five and six. The new fee schedule began January 1, 2010. During the year the Taney County Commission contracted with EGIS Engineering to begin work on mapping Taney into zoning districts based on current use. This will help to facilitate items three and four; however the need will still arise for a new process to be implemented for the final approval of land use changes. The Planning staff is currently working to supply a document to describe existing uses in Taney County to allow EGIS to correctly identify the "zones" and complete the drawing of their map. We will continue to work on the unfinished items plus the items added in the February 2010 meeting. Lastly, enclosed with this packet is a copy of the by-laws for the Taney County Planning Commission. Please review the by-laws and mark for the needed or desired changes.

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

## **2009 DIVISION III END OF YEAR REPORT**

<b><u>APPLICANT</u></b>	<b><u>PROJECT</u></b>	<b><u>PERMIT #</u></b>	<b><u>MAP #</u></b>	<b><u>SPECS</u></b>	<b><u>ACTION</u></b>	<b><u>RECORDED</u></b>
Dave Lusby	CJS Remark	2009-01	9-3-8-4-16-9.1	Screen Printing	Approved	4/20/2009
	Replat Southern Oaks	2009-02	9-5-21-0-0-34	Green Space	Denied	4/13/2009
Dan Ruda	Fountains on Fall Crk	2009-03	18-1-12-4-1-2	Mixed Use	Boa Approved	6/17/2009
	Maj. Pt. Condos	2009-04	18-2-10-3-1-8.1	Fractional Ownership	Withdrew	
	Midwest Block & Brick	2009-05	8-3-8-0-0-5.4	Storage of Bldg. Mat.	Admin.	4/13/2009
Church USA, Inc.	Church Army	2009-06	17-1-2-2-1-4-1	Daycare	Approved	5/12/2009
Tim Quinn	New Lipco Warehouse	2009-07	17-1-12-2-1-1	Warehouse S creen Print	Approved	5/8/2009
Louis Filzer	Filzer Sub.	2009-08	21-2-3-0-0-1-5	SFR	Approved	6/15/2009
Steve Rawlings	Steve Rawlings	2009-09			Admin.	
Lenel F. Freemyer	Green Env.	2009-10	6-6-24-0-24-0-0-2	Learning Center	Denied	6/15/2009
Dave Kowalski	1st Sec. Auto	2009-11	8-8-33-4-10-2	Used Car Sales	Approved	7/20/2009
Gene Allison	Farmers Mkt.	2009-12	4-4-17-0-0-6-3	Swap Meet	Approved	7/20/2009
Nathan Burton	Timber Tops	2009-13	8-8-34-0-0-50.1	SFR/MFR	Postponed	
Dante Perano	Perano Est.	2009-14	17-1-11-0-0-9	SFR	Approved	9/9/2009
Brian Hayes	Kassell Rock	2009-15	5-7-25-0-0-1	SFR	Abandoned	
Robin McGinnis	Appleseed Christian Acd	2009-16	8-8-34-0-0-51	Private School	Approved	8/17/2009
Donald Halbrook	Northview Hts. Sub. L-1	2009-17	5-21-0-1-7-0	SFR	Approved	9/21/2009
Amijen Prop. LLC	Canopy Tour	2009-18	5-4-17-0-0-1	Comm. Bus.	Approved	8/17/2009

Big Cedar, LP	Bowling Alley	2009-19	19-1-12-2-1-1.3	Div. II	Pending	
Frank Epps	Trash Service	2009-20	5-30-6-0-0-15.3	Truck Parking	Abandoned	
Mike Geisey	Villa GIS	2009-21	9-5-21-0-0-16	Add. To Bus.	Approved	9/16/2009
Callen McDonald	Booger Holler	2009-22	9-5-21-0-0-66.2	U-haul/retail	Withdrew	
Susan Burke	Bookkeeping	2009-23	4-3.3-8-0-015	Business	Approved	10/13/2009
Big Cedar, LP	Wilderness Club	2009-24	19-1-12-2-1-1-3	Multi-use	Approved	9/21/2009
Frank Epps	Trash Service	2009-25	18-1-11-14-1-18	Trk. Parking	Approved	10/13/2009
Trong Van Tran	Restaurant	2009-26	8-9-30-0-0-81	Business	Approved	10/9/2009
Larry Morton	Branson Radio Network	2009-27	7-8-34-0-0-9	Radio Station	Approved	11/16/2009
Richard Robison	Small Eng. Dr. Relocate	2009-28	20-4-17-0-0-20	Sml. Eng. Repair	Approved	11/16/2009
Steve Creedon	Wolf Trl. Est. Ph. 2	2009-29	17-9-32-0-0-1-2	SFR	Admin.	
Dan Ruda	Fountains on Fall Crk.	2009-30	18-1-12-4-1-2	Canopy Tour	Abandoned	
John Hover	Brianwood on Taneycomo	2009-31	8-8-28-0-0-89.1	Fractional Ownership	Approved	1/8/2010
Eugene Rogers	Gene Rogers Farms	2009-32	24-2-9-0-0-1.1	Retail Feed Sales	Approved	12/21/2009
Daniel Warner	Airpark	2009-33	15-8-27-0-0-1.1	Res/Comm	Pending	
John Padgett	Bee Crk Storage	2009-34	8-5-0-21-3-3-3	Res/mini Storage	Pending	

**2009 DIVISION III PERMIT RENEWAL REPORT**

<u>PROJECT</u>	<u>SPECS</u>	<u>DATE OF RENEWAL</u>	<u>#OF RENEWALS</u>
Lakeshore Dr. Est.	Condos	3/9/09	1
Air Park South	Mixed-use	3/9/09	2
Emerald Pointe	SFR	4/13/09	1
Bee Creek Multi-Use Complex		4/13/09	1
Tri-State Utilities Water Tower		4/13/09	1
Combs/Redfern Apts.		4/13/09	1
Mt. Branson Townhomes		5/11/09	2
The Lakes		6/15/09	2
Soup Shop	Restaruant	7/13/09	1
Emory Creek	Multi-use	8/10/09	1
Acacia Bend II & III Condos		9/21/09	1
Oakmont Hills	Cabins	11/16/09	2
Murder Rock Cabana Condos		11/16/09	1

## 2009 DIVISION II REPORT

### # PERMITS

1ST QUARTER	7
2nd QUARTER	20
3rd QUARTER	10
4th QUARTER	9
TOTAL	46

DATE	PERMIT #	BUSINESS/ PROJECT NAME	SITUS ADDRESS	SEC/TWN/RNG	STRUCTURE PURPOSE
08-Jan-09	09-001II	CAR WASH	20194 US HWY 160	25-24-20	CAR WASH
05-Feb-09	09-002II	BRANSON UPHOLSTERY	922 RINEHART RD	16-23-21	ADDITION
19-Feb-09	09-003II	SBA COMMUNICATIONS/ANT ENNA	3809 STATE HWY 176	11-23-21	ANTENNA/CELL PHONE
19-Feb-09	09-004II	AMERICAN TOWER/ANTENNA	383 WINDMILL RD	31-22-21	ANTENNA/CELL PHONE
19-Feb-09	09-005II	FUTURE MEN	3278 DEER LN	34-23-20	OFFICE/STORAGE/MEETIN
19-Feb-09	09-006II	PDQ TOWER SERVICE	512 TATE RD	14-21-23	CELL PHONE RECEPTION
18-Mar-09	09-007II	WHITE RIVER ELECTRIC OFFICE BLDG	2449 E STATE HWY 76	2-22-21	OFFICE
02-Apr-09	09-008II	T-MOBILE ANTENNA	364 CROSS TIMBER RD	24-23-19	CELL PHONE RECEPTION
02-Apr-09	09-009II	BEAR CREEK BED & BREAKFAST	1320 KEITHLEY RD	6-24-21	DECK
30-Apr-09	09-010II	KANAKUK KAMP/ADDITION AND REMODEL	1353 LAKE SHORE DR	28-23-21	
14-May-09	09-011II	PWSD #3	114 BUSINESS PARK DR	16-23-21	STORAGE
21-May-09	09-012II	FAMOUS DAVE'S	4000 AIRPORT BLVD	3-21-21	DECK
21-May-09	09-013II	CARPORT	265 SYCAMORE	21-23-21	CARPORT
28-May-09	09-014II	WELL HOUSE	1533 E STATE HWY 76	34-23-21	WELL HOUSE
12-Jun-09	09-015II	BEE CREEK APARTMENTS	135 BUZZ ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-016II	BEE CREEK APARTMENTS	165 BUZZ ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-017II	BEE CREEK APARTMENTS	195 BUZZ ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-018II	BEE CREEK APARTMENTS	225 BUZZ ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-019II	BEE CREEK APARTMENTS	265 BUZZ ST	21-23-21	MONTHLY RENTAL

## 2009 DIVISION II REPORT

12-Jun-09	09-020II	BEE CREEK APARTMENTS	269 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-021II	BEE CREEK APARTMENTS	239 BUMBLEBEE ST & 224 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-022II	BEE CREEK APARTMENTS	161 BUMBLEBEE ST & 166 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-023II	BEE CREEK APARTMENTS	121 BUMBLEBEE ST & 134 BUZZ	21-23-21	MONTHLY RENTAL
12-Jun-09	09-024II	BEE CREEK APARTMENTS	120 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-025II	BEE CREEK APARTMENTS	160 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL
12-Jun-09	09-028II	BEE CREEK APARTMENTS	270 BUMBLEBEE ST	21-23-21	MONTHLY RENTAL UNITS
12-Jun-09	09-029II	BEE CREEK APARTMENT/CLUB HOUSE/POOL	200 BUZZ ST	21-23-21	CLUB HOUSE AND POOL
27-Aug-09	09-033II	VERIZON WIRLESS	290 ROSEWOOD DR	16-23-21	CELL PHONES
27-Aug-09	09-034II	VERIZON WIRELESS	199 ALMS AVE	28-24-21	CELL PHONES
27-Aug-09	09-035II	VERIZON WIRELESS	1049 IOWA COLONY RD	24-22-22	CELL PHONES
27-Aug-09	09-036II	VERIZON WIRELESS	1901 STATE HWY BB	10-22-21	CELL PHONES
27-Aug-09	09-037II	VERIZON WIRLESS	759 US HWY 65	5-24-21	CELL PHONES
10-Sep-09	09-038II	KANAKUK/RESTROOM FACILITY	1353 LAKE SHORE DR	33-23-21	RESTROOM
24-Sep-09	09-039II	INTEGRATED DATA SYSTEMS	600 WINDMILL RD	31-22-21	SHELTER
24-Sep-09	09-040II	INTEGRATED DATA SYSTEMS	WINDMILL RD	31-22-21	SHELTER
01-Oct-09	09-041II	DAVID CRISMON	345 SYCAMORE DR	21-23-21	CARPORT
29-Oct-09	09-042II	CENTRAL TANEY COUNTY FIRE DISTRICT	16867 E STATE HWY 76	22-24-19	STORAGE
19-Nov-09	09-043II	TRONG VAN TRAN/RESTAURANT	2130 STATE HWY 248	30-23-21	RESTAURANT
19-Nov-09	09-044II	OAKMONT COMMUNITY IMPROVEMENT ASSOC	2308 STATE HWY 86	12-21-22	MECHANICAL
10-Dec-09	09-045II	RICHARD ROBISON/SMALL ENGINE REPAIR	2700 RIDGEDALE RD	17-21-21	CAR REPAIR
10-Dec-09	09-046II	GERALD CAUSEY/NAIL SALON	128 BREWSTER RD	19-22-21	NAIL SALON

## 2009 DIVISION I PERMIT REPORT

<b>2009 TOTAL</b>	
# PERMITS	208
TOTAL SQ FT	280,111
MINIMUM SQ FT	100
MAXIMUM SQ FT	4,900
AVERAGE SQ FT	1,315

### ADDITIONS

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	6	# PERMITS	3	# PERMITS	9	# PERMITS	6	# PERMITS	24
TOTAL SQ FT	2,502	TOTAL SQ FT	1,552	TOTAL SQ FT	10,151	TOTAL SQ FT	3,026	TOTAL SQ FT	17,231
MINIMUM SQ FT	144	MINIMUM SQ FT	224	MINIMUM SQ FT	256	MINIMUM SQ FT	140	MINIMUM SQ FT	140
MAXIMUM SQ FT	1,000	MAXIMUM SQ FT	816	MAXIMUM SQ FT	4,900	MAXIMUM SQ FT	1,600	MAXIMUM SQ FT	4,900
AVERAGE SQ FT	548	AVERAGE SQ FT	517	AVERAGE SQ FT	1,128	AVERAGE SQ FT	605	AVERAGE SQ FT	735

### GARAGE

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	7	# PERMITS	3	# PERMITS	8	# PERMITS	6	# PERMITS	24
TOTAL SQ FT	9,572	TOTAL SQ FT	1,436	TOTAL SQ FT	4,291	TOTAL SQ FT	4,856	TOTAL SQ FT	20,155
MINIMUM SQ FT	504	MINIMUM SQ FT	320	MINIMUM SQ FT	140	MINIMUM SQ FT	288	MINIMUM SQ FT	128
MAXIMUM SQ FT	2,360	MAXIMUM SQ FT	640	MAXIMUM SQ FT	1,600	MAXIMUM SQ FT	1,500	MAXIMUM SQ FT	2,360
AVERAGE SQ FT	1,367	AVERAGE SQ FT	479	AVERAGE SQ FT	536	AVERAGE SQ FT	809	AVERAGE SQ FT	1,048

### SINGLE FAMILY HOME

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	21	# PERMITS	34	# PERMITS	8	# PERMITS	26	# PERMITS	89
TOTAL SQ FT	44,067	TOTAL SQ FT	62,357	TOTAL SQ FT	11,310	TOTAL SQ FT	44,932	TOTAL SQ FT	162,666
MINIMUM SQ FT	900	MINIMUM SQ FT	1,000	MINIMUM SQ FT	580	MINIMUM SQ FT	588	MINIMUM SQ FT	580
MAXIMUM SQ FT	3,072	MAXIMUM SQ FT	4,576	MAXIMUM SQ FT	3,800	MAXIMUM SQ FT	4,500	MAXIMUM SQ FT	4,576
AVERAGE SQ FT	2,098	AVERAGE SQ FT	1,834	AVERAGE SQ FT	2,262	AVERAGE SQ FT	2,042	AVERAGE SQ FT	1,984

## 2009 DIVISION I PERMIT REPORT

### MANUFACTURED HOME

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	4	# PERMITS	2	# PERMITS	2	# PERMITS	4	# PERMITS	12
TOTAL SQ FT	5,740	TOTAL SQ FT	3,400	TOTAL SQ FT	2,256	TOTAL SQ FT	6,820	TOTAL SQ FT	18,216
MINIMUM SQ FT	980	MINIMUM SQ FT	840	MINIMUM SQ FT	840	MINIMUM SQ FT	980	MINIMUM SQ FT	840
MAXIMUM SQ FT	2,040	MAXIMUM SQ FT	840	MAXIMUM SQ FT	1,416	MAXIMUM SQ FT	2,240	MAXIMUM SQ FT	2,560
AVERAGE SQ FT	1,435	AVERAGE SQ FT	1,700	AVERAGE SQ FT	1,128	AVERAGE SQ FT	1,705	AVERAGE SQ FT	1,518

### SHED/SHOP/STORAGE

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	3	# PERMITS	4	# PERMITS	6	# PERMITS	8	# PERMITS	21
TOTAL SQ FT	2,980	TOTAL SQ FT	1,384	TOTAL SQ FT	3,008	TOTAL SQ FT	3,176	TOTAL SQ FT	10,548
MINIMUM SQ FT	100	MINIMUM SQ FT	160	MINIMUM SQ FT	160	MINIMUM SQ FT	112	MINIMUM SQ FT	100
MAXIMUM SQ FT	1,680	MAXIMUM SQ FT	704	MAXIMUM SQ FT	1,720	MAXIMUM SQ FT	1,080	MAXIMUM SQ FT	1,720
AVERAGE SQ FT	993	AVERAGE SQ FT	346	AVERAGE SQ FT	602	AVERAGE SQ FT	397	AVERAGE SQ FT	527

### MISC. (CARPORT/DECK/MOVE/GREENHOUSE)

1ST QUARTER		2ND QUARTER		3rd QUARTER		4th QUARTER		2009 TOTAL	
# PERMITS	3	# PERMITS	17	# PERMITS	9	# PERMITS	6	# PERMITS	36
TOTAL SQ FT	4,700	TOTAL SQ FT	10,603	TOTAL SQ FT	3,963	TOTAL SQ FT	2,872	TOTAL SQ FT	29,897
MINIMUM SQ FT	220	MINIMUM SQ FT	100	MINIMUM SQ FT	100	MINIMUM SQ FT	312	MINIMUM SQ FT	100
MAXIMUM SQ FT	2,240	MAXIMUM SQ FT	1,097	MAXIMUM SQ FT	1,097	MAXIMUM SQ FT	1,144	MAXIMUM SQ FT	3,200
AVERAGE SQ FT	1,567	AVERAGE SQ FT	624	AVERAGE SQ FT	566	AVERAGE SQ FT	479	AVERAGE SQ FT	854

## 2009 DIV I PERMITS

APP DATE:	PZ PERMIT #:	Applicant Name:	Situs Address:	Sec/Twn/Rng	STRUCTURE TYPE:	Size
24-Dec-08	09-001I	Michael & Deborah White	477 Mill Hollow Rd	25-24-20	garage	1800 sq ft
09-Jan-09	09-002I	Steven Woods	243 Cathy St	29-24-20	garage/patio	1680/250 sq ft
15-Jan-09	09-003I	Ovation Builders	150 Thunder Ridge Est	16-23-21	SFH	1400 sq ft
15-Jan-09	09-004I	Ovation Builders	131 Thunder Ridge Est Dr	16-23-21	SFH	1400 sq ft
15-Jan-09	09-005I	Ovation Builders	123 Rainfall Cir	16-23-21	SFH	1400 sq ft
15-Jan-09	09-006I	Jim Hammons	144 Carl St	1-22-20	SFH	900 sq ft
16-Jan-09	09-007I	Kenneth Smith	2266 Frisco Hills Rd	13-23-20	garage	1200 sq ft
20-Jan-09	09-008I	Robert McDowell	6698 State Hwy 176	27-24-21	Garage/addition to house	2360 sq ft total
21-Jan-09	09-009I	Monty Lamb	288 Summerbrooke Ln	9-23-21	SFH	2300 sq ft
21-Jan-09	09-010I	Scott Puckett	152 Dickens Cir	33-24-19	garage	528 sq ft
26-Jan-09	09-011I	Davidson Homes Inc	368 Newberry	26-24-22	SFH	2300 sq ft
03-Feb-09	09-012I	Megan Blayne Ogle	234 Ball Rd	15-23-21	Addition to home	1000 sq ft
09-Feb-09	09-013I	Tri-Sons Properties LLC	171 Oak Ridge Ave	26-22-22	SFH	2352 sq ft
09-Feb-09	09-014I	Randall Gilleylen	406 Summerbrook Ln	34-23-21	SFH	2976 sq ft
17-Feb-09	09-015I	Jerry Workman	238 Side Hill	9-23-21	SFH	3072 sq ft
17-Feb-09	09-016I	Roger Whiteaker	305 Waterton Rd	12-21-22	SFH/Garage/Barn	2800 sq ft
18-Feb-09	09-017I	Dennis Clevenger	564 Edison Ln	1-24-17	SFH	2400 sq ft
18-Feb-09	09-018I	William Murphy	2446 State Hwy OO	10-24-22	Garage	1500 sq ft
23-Feb-09	09-019I	Samuel Landia	8753 State Hwy 165	6-21-18	MH	2040 sq ft
23-Feb-09	09-020I	Roderick Melrose	300 Meacham Ln	24-22-22	SFH	1008 Sq ft
23-Feb-09	09-021I	Chet Dixon/Aimee Dixon Plumlee	491 Parksley Ln	11-22-20	SFH	2800 sq ft
23-Feb-09	09-022I	Mitchell Vaught	1458 Blackwell Ferry Rd	28-23-20	addition to house	750 sq ft
25-Feb-09	09-023I	Christina Schanda	397 State Hwy 176	24-23-20	Addition to house	720 sq ft
26-Feb-09	09-024I	Jim Aley	182 Cattail Ln	20-24-20	shed	100 sq ft
27-Feb-09	09-025I	Nicholas & Trula Plummer	390 Powell Rd	--	SFH	2625 sq ft
27-Feb-09	09-026I	Ed Bach	711 Fairlawn Dr	21-23-20	addition to house	456 sq ft
02-Mar-09	09-027I	James Stock	1975 Lake Ranch Rd	24-22-22	storage bldg	1680 sq ft
02-Mar-09	09-028I	Orval Gaar	1308 Beeler	12-23-20	SFH	2200 sq ft
06-Mar-09	09-029I	Anthony Cornellier	835 Noland Rd	15-23-21	SFH	1800 sq ft
09-Mar-09	09-030I	Stacy Crewse	1174 US Hwy 160	22-23-22	SFH	2795 sq ft
11-Mar-09	09-031I	Edward Niemann	209 Iowa Colony	27-24-22	MH	1152 sq ft
13-Mar-09	09-032I	Tri-Sons Properties LLC	175 Oak Ridge Ave	13-22-22	SFH	2860 sq ft
13-Mar-09	09-033I	Jerrell Simpson	150 Valley Stream Cir	34-23-21	SFH	1280 sq ft
13-Mar-09	09-034I	Ted Smith	155 Hill Dr	24-22-22	garage	504 sq ft
13-Mar-09	09-035I	Modern Exteriors of Springfield	111 Haley Way	26-23-22	addition to house	144 sq ft
09-Mar-09	09-036I	Kenneth Fish Sr	185 3rd St	24-22-22	MH	980 sq ft
17-Mar-09	09-037I	Sandra & Harry Pivalal	6457 E State Hwy 76	12-23-21	MH	1568 sq ft
23-Mar-09	09-038I	Dan Dobson	705 Elmshade St	20-23-20	Storage Bldg	1200 sq ft
24-Mar-09	09-039I	Sandra J Adams	131 Hopeful Ln	11-22-22	Deck	220 sq ft
26-Mar-09	09-040I	Albert Adkison	2686 State Hwy OO	1-21-22	Pole Barn	2240 sq ft

## 2009 DIV I PERMITS

26-Mar-09	09-041I	Charles & Patricia Fritcher	150 Poison Ivy Ln	5-21-18	SFH	1327 sq ft
27-Mar-09	09-042I	Michael Humm	166 Foxhole	1-21-22	addition to house/porch	216 sq ft
30-Mar-09	09-043I	Ronald Reynolds	121 Lake Beach Ln	24-22-22	SFH	2072 sq ft
02-Apr-09	09-044I	David Easley	850 Montana	34-22-22	SFH/Storage	2177 sq ft
10-Apr-09	09-045I	Mike Bussone/John Bussone	170 bilyeu Ln	13-24-20	garage	400 sq ft
10-Apr-09	09-046I	Jeffery & Tracey Shipley	624 Caney Creek Rd	22-24-21	MH	2560 sq ft
08-Apr-09	09-047I	Tri-Sons Properties LLC	179 Oak Ridge Ave	9 & 10-24-17	SFH	2352 sq ft
10-Apr-09	09-048I	Jean Cargile	186 Fairlane Dr	34-23-21	SFH	1360 sq ft
10-Apr-09	09-049I	Raymond Gerkitz	149 Fairlane Dr	7-21-21	SFH	1152 sq ft
14-Apr-09	09-050I	Kenneth Foersterling	795 Skyview	7-21-21	garage	840 sq ft
14-Apr-09	09-051I	Leon McIntosh	227 Oak View Rd	15-22-22	garage	480 sq ft
15-Apr-09	09-052I	Gary Nash	151 N Rainbow Dr	14-21-22	garage	1734 sq ft
17-Apr-09	09-053I	Quality Built Construction Inc	384 Tate Rd	26-23-22	SFH	1400 sq ft
17-Apr-09	09-054I	Albert Fitts	215 Monarch Ln	14-21-22	MH/Carport	960 sq ft
17-Apr-09	09-055I	David Easley	260 Montana Rd	22-23-21	SFH	2100 sq ft
21-Apr-09	09-056I	Dwain Smith	157 Topeka St	13-24-20	Garage	1450 sq ft
21-Apr-09	09-057I	Dwain Smith	2345 N State Hwy 265	3-22-22	garage	1800 sq ft
22-Apr-09	09-058I	Lester Workman	141 Skunk Pass	3-22-22	roof over rv	700 sq ft
28-Apr-09	09-060I	Tri-Sons Properties LLC	183 Oak Ridge Ave	1-21-22	SFH	2352 sq ft
20-Apr-09	09-061I	Richard Robison	324 Brunswick	34-23-21	addition to MH	216 sq ft
04-May-09	09-062I	Steve Crawford	4511 Winkle Creek Rd	20-21-21	garage	2000 sq ft
05-May-09	09-063	Greg Sevier	1719 State Hwy 265	14-23-19	SFH	1600 sq ft
05-May-09	09-064I	Davidson Homes Inc	858 Newberry	25-22-22	SFH	2100 sq ft
05-May-09	09-065I	Kevin Jennings	3948 State Hwy JJ	26-24-22	SFH	2150 sq ft
06-May-09	09-066I	Quality Structures	1518 Estate Dr	1-21-21	Office/Trailer	400 sq ft
13-May-09	09-067I	TLB Investments LLC	803 Hulls Ford Rd	11-21-22	garage	876 sq ft
13-May-09	09-068I	Paul Drueger Construction LLC	127 Drowse	13-24-20	SFH	1120 sq ft
13-May-09	09-069I	Tri-Sons Properties	185 Oak Ridge Ave	26-22-22	SFH	2352 sq ft
13-May-09	09-070I	Tri-Sons Properties LLC	186 Oak Ridge Ave	34-23-21	SFH	2352 sq ft
13-May-09	09-071I	Masterpiece Builders Inc	789 Oakwood Dr	34-23-21	SFH	4576 sq ft
13-May-09	09-072I	Darrell Patrick	5087 State Hwy H	11-21-22	SFH	3850 sq ft
13-May-09	09-073I	Richard Fondyce	21309 US Hwy 160	5-24-20	addition to house	816 sq ft
14-May-09	09-074I	Uri Shefi	9752 US Hwy 160	36-24-20	Storage shed	160 sq ft
14-May-09	09-075I	Phillip Nigg	210 Coranado Dr	35-25-24	storage bldg	704 sq ft
19-May-09	09-076I	Ronnie Williams	140 Sundae Mountain	22-23-21	roof over MH	300 sq ft
20-May-09	09-077I	David Easley	581 Tullie Rd	1-21-22	SFH	1600 sq ft
20-May-09	09-078I	WarrenLenz/Carol Scott	161 Hudson Dr	13-24-20	Addition to MH	224 sq ft
21-May-09	09-079I	Mike Bussone	170 Bilyeu Ln	28-24-21	storage shed	10 x 20
19-May-09	09-080I	Gary Dumont	349 Cedar Point Rd	22-24-21	Pole Barn	960 sq ft
21-May-09	09-081I	Gene Allison	12651 US Hwy 160	20-24-20	tent	100 sq ft
28-May-09	09-082I	Aaron Michel	Page 2 State Hwy T	17-24-20	SFH	1716 sq ft

## 2009 DIV I PERMITS

01-Jun-09	09-083I	Horizon Hills	200 Rosewood Ln	35-23-21	SFh	1400 sq ft
01-Jun-09	09-084I	Horizon Hills	223 Round Hill Rd	14-23-22	Sfh	1400 sq ft
01-Jun-09	09-085I	Horizon Hills	215 Round Hill Rd	14-22-22	Sfh	1400 sq ft
01-Jun-09	09-086I	Horizon Hills	207 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-087I	Horizon Hills	199 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-088I	Horizon Hills	191 Round Hill Rd	14-22-22	SFH	1400 sq ft
01-Jun-09	09-089I	Heritage Building & Constructi	223 Shadowview Dr	14-22-22	addition to house	512 sq ft
01-Jun-09	09-090I	Eugene Stearman	158 Bears Paw Way	14-23-22	garage	128 sq ft
01-Jun-09	09-091I	Raymond Gerard	8259 State Hwy 176	24-22-22	Barn	960 sq ft
02-Jun-09	09-092I	Fenton Prewitt	225 Lemonwood Ln	22-24-21	deck	276 sq ft
12-Jun-09	09-093I	Tri-Sons Properties LLC	140 Cedarwood Ave	10-21-22	SFH	2352 sq ft
12-Jun-09	09-094I	Tri-Sons Properties LLC	150 Cedarwood Ave	34-23-21	SFH	2352 sq ft
15-Jun-09	09-095I	Doug Smock	304 Morning Glory Rd	34-23-21	garage	960 sq ft
18-Jun-09	09-096I	Carl Cowan	122 JoAnna's Way	19-24-20	carport	252 sq ft
18-Jun-09	09-097I	Debra Ann Hess	9680 E State Hwy 76	1-21-22	shed	320 sq ft
18-Jun-09	09-098I	Edward Lynch	179 Fairlane Dr	9-23-20	SFH	1000 sq ft
19-Jun-09	09-099I	Bill Byrd	120 Four Wheel Dr Rd	7-21-21	SFH	2400 sq ft
22-Jun-09	09-100I	Royale Builders Inc	128 Gettysburg Ave	35-22-22	SFH	1300 sq ft
22-Jun-09	09-101I	Royale Builders Inc	143 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-102I	Royale Builders Inc	146 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-103I	Royale Builders Inc	145 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-104I	Royale Builders Inc	144 Gettysburg Ave	16-23-21	SFH	1300 sq ft
22-Jun-09	09-105I	Royale Builders Inc	152 Bull Run Rd	16-23-21	SFH	1594 sq ft
25-Jun-09	09-106I	Donna Ayers	122 Rogers Rd	16-23-21	garage	1200 sq ft
26-Jun-09	09-107I	David Batutis	522 Thistle Rd	34-23-20	moving a house	1097 sq ft
30-Jun-09	09-108I	Timothy Houtchens	735 David Ln	27-23-21	MH	840 sq ft
30-Jun-09	09-109I	Jim Hoggard	150 Casey Glen Dr	22-23-19	deck	181 sq ft
02-Jul-09	09-110I	David Batutis	476 Thistle Rd	28-24-20	addition to house	400 sq ft
06-Jul-09	09-111I	Shannon Kuhn	289 Clarkson Rd	27-23-21	garage	672 sq ft
06-Jul-09	09-112I	Wesley Beatty	381 Quebec Dr	11-21-17	Garage	560 sq ft
06-Jul-09	09-113I	Terrill Brown	1317 Mountain Grove Rd	14-22-22	garage/carport	784 sq ft
08-Jul-09	09-114I	John Wilkerson	5024 Bear Creek Rd	31-24-20	addition to house	2294 sq ft
10-Jul-09	09-115I	Larry Bilyeu	308 Mill Hollow Rd	27-24-22	MH	1416 sq ft
14-Jul-09	09-116I	Willie Gray	2156 savage rd	25-24-20	pool	392 sq ft
16-Jul-09	09-117I	Uri Shefi	9752 US Hwy 160	4-22-20	addition to house	256 sq ft
19-Jul-09	09-118I	Kenneth Corbin Jr	1924 State Hwy M	35-24-21	sheds	616 sq ft
21-Jul-09	09-119I	Stillwater Construction Inc	231 Geyser Ln	36-23-19	garage	640 sq ft
21-Jul-09	09-120I	Claude Beauchamp	379 Cougar Trails W	1-21-22	Shop	1720 sq ft
24-Jul-09	09-121I	James McCroskey	277 Dallas Rd	28-23-21	SFH	580 sq ft
30-Jul-09	09-122I	Sharon Moore	2191 Lake Shore Dr	34-23-20	Cabin	320 Sq ft
07-Aug-09	09-124I	Randall Ooley	796 Hilltop Vista Rd	28-23-21	garage/apartment	1440 sq ft

## 2009 DIV I PERMITS

07-Aug-09	09-125I	David Collins	137 Hartman Hideaway	2-24-22	MH	840 sq ft
13-Aug-09	09-126I	Celia Schegetz	180 Thomas Trl	29-23-20	addition to house	4900 sq ft
13-Aug-09	09-127I	Raymond Womack	150 Harmony Heights	20-24-20	pool deck	312 sq ft
13-Aug-09	09-128I	Phillip Nigg	210 Coranado	7-23-20	addition to house	320 sq ft
26-Jun-09	09-129I	HTI Enterprises LLC	173 Ellen Court	22-23-21	SFHH	1450 sq ft
11-Aug-09	09-130I	Timothy Glenn Jr	325 Jasmine	24-22-22	shed	160 sq ft
21-Aug-09	09-131I	Perry King	9232 State Hwy 176	34-23-21	addition to house	640 sq ft
24-Aug-09	09-132I	Helen Stewart	307 Buttercup Dr	16-24-21	Shed	192 sq ft
25-Aug-09	09-133I	Jim King	4688 Gunnison Rd	14-22-22	carport & garage	720 & 424 sq ft
25-Aug-09	09-134I	Jim King	4688 Gunnison Rd	33-22-20	Carport/Garage	720 & 424 sq ft
26-Aug-09	09-135I	Epps Trash Service LLC	171 Remington Dr	33-22-20	Storage building	320 sq ft
10-Sep-09	09-137I	Stillwater Construction Inc	255 Sundae Mountain Pass	11-22-22	SFHH	968
09-Sep-09	09-136I	Paul Krueger	189 Drowse Ln	1-21-22	addition to house	476 sq ft
10-Sep-09	09-138I	Barbara Mullen	2010 Deer Ln	26-23-20	addition to house	412 sq ft
14-Sep-09	09-139I	Mmichael Fodge	391 Airport Rd	1-23-22	garage	1250
14-Sep-09	09-140II	Mastercraft Custom Homes	109 Long Boy Cir	36-22-22	SFHH	3000 Sq ft
17-Sep-09	09-141I	royale Builders Inc	125 Greystone Dr	28-22-21	SFHH	1800 sq ft
21-Sep-09	09-142I	Steve Young	165 Bee Hive Trl	1-21-22	Storage	188
21-Sep-09	09-143	Richard Braden	4210 Blair Ridge Rd	19-24-17	barn	448
22-Sep-09	09-144I	Vincent Mattione	150 Sherwood Forest Ln	22-21-22	SFHH	2130 sq ft
22-Sep-09	09-145I	Phyllis Cavener	180 Jellystone	1-21-22	SFHH	624
23-Sep-09	09-146I	Kevin Mitchell	170 Jones Rd	13-21-22	barn	1200 sq ft
24-Sep-09	09-147I	Jimmy Harding	4860 State Hwy T	13-23-21	SFHH	1216
25-Sep-09	09-148I	George Rossing	189 Whispering Pine Way	24-22-22	addition to house	313 sq ft
25-Sep-09	09-149I	Mastercraft Custom Homes	385 Flat Rock Rd	36-22-22	SFHH	3800 sq ft
06-Oct-09	09-150I	David Clark	195 Shady Ln	11-21-17	deck /front porch	12 x 30/8x20
07-Oct-09	09-151I	Tara Lesco/George Brown	320 Yogi Bear Pass	1-21-22	carport	18 x 21
13-Oct-09	09-152I	John Jennings	1393 Lazy Acres Rd	16-21-33	addition to MH	540 sq ft
13-Oct-09	09-153I	John Jennings	1393 Lazy Acres Rd	16-21-33	pole barn	2400 sq ft
16-Oct-09	09-154I	Wayne Schmidt	499 Flat Rock	35-22-22	SFHH	4000 sq ft
16-Oct-09	09-155I	Gary Holtkamp	465 Hummingbird Ln	3-22-22	SFHH	4500 sq ft
16-Oct-09	09-156I	Gordon Reynolds	539 Wallen Bluff	4-23-21	storage shed	410 sq ft
19-Oct-09	09-157I	Calaveras Builders Inc	200 N Rainbow	26-23-22	SFHH	1800 sq ft
20-Oct-09	09-158I	Bobby Morrell	149 Fox Ridge	26-23-21	addition to home	230 sq ft
21-Oct-09	09-159I	David Drake	218 Pickett Ridge Ct	21-23-20	garage	16 x 25
26-Oct-09	09-160I	Duane Kreitlow	343 Prairie Ln	15-23-20	storage shed	192 sq ft
03-Nov-09	09-161I	Robert Melton	1647 State Hwy VV	17-23-20	addition to house	216 sq ft
05-Nov-09	09-162I	Royale Builders Inc	641 Lake Shore Dr	33-23-21	garage	36 x 24 12 x 22
05-Nov-09	09-163I	John Simons	2010 State Hwy Y	7-23-22	Garage	12 x 24
10-Nov-09	09-164I	Alesha Plummer	756 Powell Rd	21-23-20	MH	1700 sq ft
12-Nov-09	09-165I	Kennith Thurman	Page 3 Thurman Dr	18-24-20	greenhouse	192 sq ft

## 2009 DIV I PERMITS

12-Nov-09	09-166I	Tri-Sons Properties LLC	414 Oak Brook Estates Ln	21-24-21	SFH	2352 sq ft
12-Nov-09	09-167I	Tri-Sons Properties LLC	160 Cedarwood Ave	34-23-21	SFH	2352
12-Nov-09	09-168I	Manuel Marquez	633 Newport Rd	33-24-21	SFH/Pole Barn	3052/9205
12-Nov-09	09-169I	Ronald David	443 Newport Dr	16-23-20	garage	676 sq ft
12-Nov-09	09-170I	Dale Andersen	181 Cedar Brook Est Dr	22-24-20	shed	160 sq ft
12-Nov-09	09-172I	Stillwater Construction Inc	170 Jellystone Ave	1-21-22	addition to mh	140 sq ft
12-Nov-09	09-173I	Thomas McSherry	258 Lake View St	34-22-22	SFH	
12-Nov-09	09-174I	Poncian Garcia	191 Greystone Dr	28-22-21	SFH	2474 sq ft
12-Nov-09	09-175I	Gene Blair	1905 Tate Rd	22-21-22	SFH	1440 sq ft
12-Nov-09	09-176I	Hulstar Properties	264 Prairie Dr	35-23-21	SFH	1400 sq ft
13-Nov-09	09-179I	Bernard Smith	660 Mica	33-23-20	garage	864 sq ft
18-Nov-09	09-180I	Kevin Hampton	306 Cactus Rd	13-23-20	garage	1500 sq ft
18-Nov-09	09-181I	Stillwater Construction Inc	351 Jellystone Ave	1-21-22	SFH	968 sq ft
19-Nov-09	09-182I	Ben Halloran/landmarc homes	192 Western Hills Dr	15-21-22	SFH	3000 sq ft
19-Nov-09	09-183I	Quality Built Construction Inc	378 Tate Rd	14-21-22	SFH	1450 sq ft
20-Nov-09	09-184I	Guy Brody	914 Brace Hill Rd	26-23-19	work shop	586 sq ft
01-Dec-09	09-185I	Michael Wanner	952 Hulls Ford Rd	13-24-20	SFH	2112 sq ft
03-Dec-09	09-186I	Leonard Bridges	10181 State Hwy M	2-21-19	SFH	2400 sq ft
03-Dec-09	09-187I	Frank Davis	2434 State Hwy O	7-22-18	SFH	576
03-Dec-09	09-188I	Chetco Custom Homes	215 Edwards Rd	13-22-22	addition to house	840 sq ft
03-Dec-09	09-189I	Trevor Braaq	313 Kingfish Dr	21-21-21	SFH	1700 sq ft
09-Dec-09	09-190I	Danny Manis	184 Sedgewick Rd	34-23-20	SFH	784 sq ft
09-Dec-09	09-191I	George LaRock	801 Hillcrest	11-21-22	SFH	2800 sq ft
09-Dec-09	09-192I	Gary Knudtson	132 Shad St	36-24-20	Shed	12 x 20
16-Dec-09	09-193I	Albritton Construction	145 Sioux Ln	18-24-20	SFH	1512 sq ft
17-Dec-09	09-194I	Randy Pratt	1622 Slough Hollow Rd	26-23-19	Storage shed	112 sq ft
22-Dec-09	09-195I	Virgil Peck	19329 E State Hwy 76	14-24-19	storage/small animal bldg	396 sq ft
22-Dec-09	09-196I	Araceli Huacuz	138 Park Dr	12-22-22	MH	1900 sq ft
22-Dec-09	09-197I	HTI Enterprises LLC	215 Ellen Court	24-22-22	SFH	1450 sq ft
22-Dec-09	09-198I	HTI Enterprises LLC	193 Ellen Court	24-22-22	SFH	1450 sq ft
22-Dec-09	09-199I	Oak Grove Construction Service	234 Orlando Rd	9-23-20	Fire Damage Repair	3200 sq ft
31-Dec-09	09-200I	Stephen Barnard	642 Cannonball Loop	20-23-21	addition to home	40 x 40
31-Dec-09	09-201I	John David May	2415 Moore Bend Rd	16-22-19	MH	2240 sq ft
31-Dec-09	09-202I	Robert McCune	296 E Silver Creek Rd	9-23-20	Shed	1080 sq ft
31-Dec-09	09-203I	Robert McCune	296 E Silver Creek Rd	9-23-20	furnace room	288 sq ft
31-Dec-09	09-204I	Audrey Anderson	186 Pioneer Way	24-22-22	SFH/garage	1600/518 sq ft
31-Dec-09	09-205I	Don Mitchell	1660 Victor Church Rd	05-23-21	MH	980 sq ft
31-Dec-09	09-206I	Janice Harris	274 Bear Rd	15-23-21	SFH	2100 sq ft
31-Dec-09	09-207I	Oscar Cook	3950 State Hwy H	6-24-20	SFH	896
31-Dec-09	09-208I	John Moore	1644 Pomme De Terre Rd	7-23-20	SFH	588 sq ft

### Open Landgrading Permits

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
<b>Cash</b>	\$3,150.00	\$13,150.00	\$4,500.00	\$19,625.00	\$34,900.00	\$18,365.00	\$39,202.00	\$84,950.00	\$69,450.00	\$24,075.00	\$311,367.00
<b>Bonds</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,675.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$26,075.00
<b>LOC</b>	\$0.00	\$0.00	\$0.00	\$9,850.00	\$1,000.00	\$135,600.00	\$9,000.00	\$6,100.00	\$0.00	\$0.00	\$161,550.00
											<b>\$498,992.00</b>

**Permits issued for 2009 = 11**

**Permits Renewed = 16**

**Permits pending from 1999 to 2009 = 79**

**Cash Bonds released in 2009 = \$111,369**

# Signed Plats for 2009

Amended 11

Exempted 0

Final 17

Minor Sub 15

Replats 15

## **Scanned Documents for 2009**

Division I through December 31, 2008

Division II through December 31, 2008

Division III from 1985 to 1992 & 1996 thru 2008  
(working on 1993 thru 1995)

Land Grading through December 31, 2007

BOA All BOA projects need to be scanned

Minutes All Minutes need to be scanned

2009				
Category	2007	2008	2008	% Prev Yr.
Division III	79	72	39	54.17%
Division II	96	206	46	22.33%
Division I	589	281	208	74.02%
BOA	34	26	19	73.08%
Land Disturbance	28	25	11	44.00%
Final Plats	94	36	17	47.22%
Amended Plats	21	10	11	110.00%
Minor Subdivisions	17	15	15	100.00%
Replats	18	7	15	214.29%
Extensions	13	19	33	173.68%
Flood Plain	0	1	0	0.00%
Notice of Violation	16	48	14	29.17%
Letters of Correction	8	25	8	32.00%
Cash Bond Balance			\$311,367.00	

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

The total area used for the home occupation shall not exceed one-third (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building.

4.4.7. ANNOYANCES

There shall be no offensive noise, dust, smoke, odors, heat, or glare noticeable at or beyond the property line.

4.4.8. LIMITATIONS ON HOME OCCUPATIONS

Home occupations shall not include animal hospitals, nursing homes, retail sales, barbershop/beauty salons, auto repair/detailing or sales, restaurants, motels or bed and breakfast establishments, as defined by the Missouri State Lodging Law.

4.4.9. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.5. **Day Care Centers**

Any child or adult day care facility that provides service for more than six children or adults shall meet the following conditions:

4.5.1. One off-street parking space is provided for each non-resident employee in addition to the two off-street parking spaces required for the residence.

4.5.2. The day care shall be operated from the permanent residential dwelling of the proprietor or an employee.

4.5.3. If the day care is located on a major road or highway an off-street drop-off pick-up area shall be provided.

4.5.4. All requirements to obtain a Missouri State permit as a certified day care must be met.

4.5.5. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.6. **Alcoholic Beverage Sales**

**Any business, operation, or establishment that sells alcoholic beverages by-the-drink and which exceed a 12% alcoholic content shall be required to acquire a Special-Use permit. This requirement is not necessary for package sales or by-the-drink sales that do not exceed 12% alcoholic content. The following conditions shall apply:**

4.6.1. All such establishments must be at least 1000 feet from any school or church.

4.6.2. If music, whether live or reproduced, is used for entertainment the sound levels shall not be such as to be a nuisance to any existing residences.

4.6.3. The Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

4.7 **Nightly Rental**

A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days.

4.7.1 Compliance with the local fire district for fire suppression and occupancy limits.

4.7.2 Compliance with the Taney County Health Department.

4.7.3 Parking and access standards as per Table K, high density residential.

4.7.4 Compliance letter from the Taney County Assessor's Office.

4.7.5 The Taney County Planning Commission may, at their discretion, impose additional conditions or stipulations that it deems necessary.

**APPENDIX T (Process And Specifications)**

A schedule of processing cost has been adopted by the County Commission and processing cost are to be paid by all persons, corporations, partnerships, or other entities submitting any such plat or plan as required by these Codes for the approval process by the Planning and Zoning Commission. The processing cost shall be collected by the Planning Department when the requested action is submitted and accepted for review and consideration.

**Processing Cost**

<u>Action Applied For:</u>	<u>Cost</u>
Division I Permit	\$50.00 per lot
Division II Permit	\$100.00 per footprint
Division III Permit	\$150.00
Special Use Permit	\$150.00
Board of Adjustment Appeal	\$125.00
Board of Adjustment Variance	\$125.00
Plats (all)	\$50.00
Land Disturbance	\$75.00
Sign Permit	\$35.00
Decision of Record (Division III)	\$25.00
Accessory Buildings (decks,pools,storage)	\$15.00
Permit Extensions	\$15.00

**APPENDIX P  
PROCESS AND SPECIFICATIONS**

A schedule of processing costs have been adopted by the County Commission and processing costs are to be paid by all persons, corporations, partnerships, or other entities submitting any such plat or plan as required by these Codes for the approval process by the Planning and Zoning Commission. The processing costs shall be collected by the Planning Department when the requested action is submitted and accepted for review and consideration.

Section I. Processing Costs:

<u>Action Applied For:</u>	<u>Cost</u>
A. Division I Permit	\$15.00 per lot/parcel
B. Division II Permit	\$25.00
C. Division III Permit	\$100.00
D. Special Use Permit	\$25.00
E. Board of Adjustment	
Variance	\$25.00
Appeal	\$75.00
F. Minor Subdivisions	\$25.00
G. Amended Plats	\$25.00
H. Sign Permit	\$25.00
I. Record of Decision (Division III)	\$25.00
J. Land Grading Permit	\$25.00
K. Permit Extension	\$15.00

Section II. Fees: Fees may be adopted by the County Commission as provided by the State Law.

TANEY COUNTY PLANNING COMMISSION

-BYLAWS-

PREAMBLE

WHEREAS, with the <sup>1st</sup> third class status, in excess of 20,000 residents, and several million tourists, Taney County, Missouri nestles in the heart of beautiful Ozark Mountain Country, and

WHEREAS, the fractured and soluble limestone hills, verdant landscapes, and clear lakes and streams which compliment the natural beauty also create an environmental potential for plundering pollution, and

WHEREAS, Taney County is the fastest growing county in Missouri, but still has time and space for orderly development when guided by the Planning Commission, and

WHEREAS, voters in Taney County have diverse heritages but a mutuality of concern to maintain and enhance the environment, as demonstrated by their support of planning by these percentages during four challenges and referenda, as follows:

1966,	60%
1980,	54%
1981,	61%
1982,	59%

therefore,

BE IT RESOLVED THAT

These Bylaws be adopted by the Taney County Planning Commission and submitted to the County Court for their approval and implementation on a date mutually agreed upon.

ARTICLE I. NAME

The name of this organization shall be the Taney County Planning Commission.

ARTICLE II. LEGAL AUTHORITY

REVISED STATUTES OF MISSOURI 64.800-64.905. #1

ARTICLE III. OBJECTIVES

The Taney County Planning Commission is empowered by law and is mandated by the County Court to establish standards for, and guide the rational development of water facilities, other natural resources, subdivisions and transportation routes, and to develop and implement other public benefits that promote the health, safety, and human welfare of all citizens in Taney County.

ARTICLE IV. MEMBERSHIP #2

Revised Statutes of Missouri 64.805 mandate membership as follows:

"The County Planning Commission shall consist of one of the Judges of the County Court, the County Highway Engineer, and one resident freeholder appointed by the County Court from the unincorporated part of each township in the county except that no such freeholder shall be appointed from a township in which there is no unincorporated area. The township representatives are hereinafter referred to as appointed members. The term of each appointed member shall be four years or until his successor takes office, except that the terms shall be overlapping and that the respective terms of the member first appointed shall be only for the duration of their tenure of official position."

#### ARTICLE V. COMPENSATION

Section 64.805 RS Mo. states:

"All members of the County Planning Commission shall serve as such without compensation, except that an attendance fee as reimbursement for expenses, not to exceed four meetings per year, may be paid to the appointed members of the Commission in an amount, as set by the County Court, not to exceed ten dollars per meetings."

#### ARTICLE VI. OFFICER (S)

The Planning Commission shall elect its chairman who shall serve for one year." )re]o. 64.805 and l. 1965 p.--, h.b. o.453, sec.2).

Although not authorized by law, the Taney County Planning Commission shall also elect a Vice Chairman from among its members.

#### ARTICLE VII. ADMINISTRATOR, OTHERS. SECTION 64.810 RS MO.

Authorizes the appointment of ..."such employees as it may deem necessary for its work and may contract with planners and other consultants for such services as it may require and may incur other necessary expenses."

A secretary shall be appointed by the Commission.

#### ARTICLE VIII. PARLIAMENTURE PROCEDURE, VOTING RIGHTS.

The latest edition of Robert's Rules of Order as revised shall be followed for all parliamentary procedures. One vote each shall be the right of the Judge from the County Court, the County Engineer, and the Commissioners from each of the eight townships. No one else has a vote.

#### ARTICLE IX. ADVISORY COMMITTEES.

From each township, the Taney County Court shall appoint as many advisors as they wish. Those advisors shall work closely with their respective township members of the Planning Commission as well as be available to serve on county-wide committees, as constituted from time to time.

#### ARTICLE X. MEETINGS

All meetings of the Planning Commission, except executive meetings, shall be open to the public. The number of meetings and the hour, day, and their location, shall be determined by the Planning Commission.

ARTICLE XI. COMMITTEES

The Chairman may appoint as many committees as he considers necessary for conducting the business of the Planning Commission. At the time of appointment, the chairman and purpose(s) of the committee shall be declared.

ARTICLE XII. OFFICIAL YEAR

The calendar year shall be the official year for all transactions.

ARTICLE XIII. AMENDMENTS

At any meeting of the Planning Commission, when there is a quorum, these Bylaws may be amended by a two-thirds vote of the membership.

Be assured that, when the masculine form is used in these Bylaws, it shall be known to include the feminine gender.

TANEY COUNTY PLANNING COMMISSION  
BYLAWS

ROBERTS RULES OF ORDER AS REVISED, SHALL PREVAIL

1. All official meetings shall be held the 2nd Monday of each month. The meeting will start at 7:30 P.M.

- \* A. Reading of the minutes of the previous meeting.
- B. Unfinished business.
- C. Old business.
- D. New business.

2. The meeting will be held in a business-like way, with the following way of doing business:

- A. Give adequate notice of meeting.
- B. Let everyone be heard.
- C. Allow cross examination.
- D. Disclose all.
- E. Make findings of fact.
- F. Avoid conflict of interest.
- G. Decide quickly
  - a. But in a thorough way.
- H. Keep good records.
  - a. All records shall be open to the public.
- I. Set ground rules.

3. Meetings will adjourn at 9:30 P.M. unless a vote is taken to extend meeting and a time set to adjourn again.

4. If a special meeting is needed it will be voted on by the members present and those not there notified of date and time.

→ 5. A study meeting will be held on the 4th Thursday of the month.

6. All members present at regular meeting shall vote on subject being discussed either by Yea - Nay or abstain and shall be so recorded.

7. Any member having a direct conflict of interest on any business coming before the Commission, shall excuse himself from the meeting and will not discuss it and will not vote on that matter.

8. Only the Chairman, or someone appointed by him, can call a special meeting.

9. Any member not able to attend the meeting shall notify the Chairman or the Administrator in plenty of time. *(set time?)*

10. All members shall make every effort to attend all regular business meetings. If any member misses three (3) consecutive meetings, the Commission may ask for his or her voluntary resignation for the benefit of the County.

\* \* 11. All meetings shall have an agenda.

12. The Chairman of the meeting shall:

A. Control the meeting.

B. Be fair to all.

C. Bring to a vote.

13. Those in attendance shall confine their remarks to the subject at hand.

\* \* Should we change to reflect current agenda types?  
\* And include "Concept Hearing" ≙ "Reg. meeting" ?

# *Missouri Revised Statutes*

## **Chapter 64 County Planning--Zoning--Recreation--Natural Streams and Waterways Section 64.800**

August 28, 2009

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### **Creation of county planning commission--election.**

64.800. 1. The county commission of any county of the first class not having a charter form of government, or of any county of the second, third or fourth class may, after approval by vote of the people of the county, create a county planning commission to prepare a county plan for all areas of the county outside the corporate limits of any city, town or village which has adopted a city plan in accordance with the laws of this state.

2. The county commission may make an order to present to the voters of the county the question for the establishment of county planning.

3. The question shall be submitted in substantially the following form:

Shall county planning be adopted?

4. If a majority of the votes cast on the question be in favor of county planning, the county commission shall create by order entered of record a county planning commission to proceed with a program of county planning as provided in sections 64.800 to 64.840.

(L. 1965 p. 178 § 1, A.L. 1974 H.B. 1446, A.L. 1978 H.B. 971, A.L. 1990 H.B. 1504 merged with H.B. 1536)

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Missouri General Assembly

*Missouri Revised Statutes***Chapter 64  
County Planning--Zoning--Recreation--Natural Streams and  
Waterways  
Section 64.805**August 28, 2009

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**County planning commission--members--terms--expenses--chairman.**

64.805. The county planning commission shall consist of the county highway engineer, and one resident of the county appointed by the county commission, from the unincorporated part of each township in the county, except that no such person shall be appointed from a township in which there is no unincorporated area. The township representatives are hereinafter referred to as appointed members. The term of each appointed member shall be four years or until a successor takes office, except that the terms shall be overlapping and that the respective terms of the members first appointed may be less than four years. The term of the county highway engineer shall be only for the duration of the engineer's tenure of official position. All members of the county planning commission shall serve as such without compensation, except that an attendance fee as reimbursement for expenses may be paid to the appointed members of the county planning commission in an amount, as set by the county commission, not to exceed twenty-five dollars per meeting. The planning commission shall elect its chairman, who shall serve for one year.

(L. 1965 p. 178 § 2, A.L. 1986 H.B. 1554 Revision, A.L. 1990 H.B. 1070, A.L. 1993 S.B. 56, A.L. 2004 H.B. 795, et al. merged with H.B. 1377)

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Missouri General Assembly

# *Missouri Revised Statutes*

## Chapter 64 County Planning--Zoning--Recreation--Natural Streams and Waterways Section 64.810

August 28, 2009

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### **Planning commission--general powers--rules--employees and consultants--expenditures limited--fees in certain counties.**

64.810. The county planning commission may create and adopt rules for the transaction of its business and shall keep a public record of its resolutions, transactions, findings, and recommendations. The commission may appoint such employees as it may deem necessary for its work and may contract with planners and other consultants for such services as it may require and may incur other necessary expenses. The county planning commission in all third and fourth class counties may charge and collect a fee for any service it provides, but the fee must be established by order of the county commission. The expenditures of county funds by the county planning commission in all first class counties not having a charter form of government and all second class counties shall not be in excess of the amounts appropriated for that purpose by the county commission. The expenditures of county funds by the county planning commission in all third and fourth class counties shall not be in excess of the amount of fees collected by it and the amounts appropriated for that purpose by the county commission. The commission shall have such other powers as may be necessary and proper to enable it to perform the duties imposed upon it by law.

(L. 1965 p. 178 § 3, A.L. 1980 H.B. 1259)

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Missouri General Assembly



## TANEY COUNTY PLANNING COMMISSION

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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, JANUARY 11, 2010, 7:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with seven members present. They were: Sarah Klinefelter, Randall Cummings, Jim Brawner, Frank Preston, Joey Staples, Shawn Pingleton, and Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Bob Paulson.

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

Election of Officers:

Mr. Coxie reported that Sarah Klinefelter and Ray Edwards have not been reappointed yet by the County Commission. They will be active until the County Commission reappoints them. Randall Cummings nominated Sarah Klinefelter as Chairman, and Shawn Pingleton as Vice Chairman. Frank Preston seconded. The vote to elect Chairman and Vice-Chairman was unanimous.

Public Hearing:

Airpark: A request by Daniel Warner to develop a private residential airpark with residential and commercial lots located at 1272 Brass Lantern Road. Mr. Coxie read the staff report and presented pictures and video of the site. The new site plan was discussed. No one signed up to speak. The applicant was represented by Tammy Warner. Mr. Coxie stated that there are co-owners of the property. Discussion followed regarding platting a subdivision over already purchased lots. Mr. Coxie stated that these new lots will be platted around them, and that they would need to send a notarized affidavit stating they would be ok with the re-platting before a plat could be signed off on and recorded. The Planning Commission would like to have this before voting next week. Mrs. Klinefelter asked for clarification on the name of the project, and if the already sold lots would be accepted from this project. Mr. Coxie updated the Commission

on current status of the bond, stop work order, minor subdivision, and roads. The sewer system has not been engineered yet. The project could be approved in phases and these could be individually bonded. No property should be sold without a recorded plat. Mrs. Klinefelter asked to see a plat of the properties already sold by next week. Mrs. Warner explained her new plan and that all tracks are able to be built on and are in compliance with the Code, therefore in her opinion bonding would not be necessary. She stated that she knows all the people who have purchased lots and that she would provide the signed statements from them stating that they knew of the issues of the property. Mr. Paulson explained that it is not ok to maneuver around the Code, and the rules must be complied with, whether the property owners were aware they were out of compliance or not. Mrs. Warner will present a better preliminary plat, notarized affidavits, easements, and move cul-de-sacs before the next meeting. Mr. Coxie will contact the Corps of Engineering, overlay the properties that have been sold over the original plats, and make sure no lots are land locked. This project will proceed to final vote next week.

Permit Renewal Requests:

There were none.

Old and New Business:

Topics for February; amending the bylaws to include nominating an alternate to serve in the case of both Chairman and Vice Chairman are absent. Mr. Coxie reported that a document will be presented regarding the Code changes. He asked the Commission to let staff know of any changes they wanted amended to the Code. Discussion followed.

Adjournment:

With no other business on the agenda for January 11, 2010 the meeting adjourned at 8:20 p.m.



## TANEY COUNTY PLANNING COMMISSION

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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, JANUARY 19, 2010, 7:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Shawn Pingleton called the meeting to order at 7:00 p.m. A quorum was established with five members present. They were: Shawn Pingleton, Joey Staples, Frank Preston, Randall Cummings, and Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek.

Mr. Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes, December 2009: with one correction a motion was made by Randall Cummings to approve the minutes. Seconded by Frank Preston. The vote to approve was unanimous. The correction was on the vote for Briarwood two in favor and two against with the Chairman breaking the tie.

Final Votes:

Airpark: request by Daniel Warner to develop 153 residential lots and 23 commercial lots as a gated community with limited public access and a 5000' hard surface runway located at 1272 Brass Lantern Road. Mr. Coxie presented a plat showing the properties that have been sold and all the phases designated and reported that the Corps of Engineers stated that they would adhere to any rules the county imposes however no trees can be cut within their boundaries, and legal counsel informed Mr. Coxie that all property owners would have to send letters agreeing to any changes to the plat. Mr. Pingleton reminded the applicant that once this minor subdivision is approved that no new plats can be presented. If approval is given for this request, the previous plat for the minor subdivision would be approved. Mr. Preston discussed the lots in Phase 3 that were land locked. Mr. Coxie stated that a road easement has been extended to serve these lots, and presented the new preliminary plat showing this. This road should be in or bonded before the plat can be signed. There are some taxiway easements platted through some lots. Mr. Coxie reminded Ms. Warner that setbacks must be observed on any structures on these lots in the future from these easements. Before this phase is approved the road shall be bonded. Mr.

Coxie made the Commission aware that if approval is given, the roads should be defined and phasing should be done. Legal counsel advised Mr. Coxie that if approval is given the whole project could be approved with phasing coming back for individual approval. Any commercial parts should be defined. Utilities should be platted for each lot. No structures shall be placed over any utility easements. As issues arise, each shall comply with the rules of the Code. Each renewal applied for must comply with the current standards. Mr. Coxie reported that the stop work order has not been lifted. An approved plan must be presented showing compliance before this can happen. Mr. Preston discussed reasoning for phasing and stated that the applicant must keep lines of communication open with the Planning Staff so the problems of the past are not repeated. He is more comfortable with phasing and that all the plats presented are conceptual. It is in the best interest of both the County and the applicant in Mr. Preston's opinion, this project proceed the correct way. After discussion a motion was made by Mr. Preston to approve based upon the decision of record, with the additions of the project be presented in a phased concept with any commercial phase be presented before the approval is given, only after infrastructure is placed, minor subdivision roads need to be complete before any other plat can be filed, infrastructure for additional phases will include roads and electrical for areas with tracts two acres or above and roads, electrical, and sewer for areas less than 2 acres, final plat for phase 1 shows hard surface runway over existing Brass Lantern Road, no structures allowed on platted easements, platted lots that can be sold and built on, approval of this project and the preliminary plat does not constitute approval of other issues that may exist with the presented plat or the right to transfer property until an approved final plat is filed and recorded, and everything in the project must conform to existing standards for Planning and Zoning and Road and Bridge. Randall Cummings seconded. The vote to approve was unanimous.

Concepts:

Bee Creek Storage: a request by John Padgett to construct residential mini-storage located at 772 Bee Creek Road. Mr. Coxie presented a site plan of the request. The applicant was not present.

Pajama Mama's Bed and Breakfast: a request by Ashleigh and Richard Moen to operate a bed and breakfast as a special use at 203 Doulos Road. Mr. Coxie clarified the request and presented at site plan. Delisa Delay representing the applicants, was present to address questions. She presented a write up of the request and explained where parking would be located. Discussion followed regarding hours, lights, clientele, water usage, sewer, fire codes, buffering, and fencing. This project will proceed to public hearing in March.

Branson Bank Warehouse: a request for approval of an existing warehouse building which the Bank repossessed and the previous owner did not

obtain proper permits, located at 2909 St. Hwy. 265. Mr. Coxie explained the history of the property. Terry Dugan with Branson Bank presented pictures of the site and reported that he has met with MoDot regarding the entrance to the property. The driveway will be brought up to standards. A copy of the MoDot permit was provided for the file. The Commission discussed buffering with the applicant. Wastewater treatment was discussed. The Commission would like a site plan for the next meeting. This project will proceed to public hearing in March.

Wachob Outdoor Building: a request to construct a building for the purpose of packaging flavorings for frozen desserts located at 236 Coronado Dr. Mr. Wachob was present to discuss his request. Mr. Coxie clarified the location and plans, and stated this will be a special use permit because eventually this will be a home with the business portion being built first. There won't be any customers coming to the site. Discussion followed. This project will proceed to public hearing in March.

#### Permit Renewal Requests:

A request by the Advisory Board of Images at the Cross, to renew the permit issued May 21, 2008. Kerry Brown executive director represented the request with Mark Blackwell as applicant. Mr. Coxie reported that they are within their time frame and that no problems have evolved. The Commission requested that in the future Mr. Blackwell not represent this project since he is a Planning Commissioner. A ceremonial ground breaking is planned for this April 2, 2010. After discussion, a motion was made by Joey Staples to extend the permit. Frank Preston seconded. The vote was unanimous.

#### Old and New Business:

Topics for February: Mr. Coxie discussed changes to be made to the bylaws.

#### Adjournment:

With no other business on the agenda for January 19, 2010 the meeting adjourned at 8:40 p.m.