



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING/WORK SESSION TUESDAY, FEBRUARY 19, 2013, 6:00 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 2013

Codebook Discussion/Votes:

Old and New Business:

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JANUARY 14, 2013, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

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

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

Election of 2013 Officers:

Mr. Treese asked for nominations. Rick Caudill nominated Rick Treese for Chairman and Steve Adams for Vice-Chairman. Randy Haes seconded the nomination. The vote to elect Mr. Treese as Chairman and Mr. Adams for Vice-Chairman was unanimous.

Public Hearings:

Riggs Nightly Rental: a request by Fred and Shirley Riggs to operate a nightly rental from an existing structure located at 906 Jones Road as a special use permit. Mr. Starrett read the staff report and presented pictures and a video of the site. Mr. Riggs was present to address any questions or discussion from the Planning Commission. Mr. Caudill discussed parking for nightly rental and if there was a difference in the Code between residential. Discussion followed regarding addressing this in February. Mr. Caudill also discussed if there was room for sewer repair if this was needed in the future. Mr. Starrett stated that there would be. Mr. Stewart discussed adequate water supply with the community well in the subdivision. There were no questions for the applicant by the Planning Commission. No public was present. This project will proceed to final vote next meeting.

Campbell Chiropractic Office: a request by Mark and Karen Campbell to operate a chiropractic office from an existing structure located at 10033 St. Hwy. 76. Mr. Starrett read the staff report and presented pictures and a video of the site. Mr. Campbell was

present to address any questions or discussion from the Planning Commission. Mr. Treese stated that it appeared to have plenty of parking. Discussion followed regarding site distance, and ingress and egress. Mr. Campbell stated that he spoke with MoDot and they are ok with the entrance and site distance. Discussion followed regarding ADA requirements. There were no other questions for the applicant. No public was present. This project will proceed to final vote next week.

Old and New Business:

Mr. Treese welcomed new member Mike Scofield. Mr. Stewart suggested that the Planning Commissioners should keep in mind any new amendments to the Code to be discussed next month. Mr. Caudill stated the two mentioned tonight should be discussed. Mr. Starrett addressed questions regarding the Planning Commission's authority regarding individual wastewater systems. The Planning Commission would like to hear from the County Commission regarding the amendments sent to them.

Adjournment:

With no other business on the agenda for January 14, 2013 the meeting adjourned at 6:36 p.m.



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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 22, 2013, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Rick Treese, Randy Haes, Ronnie Melton, Steve Adams, Mike Scofield, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

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

Review and Action:

Minutes: December 2012; with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Randy Haes. The vote to approve the minutes was unanimous.

Final Votes:

Riggs Nightly Rental: request by Fred and Shirley Riggs to operate a nightly rental business as a special use located at 906 Jones Road. Mr. Atchley clarified the request for the Commission, and read the proposed decision of record. Mr. Riggs was present to address questions. Mr. Caudill reiterated his concern regarding the wastewater system, then made a motion to approve the request based on the decision of record. Seconded by Ronnie Melton. The vote to approve was unanimous.

Campbell Chiropractic Clinic; request by Mark Campbell to operate a chiropractic office located across from the Sardis Baptist Church on St. Hwy. 76. Mr. Atchley clarified the request and read the proposed decision of record. Mr. Campbell was present to address questions from the Commission. Mr. Adams asked about the raised porch, and Mr. Campbell stated he plans to place fill there to make the area safer. After discussion a motion was made to approve by Steve Adams. Seconded by Rick Caudill. The vote to approve was unanimous.

Concepts:

Padgett Landscape Products Supply: a request by John Padgett to sell landscape products such as hardwood mulch, river rock from an existing garage and workshop

located at 772 Bee Creek Road. Mr. Atchley presented pictometry of the site. Mr. Padgett explained his request and stated that nothing will be changed and that he is already using it for storage. The mulch and other outside materials will be stored on the side and part of the front. There will be barriers between the different materials. Buffering was discussed between the business and the residences. Mr. Haes wants to make sure the site distance is sufficient for pulling out of the driveway onto the highway. Discussion followed regarding determining use, and location. With no other questions or discussion this request will proceed to public hearing in March.

Old and New Business:

Mr. Atchley reported that the nightly rental amendment will be acted on by the County Commission. Mr. Caudill wants to make sure that adequate parking be discussed as an addition to the nightly rental. He also would like sufficient room for any repairs that need to be made to the wastewater system for a nightly rental. Mr. Atchley stated that the County Commission discussed bumping up parking slightly on the amendment. This will be discussed in February. Further discussed involved possibly changing the language, and enforcement.

Adjournment:

With no other business on the agenda for January 22, 2013 the meeting adjourned at 6:30 p.m.