



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

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

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, MARCH 18, 2013, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum  
Explanation of Meeting Procedures  
Presentation of Exhibits*

Review and Action:

*Minutes, February 2013*

Final Vote:

*Padgett Landscape Products Supply*

Concepts:

*Stateline Gun Range  
His House Bed and Breakfast  
Sycamore Family Ranch*

Old and New Business:

*Tentative*

Adjournment.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING/WORK SESSION MONDAY, FEBRUARY 11, 2013, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

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 Mike Scofield. Staff present: Bob Atchley and Bonita Kissee.

Mr. Stewart made a motion not to read the meeting procedures since there was no public present. Ronnie Melton seconded the vote to suspend the reading of the procedures was unanimous.

#### Annual Review of Permits Issued:

Mr. Atchley gave a synopsis of the year end report. Mr. Treese complimented Mr. Atchley on the report. Mr. Stewart made a motion to accept the report. Rick Caudill seconded. The vote to accept the year end report was unanimous.

Mr. Atchley explained his goals for the coming year which included finishing the new Code and work on a new master plan. The new regulations are in draft form and Mr. Atchley is hopeful that it will be possible to transition into a more traditional type of zoning. He asked for input from the Commission. Mr. Stewart stated that he is not in favor of a traditional type of zoning. He would like a new policy checklist implemented. Discussion followed with Mr. Atchley explaining the definition of traditional zoning. Mr. Treese asked for some general terms on paper showing the differences between performance and traditional zoning. Mr. Atchley will have this by the next meeting.

Mr. Atchley presented a proposal of parking requirements for nightly rental if the Planning Commission chooses to amend the current amendment before the County Commission.

#### Public Hearing:

There was no public present.

Old and New Business:

Mr. Atchley reported that the County Commission approved the amendment of Appendix Q regarding the zoning map change. But they have not yet approved the nightly rental amendment.

Adjournment:

With no other business on the agenda for February 11, 2013 the meeting adjourned at 7:11 p.m.



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### **MINUTES 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:

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 Dave Stewart. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting.

#### Review and Action:

Minutes: January 2013; with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Steve Adams. The vote to approve the minutes was unanimous.

#### Codebook Discussion:

Mr. Atchley presented a comparison between performance and traditional zoning. Discussion followed regarding conditional use permits, and zoning maps. Mr. Atchley explained that the reason for this discussion is that the County Commission asked that he rewrite the current Code. Mr. Treese asked if this type of zoning would "open the flood gates" to anyone who would want to rezone their property commercial. Mr. Atchley answered that it could, and then discussed planned unit developments. He explained that in Christian County when he helped them switch over to traditional zoning that they started with the zoning map and asked people to come in and actually view their individual property. Enforcement was discussed. The Commission discussed allowing Mr. Atchley to proceed writing the new Code to be presented for review at a later date. Mr. Stewart made a motion to allow Mr. Atchley to continue working on the new Code. Mr. Adams seconded. The vote was unanimous.

Discussion followed regarding whether there is a need to continue to amend the current Code.

Old and New Business:  
No discussion.

Adjournment:  
With no other business on the agenda for February 19, 2013 the meeting adjourned at 6:51 p.m.



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13-2

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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

NAME OF PROJECT: AFFORDABLE GUN RANGE

NAME OF APPLICANT: TERRY L FILZER
(Must be owner of record)

SIGNATURE: [Signature] DATE: 1-1-13
(Must be owner of record)

MAILING ADDRESS: 1505 STATELINE RD. KRIBYVILLE MO 65679

TELEPHONE NUMBER: 417-332-8889
Fax - 417-332-3611

Representative Information

NAME OF REPRESENTATIVE: NA

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

## Property Information

ACCESS TO PROPERTY (street # and name): 1505 State Line Rd.

Number of Acres (or sq. ft. of lot size): 3 acres

PARCEL #: 21-1.0-02-000-000-002.001  
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 2 TOWNSHIP: 21 RANGE: 20

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) — BLOCK # —

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

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

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

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

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

OUT DOOR GUN RANGE

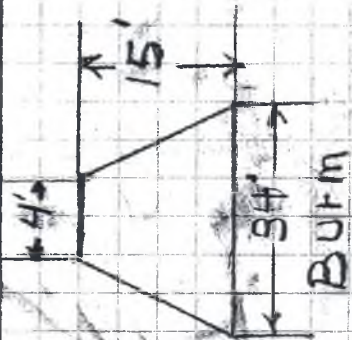
with roof (canopy type structure)

70'



85' long

240'

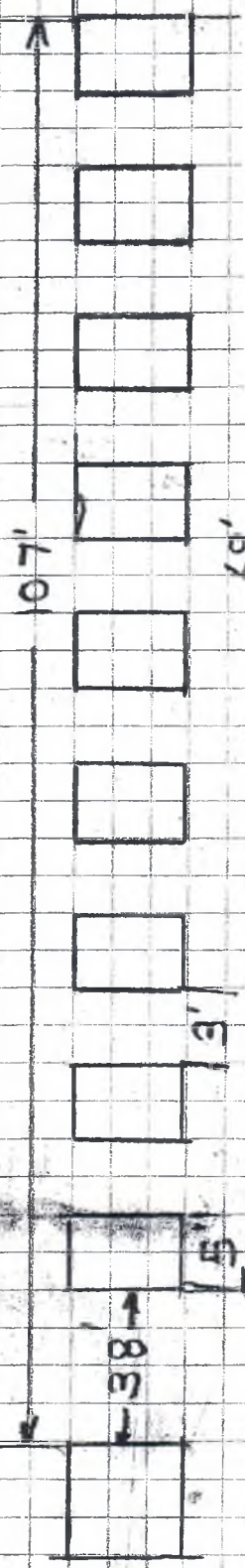


1605 yd DIRT?

1X1' SLOP

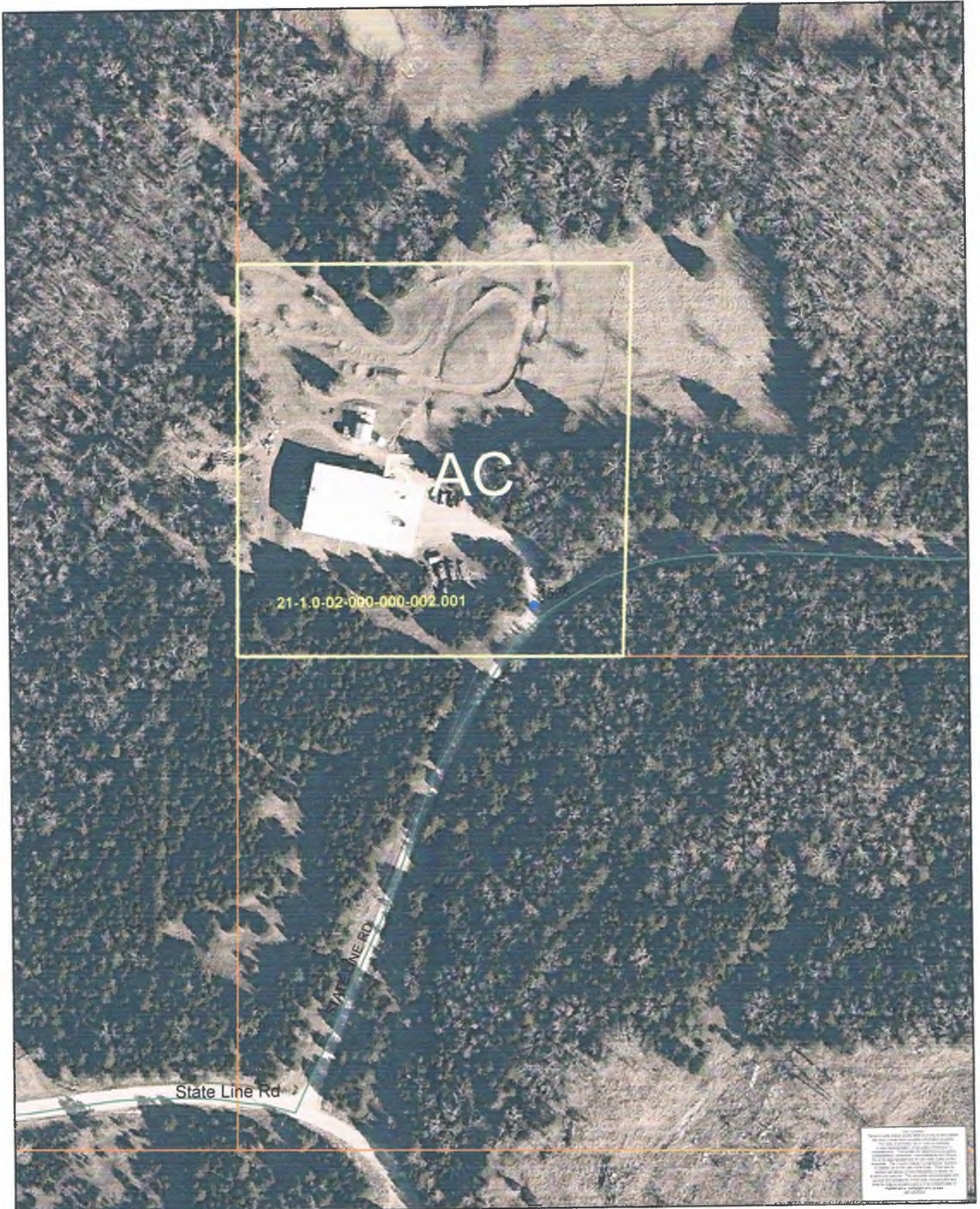
895 yd  
1500 TOP

QTY 5X5X4  
3 yd CONCRETE





# State Line Gun Range



13-2

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**NAME OF PROJECT:** His House Bed & Breakfast

**NAME OF APPLICANT:** Gary & Norma Smalley  
(Must be owner of record)

**SIGNATURE:** Gary & Norma Smalley **DATE:** 1-24-013  
(Must be owner of record)

**MAILING ADDRESS:** 129 Pinhurst Drive, Branson, MO.

**TELEPHONE NUMBER:** 417-294-0827

**Representative Information**

**NAME OF REPRESENTATIVE:** Charles LeMoine

**MAILING ADDRESS (rep.):** 1701 Colonial St, Branson, MO 63616

**TELEPHONE NUMBER (rep.):** (417) 294-2504

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

1482 Lakeshore Dr, Blonsm, MO 65616

Number of Acres (or sq. ft. of lot size): 151.92 X 199.77 IRR

PARCEL #: 08-8.0-28-000-000-086.002  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # Taney County Regional Sewer Dist.

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

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

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

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_



- Legend**
- Parcels
  - Roads
  - Lakes
  - Corporate Limits
  - Townships

<b>Parcel ID</b>	08-8.0-28-000-000-086.002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	SMALLEY GARY T & NORMA J
<b>Sec/Twp/Rng</b>	28-23-21	<b>Class</b>	n/a		1482 LAKESHORE DR
<b>Property Address</b>	1482 LAKE SHORE DR BRANSON	<b>Acreege</b>	n/a		BRANSON MO 65616

**District** 4CWX  
**Brief Tax Description** PT GOV LT 5 SWSE4 1482 lakeshore dr  
 (Note: Not to be used on legal documents)

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# His House B&B



#13-4

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

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**NAME OF PROJECT:** SYCAMORE FAMILY RANCH

**NAME OF APPLICANT:** MARIE FULKERSON  
(Must be owner of record)

**SIGNATURE:** Marie Fulkerson **DATE:** 2/26/13  
(Must be owner of record)

**MAILING ADDRESS:** 2657 SUNSET INN ROAD

**TELEPHONE NUMBER:** 417-230-1171

**Representative Information**

**NAME OF REPRESENTATIVE:** MICHAEL BUTTON

**MAILING ADDRESS (rep.):** 539 ARIZONA DRIVE, BRANSON, MO

**TELEPHONE NUMBER (rep.):** 816-914-4963

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

2657 SUNSET INN ROAD & 2325 SUNSET INN ROAD

Number of Acres (or sq. ft. of lot size): 139.39 total

PARCEL #: <sup>1)</sup> 08-5.0-22-000-000-002.00 <sup>3)</sup> 08-5.0-15-000-000-034.000  
<sup>2)</sup> 08-5.0-22-000-000-003.000 <sup>4)</sup> 08-5.0-15-000-000-034.001

(This number is on the top left hand corner of your property tax statement)

SECTION: <sup>17+2)</sup> 22 <sup>3+4)</sup> 15 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

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

- Commercial (MINISTRY)     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

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

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

- Residential     Multi-Family     Commercial?     Industrial  
 Special Use     Other – Explain: AGRITOURISM & MINISTRY



The Family Ranch will strive to provide resources, encouragement, love, and support to families who live in (or travel to) the Branson area. We will be intentional about specifically ministering to blended families, single parent families, and families of special needs children – in addition to traditional families. This will be accomplished through a facility, loving staff, and simple opportunities that help families re-engage, bond, communicate, grow, and have fun together in a Christian environment. Our mission is to “create memories and build families that last.”

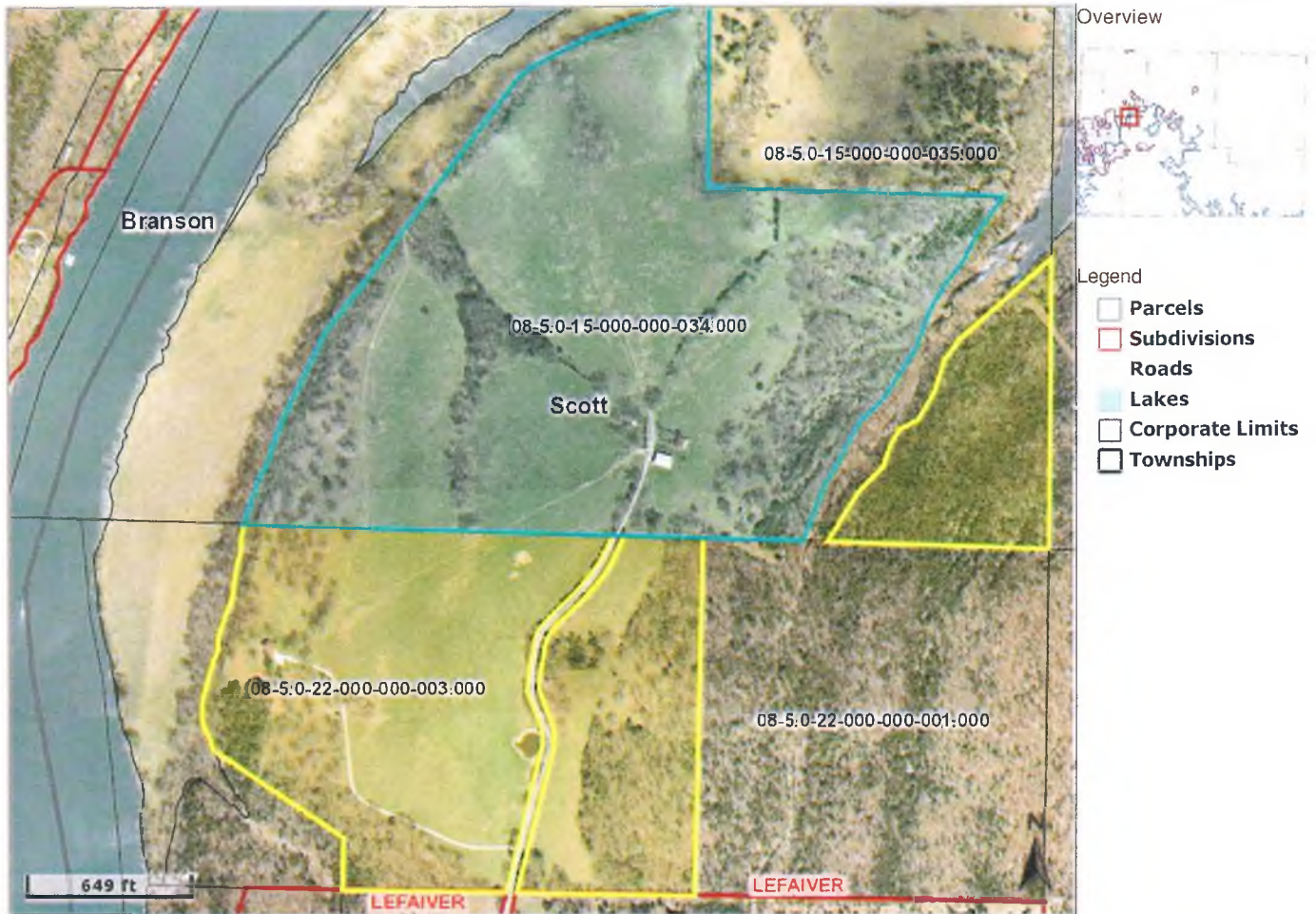
The focal point will be a large, nicely finished barn that will potentially include a large gathering room, prayer room, conference rooms, small movie theater for family friendly movies, food/clothing pantry, general store, a coffee shop, and a loft area where local musicians would perform in an intimate setting. We will possibly conduct a church service in the gathering room on Saturday evenings before our barn dance.

**Our big vision would potentially include the following:**

Movies on the outside of the barn in warmer weather  
Old-fashioned games and outdoor activities for families  
Tree houses  
Hayrides  
Fire pits  
Weddings  
Small apple orchard, blueberries, tomatoes  
Pumpkin patch  
Corn maze  
Christmas tree lot  
Fishing  
Canoeing  
Picnic areas  
Amphitheater  
Camping  
Lodging in a bunkhouse, Yurts, and/or Conestoga wagons  
Retreats/conferences/concerts  
Pony rides/horseback riding  
Hiking/devotional trails  
School field trips  
Farmer’s market  
Petting zoo  
Chicken coup  
Peddle karts  
Restaurant  
Chapel  
Zipline  
Large slide  
Dock with boat rides to and from the Landing, etc.  
Water spray zones  
Concessions

This concept is a combination of agritourism and ministry. This property will also contain a small number of residences for key personnel.

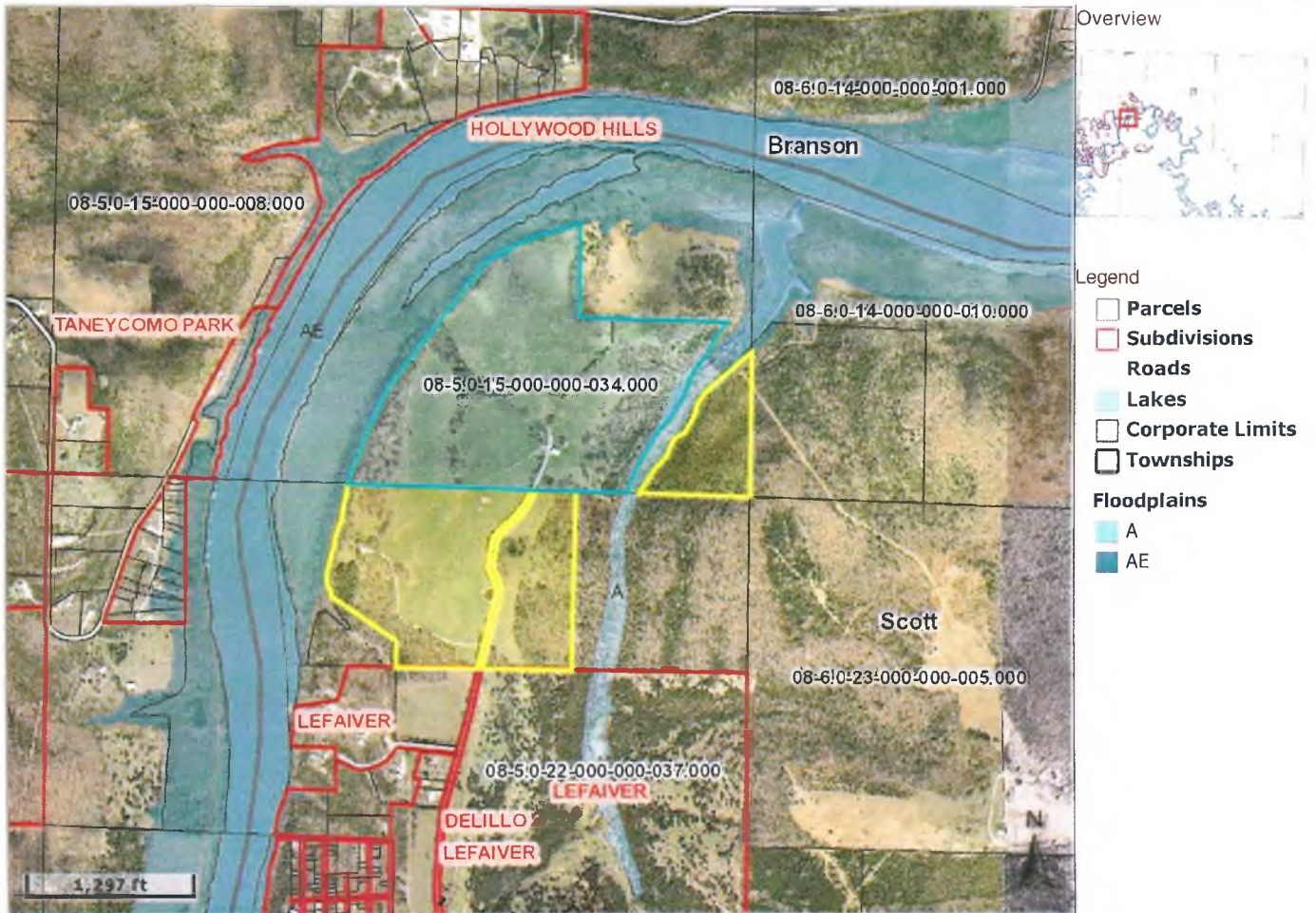
Date Created: 2/28/2013



<b>Parcel ID</b>	08-5.0-15-000-000-034.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	FULKERSON JAMES P & MARIE - TRUSTEES
<b>Sec/Twp/Rng</b>	15-23-21	<b>Class</b>	n/a		2657 SUNSET INN RD
<b>Property Address</b>	2657 SUNSET INN RD BRANSON	<b>Acreage</b>	78.42		BRANSON MO 65616-9766

**District** 4CWX  
**Brief Tax Description** SESE4 W OF 715 MSL; NWSE4 S OF 715 MSL; SESW4 & SW  
 (Note: Not to be used on legal documents)

Last Data Upload: 2/28/2013 4:40:32 AM



- Legend**
- Parcels
  - Subdivisions
  - Roads
  - Lakes
  - Corporate Limits
  - Townships
- Floodplains**
- A
  - AE

<b>Parcel ID</b>	08-5.0-15-000-000-034.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	FULKERSON JAMES P & MARIE - TRUSTEES
<b>Sec/Twp/Rng</b>	15-23-21	<b>Class</b>	n/a		2657 SUNSET INN RD
<b>Property Address</b>	2657 SUNSET INN RD BRANSON	<b>Acres</b>	78.42		BRANSON MO 65616-9766
<b>District</b>	4CWX				
<b>Brief Tax Description</b>	SESE4 W OF 715 MSL; NWSE4 S OF 715 MSL; SESW4 & SW (Note: Not to be used on legal documents)				

Last Data Upload: 2/28/2013 4:40:32 AM

The floodplain data represented has been imported via the FEMA digital Flood Insurance Rate Map (FIRM) which became effective on March 15, 2012. However, FEMA does not recognize this floodplain layer as the official FIRM.

