



## 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 TANEY6 COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, MAY 20, 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, April 2013*

#### Final votes:

*Branson Canyon  
Apex Practical Firearms  
Sycamore Creek Family Ranch  
Kenny Bear Event Center  
Tony Filzer*

#### Concepts:

*Gee Jay Ranch Arena and Campground  
Veteran's Victory Village*

#### Old and New Business:

*Tentative*

#### Adjournment.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, APRIL 8, 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, Rick Caudill, Ronnie Melton, Steve Adams, Dave Stewart, Mike Scofield, and Ray Edwards. Staff present: Bob Atchley and Bonita Kissee.

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

### Public Hearings:

Stateline Gun Range: A request by Terry Filczer to operate an outdoor gun range located at 1505 Stateline Road. Mr. Atchley read the staff report and presented pictures and video of the site. Mr. Filczer addressed questions from the Commission. Mr. Treese asked how the stands would be constructed that the gun would be placed in to fire. Mr. Filczer explained that they would be mounted and bolted down. The distance to the berm would be approximately 200'. Mr. Filczer's site would be more extensive than the current county site and they will be using this site for shooting. Mr. Caudill was concerned about the range. Mr. Filczer stated that he was planning to allow the automatic weapon 5 degrees of movement range rather than a 15 as was originally planned. Mr. Caudill wants this added to the decision of record. Mr. Treese discussed the distance to the closest structure within the line of fire. Mr. Atchley stated that the closest structure would be approximately 1100', and is downhill. Mr. Filczer stated that someone would always be onsite to monitor the shooting range. Guests and visitors would be allowed and identity would be verified. Mr. Scofield asked if felons could be identified. Mr. Filczer stated that he would not be able to do that, but his sign up sheets could be pulled up at any time. Terry Brim who lives in the prayer mountain retreat stated that they have walking trails and have up to 1000 people at a time. They can hear the shooting from the range. One day a year they have 2000 people. Two days a week there are classes, and everyday there are people staying at the cabins. He has a wife and three year old child living on the site. The Taney County Fire Station #11 is on the prayer mountain site. Mr. Adams asked how close the walking trails were to the range. Mr. Brim stated that it would be really close. He doesn't think this is an

appropriate use this close to his property. Tony who also is with the prayer mountain retreat presented topo maps of the site, and stated that in his opinion the bullets could reach the main structure. He pointed out that in the NRA guidelines they suggest a range be at least 40 acres. A suggestion was made that the berms could be placed to shoot toward Mr. Filczer's building. There is a school on the prayer mountain property. It was pointed out that automatic weapons are not legal everywhere. The NRA rules state that gun ranges should be away from high traffic areas. It was one opinion that the 15' berms would not buffer the sound from one part of the retreat. Jim Lanzo from Kimberling City and a friend of the ministry volunteers there. His concerns were that if someone were to accidentally shoot over the berm and cause damage. Robert Young who works at the retreat is a retired veteran and engineer. He says that his worries are about his wife and others walking on the retreat property. He stated that he knows that people who come there are looking for quiet to relieve stress. He does not feel it is a safe area to fire automatic weapons. Jean Lanzo stated that the retreat is growing and expanding around the world. There are more people all the time coming to the retreat and a gun range would disrupt the tranquility. John Sinpers who was a helicopter pilot talked about ricocheing. He stated that bullets can and will go everywhere. He can hear the noise from his house. Louis Filczer, who is the applicant's father, stated that if the range is moved guns would be fired toward other structures. Mr. Filczer lives across the Arkansas line. Mr. Melton asked if he could turn the shooting range to the right (firing toward the east). Mr. Filczer stated that he wanted to purchase that land, but had not done this yet. He does not plan to fire automatic weapons every day. Mr. Treese asked if a cost estimate had been obtained for the defense wall. Mr. Filczer stated that the cost would be about \$10,000. After everyone had spoke Mr. Treese closed the public hearing on this request. This project will proceed to final vote next week.

His House Bed and Breakfast: a request by Charles and Brenda LeMoine to operate a bed and breakfast on property owned by Gary and Norma Smalley located at 1482 Lakeshore Dr. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Treese asked that if there was previously a commercial use in the structure would they still need a permit. Mr. Atchley stated that since this is a change of use, a new permit would be needed. Jim Brawner who was in charge of construction in 1994 stated that it was built to house a bed and breakfast in the future. There is room inside the structure for 11 bedrooms and it is set up for that. They would request 10 bedrooms instead of the 7 on the application. There will be less impact on the parking than was previously. He pointed out that there is a youth facility also on the property. Mr. Stewart asked if the plan was for a bed and breakfast or to sell the property. Mr. Brawner stated that the owner wishes to sell it to the applicant to use for a bed and breakfast. Mr. Edwards asked staff if every request that was different would come before the Planning Commission. Mr. Atchley stated that this was because the request would be changing to a greater use. Mr. Caudill asked if there could be an entrance and an exit. Mr. Brawner stated that they could easily do that. This will be added to the decision of record. Mr. Stewart pointed out that none of the neighbors were present to

speak against this request. Mr. Robbins who has the property listed, talked to four of the neighbors and none of them objected. After discussion, Mr. Treese closed the hearing. This project will proceed to final vote next week.

#### Old and New Business:

Hollister Recycling Center: an update from staff on a complaint regarding moving the recycling center to a different location and permitting. Mr. Atchley stated that this has moved to Freeman Lane, and that the structure has been lots of different commercial uses and that no Division III has ever been permitted since it was built in 1975. The Planning Commission stated that in their opinion a Division III was not necessary.

Food Stand: Request from staff regarding whether the Commission wishes to hear a request for a portable food stand. The owner has two properties in mind, Lloyds Electric parking lot or off the side of the road on down from there. The Commission stated that if he puts it on the vacant property he will need a permit. If he puts it on the parking lot he would not.

Mr. Atchley reported that a property owner wants to get on the next agenda, but has missed the deadline. The applicant wants the Planning Commission to waive the deadline. The Planning Commission stated that the deadline would not be waived.

#### Adjournment:

With no other business on the Agenda for April 8, 2013 the meeting adjourned at 7:38.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, APRIL 15, 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, Dave Stewart, Mike Scofield, Steve Adams, and Ray Edwards. 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: March 2013, with no additions or corrections a motion was made by Dave Stewart to approve the minutes as written. Seconded by Randy Haes. The vote to approve the minutes was unanimous.

### Final Votes:

Stateline Gun Range: request by Terry Filczer to operate an outdoor shooting range for automatic weapons located at 1505 Stateline Road. Mr. Atchley read the proposed decision of record. There was no representative present. Ray Edwards made a motion to table. Seconded by Steve Adams. The vote to table was unanimous. Mr. Filczer arrived late therefore a motion was made by Ray Edwards to rescind his previous motion. Mr. Adams seconded the motion. The vote to rescind the table was unanimous. Mr. Adams asked if the berms could be placed in another direction. Mr. Filczer stated that he could move them 90 degrees to the right or left, but the topography is better as the first site plan indicates. Discussion followed regarding different directions to face the berms. Mr. Treese asked that the decision of record show the change in the direction of the berms. Mr. Edwards stated that in his opinion this is not a compatible use with the surrounding area. Mr. Filczer stated that in his opinion shooting to the east is better because there are no structures in that direction. Mr. Stewart feels that 5 acres is too small to fire automatic weapons. Mr. Filczer stated that most of the time there will not be automatic weapons, and that safety is his #1 concern. He informed the Commission that he has purchased 40 more acres to make this range safer. Mr. Stewart would like the decision of record to show the site includes at least 40 acres. Mr. Haes



would like to see engineered plans for the berms, evidence that he owns the additional property and sound booths before voting. Mr. Treese advised the applicant that in order to satisfy the Planning Commission, more information should be presented before they are willing to come to a vote. Mr. Haes made a motion to table until the added information can be brought forward. Seconded by Dave Stewart. The vote to table was unanimous.

His House Bed and Breakfast: request by Charles LeMoine to operate a bed and breakfast on property owned by Gary and Norma Smalley located at 1482 Lakeshore Dr. Mr. Atchley read the proposed decision of record. Mr. Adams asked that the language be changed on item #7 to state, an entrance and exit signs be posted. Mr. Stewart reminded Mr. Atchley to change the number of rooms and occupants on item #6. After discussion a motion was made by Steve Adams to approved based upon the changed decision of record. Seconded by Ray Edwards. The vote to approve was unanimous.

#### Concepts:

Branson Canyon: a request by Phil Lopez to increase nightly rental from 84 to 281 units at the existing Branson Canyon resort located in the 800 block of State Hwy. P. Mr. Atchley presented aerial photos of the site. Mr. Lopez explained the request. Mr. Treese asked if there were any single family dwellings adjacent to this site. Mr. Lopez stated that there weren't. Mr. Edwards questioned the validity of approving more buildings when only half of the original approval was built out. Mr. Lopez stated that if the market picks up, he would like to already be permitted. Mr. Atchley informed the applicant that according to the current regulations, an onsite manager must be in place. Mr. Lopez stated that these will be individually owned and a homeowners association is in place with office. Mr. Treese suggested that if approval is given, an onsite manager be paid from dues. This project will proceed to public hearing next month.

Apex Practical Firearms: a request by Lowell C. Miller to assemble and sell firearms and related products from his residence located at 2750 Victor Church Road. Mr. Atchley presented aerial photos of the site. Mr. Miller presented additional information stating that it will be low volume and low traffic. Bullets will not be manufactured. This is strictly retail. If the business grows, he will move it to a more suitable location. He plans to build AR-15 rifles, and pattern pistols. Mr. Atchley asked what kind of license he has from ATF. Mr. Miller stated that it is a manufacturing license which is a type 2. This project will proceed to public hearing next month.

Sycamore Creek Family Ranch: a request by Michael Button to operate an agri-tourism business on property owned by Thomas Crain off St. Hwy. 160. Mr. Atchley presented aerial photos. Mr. and Mrs. Button explained their plans and presented site plans. Discussion followed regarding amount of land. This project will proceed to public hearing next month.

Kenny Bear Event Center: a request by Kenneth LaVere Portz to operate an event center on property located at 3971 St. Hwy. 176. Mr. Atchley presented aerial photos. Mr. Portz explained his plans and presented a layout of the uses. He stated that he does not plan to do the outdoor shooting range, but would like to do indoor gun sales. He may still use his property for personal shooting. Mr. Treese suggested a more detailed list be brought to the next hearing. This project will proceed to public hearing next month.

Old and New Business:

Jim Brawner gave a brief history of the Branson Canyon project as it was approved when he was on the Planning Commission.

Adjournment:

With no other business on the April 15, 2013 agenda the meeting adjourned at 7:25 p.m.



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April 19, 2013

Terry Filcer  
1505 Stateline Road  
Kirbyville, MO 65679

Also sent via facsimile to (417) 332-3611

Dear Mr. Filcer:

On April 15, 2013 the Taney County Planning Commission tabled Division III Special-Use Permit # 2013-0002 seeking authorization for the development of an outdoor gun range at the property located at 1505 Stateline Road, Kirbyville, MO. The Planning Commission voted (by a unanimous vote of 6-0) to table this request until such time that additional information can be provided to the Commission regarding specifications of the outdoor gun range. At the request of the Planning Commission, the staff has enumerated those specific items that the Planning Commission wishes for you to address with additional information as follows:

1. Detailed engineering plans (via an engineering professional licensed in the State of Missouri) of the entire gun range area indicating the specific Best Management Practices (BMPs) and safety considerations being incorporated into the design and all specific sound mitigation measures to be implemented, ensuring compliance with all applicable minimum safety recommendations found within the 2012 National Rifle Association Range Source Book.
2. The engineering plans shall indicate that the back stop area (earthen berm and ballistics barrier) shall be relocated along the eastern portion of the approximately five (5) acre tract of land in question.
3. Specifications for the proposed ballistics barrier that will be utilized specifically at the State Line Gun Range.
4. Evidence that the thirty-five (35) acre adjoining parcel of property (Parcel # 21-1.0-02-000-000-002.000) is under your ownership and control and shall be utilized as a controlled *safety fan* area.

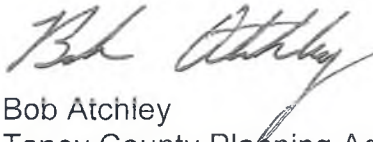


Terry Filcer  
April 19, 2013  
Page 2

Division III Special-Use Permit # 2013-0002 will be placed on the next Regular Meeting Agenda of the Taney County Planning Commission. The next Regular Meeting will be held at 6:00 PM on Monday, May 20, 2013. In order to ensure that the aforementioned information is included in the May Planning Commission Packets the information must be presented to the Planning Department office by at least 5:00 PM on Friday, May 3, 2013. Information presented after May 3, 2013 will be distributed by the Planning Department Staff to the Planning Commission at the May 13, 2013 Public Hearing.

Please feel free to contact the Planning Department Office with questions or concerns. Thank you for your time and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Bob Atchley". The signature is written in dark ink and is positioned above the printed name.

Bob Atchley  
Taney County Planning Administrator

# Send Result Report



MFP

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04/19/2013 12:48  
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Page: 002

## No Response

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No.	Date and Time	Destination	Times	Type	Result	Resolution/ECM
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#13-10

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: GEE JAY RANCH ARENA / CAMP GRO.

NAME OF APPLICANT: GEORGE CRAMER (Must be owner of record)

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

MAILING ADDRESS: 2214 FRANK REA RD, RISSIE MILLS 65680

TELEPHONE NUMBER: 417-331-9940

Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

## Property Information

ACCESS TO PROPERTY (street # and name): 160-220

FRANK REA Rd.

Number of Acres (or sq. ft. of lot size): 70 ACRES

PARCEL #: 14-5.0-22-000-000-002.000

(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: 22 TOWNSHIP: 22 RANGE: 18

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

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

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

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

### WATER SUPPLY SYSTEM:

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

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

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

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

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

ENGINE ORIENTED CAMPING —  
ARENA FACILITY FOR COMPETITION, EVENTS,  
SAWS, ETC. (OUTDOOR) —  
RESTROOM FACILITY FOR CAMPERS, SPECTATORS —  
CAMP SITES W/ WATER & POWER,  
DESIGNED FOR SELF-CONTAINED UNITS FOR SELLER. —





# Gee Jay Ranch Arena/Campground





6 15  
1 22

10 M

2700'



80 A  
WHITE RIVER  
GLCCT

220' x 100'  
ARENA

RESTROOMS  
SANITATION

CAMP  
SITE

1

2

3

4

5

6

7

8

90 M

2400'

1300'





CH- 5-20-13  
PH- 6-10-13  
FY- 6-17-13

13-11

**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: VETERAN'S VILDEY VILLAGE

NAME OF APPLICANT: Maria Fullerson Hee  
(Must be owner of record)

SIGNATURE: Maria Fullerson Hee DATE: APRIL 23, 2013  
(Must be owner of record)

MAILING ADDRESS: 2657 SUNSET INN ROAD

TELEPHONE NUMBER: 360-352-0116

**Representative Information**

NAME OF REPRESENTATIVE: Dick Farris

MAILING ADDRESS (rep.): 5000 Flynn Blvd, Washouak WA 98764

TELEPHONE NUMBER (rep.): 360-352-0116

mail

### Property Information

ACCESS TO PROPERTY (street # and name): SUNSET INN ROAD

Number of Acres (or sq. ft. of lot size): (±) 139.4

PARCEL #: P1 - 08 - 5.0 - 22 - 000 - 000 - 003.000  
P2 - 08 - 5.0 - 22 - 000 - 000 - 002.000  
P3 - 08 - 5.0 - 15 - 000 - 000 - 034.000      P4 - 08 - 5.0 - 15 - 000 - 000 - 034.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: P1 - 22      TOWNSHIP: P1 - 23      RANGE: P1 - 21  
P2 - 22      P2 - 23      P2 - 21  
P3 - 15      P3 - 23      P3 - 21  
P4 - 15      P4 - 23      P4 - 21

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

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

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

Commercial      Multi-Family       Residential       Agricultural  
Multi-Use      Municipality

SEWAGE DISPOSAL SYSTEM:  
 Treatment Plant      Individual  
Central Sewer: District # \_\_\_\_\_

WATER SUPPLY SYSTEM:  
 Community Well      Private Well  
Central: District # \_\_\_\_\_

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

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

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

revised 12-19-03

# VETERANS VICTORY VILLAGE

2657 Sunset Inn Road, Branson, MO 65616-9766

## PROJECT DESCRIPTION

### **Introduction:**

For many Disabled Veterans, *and their families*, returning to their normal life or lifestyle, will be an enormous challenge and a nearly impossible task when rebuilding their futures.

Each member of a Disabled Veteran's family needs *new inspiration*, and the *elimination* of the incredible stress that tears at the fabric of the relationship between parents and the children.

To ultimately become victorious when facing their overwhelming challenges and tasks, focus must be put on *creating an environment* that stimulates their need to become self-reliant.

The Victory Village is an environment created to *minimize* hurt and *maximize* opportunity; consisting of residential domes, where each dome is designed as a 'Community Village', in a unique setting, complete with a myriad of activities for the entire family, while functioning as 'neighborhoods' where the children can play safely and parents can socialize with each other.

### **The Project:**

The Victory Village is situated on 139.4 acres, and has been specifically designed for families of Disabled Veterans, where they can enjoy a luxurious, creative, and independent lifestyle, in unique 1-, 2-, and 3- bedroom apartments, on a lease basis, and with an option to purchase.

Six 220' diameter residential domes, with approximately 35 apartments each – depending on the types of the apartments – will be placed 250' apart from dome structure to dome structure. Each dome will be surrounded by a greenbelt of planters, gardens, and solariums or terraces.

Taking extra care not to disturb the natural character and qualities of the site any more than is absolutely necessary, the Village will be created as a *green park*, with an emphasis on *Nature*:

- **Storm Water Containment** – Parking lots and aisles have GrassPave™ and GravelPave™ permeable paving, including Rainstore™ basins for sub-surface water detention, retention, pollution filtration and treatment, water reuse, and recycling (see Invisible Structures.com).
- **Waste Water Management** – Additional storm water retention will be provided with the creation of one or more deep and aerated ponds – landscaped and maintained like a park. Gardens, grassland, and athletic fields will be irrigated with the clean, recycled water from the Sheaffer System™, where it percolates into the ground and recharges the groundwater.
- **Dome Structures** – Enhanced and integrated with the landscaping of their surroundings, and architecturally and aesthetically pleasing, the Monolithic Domes™ render themselves as *the* ultimate energy-saving, safe, and eco-friendly structures suitable for the Village:
  - ✓ Alternative and Renewable Energy Technology
  - ✓ FEMA compliant community shelters with "Near absolute protection"
  - ✓ Leadership in Energy and Environmental Design (LEEDS®) accredited
  - ✓ Tornado proof, Hurricane proof, Earthquake proof, Fire resistant, and Bomb resistant



## **The Site:**

The Victory Village will be developed as a multi-functional residential and recreational park. First and foremost, it is for the enjoyment and wellbeing of the Disabled Veterans' families, but also for their extended circle of families, relatives, friends, and fellow-veterans' families.

Utilizing the vast amount of open space, and presenting multiple outdoor activities as part of the healing process, opportunities have been created for non-resident Disabled Veterans and their families to participate in a wide variety of sports, games, competitions, and tournaments.

Approximately 17 acres will be cultivated as a camping and picnic area, including RV parking, for family reunions and get-togethers, with a sectioned-off and guarded play area for children. An additional 11 acres of wilderness area will be preserved for the disabled and non-disabled, who enjoy hiking, biking, and horseback riding, on natural and wheelchair-accessible trails.

To optimize the enjoyment of the residents, and accommodate the patronage of their visitors, various multi-purpose domes will be interspersed throughout the site for year-round activities:

- **Social Activity Dome** – Designed for family activities and celebrations for residents and their visitors, with several small shops and dining facilities with a deck overlooking a pond; featuring a roof garden for private and social parties with neighbors, and nightly stargazing.
- **Aquatic Dome:** – An abundance of aquatic activities will play a major role in the process of healing and stimulating the physical and psychological challenges of disabled veterans, as well as in the efforts of reinforcing a healthy relationship between parents and children. Along with a competitive pool, YMCA pool, water polo pool, and a children's play pool, the aquatic activities will include Endless Pools™ for therapy, exercise, and water aerobics.
- **Welcome Dome:** – Prior to the development of the site, introductions need to be made to the families of the Disabled Veterans about the potentiality of becoming residents of the Victory Village, with an explanation of the process of making wounded families whole. Information and educational material will be displayed; PowerPoint presentations will be made to small and large group gatherings; and guided tours will provide a 'feel' of the site.
- **Grow Dome:** – Adjacent to, and in conjunction with a restaurant in the Welcome Dome, the Grow Dome will function as an ultra-green indoor environment, specifically designed as a walk-through educational garden, with hydroponic, aquaponic, and vertical farming systems, operated and maintained by resident gardeners, and assisted by college students.
- **Ladybug and Caterpillar Dome** – A multitude of equipment, play things, and activities for disabled and non-disabled children will add to the wellbeing of the veterans' families.
- **Therapy Dome** – To provide the best environment for the therapy and treatment of the Disabled Veterans, two domes will be specifically designed and made available at all times to accommodate the need for their private and group sessions with professional assistance.
- **Retirement Dome** – In addition to the 6 residential domes for Disabled Veterans' families, one residential dome will be built for Retired Veterans, who will be employed to assist the veterans and their families as mentors, tutors, therapists, coaches, teachers, and counselors.

## Why Domes?

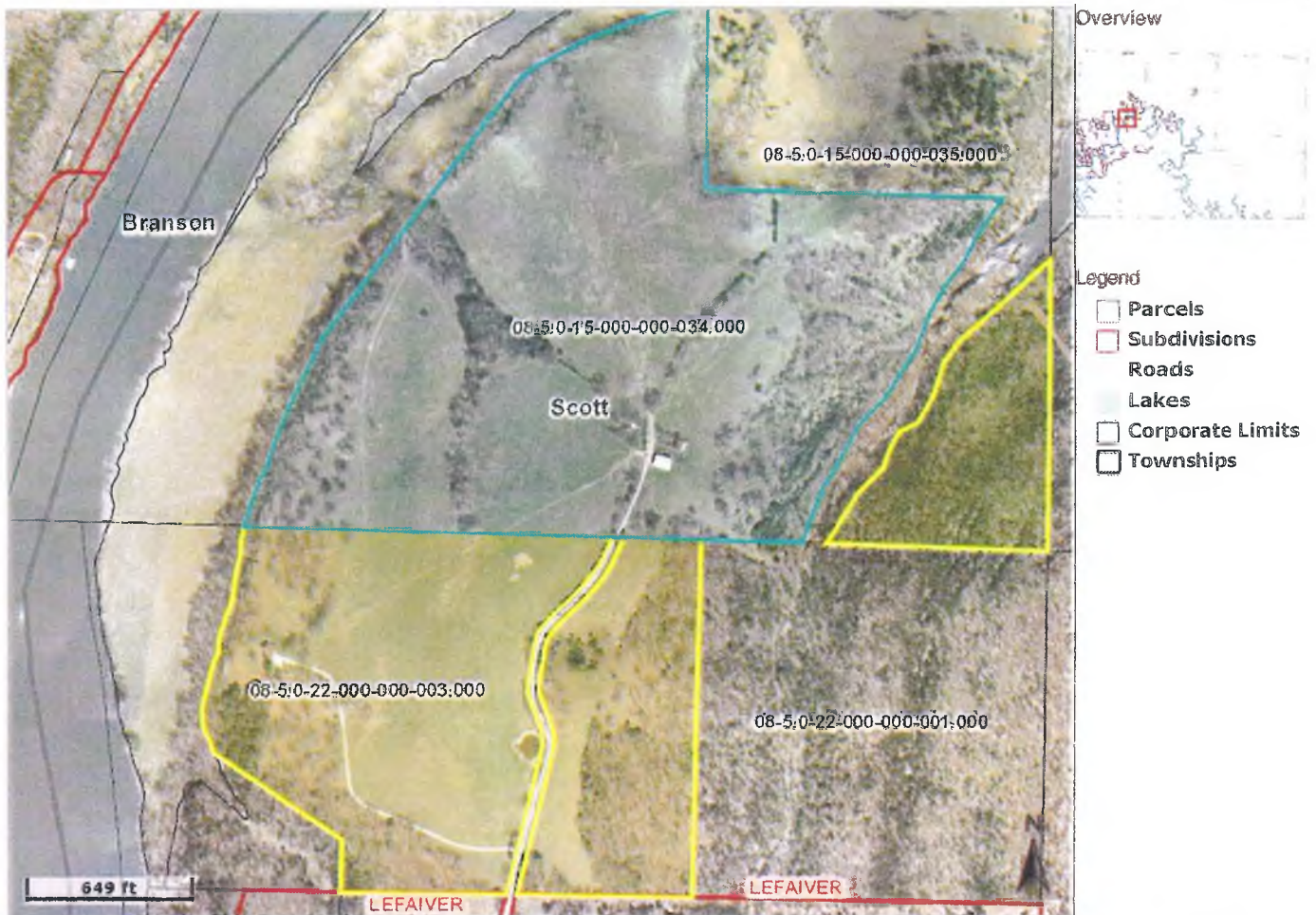
*“There is NO structure in the world that is stronger and safer  
Than the Monolithic Dome...Except, maybe, a rock!”*

- Unequaled in its simplicity, unparalleled in its versatility, the Monolithic Dome™ can be built in virtually any shape and size imaginable.
- The Monolithic Dome is able to withstand the forces of nature as well as the force of an explosion, with NO structural damage.
- The roof will not blow off in a hurricane or tornado, nor slide off in a major earthquake; and the all-concrete shell will make the dome fireproof.
- There are no structural support elements other than the dome shell itself, and no columns, trusses and girders to obstruct the interior view.
- The dome interior is completely independent from the shell, rendering design possibilities virtually without limitations.
- Dome shells will be “sprayed in place” quickly and efficiently, by expert certified crews.
- Dome construction will be performed inside an inflated fabric form, from start to finish, regardless of weather conditions outside.
- Dome shells can be erected sequentially and continually, in rapid succession, and can be ready for the finishing contractors within weeks.
- Monolithic Dome™ construction will not disturb or interrupt any surrounding activities, thereby allowing for simultaneous site preparation, cleaning and landscaping, immediately.
- Dome design, engineering, site development, storm- and waste water management, and construction management will be performed with associated professionals and specialists.
- The dome’s impressive energy-saving, thermal-efficient values allow for the dome to be paid for with the money saved on the energy bill.
- The thermal conductivity of the shell allows the heat generated inside the dome by normal activities to be absorbed and stored in the shell during the day, and slowly released at night
- The inside temperature can be kept extraordinarily stable, cutting the heating and cooling bill by 50% to 75%.
- There will be NO condensation with sub-zero temperatures outside and high humidity inside, such as in the pool dome.

*“A Building that can be heated with a candle and cooled with an ice cube...”*



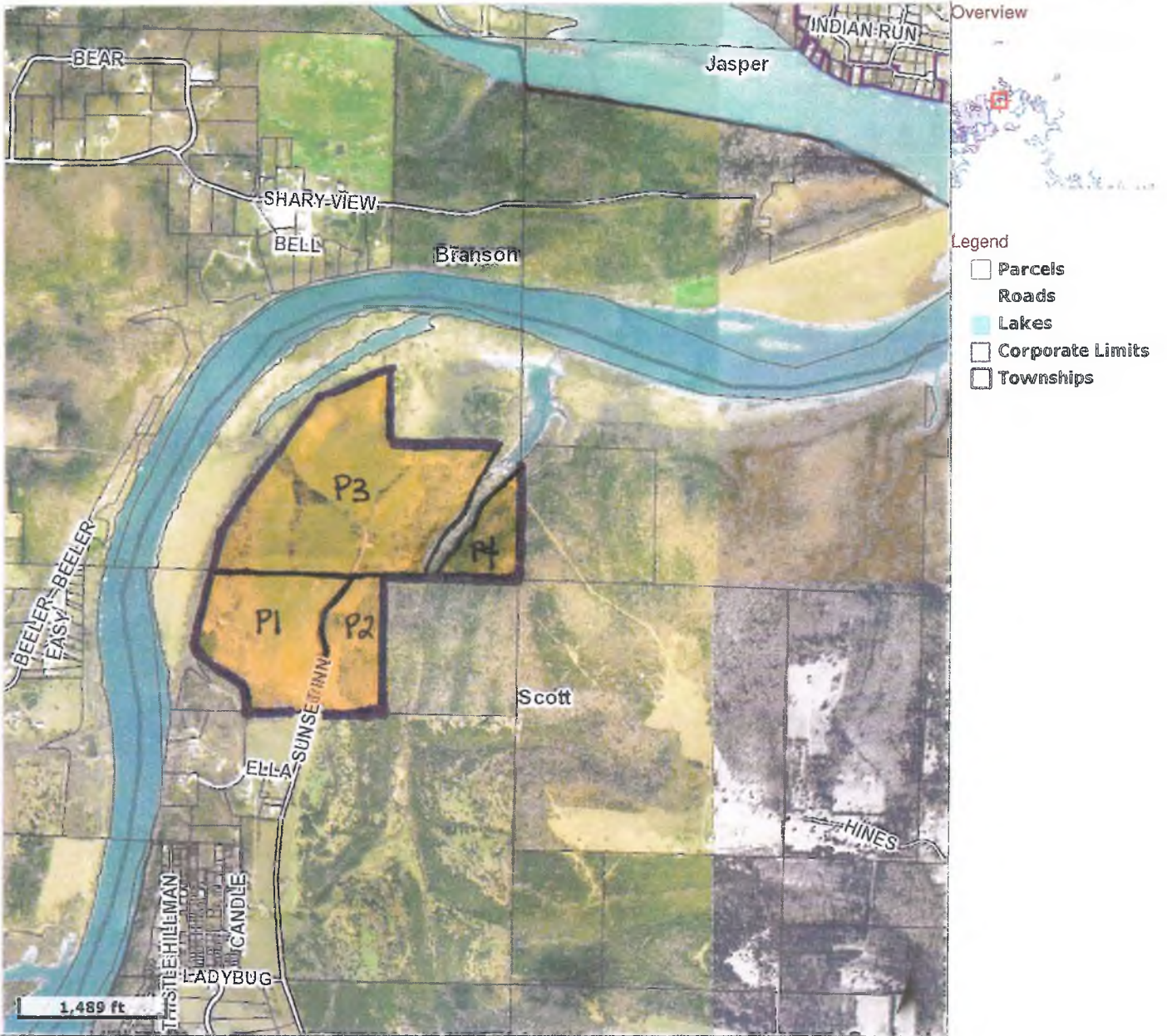
Date Created: 2/28/2013



<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
<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

Date Created: 4/23/2013



Last Data Upload: 4/23/2013 2:56:38 AM



LAKE TANEYCOMO

BOATING  
CANOEING  
KAYAKING  
FISHING  
LAKE CRUISING

THERAPY & AQUATIC DOMES

RETIRED VETERANS

POWER LINE

POND

NATURE TRAILS  
HIKING  
BIKING  
HORSEBACK RIDING

HOUSE

MOVE BARN

SOCIAL ACTIVITY & THERAPY

LAWN BOWLENS  
HANDBALL  
VOLLEYBALL  
PADDLE TENNIS  
CROQUET  
BADMINTON

FIELD EVENTS

EXIST. HOUSE  
WELCOME DOME & RESTAURANT

GROW DOME

LADYBUG PLAY DOMES  
PLAY GROUND

CATERPILLAR PLAY DOMES

CHANGING FAMILY REUNIONS

PECHAC AREA

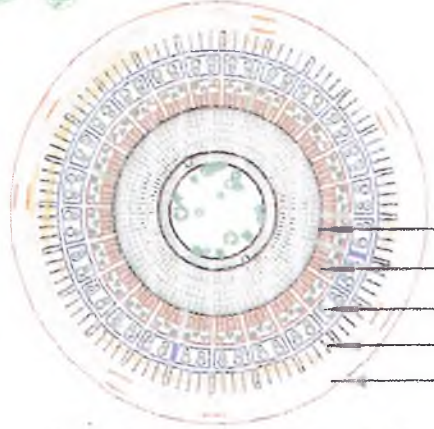
100 CARS  
ELECTRIC SHUTTLE

50 CARS

40 RV'S

200 CARS

SUNSET INN ROAD



DOME PERIMETER  
SOLARIUMS  
GARDENS  
PARKING  
DRIVE

TYPICAL DOME LAYOUT

SCALE: 1"=20'

139 ACRES  
2657 SUNSET INN ROAD  
BRANSON, MISSOURI

SITE PLAN - APRIL 2013

VETERANS VICTORY VILLAGE

SCALE: 1"=50'

0 100' 500' 1000'