



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
MONDAY, AUGUST 19, 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, July 2013

Final Votes:

Taney County Fire Protection District #9 Addition
Jack and Sally's Gunworks
Country Ridge Business Park

Concepts:

Areawide Motors
Tate Road Nightly Rental
Layton Auto Service
Cardwell Automotive, LLC

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 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, Ronnie Melton, Steve Adams, Dave Stewart, Mike Scofield, Randy Haes, 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 Hearing:

Gee Jay Ranch Arena/Campground: request by George Cramer to operate an equine oriented campground, and arena with restrooms located at 160-220 Frank Rea Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Nancy Rea representing shareholders for Elbow Ranch Cattle Corp, LLC, voiced concerns regarding the quality of the stream below, taxes on the property, if there will be riding lessons provided, if the road will be large enough to handle the added traffic, and the environmental impact. Mr. Cramer addressed the questions, and stated that he will discuss the environmental impact to the area with the sewer district and DNR, and plans to add a 1200 gallon tank with laterals and septic system if the Board approves. He estimates the 6 RV sites will have 50% occupancy, amounting to approximately 72 people annually. If boarding facilities are needed he will try to accommodate them. Randy Haes stated that some improvements could be made to the road, there have been no complaints about narrowness and that there are trucks and stock trailers all the time traveling the road with no problems so far. Mr. Cramer stated that he doesn't see traffic becoming a problem. There will be no onsite disposal for the RV's. There will were no other questions. This project will proceed to final vote next week.

Verizon Wireless: request by Rodney Sullins to allow Verizon to place a wireless telecommunications facility consisting of a 300' self support tower and equipment

shelter within a 6' tall chain link fence located at 3271 Ridgedale Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Treese asked the representative Frank Mancina if he had ever seen a tower fall down. He stated that he had not, and that they are built by very high standards. Mr. Stewart asked if Verizon had asked to collocate on the tower that is close to the site. The answer was that it was not tall enough, and would not meet their objective. Mr. Mancina stated that they do an exhaustive search for collocation, when they look at a site. Mr. Edwards mentioned some legislation that would eliminate some powers of the Planning Commission concerning towers. The representative stated that whatever the Planning Commission required is what they would comply with. Mr. Treese discussed fall distance and if the Code addressed this. Mr. Atchley stated that the Code does not address fall distance. The representative explained how the towers are made to fall, and that this tower would meet the fall distance. After discussion the public hearing was closed. This project will proceed to final vote next week.

In His Precious Sight Daycare: a request by Rick Anderson to allow Patricia Mondt to operate a day care facility on property located at 291 Curtis Dr. Mr. Atchley read the staff report and presented pictures and a video of the site. The project was represented by Ms. Mondt who addressed questions from the Planning Commission. One neighbor, Gene De'neef had concerns regarding additional traffic and the road being too narrow. Mr. Haes stated that all the roads in that area are narrow and could use improving, they are 40' and less right of way. It is a through road. There were no other questions. This project will proceed to final vote next week.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for July 8, 2013 the meeting adjourned at 6:52 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 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 eight members present. They were: Rick Treese, Randy Haes, Dave Stewart, Mike Scofield, Steve Adams, Ronnie Melton, Ray Edwards, 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: June 2013, with one correction by Randy Haes on the discussion regarding the Veterans Victory Village to change "by the county" to "for the county", a motion was made by Dave Stewart to approve the minutes as written. Seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Final Vote:

Gee Jay Ranch Arena/Campground: a request by George Cramer to operate an equine oriented campground, and arena with restrooms located at 160-220 Frank Rea Road. Mr. Atchley read the proposed decision of record. There was no discussion. The motion to approve based upon the decision of record was made by Dave Stewart. Seconded by Steve Adams. The vote to approve was unanimous.

Verizon Wireless: a request by Rodney Sullins to allow Verizon to place a wireless telecommunications facility consisting of a 300' self support tower, and equipment shelter within a 6' chain link Fence located at 3271 Ridgedale Road. Mr. Atchley read the proposed decision of record. Mr. Stewart asked if a bond is in place if the tower ceases to be used to remove the tower. The representative stated that it is Verizon's responsibility to remove it. Discussion followed. A motion was made by Ronnie Melton to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

In His Precious Sight Daycare: a request by Rick Anderson to allow Patricia Mondt to operate a day care facility on property located at 291 Curtis Dr. Mr. Atchley read the proposed decision of record. With no discussion, Rick Caudill made a motion to approve based upon the decision of record. Seconded by Ronnie Melton. Dave Stewart abstained. The vote to approve was unanimous.

Concepts:

Taney County Fire Protection District #9 addition: A request by Western Taney County Fire Protection District to construct living quarters at Station #9 located at 142 Briggs Road. Jim Single representing the request explained the plans and the reason for the need for living quarters at the station. The Fire Protection District has already obtained a variance from the Board of Adjustment for minimum lot size. Discussion followed regarding living space, compatibility, and the footprint being two story. This project will proceed to public hearing next month.

Jack and Sally's Gunworks: A request by Jason Smith, to operate a gun sales and service business from an existing accessory building located at 114 Shawn Road. Mr. Smith explained his plans to buy and sell firearms from his property. He also wants to have a brick and mortar store elsewhere if the business grows. He explained plans for security and size of the existing out building on his property that he plans to use for the business, which will be by appointment only. This will be a side business as Mr. Smith is a police officer. The Planning Commission suggested putting bars on the windows, which the applicant stated he will have done by the final hearing. He does not plan on storing ammunition on site. Discussion followed regarding parking. This project will proceed to public hearing next month.

Country Plaza Business Park: A request by Dennis and Sandra Rodgers to construct a commercial building with upper and lower levels to be used for office space and a business they plan to operate. The property is located off East St. Hwy. 76. Mr. and Mrs. Rodgers explained the plans. The existing structures have been torn down, and plans are to build on the front of the property. There will not be any restaurants, only offices or storage. There is a gravity main sewer line in the rear of the property. Water will be taken across the highway if possible. If not they will drill a well. This was a service station previously. There will be a circle drive entrance if MoDot will allow it. Mr. Haes asked for an estimate of traffic flow. Mr. Rodgers estimated approximately two or three cars per business. Employee parking will be in the rear. This project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported that the representative for Veterans Victory Village met with the County Commission about the upgrades to Sunset Inn Road. The County Commission asked for further clarification of Item #7 of the Decision of Record. The staff contacts the county attorney regarding if the County could require a developer to

obtain additional property for right of way. Mr. Atchley explained what legal counsel had advised. The County Attorney did not feel the Planning Commission could amend the condition, and that the applicant would have to appeal to the Board of Adjustment. Discussion followed.

Adjournment:

With no other business on the agenda for July 15, 2013 the meeting adjourned at 7:11 p.m.

13-16

**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: Arrowside Motors

NAME OF APPLICANT: Hwy 248 Group LLC
(Must be owner of record)

SIGNATURE: [Signature] DATE: 7-23-13
(Must be owner of record)

MAILING ADDRESS: 245 S. Wildwood Dr. BRANSON, MO
65616

TELEPHONE NUMBER: (417) 335-0284

Representative Information

NAME OF REPRESENTATIVE: Marc Fitzhugh

MAILING ADDRESS (rep.): 245 S. Wildwood BRANSON, MO
65616

TELEPHONE NUMBER (rep.): 417-230-3068

Property Information

ACCESS TO PROPERTY (street # and name): _____

1818 State Hwy 248 RANSON, MO 65616

Number of Acres (or sq. ft. of lot size): 6.312

PARCEL #: 08-9.0-30-000-000-068-.005
(This number is on the top left hand corner of your property tax statement)

SECTION: 30 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 # _____

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
- Special Use
- Multi-Family
- Commercial
- Industrial
- 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.)

Arcawide Motors be a pre-owned car lot. The lot will only be used for the sale of used cars and trucks.

Representative
 MAVC Fitzhugh
 417-230-3068



THIS MAP IS A REPRESENTATION OF THE INFORMATION PROVIDED TO THE COUNTY AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

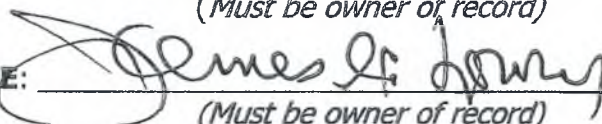
#13-17

**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: Nightly Rental Designation

NAME OF APPLICANT: James A. Lowrey
(Must be owner of record)

X SIGNATURE:  DATE: 7-26-13
(Must be owner of record)

MAILING ADDRESS: 121 Hemlock Ct, Hollister, MO 65672

TELEPHONE NUMBER: 417-339-3960

Representative Information

NAME OF REPRESENTATIVE: Beth Hammond

MAILING ADDRESS (rep.): 2575 SocKum Ridge RD
Washington, IA 52353

TELEPHONE NUMBER (rep.): 319-461-0845

mail to

Property Information

ACCESS TO PROPERTY (street # and name): 1180 Tate Road
Bridgetdale, mo 65672

Number of Acres (or sq. ft. of lot size): 1.29 acres

PARCEL #: 19-6.0-23-002-001-002.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 23 TOWNSHIP: 21 N RANGE: 22

NAME OF SUBDIVISION (if applicable): None

Lot # (if applicable) N/A BLOCK # N/A

**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.)

911 address is identified at the beginning of the drive way on Jute Road, and again in yard at house driveway.

The purpose of this application is to use the proposed address 1180 Jute Road as a designated nightly rental home 12 months out of the year.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

13-18

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: LAYTON AUTO SERVICE

NAME OF APPLICANT: GAIL LAYTON
(Must be owner of record)

SIGNATURE: Gail Layton DATE: 7.30.13
(Must be owner of record)

MAILING ADDRESS: 282 WABASH LANE BRANSON MO. 65616

TELEPHONE NUMBER: 417-334-5650 CELL # 417-331-0994

Representative Information

NAME OF REPRESENTATIVE: KATHY LAYTON

MAILING ADDRESS (rep.): 282 WABASH LANE BRANSON MO 65616

TELEPHONE NUMBER (rep.): 417-334-2696

#13-18

Property Information

ACCESS TO PROPERTY (street # and name): 142 R.R. Creek Rd. and

Stinson Rd

Number of Acres (or sq. ft. of lot size): 1.57

PARCEL #: 08-5.0-21-000-002-006,000

(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: 21 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Swanton Report of 2-1A

Lot # (if applicable) 1A BLOCK # NA

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 # 3

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.)

AUTO REPAIR, MECHANICAL shop



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

13-19

**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: Cardwell Automotive LLC

NAME OF APPLICANT: Charles Harris
(Must be owner of record)

SIGNATURE: Charles Harris DATE: 7-29-13
(Must be owner of record)

MAILING ADDRESS: 8144 St Hwy 76 Kirbyville, MO 65679

TELEPHONE NUMBER: 417-546-7150

Representative Information

NAME OF REPRESENTATIVE: Adam Cardwell

MAILING ADDRESS (rep.): 1321 Lakeway Rd. Hixson Mills Mo. 65650

TELEPHONE NUMBER (rep.): 417-294-1158

Property Information

ACCESS TO PROPERTY (street # and name): 122 Delaware Rd.

Number of Acres (or sq. ft. of lot size): 100 feet x 100 feet 4.66 AC

PARCEL #: 09-5.0-21-000-000-073.000

(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: 21 TOWNSHIP: 23 RANGE: 20

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.)

We are going to build a used car lot that we want to sell cars part time. We are going to build an office that will be RX10 with power and Phone. We will only be there part time and have gas station and a house close. So we will not need a bathroom or water. We are going to have access from Delaware Rd and I will get an 911 address

