



## 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, SEPTEMBER 16, 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, August 2013*

Final Votes:

*Areawide Motors*  
*Layton Auto Service*  
*Cardwell Automotive, LLC*

Concepts:

*Table Rock Traders*  
*Esther's House of Redemption*  
*SBA Structures, Inc. Structure 2*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY AUGUST 12, 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, Ronnie Melton, Steve Adams, Dave Stewart, Mike Scofield, Randy Haes, Ray Edwards, and Rick Caudill. Staff present: Bob Atchley, and Bonita Kisse-Souttee.

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

**Public Hearing:**

Western Taney County Fire Protection District Station#9 Addition: A request by Western Taney County Fire Protection District to construct living quarters at Station #9 located at 142 Briggs Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Stewart asked if the road was on the property. Mr. Single stated that they were investigating this and would get back to the Commission with the results. Mr. Stewart stated that this should be taken care of before finalized. He clarified that the residents would not be there all the time. Mr. Stewart stated that the decision of record should include a condition that the duplexes cannot be rented to anyone except firemen and their families. There being no one else signed up to speak, the public hearing was closed. This project will proceed to final vote next week.

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. Atchley read the staff report and presented pictures and a video of the site. Mr. Treese discussed the hours of operation with the applicant. Mr. Smith stated that because he lives in a subdivision he doesn't want to disrupt anything. Dave White who lives in the subdivision, is not in favor of the request because he does not feel it is compatible with the surrounding area, this use is not allowed in the private covenants, he hears gunfire in the woods behind where he lives and is concerned about the noise and safety. Don Leff who also lives in the neighborhood agreed with Mr. White, and stated that in his opinion once someone buys a gun there is no need to test fire on the site. Mr. Caudill asked the applicant if he had fired any weapons in the woods or on his property. Mr.

Smith stated that he had not, and he would not allow it on his property. He stated that he talked to the Vice-President, who stated to him the HOA did not have a problem with his request. With no other discussion from the public, the public hearing was closed. This request will proceed to final vote next week.

County Ridge Business Park: a request by Dennis and Sandra Rodgers to construct a commercial building with upper and lower levels to be use for office space and a business they plan to operate. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Rodgers addressed questions from the Commission. No one else signed up to speak. Discussion followed regarding placing a privacy fence next to the residence to the west. Mr. Caudill asked if the parking spaces could be put in before construction. The applicant has scaled down the size since the concept hearing. Mr. Caudill asked about setbacks. Discussion followed. Mr. Caudill discussed runoff, and stated the decision of record should address this. Mr. Treese asked for a site plan of the project. With no other questions or discussion, the public hearing was closed. This project will proceed to final vote next week.

Old and New Business:  
No discussion.

Adjournment:  
With no other business on the agenda for August 12, 2013 the meeting adjourned at 7:08 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, AUGUST 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 five members present. They were: Rick Treese, Randy Haes, Dave Stewart, Mike Scofield, and Steve Adams. Staff present: Bob Atchley and Bonita Kisse-Soutte.

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

**Review and Action:**

Minutes: July 2013, a motion was made by Dave Stewart to approve with the correction of the last sentence on the third paragraph strike will. Seconded by Randy Haes. The vote to approve the minutes was unanimous.

**Final Vote:**

Western Taney County Fire Protection District Station #9 Addition: request by Western Taney County Protection District to construct living quarters at Station #9 located at 142 Briggs Road. Mr. Atchley read the proposed decision of record. Mr. Stewart asked how Briggs Road was platted. Mr. Haes explained that it has a 40' easement that runs along the property line and was taken in by the County in 2003. There is a well that sits next to the road, which the County is aware of. Setbacks were discussed. Mr. Stewart stated that compatibility is not met in his opinion. Mr. Single clarified that the addition will be in the back. Mr. Treese reminded the Commission of the change in the Code regarding the 2 acre minimum. Mr. Atchley stated that there has been Board of Adjustment approval for a variance on the minimum lot size. Discussion followed regarding setbacks. Mr. Atchley stated that a Division II permit will not be issued unless the project is in compliance. Mr. Haes clarified that the existing building is grandfathered. With no other discussion a motion was made by Randy Haes to approve based upon the decision of record. Steve Adams seconded. The vote to approve was unanimous.

Jack and Sally's Gunworks: request by Jason Smith to operate a gun sales and service business from an existing accessory building located at 114 Shawn Road. Mr. Atchley read the proposed decision of record. The applicant presented information regarding the homeowners association and that they currently do not meet, and haven't since 1995. The covenants are null and void. Mr. Adams asked about putting the bars on the windows. The applicant stated that he has purchased the materials and will have it done in a week. Mr. Adams stated that if approval is given he would like pictures of the structure after the bars are in place. With no other discussion a motion was made by Dave Stewart to approve based upon the decision of record. Seconded by Mike Scofield. The vote to approve was unanimous.

Country Ridge Business Park: 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. Mr. Atchley read the proposed decision of record. The adjacent property owner sent a letter stating he did not want a privacy fence next to his property. With no further discussion a motion was made by Dave Stewart to approve based upon the decision of record. Seconded by Steve Adams. The vote to approve was unanimous.

#### Concepts:

Areawide Motors: a request by Hwy. 248 Group, LLC to operate a used car lot on property located at 1818 St. Hwy. 248. Mr. Atchley presented location maps of the site, and stated that the City of Branson has been contacted because their city limits are contiguous on two sides of this property. There is a sewer line running across the property. The applicant stated that the property drops off severely to the back. He stated that a portable office is planned. Hours would be 8:00 a.m. to 6:00 p.m. There won't be any restrooms or water. They do not want to grow larger than one or two employees. Cars will not be serviced on the site. There will not be a wash bay, cars will be washed off site or a mobile service employed. There will be no more than 30 cars onsite at one time. With no other discussion this project will proceed to public hearing next month.

Nightly Rental Designation: a request by James A. Lowrey to operate a nightly rental business on property located at 1180 Tate Road. This project withdrew.

Layton Auto Service: a request by Gail Layton to move his existing auto repair business to property located at 142 Bee Creek Road. Mr. Atchley presented location maps of the site. Mr. Layton explained his plans, and stated the main entrance and exit will come off Stenger Road. His plans are for a 40' x 130' metal building. All oil and lubricants are put in containers and hauled off. There is a sewer line along the easement. Water will come from District #3. Hours of operation will be Monday through Saturday, 8:00 to 5:00 with reduced hours on Saturday. With no other discussion the project will proceed to public hearing next month.

Cardwell Automotive, LLC: a request by Adam Cardwell to operate a used car business on property owned by Charles Harris, 122 Delaware Road. Mr. Atchley presented location maps of the site. Mr. Cardwell explained the plans and stated that this will be four to five cars and open part time. There will be no sewer or water onsite. The property will be rented from Charles Harris. A small office building will be placed onsite. The only access will be from Delaware. The surface will be gravel. There will be a sign on the building for advertisement of the business. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for August 19, 2013 the meeting adjourned at 6:45 p.m.



Concept H - 9-16  
PH - 10-15  
PV - 10-21

#13-20

**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: Table Rock Traders

NAME OF APPLICANT: John Holcomb  
(Must be owner of record)

SIGNATURE: John Holcomb DATE: 08-5-13  
(Must be owner of record)

MAILING ADDRESS: 747 Painter Rd, Branson, Mo 65616

TELEPHONE NUMBER: 417-331-0057

**Representative Information**

NAME OF REPRESENTATIVE: John Holcomb

MAILING ADDRESS (rep.): 747 Painter Rd, Branson, Mo 65616

TELEPHONE NUMBER (rep.): 417-331-0057

Revised 01/01/2010

### Property Information

ACCESS TO PROPERTY (street # and name): 147 Painter Rd

Number of Acres (or sq. ft. of lot size): 18.35

PARCEL #: 08-6.0-24-000 - 000 - 032.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 24 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
- 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.)***

At 747 Painter Rd I will be doing  
Gunsmith and Gun sales. I will be  
ordering and receiving guns and ammunition  
for customers.

Revised 12/19/03







13-21

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

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**NAME OF PROJECT:** Eastern House of Redemption

**NAME OF APPLICANT:** SUNDI JO GRAHAM  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 8-27-13  
(Must be owner of record)

**MAILING ADDRESS:** 550 GULLIAN DR, BRANSON, MO 65616

**TELEPHONE NUMBER:** 573-263-1939

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

### Property Information

ACCESS TO PROPERTY (street # and name): 1947 LAKE SHORE DRIVE

Number of Acres (or sq. ft. of lot size): 22.215

PARCEL #: 08-8 1-29-000-000-093.000<sup>.001</sup>  
(This number is on the top left hand corner of your property tax statement)

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): LAKESIDE

Lot # (if applicable) 99 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 # BRANSON

#### 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: \_\_\_\_\_

PRO

BACK OF HOUSE

PARCEL 1

PARCEL 2

Paved driveway/parking

FRONT OF HOUSE

1947 Lakeside Dr

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**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.)**

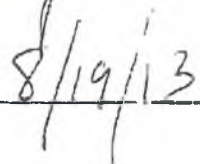
ESTHER'S HOUSE OF REDEMPTION IS A FAITH-BASED  
RESIDENTIAL DISCIPLESHIP PROGRAM FOR WOMEN, FREE OF  
CHARGE. OUR GOAL IS TO HELP WOMEN BE RESTORED TO  
WHOLENESS. IT IS OUR MISSION TO SEE WOMEN FIND  
FREEDOM FROM THEIR PAST AND HOPE FOR THEIR FUTURE.  
WE ARE DEDICATED TO USING GOD'S TRUTH TO CHANGE  
THE WAY WOMEN SEE THEMSELVES.



August 19, 2013

I, Jill B. Jones, owner of 1947 Lakeshore Drive, Branson, MO, hereby give permission to Esther's House of Redemption, represented by Sundi Jo Graham, to proceed in securing a special use permit for a non-profit ministry.

  
\_\_\_\_\_ Jill B. Jones

  
\_\_\_\_\_ Date

Date Created: 8/27/2013



### Overview



### Legend

- Parcels
- Roads
- Lakes
- Corporate Limits
- Townships

<b>Parcel ID</b>	08-8.0-28-000-000-093.001	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	JONES DAVID N & JILL B JONES REV TRUST
<b>Sec/Twp/Rng</b>	28-23-21	<b>Class</b>	n/a		2000 LAKESHORE DR
<b>Property Address</b>	1947 LAKE SHORE DR BRANSON	<b>Acreage</b>	n/a		BRANSON MO 65616

**District** 4CWX  
**Brief Tax Description** LAKESIDE LT 36A AMD PLAT PT LTS 35 TH 38 LAKESIDE SUB  
*(Note: Not to be used on legal documents)*

Last Data Upload: 8/27/2013 2:50:12 AM







13-22

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

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**NAME OF PROJECT:** Branson 2

**NAME OF APPLICANT:** SBA Structures, Inc  
(Must be owner of record)

**SIGNATURE:** *Suzanne A Hart* **DATE:** 3/28/13  
(Must be owner of record)

**MAILING ADDRESS:** 5900 Broken Sound Parkway NW, Boca Raton, FL 33487

**TELEPHONE NUMBER:** (800)487-7483

**Representative Information**

**NAME OF REPRESENTATIVE:** Curtis Holland

**MAILING ADDRESS (rep.):** 6201 College Boulevard, Overland Park, KS 66212

**TELEPHONE NUMBER (rep.):** (913)234-7411

## Property Information

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

1384 North State Highway 265, Branson MO 65615

Number of Acres (or sq. ft. of lot size): 1.21 Acres

PARCEL #: 18-2.0-10-001-036.000 18-2.0-10-004-001-036.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 10 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): N/A

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:

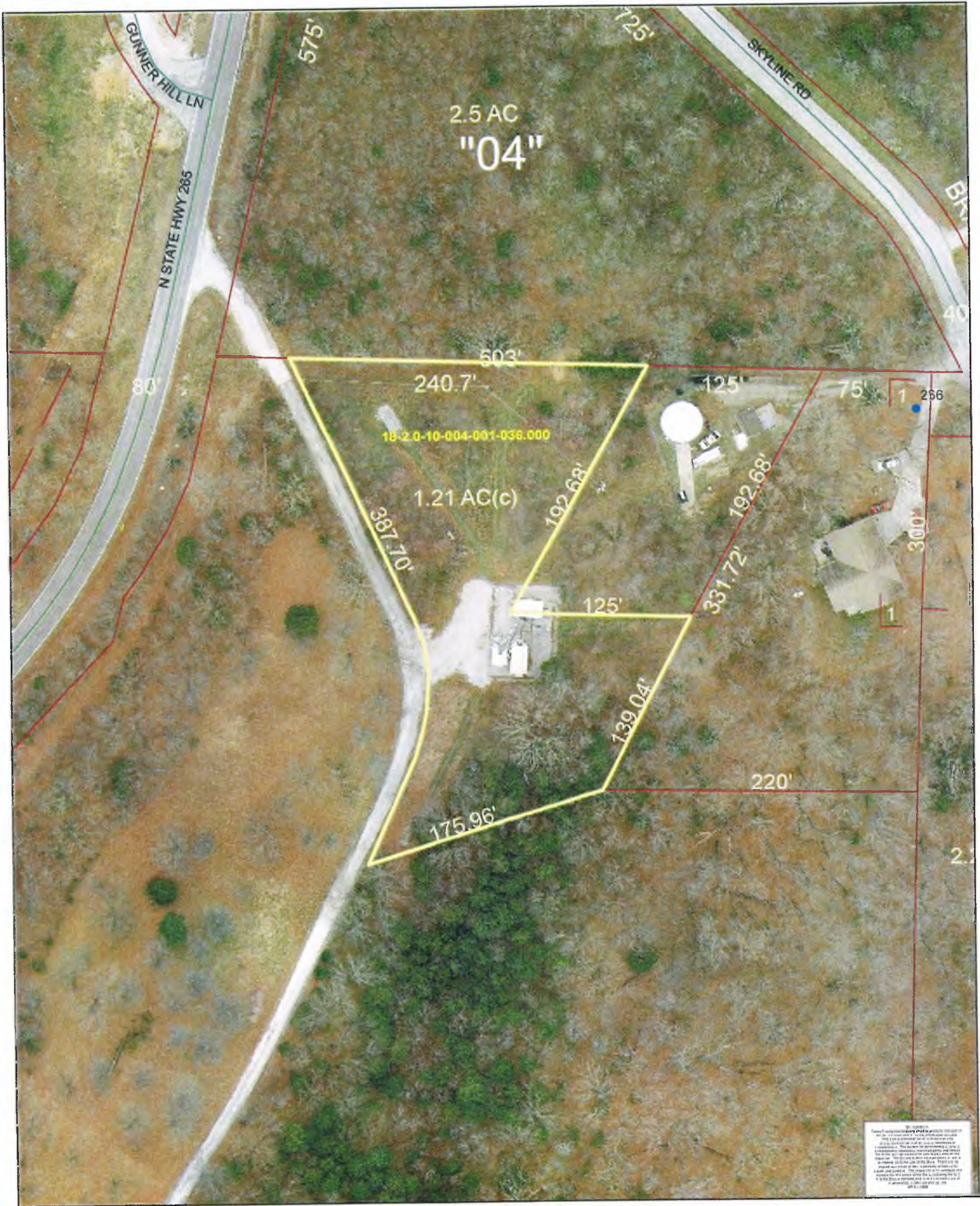
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: Division III







# SBA Structures, Branson 2



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