



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, DECEMBER 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, November 2013

Final Votes:

Lone Pine Project
Lost Canyon Cave and Nature Trail

Old and New Business:

Tentative

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, NOVEMBER 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, Rick Caudill, and Ray Edwards. 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:

Star Furniture Liquidator: request by Michael G. Lenz to operate a retail furniture store in a new building located on his property located off St. Hwy. 176. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Treese asked if the Code required a restroom. Mr. Atchley stated that it didn't. Mr. Treese also asked why Merriam Woods had to be notified. Mr. Atchley answered that it was a requirement of the Code that any land use change within 1/2 mile of a city limits require that the Village be notified. Further discussion ensued regarding why a privacy fence was required between the business and the residence. This is also a requirement of the Code, because if the business or residence was sold. The Commission stated that a vegetative buffer would be sufficient. The applicant stated that water, sewer lines and extra conduits were put in for future use. MoDot has given permission for the added entrance. The Commission reminded the applicant to get the letter from Merriam Woods. Mr. Lenz reported on his meeting with the Fire District, and that he cannot afford to obtain the architectural drawings required by the Fire District. Discussion followed regarding the 120 day waiting period and letting the applicant comply with the fire district in that length of time. There being 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 November 12, 2013 the meeting adjourned at 6:25 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 18, 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 Kisse-Soutee.

Mrs. Soutee read a statement outlining the procedures for the meeting and presented the exhibits in the absence of Mr. Atchley.

Review and Action:

Minutes: October 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.

Final Votes:

Star Furniture Liquidator: request by Michael G. Lenz to operate a retail furniture store in a new building located on his property located off St. Hwy. 176. Mr. Lenz was not present. Discussion followed regarding fence placement. Mr. Stewart reminded the Commission that at last weeks meeting it was discussed that a vegetative buffer would be sufficient. Mr. Edwards made a motion that a buffer would not be required. Seconded by Dave Stewart. The vote to remove the buffer was unanimous. Dave Stewart made a motion to approve the project based upon the decision of record. Seconded by Steve Adams. The vote to approve the project was unanimous with the change to the Decision of Record.

Concepts:

Lone Pine Project: a request by Profund Capital, LLC to operate a nightly rental from an existing structure located at 290 Lone Pine Road. The representative explained the request and stated that he had discussed fire suppression with the Western Taney County Fire District. Mr. Treese informed him that all plans should be presented at this time. The representative stated that it might be a year before the additional bedrooms would be constructed. Mr. Edwards stated that in that case he should reapply at that

time. Discussion followed regarding parking. The Commission asked that the applicant be present to address questions at the public hearing next month.

Lost Canyon Cave and Nature Trail: a request by White Oak Ventures and Three Johns, LLC to operate a commercial walking trail with a show cave located off Ridgedale Road. The project was represented by Eddie Wolfe and Martin McDonald who gave a presentation and overview of the project. Mr. Wolfe explained that they have been working with the County Road and Bridge Dept. regarding roads within the property. Mr. Edwards asked how many people per tour they would have. Mr. Wolfe stated that there would be 8 at a time on the elevator. Further discussion followed regarding the various aspects of the plans. This project will proceed to public hearing.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for November 18, 2013 the meeting adjourned at 6:40 p.m.