



## 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 MONDAY, MARCH 17, 2014, 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 2014*

#### Concepts:

*John Padgett  
Allstar International, LLC  
Walkington Affordable Housing*

#### Old and New Business:

*Possible Land Use Change at 1482 Lakeshore Dr.  
Amendment Discussion*

#### 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](http://www.taneycounty.org)

**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING/REGULAR MEETING/WORK SESSION**  
**TUESDAY, FEBRUARY 18, 2014, 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, Dave Stewart, and Mike Scofield. Staff present: Bob Atchley and Bonita Kisse-Souttee.

Election of 2014 Officers: Dave Stewart made a motion to retain the current officers, who are Rick Treese, Chairman, and Steve Adams, Vice-Chairman. Ronnie Melton seconded. The vote to retain the current officers was unanimous.

Explanation of Public Hearing Procedures: The explanation of the public hearing procedures were not explained due to lack of public being present.

### Review and Action:

Minutes, December 2013: With no additions or corrections, a motion was made by Dave Stewart to approve the minutes as written. Seconded by Mike Scofield. The vote to approve the minutes was unanimous.

### Annual Review of Permits Issued:

Mr. Atchley gave a synopsis of the year-end report, and flood buyout. He explained that plans are to update the Master Plan, and begin the re-write of the Code this coming year. Discussion followed.

### Public Hearing:

Code Updates; Mr. Haes addressed some issues regarding signage and stormwater runoff, and suggested amendments to the Code in these areas. In his opinion the developer needs to know these rules before the infrastructure is put in place. Mr. Treese thought that these issues would be something to add to the County Road Standards rather than the Development Code. Discussion followed with Mr. Atchley reporting that some counties have separate stormwater regulations. Mr. Haes discussed the cost to either the developer or the county to clean up run off from a

project. Mr. Scofield pointed out the law states that the county may retain an engineer. Mr. Adams asked if there is anything the Planning Commission can do to alleviate the perceived problem. Mr. Haes stated that the stormwater regulations should be rewritten in his opinion, regarding detention ponds, and what kind of runoff problems new subdivisions may create. Mr. Atchley reported what the Code states at this point.

Mr. Melton addressed the requirements for road right of ways being the same for large developments and small developments. In his opinion the Planning Commission should require a developer to acquire right of way on a road accessing a development. Mr. Stewart discussed putting contingencies on the decision of record.

Mr. Stewart addressed special use permits and if a request doesn't fall into the requirements. He would like to see the Planning Commission have the discretion to say whether a project can be done as a special use, if it doesn't fall within the guidelines of the Code.

Mr. Treese discussed the guidelines for duplexes, and four acres is too much land to require for one duplex. In his opinion two acres is plenty of area. Discussion followed. The Commission agreed that if two acres of land can handle an onsite disposal, it wouldn't be necessary to have over two acres.

Mr. Adams reported a complaint he received regarding a site previously approved by the Planning Commission for a day care off St. Hwy. 160 which had not moved forward. There had been debris dumped on the site and the Department of Natural Resources had issued a violation on it. Mr. Adams would like to see nuisance enforcement addressed.

Mr. Atchley pointed out that since he has been charged with writing a new Code, does the Planning Commission want him to address amending the current Code or concentrate on addressing these issues in the new Code. No direction was given to Mr. Atchley by the Planning Commission.

#### Other Topics of Discussion;

The Planning Commission discussed whether to have a meeting March 10, since there are no projects for public hearing. Mr. Melton made a motion to cancel the March 10, meeting. Discussion followed. Seconded by Mike Scofield. The vote to omit the March 10, meeting was five in favor and one against.

#### **GENERAL PUBLIC DISCUSSION:**

No public present.

#### Old and New Business:

Mr. Atchley reviewed the requests for amendments to the current Code. The Planning Commission made no motions to address any amendments to the Code. Mr.

Atchley will draft some changes based upon this evening's discussion for the Planning Commission's review at the March 17, meeting under old and new business.

Adjournment:

With no other business on the agenda for February 18, 2014 the meeting adjourned at 7:17 p.m.

14-1

**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:** BARN

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

**SIGNATURE:** John Padgett **DATE:** 1-15-14  
(Must be owner of record)

**MAILING ADDRESS:** 504 Keith Ley Rd Walnut Shade, Mo.

**TELEPHONE NUMBER:** 337-2526

**Representative Information**

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

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

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

## Property Information

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

932 Keithley Rd Walnut Shade, MO

Number of Acres (or sq. ft. of lot size): 4 acres

PARCEL #: 06-1.0-01-000-000-004 003  
(This number is on the top left hand corner of your property tax statement)

SECTION: 1 TOWNSHIP: 24 N RANGE: 22 W

NAME OF SUBDIVISION (if applicable): Bear Valley Ranch #10

Lot # (if applicable) 1 & 2 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: AGRICULTURE



**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.)**

CONSTRUCT a barn 28 x 36 with  
a 15x 28 basement.

The 4 acres has an apple orchard  
and grape vineyard on it; the barn will  
be used to process, store and retail  
apples, peaches, grapes and honey in season.

We will only be open to public  
in the fall during special events or a  
Fall Festival. We will do 3 or 4 events  
per year, 3 day at each event on a maximum  
of 12 days per year. We raise apples  
peaches, grapes and honey. The building will  
help us process and market our produce. The  
rest of time it will store equipment and produce.

KNOWN AS BEAR VALLEY RANCHERO.

BOSSINGHAM AND BETTY BOSSINGHAM, HUSBAND AND WIFE, TRUMENT TO BE EXECUTED THIS 10 DAY OF

*[Signature]*  
BETTY BOSSINGHAM

deceased

NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TED BOSSINGHAM AND BETTY BOSSINGHAM, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND WHO DULY ACKNOWLEDGED THE EXECUTION OF SAME TO BE THEIR FREE ACT AND DEED.

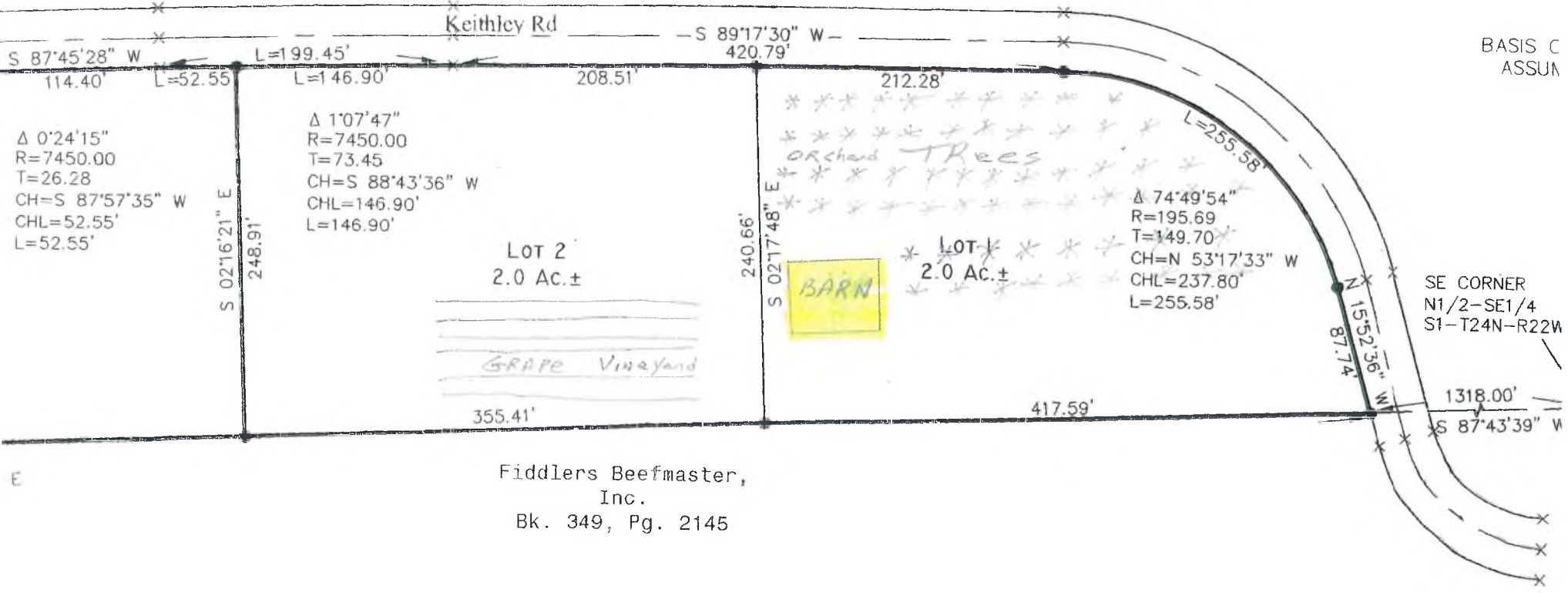
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:  
May 1, 2012

*Amanda R Darnell*  
NOTARY PUBLIC, STATE OF Kansas  
COMMISSIONED IN Butler COUNTY



Δ 1'32'02"  
R=7450.00  
T=99.73  
CH=S 88'31'29" W  
CHL=199.45'  
L=199.45'



BASIS C  
ASSUM

Fiddlers Beefmaster,  
Inc.  
Bk. 349, Pg. 2145



Date Created: 1/23/2014



Overview



Legend

- Parcels
- Roads
- Lakes
- Corporate Limits
- Townships

**Parcel ID** 06-1.0-01-000-000-004.003

**Sec/Twp/Rng** 1-24-22

**Property Address**

**District** 4CWX

**Brief Tax Description** BEAR VALLEY RANCHERO LT 1 & 2

(Note: Not to be used on legal documents)

**Alternate ID** n/a

**Class** n/a

**Acresage** n/a

**Owner Address** PADGETT JOHN & MARY  
504 KEITHLEY RD  
WALNUT SHADE MO 65771

Last Data Upload: 1/23/2014 5:33:37 AM



developed by  
The Schneider Corporation  
[www.schneidercorp.com](http://www.schneidercorp.com)





# The Barn



Small text block in the bottom right corner, likely a disclaimer or technical note.



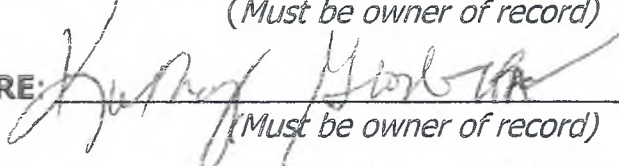
14-2

**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:** Allstar International, LLC

**NAME OF APPLICANT:** Brodi Living Trust  
David + Kathy Brodi  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 2/20/14  
(Must be owner of record)

**MAILING ADDRESS:** 500 W. Main Ste 203 Branson Mo  
65616

**TELEPHONE NUMBER:** 417 337 0377

**Representative Information**

**NAME OF REPRESENTATIVE:** Kathy Brodi CA

**MAILING ADDRESS (rep.):** 500 W. Main, Ste 203  
Branson, Mo 65616

**TELEPHONE NUMBER (rep.):** 417 - 337-0377

## Property Information

ACCESS TO PROPERTY (street # and name): 350 Time St.  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): 1/2 acre (145 x 92)

PARCEL #: 18-8.0-27-003-001-004.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 27 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Poverty Pt

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 # TCRSD Poverty Point  
(This is not 600ft from home)

### 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.)*

This Request is to have the ability to rent this single family residence on a nightly basis.



Sketch Plan



<b>Parcel ID</b>	18-8.0-27-003-001-004.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	GRODI LIVING TRUST
<b>Sec/Twp/Rng</b>	27-22-22	<b>Class</b>	n/a		500 W MAIN ST Ste 203
<b>Property Address</b>	350 TINA ST HOLLISTER	<b>Acreeage</b>	n/a		BRANSON MO 65616

**District** SCWX  
**Brief Tax Description** PT SESW4  
 (Note: Not to be used on legal documents)

Last Data Upload: 2/21/2014 3:12:22 AM





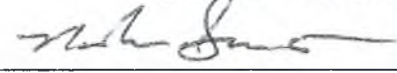
14-3

**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:** Waldington Affordable Housing

**NAME OF APPLICANT:** Nathan Burton  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 2-26-14  
(Must be owner of record)

**MAILING ADDRESS:** 1407 Mountain Grove Brassey, MD 65616

**TELEPHONE NUMBER:** 239-5354

**Representative Information**

**NAME OF REPRESENTATIVE:** Nathan Burton

**MAILING ADDRESS (rep.):** Same

**TELEPHONE NUMBER (rep.):** Same

## Property Information

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

E-76 to Walkington

Number of Acres (or sq. ft. of lot size): approximately 24 acres

PARCEL #: 08-8.0-34-000-000-050.000  
08-8.0-34-000-000-050.001 = 19.5  
(This number is on the top left hand corner of your property tax statement)

SECTION: 34 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 # 2

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.)***

Mobile Home Park with associated storage  
and parking areas.



