



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, APRIL 21, 2014, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits*

Review and Action:

Minutes, March 17, 2014

Final Votes:

*Allstar International, LLC
Walkington Affordable Housing*

Concepts:

No Concepts

Old and New Business:

Tentative

Adjournment.



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MINUTES

TANEY COUNTY PLANNING COMMISSION MONDAY, MARCH 17, 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.

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

Review and Action:

Minutes: February 18, 2014; 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.

Concepts:

John Padgett; a request to construct a 28' x 36' with a 15' x 28' basement on four acres located at 932 Keithley Road, to be used for processing, storage, and retail sales of apples, peaches, grapes and honey in season. Plans are to have three or four events a year. Mr. Atchley presented location maps of the site. The applicant presented his request and addressed questions from the Planning Commission. Mr. Melton discussed if a permit should be issued based on the property being agriculture. Mr. Stewart reported that he had visited the site and questioned since a commercial use is planned, permitting might be needed. Discussion followed with Mr. Treese stating that in his opinion a business is going to be run from the site making the request fall under special use. After discussion a motion was made by Dave Stewart not to issue a permit for this agricultural use. Seconded by Ronnie Melton. The vote not to issue a permit was unanimous.

Allstar International, LLC; a request to operate a nightly rental from a single family dwelling located at 350 Tina St. Mr. Atchley presented location maps of the site. Dave Grodi presented his request and addressed questions from the Planning Commission. Mr. Grodi stated that they would like to rent the home to help pay for the mortgage. They live out of town most of the time and the house is vacant. The property

is on central sewer and there will be someone to watch over the property while they are out of town. This request would fall under special use requirements. Mr. Treese asked the applicant if there were any other similar uses in the neighborhood, and he stated that there are. Mr. Stewart informed the applicant that in the past the neighbors do not like this kind of use. The applicant assured the Planning Commission that they would comply with any and all requirements of the Code and all other state and local laws. Mr. Treese suggested that the applicant talk to his neighbors and be up front with them about his plans for his property. Parking was discussed with the applicant and he assured the Commission he has plenty of parking. Mr. Stewart explained that the applicant can rent for longer periods of time if he wishes. This request will proceed to public hearing next month.

Walkington Affordable Housing; a request by Nathan Burton to develop a mobile home park located off Walkington Lane. Mr. Atchley presented location maps of the site. The applicant presented his request and addressed questions from the Planning Commission. Mr. Treese asked if these will be mobile homes or manufactured homes. Mr. Burton stated they will have wheels. Mr. Haes reported that the road is a county road to the creek, and private from there. Mr. Burton stated that he wants to buy additional property adjacent to this as well. Discussion followed regarding topography, and water and wastewater plans. This project will proceed to public hearing next month.

Old and New Business:

Possible Land Use change at 1482 Lakeshore Dr.; Mr. Atchley asked the Planning Commission if they wanted to hear a land use change on this property. Jason Brawner who is the property owner explained his plans, and stated that he has a lease option with the property owners. This request will be for a discipleship program for children. Mr. Stewart felt this is a lesser use and a permit would not be needed. Mr. Treese stated that in his opinion when it was permitted last year, was for a commercial use and this would fall under those requirements. Mr. Stewart made a motion not to issue a permit. Ronnie Melton seconded. The vote not to issue a permit was unanimous.

Amendment Discussion; Mr. Atchley discussed a request to vacate a subdivision with the Commission and that until this point in time the Planning Commission has never done this. Discussion followed with the Commission wanting to act on this at this meeting. Mr. Atchley stated that it must be posted and acted on in a public meeting. He will write up procedures for this type of thing in the future.

Mr. Atchley reported that the County Commission would like staff to write up new stormwater regulations outside the Codebook. Discussion followed with the Planning Commission stating this is something that is needed. Mr. Atchley stated that at that point he would address the other amendments which were discussed at the February meeting. Mr. Treese asked if Mr. Atchley is going to write a new Code. Mr. Atchley stated that he would if the County Commission asked him to. Further discussion

followed regarding state regulations, enforcement, Code Amendments, road standards and stormwater runoff, placing the time limit back on Division III Permits, and hiring an engineer to write the stormwater regulations.

Adjournment:

With no other business on the agenda for March 17, 2014 the meeting adjourned at 7:00 p.m.