



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, OCTOBER 20, 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, September 2014

Final Votes:

Sam's Nightly Rental

Concepts:

*Beeler House Nightly Rental
Thunderhead Point
TC Outdoors Nightly Rental*

Old and New Business:

Tentative

Adjournment.



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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 8, 2014, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Steve Adams, Randy Haes, Ronnie Melton, Mike Scofield, Doug Faubion, Randy Fogel, 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.

Mr. Adams welcomed the new member Randy Fogel and thanked him for serving on the Planning Commission.

Public Hearing:

Creation Experience Museum; a request by Kerry Brown on behalf of his father Dean Brown for approval of a Division III Permit authorizing the development of a Christian Gospel Ministry Museum with free admission located at 4180 U.S. Highway 65. Mr. Atchley read the staff report and presented maps, pictures, and videos of the site. Mr. Brown clarified the request and answered questions from the Planning Commission. He reported that he is in the process of meeting with the engineers regarding the construction of the cross and has met with the Fire District. He could not give the Planning Commission a date on when it would be completed. There were no other questions from the Planning Commission. No public signed up to speak. The hearing was closed, and the project will be voted on next week.

Saints Street Apartments; a request by Max Lytle representing Dignity Now, Inc. for approval of a Division III Permit authorizing the development of a two 2 phase multi-family housing project which is proposed to provide housing to high functioning developmentally disabled persons, located at 178 Saints Street. Mr. Atchley read the staff report and presented maps, pictures, and a video of the site. Mr. Lytle clarified the request. Mr. Caudill asked if the two developments were connected. Mr. Lytle answered that the same agency connected them. Plans are to remove the existing house in the future. Mr. Haes asked about phase 2. Mr. Lytle stated that plans have not been drawn up yet for phase 2 and won't be for a number of years. Mr. Haes discussed stormwater

plans. Mr. Atchley stated that an engineer should draw up the plans to comply with the Code. Mr. Haes asked if the property was wide enough to the north for construction. Mr. Lytle stated that it is. Further discussion regarded drainage, traffic impact, and if widening Saints Street would be an option. After discussion the public hearing was closed. No public signed up to speak. The vote will be taken next week.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for September 8, 2014 the meeting adjourned at 6:39 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 15, 2014, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Steve Adams, Randy Haes, Ronnie Melton, Mike Scofield, Randy Fogel, 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.

Review and Action:

Minutes, August 18, 2014; with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Randy Haes. The vote to approve the minutes was unanimous.

Final Votes:

Creation Experience Museum; request by Kerry Brown to operate a Christian gospel ministry from the existing structure located at 4180 U.S. Hwy. 65. Mr. Atchley clarified the request and stated the proposed decision of record. There were no questions or discussion from the Planning Commission. Rick Caudill made a motion to approve the request based upon the decision of record. Seconded by Ronnie Melton. The vote to approve was unanimous.

Saints Street Apartments; request by the Taney County Board for the Developmentally Disabled to construct apartment buildings located at 178 Saints Street. Mr. Atchley clarified the request and stated the proposed decision of record. Mr. Melton asked if there was an engineered plan to address the stormwater. Mr. Lytle stated that at this point there isn't because money has not been approved for that yet. After discussion a motion was made by Mike Scofield to approve based upon the decision of record. Randy Haes seconded. The vote to approve was unanimous.

Concepts:

Sam's Nightly Rental; a request by Matthew Sams to utilize an existing structure for the purpose of renting out by the weekends or week located at 1264 Goodnight Hollow Road. Mr. Atchley presented maps, pictures and clarified the request as currently presented. Mr. and Mrs. Sam's explained their plans. The single family dwelling has two bedrooms and an oversized septic system. The number of guests will be limited based upon the size of the septic system. With no other questions the concept hearing was closed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported that staff met with Buster Loving this past week regarding a request to operate a game stop type business from an existing structure. Mr. Atchley wanted to know if the Planning Commission wanted to hear this as Division III or if the staff should hear the request in house as Division II. Mr. Adams explained where the property is and what the property has been previously approved for. Mr. Atchley stated that Mr. Loving would want to be in operation from 9:00 a.m. to 9:00 p.m. which is different from the original approval for the site. If Mr. Loving wants additional lighting the Planning Commission felt that would be ok as long as it doesn't point toward any residences. The Planning Commission approved by consensus the use of the existing structure as long as the Division III decision of record is complied with.

Adjournment:

With no other business on the agenda for September 15, 2014 the meeting adjourned at 6:20 p.m.

CH- 10-20
PH- 11-10
FV- 11-17

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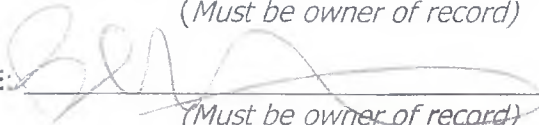
**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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: BEELEER HOUSE

NAME OF APPLICANT: BRAD MONCADO

(Must be owner of record)

SIGNATURE:  **DATE:** 9-4-14

(Must be owner of record)

MAILING ADDRESS: 258 PATHWAY, BRANSON, MO

TELEPHONE NUMBER: 417 861-5583

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 945 BEEFLER
BRANSON, MO

Number of Acres (or sq. ft. of lot size): 1.15 acres

PARCEL #: 08-5.0-22-6.00-000-028007
(This number is on the top left hand corner of your property tax statement)

SECTION: 22 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A

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: Nightly Rental

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.)

The intent of this application is for 945 Beeler Road, Branson, MO, of which was my personal residence for the past 5 years, to become designated as a nightly rental opportunity. It will be marketed through, and managed in a professional manner, to high end clients, vacationers, and christian families/organizations for nightly rental use.

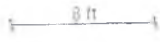
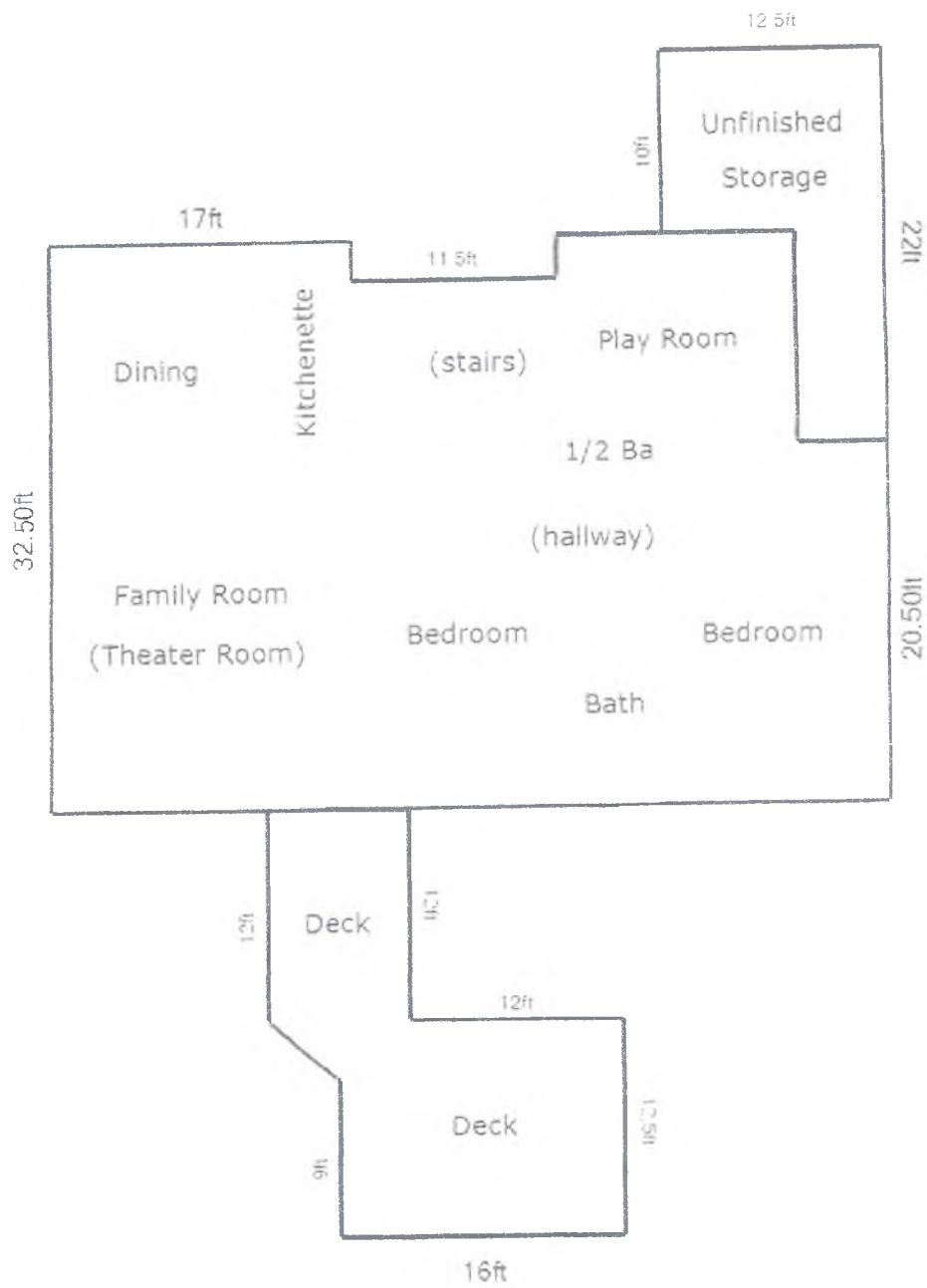
MONCADO
Loan Number: 1428437246
MIN: 1009147-1428437246-2

EXHIBIT "A"

A Tract Of Land Situated In The NW1/4 Of The NW1/4 Of Section 22, Township 23 North, Range 21 West, Taney County, Missouri, Being More Particularly Described As Follows: Beginning At The Northwest Corner Of Said Section 22; Thence S00°49'09"W, Along The West Line Of Said Section 22, A Distance Of 884.10 Feet; Thence S89°10'51"E, A Distance Of 15.54 Feet, To The Easterly Right Of Way Line Of An Existing County Road; Thence S89°10'51"E, Leaving Said Right Of Way Line, A Distance Of 203.72 Feet; Thence N86°16'19"E, A Distance Of 43.35 Feet, To The New Point Of Beginning; Thence Continuing N86°16'19"E, A Distance Of 196.07 Feet, To The Westerly Right Of Way Line Of An Existing County Road; Thence Along The Right Of Way Line Of Said County Road As Follows: Thence S19°35'26"W, A Distance Of 306.93 Feet; To The Beginning Of A Curve, Thence Southerly Along A 48.8413 Degree Curve To The Right, 136.13 Feet (Said Curve Having A Radius Of 117.31 Feet) To A Point Of Tangency; Thence S86°04'30"W, A Distance Of 17.11 Feet; Thence N04°19'01"E, Leaving Said Right Of Way Line, A Distance Of 356.31 Feet, To the New Point Of Beginning, Except Any Part Taken Deeded Or Used For Road Or Highway Purposes.

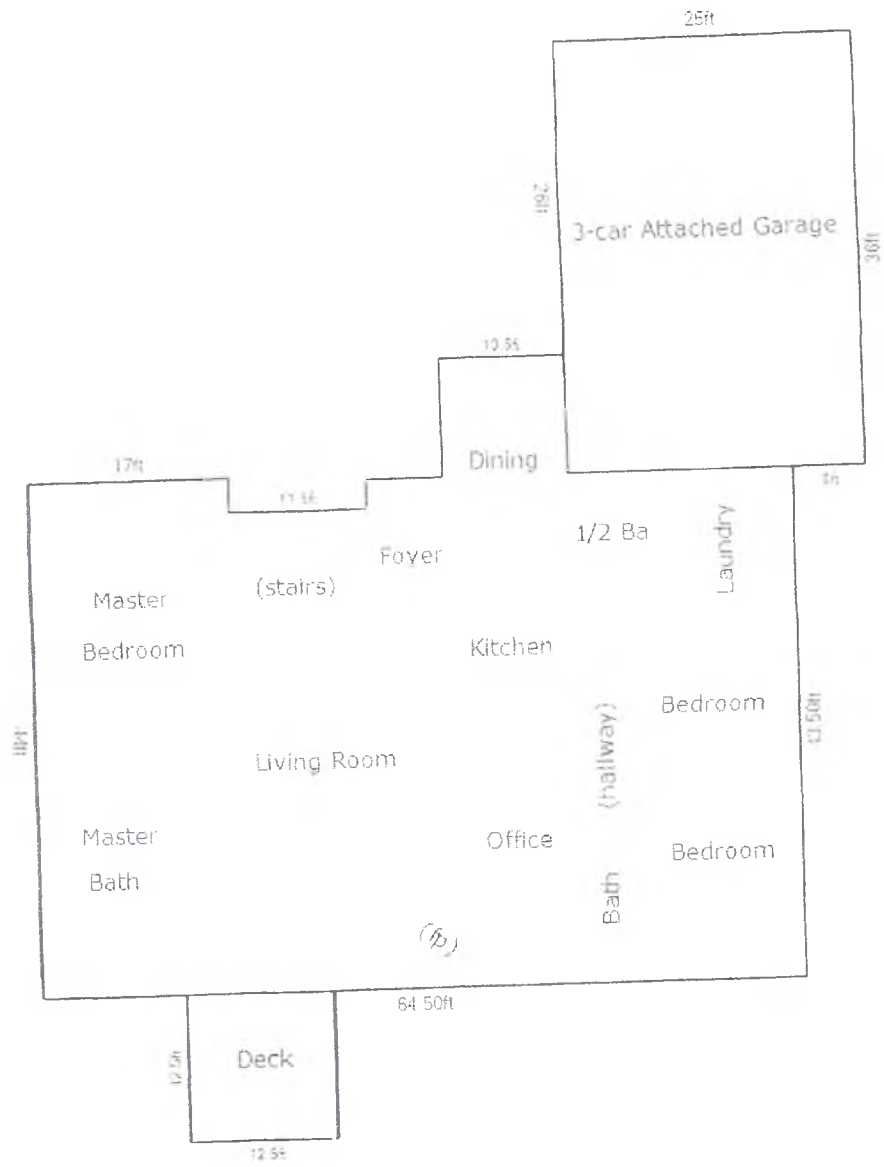
GV235-00027MUX (01/10)





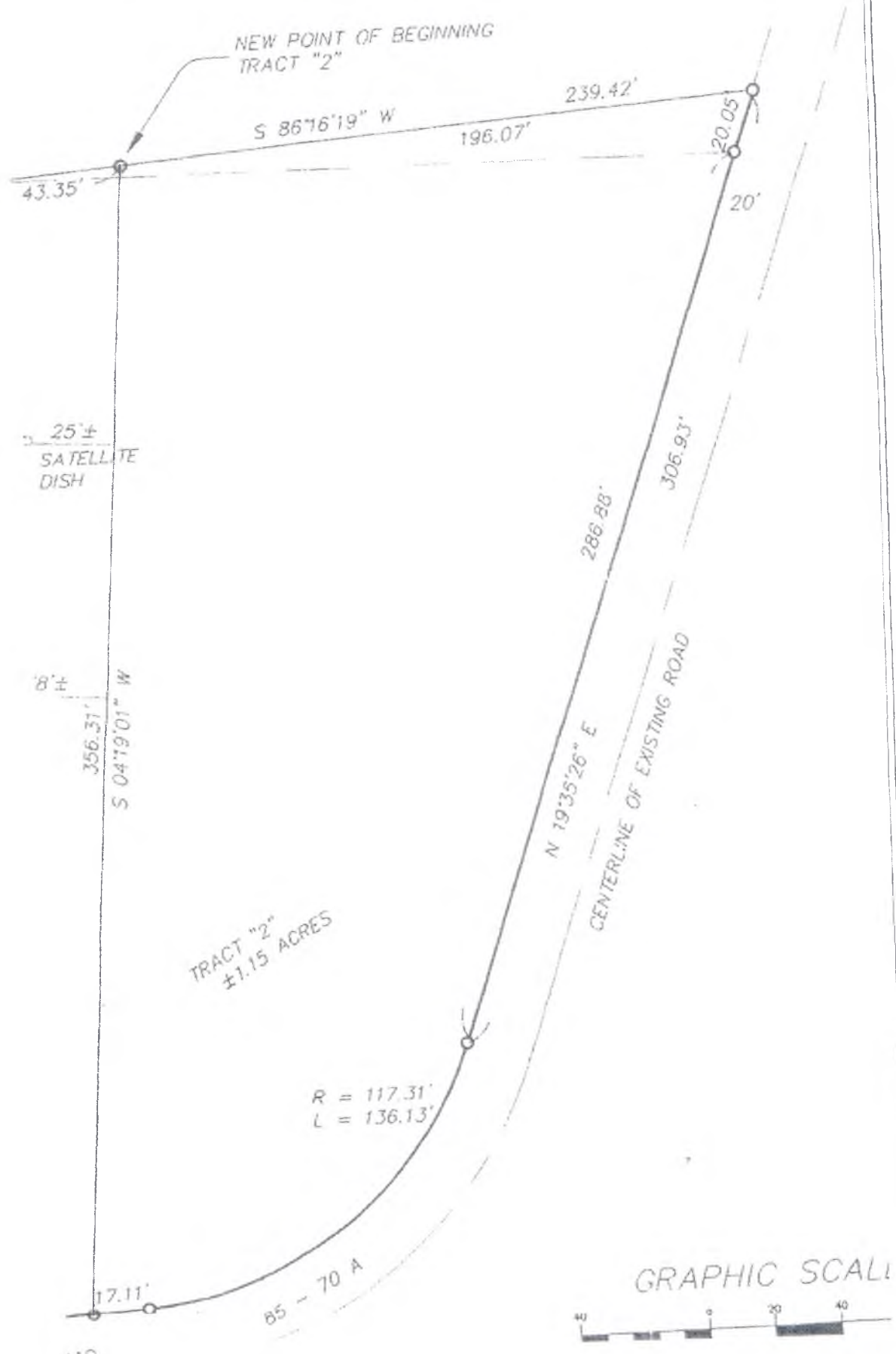
Nonliving Area
 Lower Level (finished)
 Lower Level (unfinished)

Area Calculation
 1444.44 ft²
 188.00 ft²



12 ft

Area Calculation				x 1.00 = 2890.50 ft ²	
Living Area	2890.50 ft ²	Main Level			
Main Level	0	2.5ft x 6.5ft x 0.50 =		8.12 ft ²	
Nonliving Area	900.00 ft ²	10ft x 10.5ft x 0.50 =		52.5 ft ²	
3-car Garage	156.25 ft ²	14.5ft x 10ft x 0.35 =		50.75 ft ²	
Wood Deck		6.96ft x 10.6ft x 0.18 =		13.12 ft ²	
		3ft x 0.50 =		1.50 ft ²	
		17ft x 19ft x 0.07 =		23.75 ft ²	
		17.18ft x 17.25ft x 0.49 =		122.25 ft ²	
		44ft x 11.5ft x 0.46 =		235.75 ft ²	
		41.38ft x 49.93ft x 0.41 =		1322.26 ft ²	
		35.09ft x 43.50ft x 0.80 =		1212.00 ft ²	
Total Living Area (rounded):	2890 ft²				





Parcel ID	08-5.0-22-000-000-028.007	Alternate ID	n/a	Owner Address	MONCADO BRADLEY J AND PAMELA L
Sec/Twp/Rng	22-23-21	Class	n/a		945 BEELER RD
Property Address	BEELER RD BRANSON	Acreage	n/a		BRANSON MO 65616
District	4CWX				
Brief Tax Description	PT NWNW4				
	(Note: Not to be used on legal documents)				

Last Data Upload: 9/7/2014 10:25:52 PM

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NAME OF PROJECT: Thunderhead Point

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

SIGNATURE: J.A. Hagale **DATE:** 10-1-2014
(Must be owner of record)

MAILING ADDRESS: 612 Devils Pool Rd. Ridgedale, MO. 65739

TELEPHONE NUMBER: 417-339-5160

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South third St. BRANSON, MO. 65616

TELEPHONE NUMBER (rep.): 417-337-0752

Property Information

ACCESS TO PROPERTY (street # and name): Lakeshore Dr.

Number of Acres (or sq. ft. of lot size): 27.05

PARCEL #: 19-1.0-11-001-016-004 19-1.0-11-004-010-021.001
19-1.0-11-004-010-021.000

(This number is on the top left hand corner of your property tax statement)

SECTION: 11 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Ozark Paradise Village + Cozy Cove

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

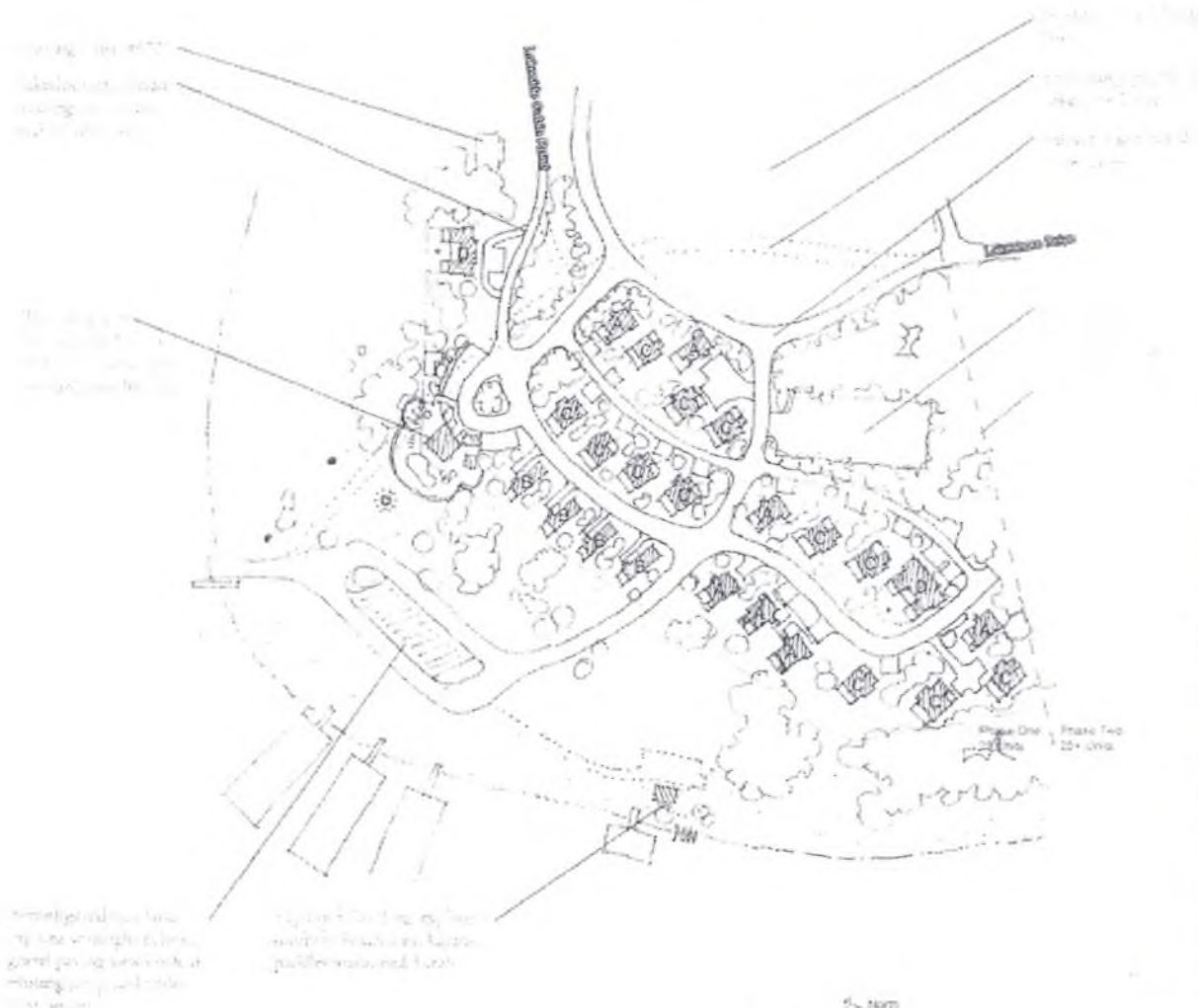
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- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

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The project will have a total of 25 cabins & a pool amenity area. There's 12 existing cabins that will be removed and built back. All of the cabins will be rented by Big Cedar Resort.

THUNDERHEAD POINT





PHOTOGRAPH BY [unreadable]





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NAME OF PROJECT: T. C. Outdoors

NAME OF APPLICANT: Tony W. Williams
(Must be owner of record)

SIGNATURE: Tony W. Williams DATE: 10-1-14
(Must be owner of record)

MAILING ADDRESS: P. O. Box 57 Branson, MO. 65615

TELEPHONE NUMBER: (417) 334-7927 (417) 294-4052

Representative Information

NAME OF REPRESENTATIVE: Brandon Williams

MAILING ADDRESS (rep.): P. O. Box 57 Branson, MO. 65615

TELEPHONE NUMBER (rep.): (417) 593-9897

Property Information

ACCESS TO PROPERTY (street # and name): Juniper Lane

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

PARCEL #: 19-1.0-11-001-013-036.000
19-1.0-11-001-013-037.000

(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: 11 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Ozarks Paradise Village
Lakeside South

Lot # (if applicable) 29 & 30 BLOCK # 7

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

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 Special Use Other – Explain: _____

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Nightly Rental



TC Outdoors Nightly Rental



Small text at the bottom right corner, likely containing legal disclaimers or map information.