



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, MARCH 16, 2015, 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 2015

Final Votes:

*Muddy Man Storage
Sycamore Creek Family Ranch
Branson's Nantucket
Gumi Camp USA
Missouri Ridge*

Concepts:

*Bear Creek Wine Co.
Branson Trails
Empire Energy
Acacia Club Estates*

Old and New Business.

Tentative

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

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, FEBRUARY 9, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Steve Adams called the meeting to order with nine Planning Commissioners present. They were: Steve Adams, Dave Stewart, Randy Fogel, Rick Caudill, Doug Faubion, Ronnie Melton, Brad Lawrence, George Cramer, and Randy Haes. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read the public hearing procedures and presented the exhibits.

Public Hearing:

Echo Hollow Estates: a request by Tim Freund to construct 24 cabins to be used as nightly rentals located at Cedar Glade Drive. Mr. Freund plans to purchase the property from Valley Stream Development, LLC. The applicant is also seeking the approval of a Major Subdivision plat for Echo Hollow Estates. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Mr. Freund clarified his request, and stated that all the infrastructure is in place, and was inspected by the County at the time. The well services the existing subdivision and will be upgraded to service the new development according to Mr. Freund. The green space will be owned by the Homeowners Association. Parking will be across the front of the lots, and there is an easement which will be used for boat parking etc. There will be documentation for the homeowners association detailing contributions, and green space etc. The well is being maintained currently by Wilderness Club and is not metered. Mr. Freund stated he would be glad to meter if requested by the Commission.

Questions and comments were taken from the surrounding property owners:

Dave Milton asked how the cabins would be owned and rented, and how they will be maintained. He was concerned about availability of water and storage tank, and management of the property.

Tom St. John reported that their water is rationed in the summer. He was concerned who would be paying for the upgrade to the water system. Discussion followed regarding what kind of agreement now exists. Mr. St. John was also concerned about water capacity.

Jack Sweeney asked if there were any other developments of this type in the area, and will there be a sales office at this location.

Harold Coleman was concerned about the water and condition of the streets. Mr. Cramer addressed how roads are maintained and how the process works until the County takes them over.

John McCorkle asked why some residents got a notice and some didn't. Mr. Atchley addressed this question.

Bunny Smotherman was concerned about noise and invasion of privacy. Availability of water was a concern. Mr. Lawrence addressed this concern by stating that when this original plat was developed adequate water was planned for the whole development and is DNR regulated. Traffic was also a concern discussed by Ms. Smotherman, and the type of people this kind of use would bring in. Security would be a concern in her opinion.

Sandra Paul asked if an additional water storage tank was installed would it be checked every month and would it be part of their water storage. She also wanted to know if a privacy fence would be installed between this use and the residences. She wanted to make sure no trees would be destroyed.

Charles Sawyer was concerned about water pressure. Mr. Stewart suggested they call DNR.

Mr. Freund addressed the questions. He stated that additional storage will be added to the well. The developer will cover the cost of the additional storage to the well and will not be passed on to the property owners. He explained where the green space was located and would be glad to put up a privacy fence. Mr. Freund stated that he would hire people to maintain the property in a nice manner. Cars from this development will not be going through the neighborhood. He plans to build the road to County specifications so in the future can be turned over to the County if the property owners want to. There will not be a sales office and renting will take place off site. There will be no key system on the cabins, it will be a code system. There will always be maintenance people on the site. All heavy equipment will come through the front entrance and only be kept on site during construction.

After comments were taken, the public hearing was closed and Mr. Adams explained that the vote will be held at the next meeting February 17, 2015.

Old and New Business:

2014 Annual Report: Mr. Atchley called attention to the 2014 annual report provided in the packets.

Code Update discussion: Brad Albritton, sewer district administrator, signed up to speak regarding a proposed amendment to the subdivision regulations where any new treatment plants in proposed subdivisions, would require the sewer district be continuing authority on these plants. Discussion followed with the Planning Commission stating that when the Sewer District presented a written proposal they would discuss it further.

Adjournment:

With no other business on the agenda for February 9, 2015 the meeting adjourned at 7:38 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 17, 2015, 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, Dave Stewart, Doug Faubion, Randy Fogel, George Cramer, and Rick Caudill. 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 January 2015; with no additions or corrections, a motion was made by Rick Caudill to approve the minutes as written. Seconded by George Cramer. The vote to approve the minutes was unanimous.

Final Vote:

Echo Hollow Estates; request for a nightly rental business located at Cedar Glade Dr., and approval for final plat. Mr. Atchley read the proposed decision of record for the preliminary plat and then for the nightly rental. Discussion followed regarding the entrance from St. Hwy. 165 was discussed. Mr. Haes stated that the entrance was put in before the County Road Standards were in place. Mr. Freund stated that the property was actually owned by the developer and he doesn't have any control over it. After discussion Mr. Caudill made a motion to approve the plat. Dave Stewart seconded. The vote to approve the plat was unanimous. Discussion followed regarding placing a privacy fence between the east property line and the adjoining subdivision. This will be added to the decision of record. Mr. Stewart discussed all the structures being nightly rentals, and not permitting them special use. Mr. Faubion and Mr. Adams pointed out that each project stands on its own merit. After discussion a motion was made to approve based upon the decision of record with the addition of the privacy fence, by Rick Caudill. Seconded by Doug Faubion. The vote to approve the request was unanimous.

Concepts:

Muddy Man Storage; a request by Your Land Office, LLC to a construct self storage facility with three buildings with a total enclosed area of 25,000 sq. ft. located off Shepherd of the Hills Exp. Between Casey's and Branson Towers Hotel. Jerry Jescke representing the applicant explained the request. Mr. Atchley presented pictures and maps of the site. Mr. Jescke stated that the site plan has changed somewhat from what was presented. He handed out the revised plan and explained that at first there will be mini-storage then add a carwash later, but at that time plans are to annex in to the City. Mr. Stewart suggested the applicant contact the public water supply district. Mr. Faubion pointed out that the Code requires if a project is within ½ mile radius of the City limits they contact the City. Mr. Atchley stated that the City contacted the Planning Office and stated that the applicant start the annexation process. Mr. Jescke stated that they wanted to get County approval first because it is easier and cheaper. Discussion followed regarding the City of Branson annexation process. The public hearing was closed and this request will proceed to public hearing in March.

Sycamore Creek Family Ranch; a request by Marie Fulkerson to allow Michael and Lisa Button to place a agritourism/agribusiness on property she currently owns located at 2657 and 2325 Sunset Inn Road. Mrs. Button with Brad Hoffman explained the request. Mr. Atchley presented a master plan and maps of the site. Mrs. Button stated that they added all the projected uses to the master plan and may or may not do all of them. She explained what would be included in the various phases of the request, and where Empire's property was located. Mr. Fogel asked if there were any road improvements planned. She reported that they are discussing road improvements and if it is feasible for them to do it. Mr. Caudill asked if there was any projected traffic flow. She estimated which events would generate the most cars. Mr. Haes reported on the condition of the road. Mr. Adams asked about the proposed nightly rentals. Mrs. Button stated that they may or may not do that, and if they do it will be years down the road. Mr. Hoffman presented a proposed phase map. This project will proceed to public hearing next month.

Branson's Nantucket; a request by Kevin Knasel to develop multi-family residential/commercial on property located at 2837 St. Hwy. 265. Justin Gage representing the applicant explained the plans. Mr. Atchley presented maps of the site. Mr. Gage stated that he has spoke with the water and sewer departments, and MoDot. He said he has a favorable response from MoDot to have one access. According to Mr. Gage there will be adequate parking, and there are three options for sewer. American Water Co. is across the street and has capacity according to Mr. Gage. The project will proceed to public hearing next month.

Gumi Camp USA; a request by Tim and Angela Hadaller to operate a non-profit corporation as a veterans retreat on property located at 267 MoArk Road, Cedar Creek. Mr. Atchley presented a map of the site, and a site plan was submitted by the applicant Angela Hadaller. Ms. Hadaller explained that there will be two phases of the request

and this is a non-profit organization. They plan to do one fund raiser per year in the form of a concert event. They plan to have port a potties for that event. Mr. Faubion asked if there would be any sales. The applicant stated only for the tickets to get into the museum. Wastewater treatment was discussed. Mr. Stewart stated that there would be a point where engineering would be needed, and a proposal would have to be presented explaining sewer capacity. Discussion followed regarding changing the use of the land and if these are uses covered under the Division III process. The Planning Commission asked the applicants for more of an explanation of plans by the next meeting. This project will proceed to public hearing next month.

Missouri Ridge; a request by Greg and Jolie Pope to operate a distillery located at 7000 St. Hwy. 248. Mr. Atchley presented a map of the property. The applicant presented conceptual drawings of the request and explained his request. There is an existing barn that will be demolished and a new structure constructed in that spot 1800 sq. ft. He plans a new ingress and egress, and a new site plan will be presented for that from MoDot. Bourbon and Scotch will be the primary drinks generated from the distillery. He plans to employ 10-15 people. Samples will be provided. He does not want to run a bar type atmosphere. Open to the public hours will be from 11-6. Federal, State and County regulates these types of businesses according to Mr. Pope. He stated there is minimal waste and does not need treatment. This project will proceed to public hearing next month.

Bear Creek Wine Co.; a request by Rebecca Tate to add wine making to her existing business at 1320 Keithley Road, Walnut Shade. No one was present to represent the project.

Old and New Business:

Todd Hughes and Tim Barth have recently purchased the Table Rock Inn, and plan to demolish it and construct a new structure 60' x 80' structure to be used as a boat repair. Mr. Atchley asked the Planning Commission if they wished to hear this request under the Division III process. After discussion the Planning Commission decided not to require Division III process. Division II permits will be needed.

Mr. Atchley discussed a previous approval for a car lot on St. Hwy. 248 which is now selling portable buildings and not cars and was not approved for water or sewer and is planning to have a restroom. Discussion followed. The Planning Commission wants to bring the applicant back before them.

The Planning Commission discussed an amendment to the Code requiring no port a potties unless it is a construction site or temporary event.

The Commission further discussed another amendment regarding nightly rental.

Adjournment:

With no other business on the agenda for February 17, 2015 the meeting adjourned at 8:40 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

15-6

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: Beer Creek Wine Co

NAME OF APPLICANT: Rebecca S Talo
(Must be owner of record)

SIGNATURE: Rebecca Talo DATE: 2/4/2015
(Must be owner of record)

MAILING ADDRESS: 1320 Keidley Rd - Walnut Shade, MO.

TELEPHONE NUMBER: 417(443-0036)

Representative Information

NAME OF REPRESENTATIVE: Rebecca Talo

MAILING ADDRESS (rep.): 1320 Keidley Rd Walnut Shade MO.
65771

TELEPHONE NUMBER (rep.): 417-443-0036

Property Information

ACCESS TO PROPERTY (street # and name): Keishly Rd
Wheat Shade, MO. 65771

Number of Acres (or sq. ft. of lot size): 8.7

PARCEL #: 05-3.076-000-000-012.002
(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: _____ TOWNSHIP: _____ RANGE: _____

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: _____

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.)

Produce wine on site. Existing site has:
Commercial Kitchen licensed by Fancy County.
Lodging on site. State licensed Lodging. Food and
Catering already on site. We have been operating
the wine Co. for 2 years and need not to
build any buildings.



Bear Creek Wine Co





TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

157

**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: Branson Trails

NAME OF APPLICANT: Kara Stauffer
(Must be owner of record)

SIGNATURE: [Signature] DATE: 2-13-15
(Must be owner of record)

MAILING ADDRESS: Po Box 472 Branson, MO 65815

TELEPHONE NUMBER: 417-294-4975

Representative Information

NAME OF REPRESENTATIVE: Ronald Smith

MAILING ADDRESS (rep.): 2026 Bird RD #1005 Branson, MO 65616

TELEPHONE NUMBER (rep.): 417-559-5906

Property Information

ACCESS TO PROPERTY (street # and name): 7318 State Hwy

248 Branson MO 65616

Number of Acres (or sq. ft. of lot size): 3.890, 4 acres
34,330

PARCEL #: 07-1.0-02-000-000-001.000 07-1.0-01-000-000-001.000
07-1.0-02-000-000-002.000

(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: 2 TOWNSHIP: 23 RANGE: 22

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.)

Disc Golf Course throughout entire property

ATV Trails through entire property.

Hiking Trails through property

MTN Bike Trails through property

Disc Golf Shop and check in building.

Multiple Cabins for nightly rentals.

Used CAR lot off 248 center of property.

Camping Areas throughout property

RV Camping area with and without hookups.

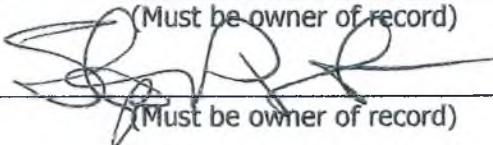
15-8

**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: Bulk Storage Facility

NAME OF APPLICANT: Plaster Grandchildren Investments, LLC
(Must be owner of record)

SIGNATURE:  **DATE:** 2/25/15
(Must be owner of record)

MAILING ADDRESS: P.O.Box 1600, Lebanon, MO 65536

TELEPHONE NUMBER: (417) 533-3007

Representative Information

NAME OF REPRESENTATIVE: Empire Energy

MAILING ADDRESS (rep.): P.O.Box 7500, Branson, MO 65615

TELEPHONE NUMBER (rep.): (417) 334-3940

Property Information

ACCESS TO PROPERTY (street # and name): Sunshine Drive

Number of Acres (or sq. ft. of lot size): 2.58 ac

PARCEL #: 08-4.0-17-000-000-001,000
(This number is on the top left hand corner of your property tax statement)

SECTION: 17 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 # 3

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.)

Relocation of existing Tri-lakes Petroleum business
from 943 E. State Hwy 76 to new property located @ intersection
Sunshine Drive and Buchanan Road. Property will be
developed with fuel storage tanks, truck parking and
office/warehouse building.



Empire Energy



15-9

**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: Acacia Club Estates

NAME OF APPLICANT: Teten Farms LLC
(Must be owner of record)

SIGNATURE: [Signature] DATE: 2-23-15
(Must be owner of record)

MAILING ADDRESS: PO Box 262 Hollister, MO 65673

TELEPHONE NUMBER: 417-335-1507

Representative Information

NAME OF REPRESENTATIVE: Tim Barth Eddie Wolfe

MAILING ADDRESS (rep.): PO Box 262 Hollister, MO 65673
210 South 3rd St Branson, MO 65616

TELEPHONE NUMBER (rep.): 417-335-1507
417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Acacia Club Rd

Number of Acres (or sq. ft. of lot size): 10 Acres

PARCEL #: 18-6.0-13-002-006-004.003
(This number is on the top left hand corner of your property tax statement)

SECTION: 13 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Acacia Club Estates

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 # Taney County

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # Missouri American Water

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.)

we are proposing a 34 lot subdivision. The houses will be from 1200 to 1500 sq Ft.



Acacia Club Estates

