



## 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**  
**REGULAR MEETING**  
**MONDAY, APRIL 20, 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, March 2015*

Final Votes:

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

Concepts:

*Music City Motors*  
*Shepherd Nightly Rental*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, MARCH 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 eight Planning Commissioners present. They were: Steve Adams, Dave Stewart, Randy Fogel, Rick Caudill, Doug Faubion, Ronnie Melton, 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 Hearings:

Muddy Man Storage: a request by Your Land Office, LLC to construct a self storage facility located in the 200 Block of the Shepherd of the Hills Expressway. Mr. Atchley read the staff report and presented pictures and a video of the site. The applicant was not present. Mr. Stewart made a motion to table until the end of the meeting or at such time the applicant arrived. Seconded by Ronnie Melton. The project was tabled until the end of the meeting or the applicant was present. The applicant arrived late and a motion was made by Dave Stewart to take off the table. Seconded by George Cramer. The vote to remove from the table was unanimous. Mr. Jescke addressed questions from the Planning Commission. No one signed up to speak. Discussion followed regarding location of the water main, entrance from Shepherd of the Hills Expressway, drainage, security lighting, annexation, and fire and police protection. With no other questions or discussion the public hearing was closed. The project will proceed to final vote next week.

Sycamore Creek Family Ranch: a request by Michael and Lisa Button to develop an agritourism and ministry based development to include an extensive list of proposed uses. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Atchley reported that he spoke with Empire District Electric who has an easement across this property. A representative with Empire indicated that they prefer the property be left as is. Mr. and Mrs. Button were present to address questions from the Commission and public. Mr. Button stated that he had also spoke to Empire District and they will work together to come to an agreement on the use of the easement. The

Buttons want to honor the integrity of the land and they want to be good neighbors, and that 50 to 60 cars at the most at a time is what they are projecting. They will not operate as a not for profit only to offer scholarships. They want to pay taxes to support the community. The Buttons wish to work with the County regarding Sunset Inn Road, and as the traffic volume increases the road can be maintained. Mr. Haes reported on a meeting with staff and the Buttons regarding the road. Mr. Caudill discussed wastewater disposal. The Buttons reported that they have met with staff regarding health department regulations as it applies to the site, considering the lake is so close to the property. Also present who spoke in favor of the request were Brad Hoffman with Land Run Studio, Architecture, Jim Brawner and Jim Stevenson. There were no speakers opposing the request. With no other questions or discussion the public hearing was closed and this project will proceed to final vote next week.

Branson's Nantucket, LLC: a request by Kevin Knasel to develop a resort with up to 380 multi-family condominium units located at the intersection of St. Hwy. 376 and St. Hwy. 265. Mr. Atchley read the staff report and presented pictures and a video of the site. No one signed up from the public to speak. Mr. Atchley reported that he spoke with the City of Branson regarding the availability of sewer. Any new treatment plant on the property would be subject to anti-degradation according to DNR. The property borders the Stone County line and the Stormy Pointe development, also another development with the same name which will continue into Taney County if approval is given. Justin Gage representing the applicant addressed questions from the Commission. Discussion followed regarding height, water availability, fire protection, and sewer. With no other questions or discussion the public hearing was closed and this project will proceed to final vote next week.

GUMI Camp USA: a request by Tim and Angela Hadaller to operate a healing retreat for United States veterans located at 267 MO/ARK Road, Cedar creek, MO. Mr. Atchley read the staff report and presented pictures and a video of the site. No one from the public signed up to speak. Mrs. Hadaller addressed questions from the Planning Commission. She indicated that all items required on the proposed decision of record are being looked into. If the health care professional cannot be on the property someone will be there that can locate this individual according to Mrs. Hadaller. Discussion followed regarding road right of way. With no other questions or discussion the public hearing was closed and this project will proceed to final vote next week.

Missouri Ridge: a request by Greg and Jolie Pope to operate a small batch artesian distillery located at 700 St. Hwy. 248. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Pope addressed questions from the Commission regarding the entrance and obtaining a letter from MoDot for a second entrance, types of events, and hours of operation. With no other questions or discussion the public hearing was closed and this project will proceed to final vote next week.

Old and New Business:

Discussion followed regarding concerns on the GUMI Camp, Nantucket and Muddy Man Storage.

Adjournment:

With no other business on the agenda for March 9, 2015 the meeting adjourned at 8:20 p.m.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, MARCH 16, 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, Rick Caudill, and Ronnie Melton. 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 2015; 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:**

Muddy Man Storage; a request by Your Land Office, LLC to construct a self storage facility located at the 200 Block of Shepherd of the Hills Expressway. Mr. Atchley read the proposed decision of record. Discussion followed regarding security lights and fencing. The Commission asked that the decision of record address security lighting. The applicant wants to be able to store RV's and boats and trailers on the sight. After discussion a motion was made by Rick Caudill to approve based upon the decision of record with one addition. Seconded by Doug Faubion. The vote to approve the request was unanimous.

Sycamore Creek Family Ranch; a request by Mike and Lisa Button to operate an agritourism/agribusiness on property located at 2657 and 2325 Sunset Inn Road. Mr. Atchley read the proposed decision of record. Discussion followed regarding the entrance from Sunset Inn Road which will remain gated. Mr. Haes suggested creating a turn-around at the gate. The decision of record will be amended to reflect the turn-around. After discussion a motion was made by Dave Stewart to approve based upon the decision of record with the change. Seconded by Rick Caudill. The vote to approve was unanimous.

Branson's Nantucket; a request by Kevin Knasel to develop a multi-family residential/commercial on property located at 2837 St. Hwy. 265. Mr. Atchley read the proposed decision of record. Discussion followed regarding wastewater plans. The applicant stated that his plans are to apply for landgrading and post a bond, then discuss with the City of Branson about hooking to their system. With no other discussion a motion was made by Rick Caudill to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

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, MO. Mr. Atchley read the proposed decision of record. Discussion followed regarding screening of veterans staying there, length of stay, qualified individual on duty 24/7, meeting state standards, and what constitutes storage of outside of equipment. After discussion a motion was made by Doug Faubion to approve based upon the decision of record. Rick Caudill seconded. The vote to approve was four in favor and two against.

Missouri Ridge; a request by Greg and Jolie Pope to operate a distillery located at 7000 St. Hwy. 248. Mr. Atchley read the proposed decision of record. Discussion followed regarding the change of entrance and the addition of a second one. With no other discussion a motion was made by Ronnie Melton to approve based upon the decision of record. Seconded by Randy Haes. The vote to approve was unanimous.

#### Concepts:

Bear Creek Wine Co.; a request by Rebecca Tate to add wine making to her current business located at 1320 Keithley Road. Mrs. Tate clarified her request and stated that all entities have been notified and has been told she is in compliance with all their regulations. This request will proceed to public hearing April 13.

Branson Trails; a request by Kara Stauffer to operate a resort type business with multiple uses located at 7318 St. Hwy. 248. Mr. Ronald Smith clarified his request and discussed location and phases. This request will proceed to public hearing April 13.

Empire Energy Bulk Storage Facility; a request by Plaster Grandchildren Inv. LLC to allow the Tri-Lakes Petroleum business to relocate their existing business to property they own at Sunshine Drive. Eric Hodge clarified the request and location, parking, type of storage, location of entrances, utilities and detention basin, type of wastewater disposal, and water. This request will proceed to public hearing April 13.

Acacia Club Estates; a request by Teten Farms, LLC to develop a 34 lot subdivision located off Acacia Club Road. Eddie Wolfe clarified the request and location, sewer, entrance, dedication of right of way, open space, pedestrian walkway, home owners association, stormwater retention, and drainage easement off Wisconsin Road. This request will proceed to public hearing April 13.

Old and New Business:

Mr. Wolfe discussed a structure on the Branson Creek property being used for nightly rental. Discussion followed regarding compliance with rules and regulations for nightly rental use. Discussion followed. This project will proceed to concept April 20.

Mr. Adams discussed changing the wording of the decision of record statement of no outside storage of equipment.

Adjournment:

With no other business on the agenda for March 16, 2015 the meeting adjourned at 7:26 p.m.

15-10

**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: Music City Motors (was Area Wide Motors)

NAME OF APPLICANT: Hung 248 Group  
(Must be owner of record)

SIGNATURE: [Signature] DATE: 3/26/15  
(Must be owner of record)

MAILING ADDRESS: 1818 St Hung 248

TELEPHONE NUMBER: 417-337-0011

**Representative Information**

NAME OF REPRESENTATIVE: Steve Redford

Corresp to:  
MAILING ADDRESS (rep.): 4675 North Gretna Rd  
Princeton, Mo.

TELEPHONE NUMBER (rep.): 417-337-0011

CH-4-20  
PH-5-11  
FV-5-18



## Property Information

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

Hwy 248

Number of Acres (or sq. ft. of lot size):  1 acre

PARCEL #:  08-610-30-000-000-068-.005

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

SECTION:  30  TOWNSHIP:  23  RANGE:  21

NAME OF SUBDIVISION (if applicable):  Na

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:

- None      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.)**

Existing Use - Used car lot

Additional Uses -

Portable Bridge Sales

Boat, Motors, Trailers

ATV's

Personal Water Craft

Utility Tractors / Trailers

Poultry Containment Systems (Chicken Coops)

Canine Pens

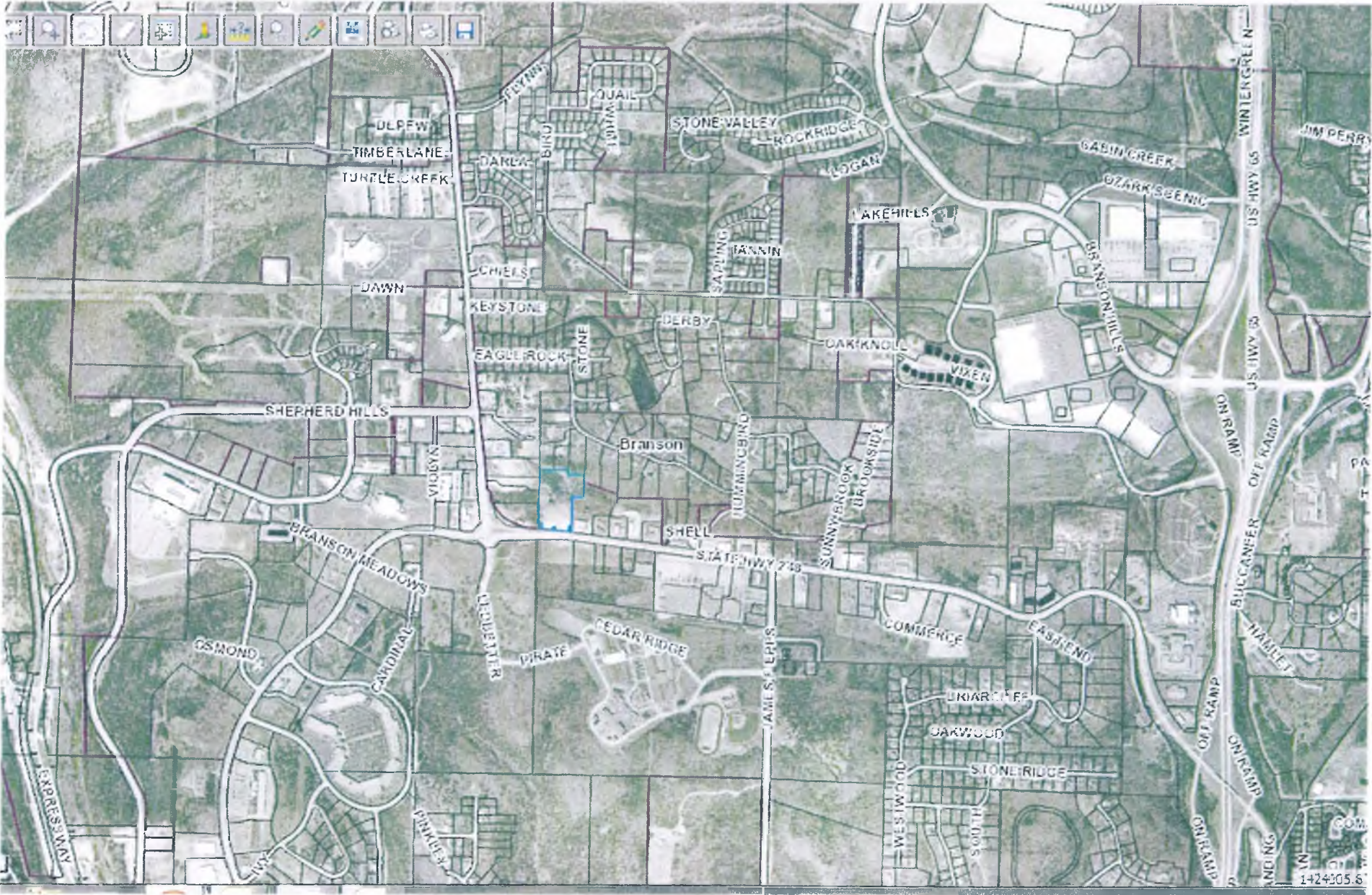


**Areawide Motors**

**Division III Permit 2013-0016**

**Pictometry – North View**





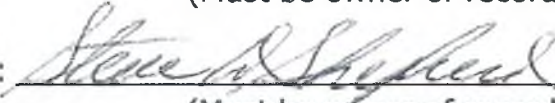
#15-11

**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:** 290 Lone Pine Road, Branson, Mo Special Use Permit App

**NAME OF APPLICANT:** Steve D Shepherd, Profund Capital, LLC  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 4/1/15  
(Must be owner of record)

**MAILING ADDRESS:** 1408 Morning Star, Edmond, Oklahoma 73034

**TELEPHONE NUMBER:** 405-590-3089

**Representative Information**

**NAME OF REPRESENTATIVE:** Steve D Shepherd

**MAILING ADDRESS (rep.):** 1408 Morning Star, Edmond, OK 73034

**TELEPHONE NUMBER (rep.):** 405-590-3089



# Aerial Map

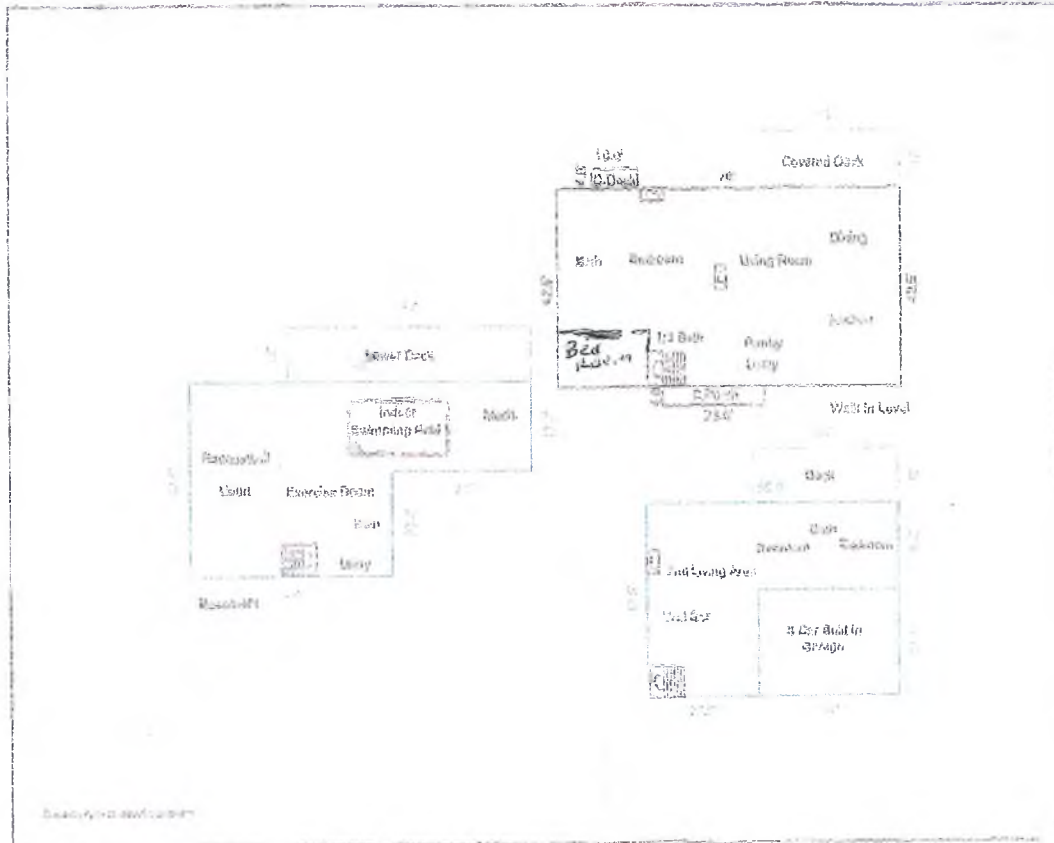
Survey/Client	N/A		
Property Address	290 Lone Pine Rd		
City	Branson	County	Taney
Lender/Client	Cerro Capital	State	MO
		Zip Code	65616





# Building Sketch

Property/Client	MA		
Property Address	290 Long Pine Rd		
City	Marion	County	Tarrant
Lot/Block	Case Capital	Zone	R1C



Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown	Subtotals	
GLD	Walk In Level	3230.00	3230.00	Walk In Level	42.9	78.0
GLD	Second Above Grade Lvl	1653.45	1653.45	Second Above Grade Lvl	19.2	55.9
GLD	Basement	3847.73	3847.73		23.5	51.9
GLD	Roof To Garage	722.50	722.50			
GLD	C. Deck	60.00				
GLD	C. Porch	82.00				
GLD	Covered Deck	284.00				
GLD	Deck	284.00				
GLD	Lower Deck	643.00	1840.00			
Net LIVABLE Area		(rounded)	4883	3 Items	(rounded)	4883

**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 property is located in the Skyline Subdivision in Taney, County, MO. This foreclosure home was purchased from the bank and it was an eyesore and dangerous property due to deteriorated wood decks. The exterior was overgrown and the property had no street parking which caused blocked road traffic. Now, the property has been totally remodeled and is a wonderful new home in the addition. The remodel did not add the additional bedrooms and square footage put forth in my original application. In addition to my personal use, this application is for a special use permit that would allow for "Nightly Rental" which in my case is not nightly at all, it is closer to a weekly rental use. The current market for a home like mine appeals to families that are typically rented by grandparents and allow all the kids and grandkids to be under one roof. The indoor pool and racquet ball/basketball court provide a fun atmosphere for the kids even when the weather outside is cold and rainy. I would not ever rent this home to Fraternities, Sororities or groups that would have the potential to be a negative influence on the neighborhood.

The benefit to Taney County would be a significant increase in tax revenues and spending by vacationers. The house next door to my South boundary is a vacation home as well as several others on my street. The property North and West of mine are vacant lots. I would ask the planning commission consider to allow me to rent my home from time to time in the same manner that several others are currently being rented in the addition and not be discriminated against.

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