



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, MAY 18, 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, April 2015

Final Votes:

*Music City Motors
Shepherd Nightly Rental*

Concepts:

*Rosewood
Lakestyle Boat Dock Parking
410 Nightly Rental*

Old and New Business:

Tentative

Adjournment.



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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 13, 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, George Cramer, Randy Haes, and Brad Lawrence. Staff present; Bob Atchley and Bonita Kisse-Soutee.

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

Public Hearings:

Bear Creek Wine Company; a request by Rebecca and Dennis Tate to add wine making to their current business located at 1320 Keithley Road. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Mrs. Tate was present to represent her request. No public signed up to speak. There was no discussion. This project will be voted on Monday, April 20, 2015.

Branson Trails; a request by Kara Stauffer to operate a recreation based development at 7318 St. Hwy. 248. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Ronald Smith addressed questions from the Planning Commission. Mr. Adams wanted #7 of the decision of record reworded to show where the ATV riding is going to be and where the hiking will be on the property. Mr. Smith stated the trails will have signs designating where each trail is and what they will be used for. Mr. Stewart asked what the length of trails would be. Mr. Smith answered approximately 40 acres. Mr. Faubion asked for a site plan designating where the trails, camping, RV's, biking, and fairways would be. Mr. Smith stated he has a hand drawn one. The Planning Commission asked that this be presented before they vote on the request. Mr. Smith stated that he would not furnish the ATV's, the people would bring their own. Mr. Cramer asked for an explanation of frisbie golf. The Commission suggested eliminating some of the uses to make the project less dense. Mr. Faubion discussed operating hours. Mr. Smith stated that the recommended hours of operation would work for him. Mr. Haes asked if El Monte road would be accessed. Mr. Lawrence discussed with Mr. Smith what his main objective is for the property. Mr. Smith stated that it would be the car lot, disk golf and shop.

Michael Hazard who lives the farthest from this property stated that with all his windows shut and TV on, he can still hear the ATV's on this property. Ted Nightengale lives at Emory Creek Ranch stated the he doesn't want to hear the ATV's from his property. Ginger Mackiewicz read a statement concerning noise, wildlife, environment, traffic, safety. Guy Ruddick discussed buffering for noise, and asked if the Planning Commission approves this that they leave out the ATV's. Richard Combs who owns the mobile home park adjacent to the property stated that the law enforcement had been called regarding the ATV's and the noise. He also requested the ATV use not be approved. He did not feel it would be right to ask the people who have lived there for years to put up with the noise. Greg Pope who has a project down the road from this spoke in favor of this request. He felt that it would be good to bring in more tourists. Mr. Adams discussed safety of ATV's and hikers. Mr. Caudill and Mr. Stewart agreed with Mr. Adams regarding the safety issue. Mr. Stewart stated that when people are turned loose on ATV's they won't know where the property lines are and where they are supposed to ride. Mr. Adams asked where the restroom facilities would be located. Mr. Smith stated that there will be a restroom in the existing building and in Phase II there will be additional restrooms constructed. Mr. Faubion asked if Mr. Smith was looking for approval for all phases at this time. Mr. Smith stated that at this time he was looking for approval for phase I. Mr. Caudill pointed out that it would be hard to know how many people would be utilizing the restroom in the existing structure. The Planning Commission agreed that they would have to have proof of adequate wastewater disposal. Mr. Smith stated that on tournament weekends he would bring in portable toilets. The Commission asked for the applicant to bring back a site plan and to move the ATV use to a different phase for approval later. Mr. Smith stated that the noise has been from private use. Mr. Haes would like to see the access to the El Monte Road addressed in the site plan. He stated that this is not a county road. Mr. Stewart wants to see the project reapplied for and to have another public hearing. Mr. Atchley stated that at the regular meeting the Planning Commission should vote to approve, deny, or table the project at the next meeting. Mr. Stewart suggested the applicant state how many cars he plans to have on his lot. This project will proceed to final vote next week pending a site plan be turned in before the meeting allowing the Planning Commission to view before the hearing.

Empire Energy; a request by Tri-Lakes Petroleum to move an existing bulk storage facility from 943 St. Hwy. 76 to the northwest corner of Sunrise Dr. and Buchanan Road. Mr. Atchley read the staff report and presented maps, pictures, and a video of the site. Eric Hodge represented the applicant and addressed questions from the Planning Commission. Mr. Stewart asked where the water would come from, and Mr. Hodge stated District #3. Mr. Haes stated that the road had been dedicated to the public and the entrance has been made wide enough for trucks to make the turn, for use by the transfer station. Mr. Caudill clarified where the property lines were and that this was a better more compatible site for this use in his opinion. No one signed up to speak. This project will proceed to final vote next week.

Acacia Club Estates; a request by Teten Farms, LLC to develop a 34 lot single family residential subdivision located at 2100 -2300 blocks of Acacia Club Road. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Eddie Wolfe representing the applicant addressed questions from the Planning Commission and public. Mr. Faubion asked if there was a traffic count off Acacia Club Road. Mr. Haes said there was. Mr. Wolfe discussed the detention basin and that it would be covered within the restrictive covenants and plat. Site distance was discussed and Mr. Haes will meet with Mr. Wolfe on site. Mr. Faubion addressed the letter from Great River Engineering and that they did not state there was adequate capacity. He would like to see an updated capacity study. The wastewater system was discussed. Brian Stafford discussed his concerns regarding traffic safety and site distance. He felt that 15 different driveways would not be safe, and read a letter from Dr. Brian Wilson of the public school system stating school buses would not be able to stop at all the driveways. He reported that the people who live in the neighborhood ride bicycles, and walk along the road. He presented a video of Acacia Club Road. Water pressure issues were also concerns of the neighbors, as well as privacy, property values, wastewater capacity, and sewer smell. Mike and Nancy Van Trump also voiced some of the same concerns, and stated they have observed people driving too fast on the road and do not feel it is safe especially for more driveways. They stated that their water pressure is not good now. Water retention, and pond was also a concern of the Van Trumps. They wondered about being guaranteed of the size of the homes. Frank Gary who lives across the street stated that there are bicycles on the road, and he started doing his own traffic count and did 12 hours of counting and there is approximately one car per minute that goes by his house. He stated that the last person to build a house in the neighborhood was turned down by the sewer district stating there was not capacity. According to Mr. Gary the ditch fills with water when there is runoff. He stated that there is a lot filled with asphalt waste and would like to see that removed. This road is already busy and is showing a lot of wear and tear Mr. Gary stated. John and Jill Hedrickson and her mother who live off Townsend and Acacia Club road voiced concerns regarding water runoff, catch basin polluting the creek down below, traffic safety, property values, restrictions on pets, sewer smell (the pump station at the bottom of the hill), water availability, garbage cans, snow removal, and lots more children. Kirk Coover who lives in the neighborhood expressed concerns regarding runoff, sediment control, and water pressure. John and Janice Johnson who live three houses down from this property expressed concerns regarding traffic safety for children, wear and tear on the road, if approval is given would there be engineering report and hydrologists survey so the property owners can review them, water runoff, and drainage easements. Mr. Haes addressed the regulations regarding stormwater runoff and detention. Mr. Faubion addressed how a detention pond is constructed and how it works. Mrs. Johnson also discussed the proposed size of the houses and prices planned for those. Mr. Wolfe addressed the concerns and stated that the applicants had contacted the County Road Administrator regarding the plans for the driveways off Acacia Club Road in the very beginning of application. Mr. Haes addressed this and stated that parking would not be allowed on the street because there is no room. Mr.

Caudill asked if it would be possible to construct an internal road within the development and Mr. Wolfe stated no, and that they are not going to do anything the Code does not allow. He also addressed the detention pond, impervious cover, and rate of drainage. There are approximately 11 entrances on the other side of the street from this, and Acacia Club road was not constructed to allow for pedestrian or bicycle traffic in his opinion. According to Mr. Wolfe water runoff will be directed down the ditch engineered and made better than it is now. Mr. Faubion stated that if he was a buyer he would rather back his car out on a subdivision road rather than a county road. Mr. Wolfe stated that would be too expensive for the developer. Mr. Adams asked if any of the Commission wanted the applicant to bring anything to them before the vote is taken. No one did. This project will be voted on next week.

Old and New Business:

Mr. Adams pointed out to the Commission that if they wanted they could take this time to discuss various subjects. Mr. Haes reported on the conversation he had with the developer and the representative before application was made for Acacia Club Estates. Discussion also included compliance with the regulations and if an applicant can comply does the Planning Commission have to approve a project. The Commission discussed a plan being presented by the Branson Trails project.

Adjournment:

With no other business on the agenda for April 13, 2015 the meeting adjourned at 8:49 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 20, 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, Randy Fogel, Rick Caudill, Brad Lawrence, and George Cramer. 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; March 2015; with no additions or corrections, a motion was made by Dave Stewart to approve the minutes as written. Seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Final Votes:

Bear Creek Wine Co.; request by Dennis and Rebecca Tate to add wine making to their existing business located at 1320 Keithley Road. Mr. Atchley read the proposed decision of record. The applicant was not present for the vote but arrived after the vote was taken. Dave Stewart made a motion to approve based upon the decision of record. Seconded by George Cramer. The vote to approve was unanimous.

Branson Trails; request by Kara Stauffer to operate a resort type business with multiple uses located at 7318 St. Hwy. 248. Mr. Atchley read the proposed decision of record, and presented the changes made since the last meeting, which included a new site plan. Mr. Atchley reported that El Monte Road is a public road to a point, and from the road to the State Hwy. is a private easement. The applicant was present to address questions from the Commission and stated that he doesn't need to use the access from El Monte. Mr. Stewart suggested stipulating the maximum amount of cars for sale that can be on the property. Discussion followed with the decision by the Planning Commission maximum of cars allowed on the property for sale as ten. After discussion a

motion was made by Rick Caudill to approve based upon the decision of record. Seconded by Brad Lawrence. The vote to approve was unanimous.

Empire Energy Bulk Storage Facility; request by Tri-Lakes Petroleum to relocate their existing business to property located at Sunshine Drive. Mr. Atchley read the proposed decision of record. Eric Hodge was present to address questions from the Planning Commission. Mr. Stewart discussed the grading, paving, tree line, and buffering. Mr. Hodge stated that because of the topography, most of the trees would have to be removed. Mr. Adams asked about distance from the south property line to the county road. Mr. Hodge stated that it is several hundred feet, and that MoDot asked if they could close the existing entrance, and he stated that they would. After discussion George Cramer made a motion to approve based upon the decision of record. Seconded by Brad Lawrence. The vote to approve was unanimous.

Acacia Club Estates; request by Teten Farms, LLC to develop a 34 lot subdivision located off Acacia Club Road. Mr. Atchley read the proposed decision of record. Eddie Wolfe representing the applicant addressed questions from the Commission. Randy Haes reported that he visited the property and that comparing the plat from Mr. Wolfe and the county map did not match up on the corners. He also reported that only two lots did not meet the sight distance on driveways. Mr. Adams asked Mr. Haes if they should table until these two items could be addressed. Discussion followed. Mr. Wolfe stated that it would be a possibility that the County Map could be off and that they don't use the deed or point of beginning when drawing the maps and that it plainly says on the website that it is for informational purposes only. Mr. Caudill and Mr. Lawrence felt the proposal is too dense. Mr. Haes said the County Road department took a 48 hour traffic count, and that it was a reasonable count considering the amount of people in the area. Mr. Cramer stated that in his opinion there were too many driveways proposed. Mr. Stewart also shared the opinions of the other Planning Commission. After discussion Mr. Cramer made a motion to deny based on compatibility and safety. Dave Stewart seconded. The vote to deny was unanimous

Concepts:

Music City Motors: a request by Hwy. 248 Group to add several new uses to the existing business located at St. Hwy. 248. Eddie Wolfe represented the Hwy. 248 Group. Mr. Atchley read the request, and clarified that the previous approval did not specify the added uses. There is also an issue with sewer and water which shall be resolved before approval is given. Mr. Stewart discussed location. Mr. Caudill stated that in his opinion that if there are going to be this many uses a restroom is needed. Mr. Lawrence shared that opinion. This project will proceed to public hearing next month.

Shepherd Nightly Rental; a request by Steve D. Shepherd to operate a nightly rental business located at 290 Lone Pine Road. Mr. Atchley clarified the request and Mr. Shepherd explained his request. He stated that he bought the property intending to

clean it up and sell it, when his wife wanted to turn it into a nightly rental. He wants to recoup his renovating costs, taxes, and payments. He also wants to use it for his family to stay in when they visit the area. Mr. Shepherd has built a new parking area in the front to comply with Code requirements. He stated there are at least five other nightly rentals in the area. He would like to have a special use permit so he can rent it when his family isn't using it. There is a person locally who watches the place for him when he isn't there. Mr. Adams asked for a letter from this person to be brought to the public hearing. He stated that the marina is close enough for boats to be parked there. Mr. Atchley stated that Mr. Shepherd has requested approval on this house before, but has changed the request since that time. This project will proceed to public hearing next month.

Old and New Business:

AmVets Club which is located in Rockaway Beach wants to open a second club in an existing building located in Kissee Mills. They are renovating the building at this time. Plans are for a bottle club for members only. The Commission discussed whether this request should be heard as Division III or Division II. Mr. Adams asked for a vote for staff to run as a Division II. The decision by the Commission was to issue a Division II permit.

The Commission discussed the posting of the public hearing notices and visibility.

There was other discussion regarding sewer and water issues at the Music City Motors.

Adjournment:

With no other business on the agenda for April 20, 2015 the meeting adjourned at 7:29 p.m.



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15-12

RECEIVED
 4-20-15
 mp

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: Rosewood

NAME OF APPLICANT: Sarah Rein
 (Must be owner of record)

SIGNATURE: [Signature] DATE: 04/09/15
 (Must be owner of record)

MAILING ADDRESS: 673 Rosewood Drive Branson, Mo 65616

TELEPHONE NUMBER: (417) 699-5349

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

CH-5-18
 AH-6-8
 FV-6-15

Property Information

ACCESS TO PROPERTY (street # and name): _____

1073 Rosewood Drive

Number of Acres (or sq. ft. of lot size): 13.92 Acres

PARCEL #: 08-5.0-16-000-600-010.001

(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: 16 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Deer Lane

Lot # (if applicable) 1 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

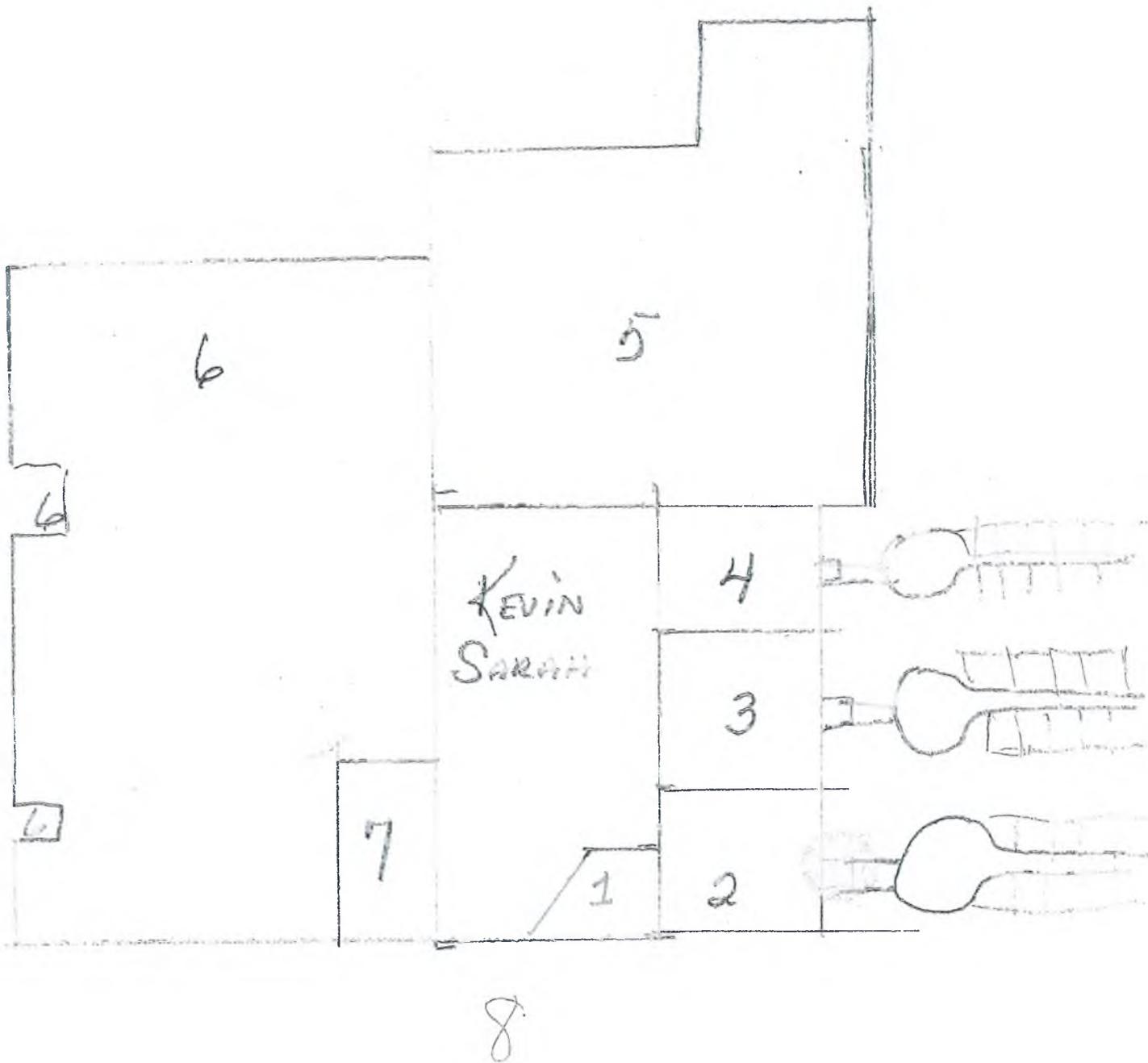
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial? Industrial
 Special Use Other - Explain: Special Events

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 would like to use a building on our property for special events. Small weddings with a guest count of no more than 50 people, bridal showers, baby showers, corporate retreats, open up to yoga classes, art classes, meetings, birthday parties, small reunions & indoor receptions, or any other type of third party gathering. Potentially bring a church into the space. Overall, we are looking to be able to rent the space as a multipurpose room for small gatherings. We will open the property at 8am and will never have loud music playing inside the building past 11pm. We would eventually like to have a small outdoor space beside the building to hold outdoor ceremonies which usually last no longer than 30 minutes. The building is situated almost directly in the center of our 13 acres. The building/business name will be the Homestead at Rosewood. The building is an open space with two restrooms. Parking will be directly to the west of the building, overflow parking will either be directly north of the building by our pole barn, or down the side of our driveway.

Revised 12/19/03



Commercial

#15-13

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

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NAME OF PROJECT: LakeStyle Boat Dock Parking

NAME OF APPLICANT: LakeStyle, LLC
(Must be owner of record)

SIGNATURE: *Clinton E. Kasten* **DATE:** 4/29/15
(Must be owner of record) Clinton E. Kasten, Manager

MAILING ADDRESS: 22602 Night Heron way
Bradenton, FL 34202

TELEPHONE NUMBER: 417-882-9889 (m)

Representative Information

NAME OF REPRESENTATIVE: Clinton E. Kasten

MAILING ADDRESS (rep.): 22602 Night Heron way Bradenton, FL
34202

TELEPHONE NUMBER (rep.): 417-882-9889

CH- 5-18-15
PH- 6-8-15
FV- 6-15-15

Property Information

ACCESS TO PROPERTY (street # and name): Happy Hollow Rd.
(across the street from 479 Happy Hollow Rd. Blue Eye)

Number of Acres (or sq. ft. of lot size): 50 * 100' = 5,000 Sq. Ft.

PARCEL #: 19-2.0-03-003-001-019.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 3 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Williams Point

Lot # (if applicable) 21 BLOCK # _____

**WITHIN 600' FROM THIS PROPERTY IS:
(Check all land uses that apply)**

- Commercial Multi-Family Residential Agricultural
- Multi-Use Municipality
- adjoining lot is a boat deck parking lot*

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: parking lot

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.)

Seeking approval to park cars on Lot 21 to support a new 12 to 20 stall boat dock. The Corps of Engineers requires one 10' x 20' parking spot for every three slips. Therefore, there will be 4 to 7 parking spots. The adjoining lot (Lot #22) is already an approved parking lot supporting an existing boat dock. LakeStyle also owns the other adjoining lot (Lot #20).



Lakestyle Boat Dock Parking



Map prepared by [unreadable] on [unreadable] 2019. All rights reserved. This map is for informational purposes only and does not constitute a warranty or representation of any kind. The user assumes all responsibility for the accuracy and completeness of the information shown on this map. The user agrees to hold the provider harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of this map.

SCOTT@BEANLANDS.NET
417-294-7366

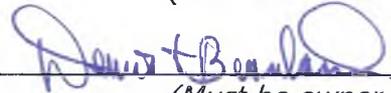
#15-14

**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: 410 Nightly Rental Permit

NAME OF APPLICANT: Dennis T Beanland
(Must be owner of record)

SIGNATURE:  **DATE:** 4/28/15
(Must be owner of record)

MAILING ADDRESS: 410 Newton Road Ridgedale, MO 65739

TELEPHONE NUMBER: 417-294-4840

Representative Information

NAME OF REPRESENTATIVE: James McKissack

MAILING ADDRESS (rep.): 3605 Yucca Suite 202 Flower Mound, TX
75028

TELEPHONE NUMBER (rep.): 972-874-7400

Property Information

ACCESS TO PROPERTY (street # and name): *Newton Road

410 Newton Road Bridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): 210X125 TRP

PARCEL #: 19-5.0-22-100-000-032.000

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

SECTION: 22 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Long Point Subdivision

Lot # (if applicable) 18, 19+20 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.)

Short term (nightly) Rental of an existing
single family residence, located at 410 Newton
Road, in Bridgedale, MO. The proposed
rental would be applicable to the
existing structure only, and will not
include any existing boat dock (or boat slip)
privileges.

April 29, 2015

Re: Short term rental @ 410 Newton Road

Dear Mr. Atchley,

We are submitting this application, for approval of the potential short term rental of an existing single family residence, located at 410 Newton Road, in Ridgedale, MO, due in large part to the on-going volatility of the current real estate market. The proposed rental would include the existing residential structure only, and will not include any existing boat dock (or boat slip) privileges.

Given the current method of zoning followed by Taney County (“performance” rather than “traditional”), I find it extremely difficult to justifiably establish a unified and consistent precedent for approvals/denials of special use permits for short term rentals. Furthermore, Longpoint Subdivision (originally platted in the early 1960’s), in which the referenced property is located, is not located within any municipal city limits, is not incorporated, has no HOA/POA or self-governing body, and has very few legal restrictions. In fact, a nearby single family residential property located within 600 feet of the property reference in this proposal, was recently granted a similar special use permit for short term rental.

If the application for a special use permit is approved, we would:

1. Respectfully comply with all common restrictions of the Guidance Code
2. Collect and report all required sales taxes
3. Limit the special use permit to the home owner, and/or owner’s representative as shown on this application
4. Limit the maximum occupancy, proportional to the home’s size, to prevent potential overload of the existing on-site wastewater treatment system and private well.

Considering the issues submitted herein, and assuming compliance with all provisions of the Taney County Development Guidance Code as well as any additional requirements set forth by the Planning Commission, we respectfully submit that the Planning Commission approve this application for a nightly rental Division III special use permit.

Should you have any questions or require additional information, please do not hesitate to contact me at 417.294.4840.

Respectfully Submitted,

Dennis Beanland

