



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
PUBLIC HEARING
MONDAY, SEPTEMBER 14, 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

Public Hearings:

The Battlefield
Weddings at the Homestead

Old and New Business:

Beaver Creek Canoe Rental

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: September 14, 2015

CASE NUMBER: 2015-0018

PROJECT: The Battlefield

APPLICANTS: Mike & Alison Miles

REPRESENTATIVE: Brad Hoffman – Yung Design Group

LOCATION: The subject property is located on Tracy Street, off of Jefferson Road, Branson, MO; Branson Township; Section 9, Township 23, Range 21.

REQUEST: The applicants, Mike & Alison Miles are requesting approval of a Division III Permit authorizing indoor batting cages.

BACKGROUND and SITE HISTORY:

The subject property is a meets & bounds described property which is actually comprised of seven (7) individual meets & bounds described tract of land, located on Tracy Street off of Jefferson Road, Branson, MO. The property in question is a total of +/- 111.48 acres in size (per the Assessor's information as contained within Beacon). The property is shown via Beacon as two (2) separate parcels. Parcel # 08-2.0-09-000-000-035.000 is indicated within Beacon as +/-15.48 acres in size. Parcel # 08-2.0-09-000-000-050.001 is indicated within Beacon as +/- 96.00 acres in size. The properties in question are currently used primarily for the raising of cattle.

The applicants are now requesting the Planning Commission approval of the Division III Permit application authorizing indoor batting cages.

The current application was approved for Concept on August 17, 2015.

GENERAL DESCRIPTION:

The applicants are now requesting the Planning Commission approval of the Division III Permit application allowing for the establishment of indoor batting cages.

REVIEW:

The applicants are seeking the approval of a Division III Permit which would authorize the establishment of the Battlefield; consisting of indoor batting cages with a total of five stations, to be located within an 11,000 square foot (100' x 110') building. The building will also contain two (2) restroom facilities and vending machines. The Battlefield is proposed to be located within an approximately 2.50 acre fenced in area near the center of the applicant's +/- 111.48 acre property.

Per the submitted site plan, the Battlefield will be served by a commercial driveway, off of Jefferson Road. The drive will be located at the same location as the existing driveway, within a 50' wide access easement. The portion of the driveway located within the right-of-way of Jefferson Road will be required to be built in compliance with the requirements enumerated within Section 10 of Section 4 of the Road Standards.

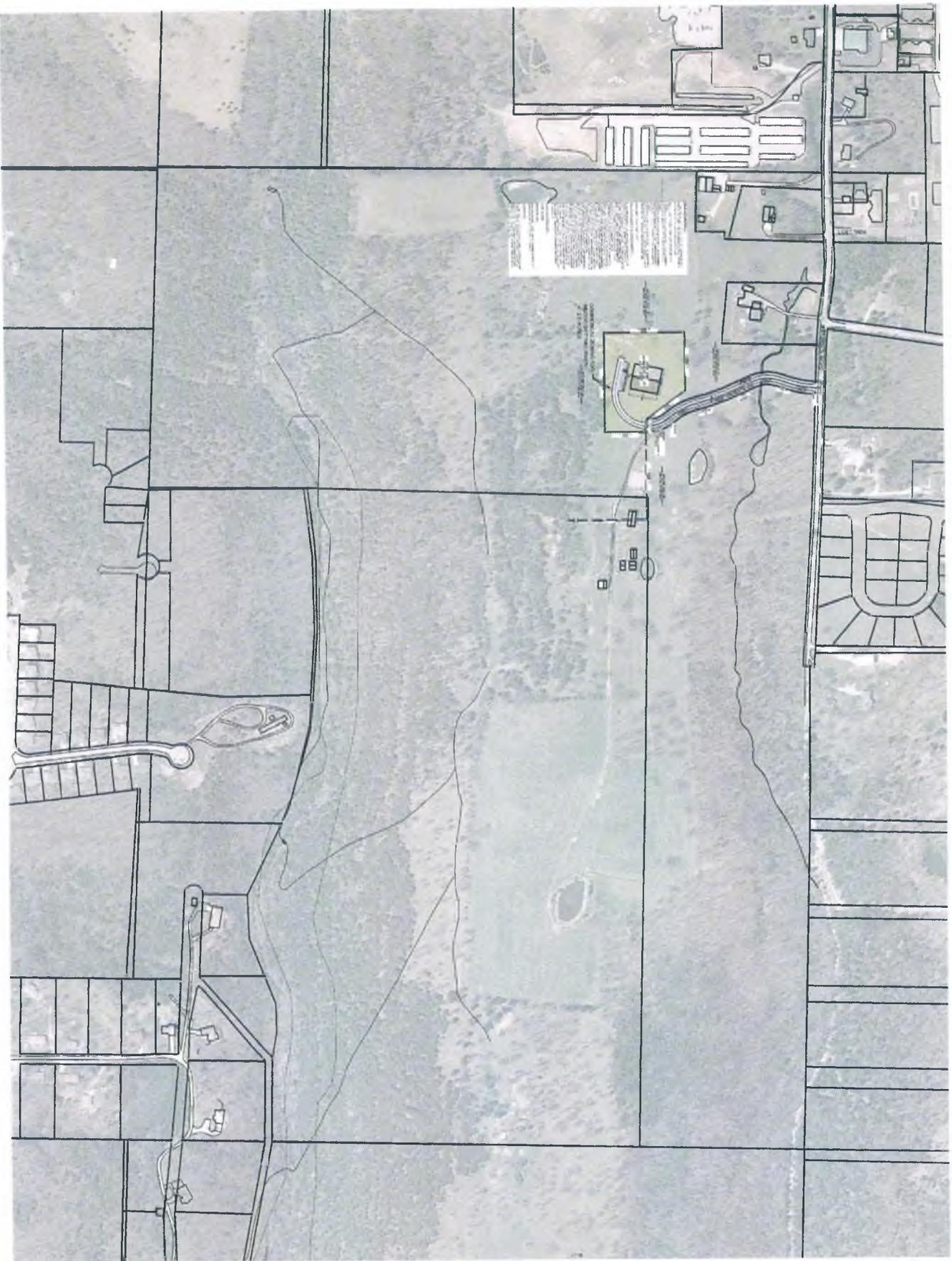
Per the submitted site plan, the Battlefield will be served by twelve (12) parking spaces, including one (1) handicapped parking space. The On-Site Parking Performance Standards of the Development Guidance Code do not specifically address parking requirements for indoor batting cages. However, the applicants will have more than adequate space to expand the parking if needed in the future.

The property in question will be served by an onsite waste water treatment system. Since this is a commercial application the system will be required to be permitted via Scott Starrett, On-Site Wastewater Permitting, in conjunction with the Missouri Department of Health and Senior Services.

The adjoining property immediately to the north of the 2.5 acre fenced area is vacant property owned by the applicants, with Jefferson Road, the Summerbrooke Estates Subdivision, the Mill Creek Subdivision and also apartments being located further to the north. The adjoining property immediately to the south of the 2.5 acre fenced area is vacant property owned by the applicants, with the Savannah Place Subdivision being located further to the south. The adjoining property immediately to the east is predominately vacant. The adjoining property immediately to the west of the 2.5 acre fenced area is vacant property owned by the applicants, with the residential and storage uses being located further to the west.

The Battlefield will be buffered from neighboring residential uses by the existing vegetation and also an expanse of property.

The project received a score of 0 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply and solid waste disposal service, storm water drainage and utilities.



LOCATION MAP

THE BATTLEFIELD

PREPARED FOR: MIKE AND ALISON MILES

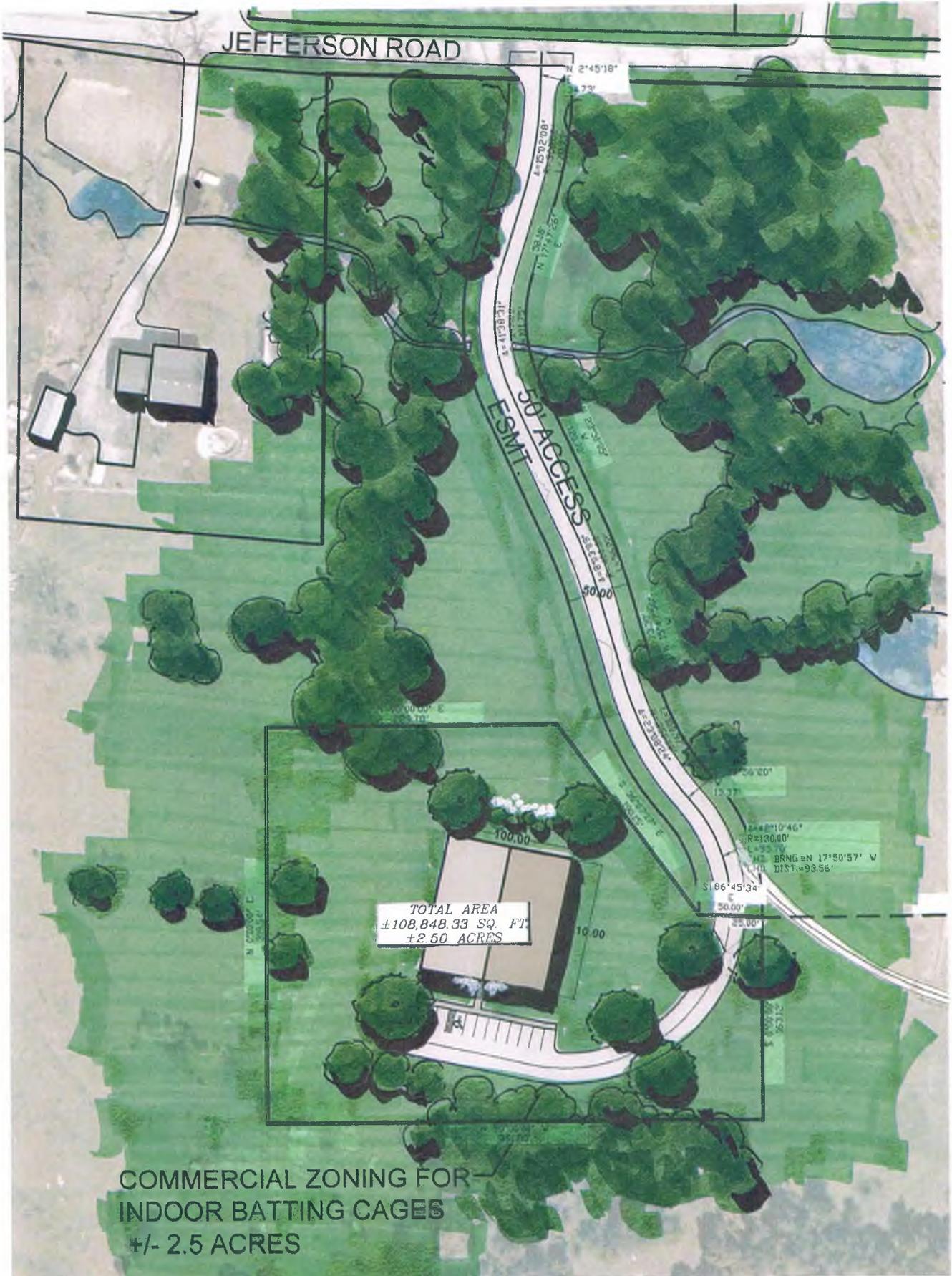


JULY 26, 2011



YUNG DESIGN GROUP
1700 WEST GARDNER, STE. 100
BOZEMAN, MT 59717
406.552.8800
WWW.YUNGGROUP.COM

JOB# 7204



TOTAL AREA
 ±108,848.33 SQ. FT.
 ±2.50 ACRES

COMMERCIAL ZONING FOR
 INDOOR BATTING CAGES
 +/- 2.5 ACRES



MASTER PLAN

THE BATTLEFIELD

PREPARED FOR: MIKE AND ALISON MILES



TUNDRA DESIGN GROUP
 140 WEST ADAMS, STE. 100
 DENVER, CO 80202
 303.733.8888

JOB# 7204

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=			
on-site stormwater retention and absorption with engineered plans	2	4	-1	-4
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	2	6
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	2	8
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

The Battlefield		Permit#:	15-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)		0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0	0
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	2		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

The Battlefield		Permit#:	15-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=					
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY n/a=		x			
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS n/a=		x			
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING n/a=		x			
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES n/a=					
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC n/a=					
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES n/a=					
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

The Battlefield		Permit#:	15-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-1	-5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			

The Battlefield		Permit#:	15-18		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 0

Maximum Possible Score= 59

Actual Score as Percent of Maximum= 0.0%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee-Soutee

Date:

September 1, 2015

Project: **The Battlefield**

Permit#: **15-18**

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kissee-Soutee*

Date: *September 1, 2015*

Eastern District Relative Policies: Division III Permit

Project: **The Battlefield**

Permit: **15-18**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	0	0.0%	5	31.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-20	3	100.0%
sewage disposal				
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-8	2	28.6%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification	8	0		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	12	12		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

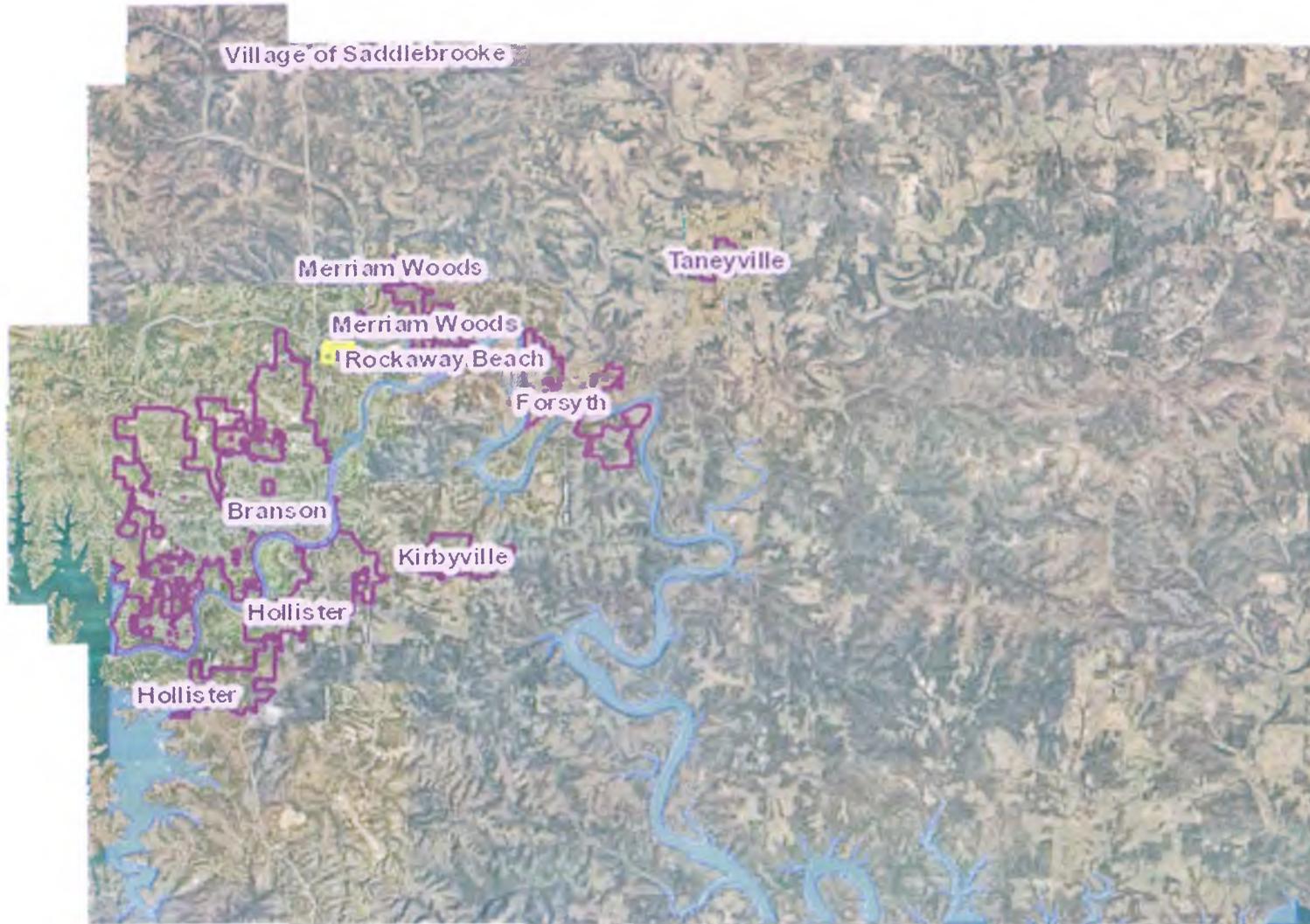
Scoring by: *Bob Atchley / Bonita Kisse-Soutee*

Date: *September 1, 2015*



The Battlefield





The Battlefield
Jefferson Road and Tracy Street, Branson, MO
Division III Permit 2015-0018
Taney County GIS - Beacon



0.5 mi

STATE HWY 248

AIRPORT

KIRTLLEY

VICTOR CHURCH

MADISON

BOYD

ADAIR

STATE HWY 465

US HWY 65

THIS IS AN OUTER ROAD

AUTUMN

JEFFERSON

MILL CREEK

STATE HWY 465

LOWE

Bull Creek

KEMP

HANEY

SUNRISE

OUTER

CHURCH

OLVIN

RINEHART

HEART

HIDDEN

SHARY VIEW

SHILOH

KIRK

SHARY HILL

BEAR

BELL

BENT

EAGLE PASS

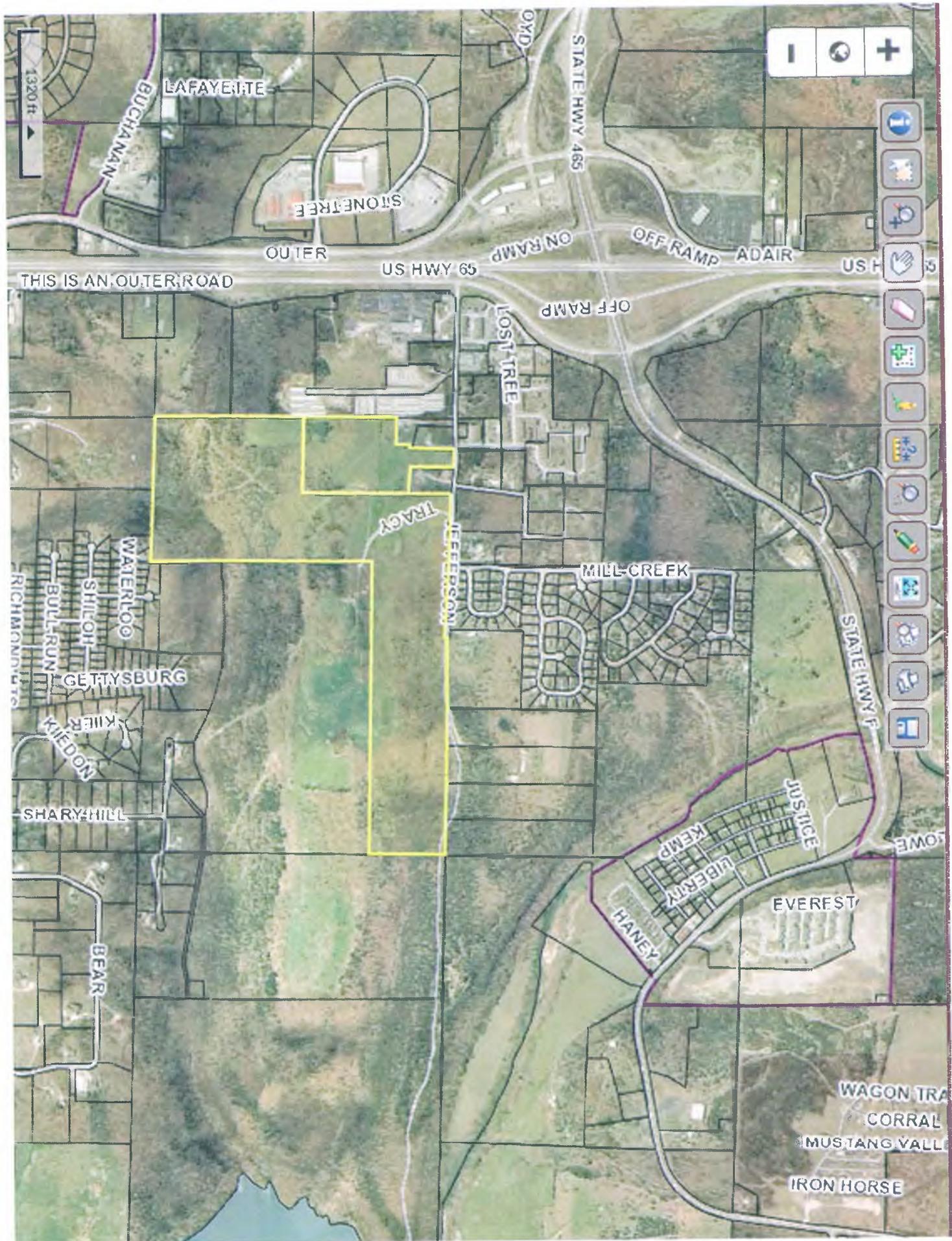
ASH

OAKWOOD

BLUE

STO

WILLY





US HWY 65

US HWY 65

THIS IS AN OUTER ROAD

LOST TREE

PERSHING

JEFFERSON

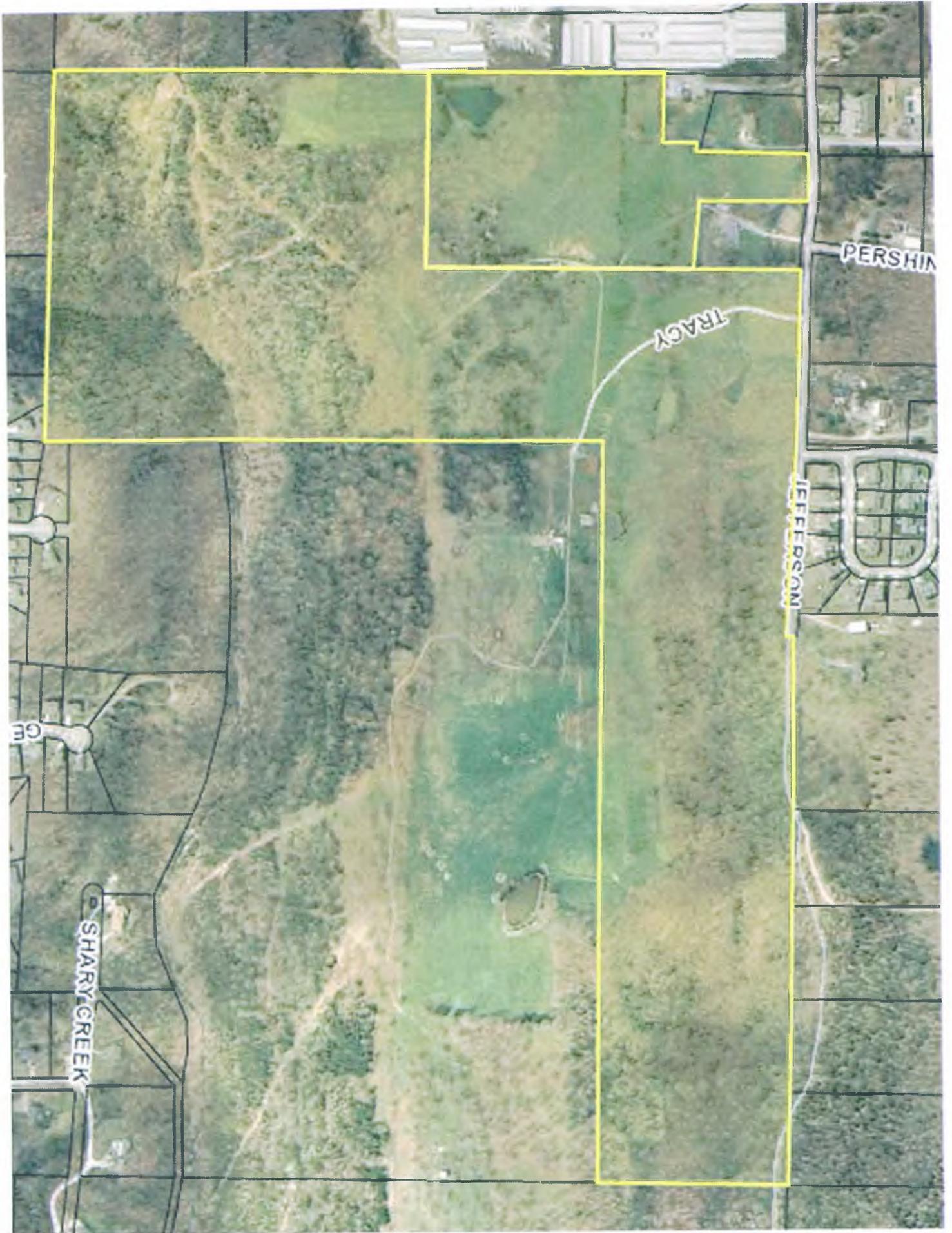
TRACY

WATERLOO

GETTYSBURG

SHARY CREEK

HILL





The Battlefield
Jefferson Road and Tracy Street, Branson, MO
Division III Permit 2015-0018
Pictometry – View from the North

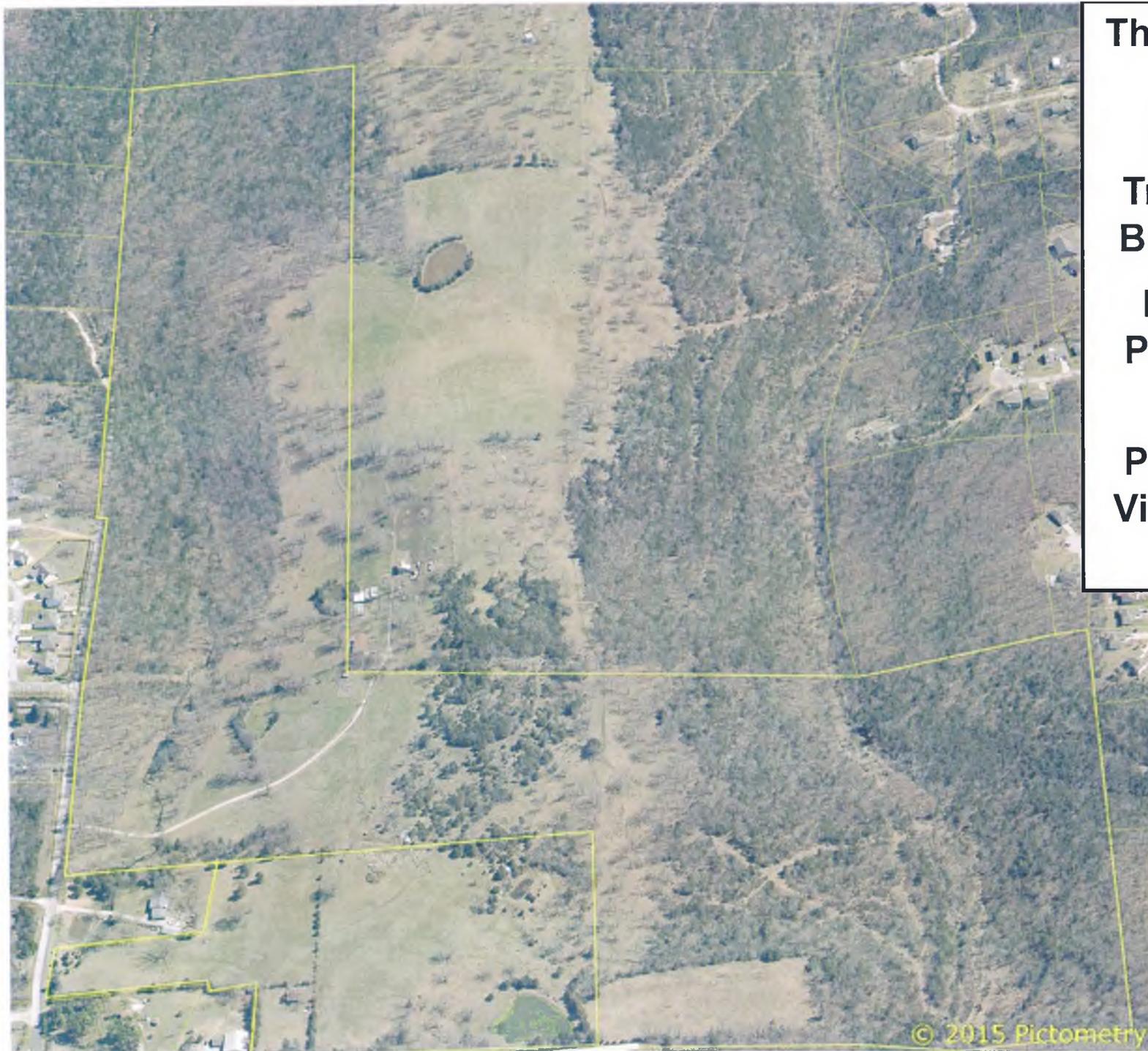


© 2015 Pictometry

The Battlefield
Jefferson Road and Tracy Street, Branson, MO
Division III Permit 2015-0018
Pictometry – View from the South



**The Battlefield
Jefferson Road
and Tracy Street,
Branson, MO
Division III Permit
2015-0018
Pictometry – View
from the East**

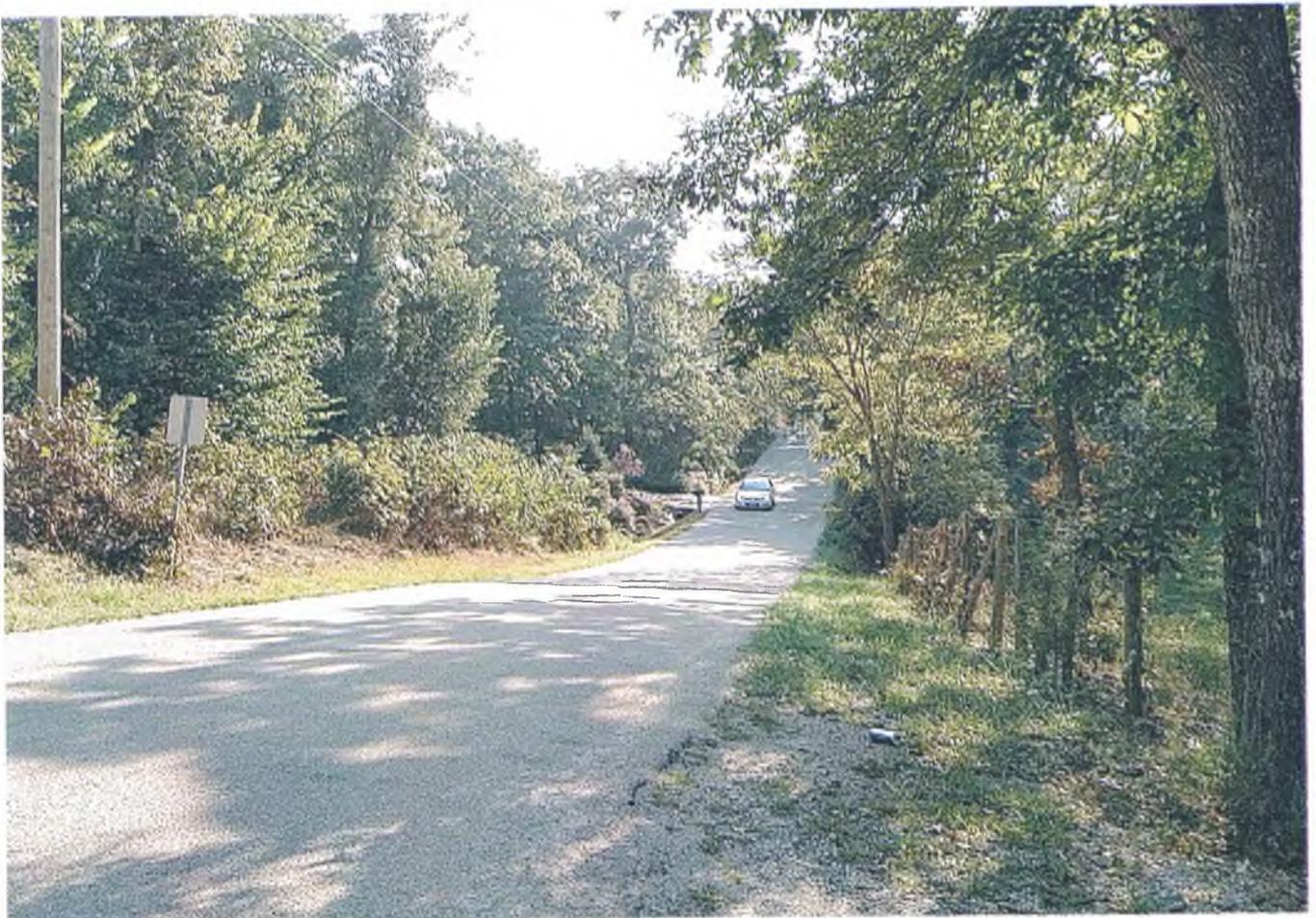


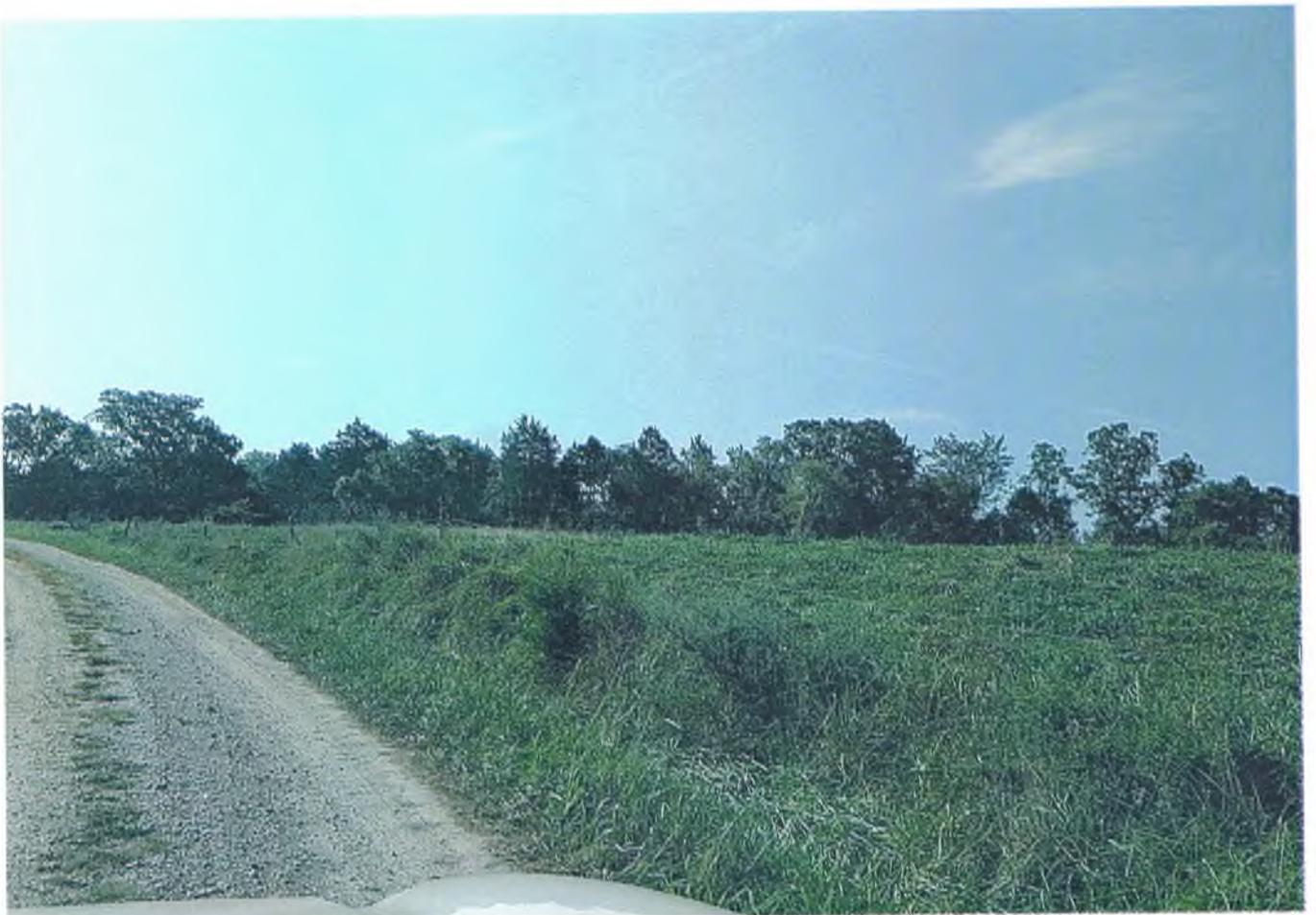
The Battlefield
Jefferson
Road and
Tracy Street,
Branson, MO

Division III
Permit 2015-
0018

Pictometry –
View from the
West















TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: September 14, 2015

CASE NUMBER: 2015-0015

PROJECT: Weddings at the Homestead

APPLICANTS: Jeff & Heather Michel

LOCATION: The subject property is located at 262 Collins Road, Branson, MO; Scott Township; Section 31, Township 24, Range 20.

REQUEST: The applicants, Jeff & Heather Michel are requesting the approval of a Division III Special-Use Permit in order to utilize their existing 97 acre tract of land for weddings, company picnics, family reunions, old time music events and other gatherings.

BACKGROUND and SITE HISTORY:

The Weddings at the Homestead website indicates that the Michael Family homesteaded the approximately 97 acre property in 1885.

The family has recently restored an 1848 timber framed barn with help from the Amish. The website indicates that the bridal cabin (circa 1888) has also been restored. Both structures will be utilized in conjunction with the events that are hosted on-site.

The current application was approved for Concept on August 17, 2015.

GENERAL DESCRIPTION:

The subject property is a meets and bounds described tract of land containing +/- 97 acres.

The applicants are requesting Planning Commission approval of a Division III Special-Use Permit, authorizing the use of the property as a rental space for a number of functions including: weddings, company picnics, family reunions, old time music events and other gatherings. The Weddings at the Homestead website indicates that there are many possible sites where large tents can be used for wedding ceremonies and receptions. The barn is also available for weddings and other events and may be utilized for these purposes.

REVIEW:

The applicants are seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the use of the property as a rental space for a number of functions including: weddings, company picnics, family reunions, old time music events and other gatherings.

The existing remodeled barn is a completely open space that may be rented for the functions enumerated above. The Weddings at the Homestead website indicates that smaller weddings may also utilize the two log cabins. This 97 acre site will further allow for large outdoor and tented events.

The property in question is served by an existing drive off of Collins Road. The applicants have indicated a parking area on the site plan directly north of the existing shop building. The property also contains a large circle drive area. The on-site parking performance standards of the Development Guidance Code require, "1 space for every 3 fixed seats and/or 30 square feet of assembly area without fixed seats." The applicants will have amply space for parking on the +/- 97 acre tract of land.

The Bridal Cabin contains restrooms which are currently served by an existing on-site wastewater treatment (septic) system. The staff recommends that the should the on-site wastewater treatment (septic) system shows any sign of failure that the system be upgraded, repaired or replaced. Per State Health and Senior Services regulations, a septic permit is not required via the Environmental Division of the Planning Department for tracts of land three (3) acres or more in size.

The adjoining property immediately to the north is primarily vacant property and light residential. The adjoining property immediately to the south is a home-based daycare, with predominately vacant and light residential properties being located further to the south. The adjoining property immediately to the east is vacant property. The adjoining property immediately to the west is Collins Road, vacant and light residential.

The project received a total score of -16 on the Policy Checklist, out of a maximum possible score of 45. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply, solid waste disposal service and utilities.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District and the Environmental Division of the Planning Department; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. The Weddings at the Homestead has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
4. If the onsite wastewater treatment system serving the Weddings at the Homestead shows any signs of failure it shall be upgraded, repaired or replaced.
5. Prior to the issuance of the Division III Certificates of Conformance (C of Cs), the applicants shall first present a Certificates of Occupancy (C of Os) from the Western Taney County Fire Protection District for the buildings utilized for event rental to the Taney County Planning Department Office.
6. This decision is subject to all existing easements.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Weddings at the Homestead

Where hearts & footsteps cross together

Home

About

Packages

Pricing

Contact



Weddings at the Homestead

Where beauty & heritage come together

Home

About

Packages

Pricing

Contact

Weddings at The Homestead provides a rustic, yet beautiful setting for your special day. The Michel family homesteaded these 97 acres in 1885 and we are proud to say that it still remains in the family. Jeff and Heather Michel value family and the time spent together building memories. We would love to share the heritage of our special place with you as you branch off your family trees to become one and begin a lifetime of memories.

We offer several locations on the property so that you may design the wedding day of your dreams. There are rolling hills, flat grassy meadows, a creek side valley and of course an authentic 1848 timber framed barn. The beauty of so many choices is that your wedding will be your own unique vision whether it is a large outdoor or tented affair, barn wedding or reception, or a small intimate gathering. We offer some possible suggestions for the scenic backdrop of your

many choices is that your wedding will be your own unique vision whether it is a large outdoor or tented affair, barn wedding or reception, or a small intimate gathering. We offer some possible suggestions for the scenic backdrop of your wedding day.

Our family has lovingly restored the 1848 timber framed barn with help from the Amish. The back doors open wide onto our large hayfield to provide a breathtaking backdrop for your wedding ceremony. The front faces the bridal cabin, which has also been fully restored, circa 1888. This barn could be used for the ceremony or you may choose to use it for a reception and throw open the doors to dance under the stars!

You may choose a wedding in the holler, which is a perfect setting with a small running creek and open meadow. Surrounded by trees and bluffs as well as an authentic, restored cabin, circa 1860's, fully equipped with a charming outhouse. This little spot is heaven on earth and feels like you are hundreds of miles from civilization.

There are many possible sites where large tents can be used for your ceremony or reception with or without combination of the barn, depending on your vision and the size of your wedding.

We can also offer smaller weddings with your choice of two log cabins. The front porch makes a charming backdrop for an intimate wedding and small tents can be added to the meadow for picnics or receptions if you choose.

The photo opportunities on this lovely property are endless. Local photographers often use this property for their backdrops for senior and family photos. You will have pre-arranged access to the property for pictures if you choose to have a photography session prior to the wedding.

We are excited for the opportunity to share your special day and to share our heritage with you. We are currently booking for 2016, as we are finalizing the bridal cabin and the groomsman's area, the restroom, and adding the final touches to make your day memorable. Contact us to schedule a tour as we would love to share with you the work in progress. We look forward to working with

ceremony or reception with or without combination of the barn, depending on your vision and the size of your wedding.

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Packages

Pricing

Contact

****Grand Opening****

Special rates for a limited time

*****Book in 2015 to hold these rates for your 2016 wedding*****

All pricing includes ~

Use of our ~

- outdoor private estate
- beautiful timber framed barn
- 33x25 dance floor
- log cabin bridal suite
- groomsman's cave
- rustic cabin in the holler
- speaker system to plug in your device

The photo opportunities are endless as well as unique ~

- meadows, hay fields and tree swing
- rustic log cabins, creek and waterfall
- 1929 Studebaker saw mill truck
- 1946 fully restored Chevy pickup

- 33x25 dance floor
- log cabin bridal suite
- groomsman's cave
- rustic cabin in the holler
- speaker system to plug in your device

The photo opportunities are endless as well as unique ~

- meadows, hay fields and tree swing
- rustic log cabins, creek and waterfall
- 1929 Studebaker saw mill truck
- 1946 fully restored Chevy pickup
- 1948 Chevy rat rod
- 1950 Chevy 2 ton flat bed pickup
- 1929 Studebaker saw mill truck

Rental period is from 10:00 am to 10:00 pm. Use this time for decorating, wedding, reception or special event. You have until 11:00 pm for clean up and removal of your items. You have an additional hour for rehearsal during the week prior to your wedding.

Up to 50 guest.....	\$ 800.00
Up to 100 guest.....	\$1,200.00
Up to 150 guest.....	\$1,400.00
Up to 200 guest.....	\$1,600.00
Up to 250 guest.....	\$2,000.00
Up to 300 guest.....	\$2,300.00
Above 300 guest call for pricing	

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=	x		
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x		
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	2	8
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x			
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS	n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)		0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM	n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0	0
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	x			
no viable impact on existing industrial uses by residential development		0	2		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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DIVERSIFICATION	n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4	0	0
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			

Site Planning, Design, Occupancy

RESIDENTIAL PRIVACY	n/a=	x		
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			

MIXED-USE DEVELOPMENTS	n/a=	x		
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			

Commercial Development

DEVELOPMENT PATTERN / BUFFERING	n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads	2	4		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			

Services - Capacity and Access

UTILITIES	n/a=			
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			

TRAFFIC	n/a=			
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			

EMERGENCY SERVICES	n/a=			
structure size and/or access can be serviced by emergency equipment	0	3	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

<h2 style="margin: 0;">Division III Relative Policy Scoring Sheet: Eastern Taney County</h2>	Performance Value	Importance Factor	Score	Section Score
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RIGHT-OF-WAY OF EXISTING ROADS	n/a=			
greater than 50 ft. right-of-way	1	5	-1	-5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			

Internal Improvements

WATER SYSTEMS	n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			

EMERGENCY WATER SUPPLY	n/a=			
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			

PEDESTRIAN CIRCULATION	n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

PEDESTRIAN SAFETY	n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			

BICYCLE CIRCULATION	n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			

UNDERGROUND UTILITIES	n/a=			
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Weddings at the Homestead		Permit#:	15-15		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2	2	
residential developments (>25 units) offer >10% but <25% open recreational space			1		
recreational area provided, but highly limited and not provided as open space			0		
no designated recreational space provided, but open space available			-1		
no open recreational space provided			-2		
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided			0	5	-1
weekly service reportedly available but not documented			-1		
centralized, on-site trash collection receptacles available			-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure			0	5	
services available but not a requirement documented in covenants			-1		
not applicable / no pick-up service provided			-2		

Total Weighted Score= -16

Maximum Possible Score= 45

Actual Score as Percent of Maximum= -35.6%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley / Bonita Kissee-Soutee

Date:

September 1, 2015

Project: **Weddings at the Homestead**

Permit#: **15-15**

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse-Soutee*

Date: *September 1, 2015*

Eastern District Relative Policies: Division III Permit

Project: **Weddings at the Homestead**

Permit: **15-15**

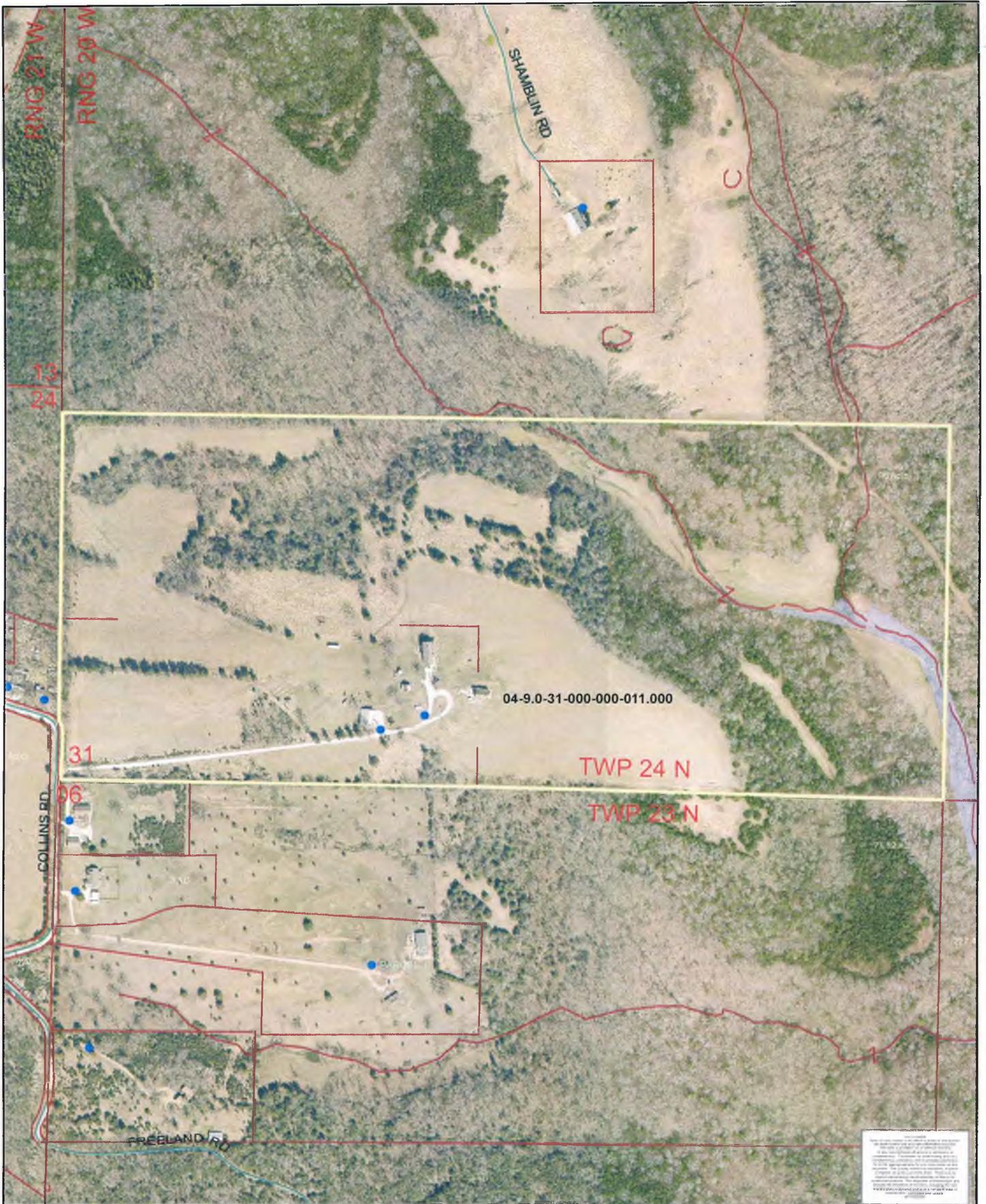
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	45	-16	-35.6%	4	33.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-20	3	100.0%
sewage disposal				
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	24	4	1	20.0%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification	8	0		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse-Soutee*
 Date: *September 1, 2015*



Weddings at the Homestead

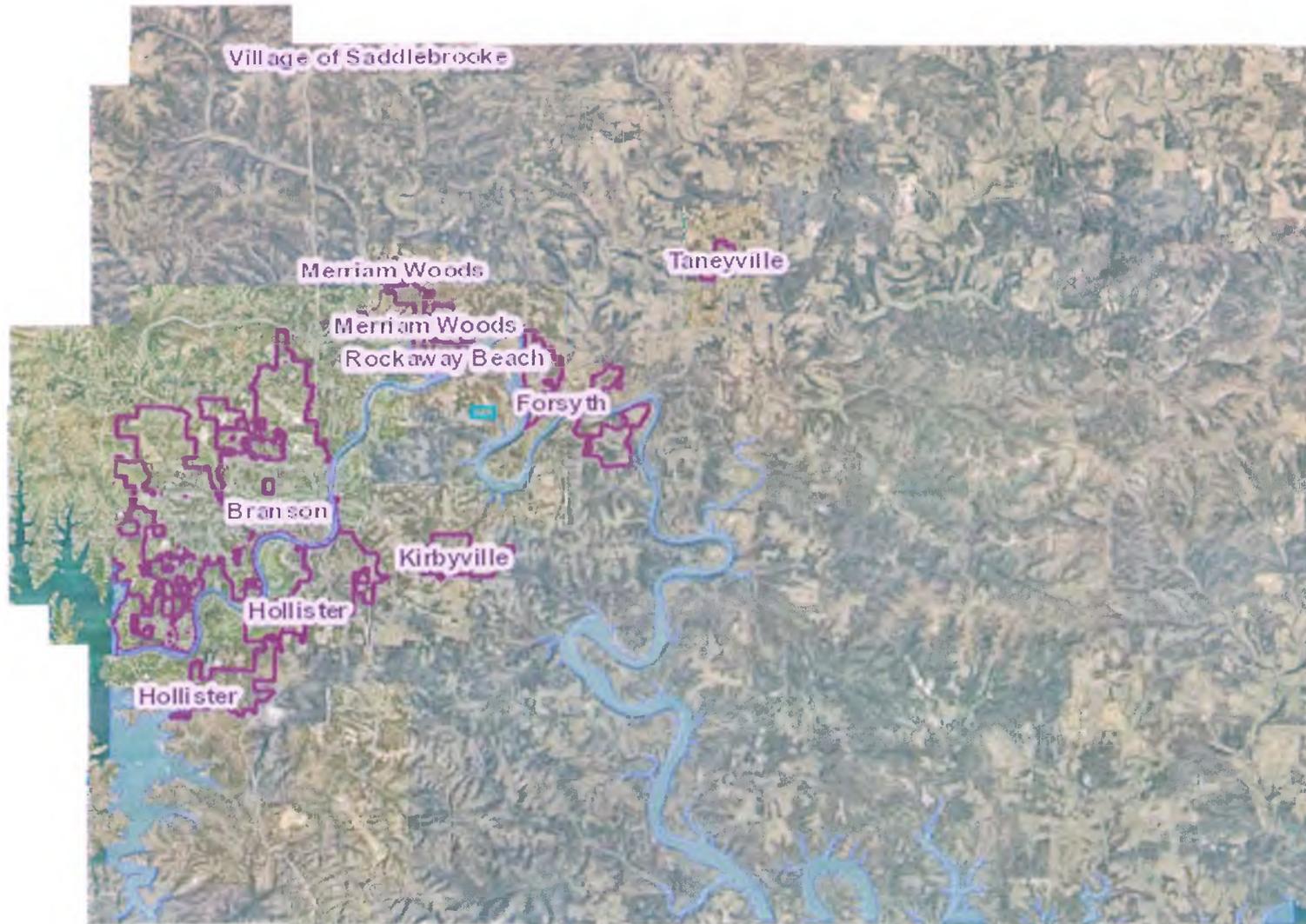




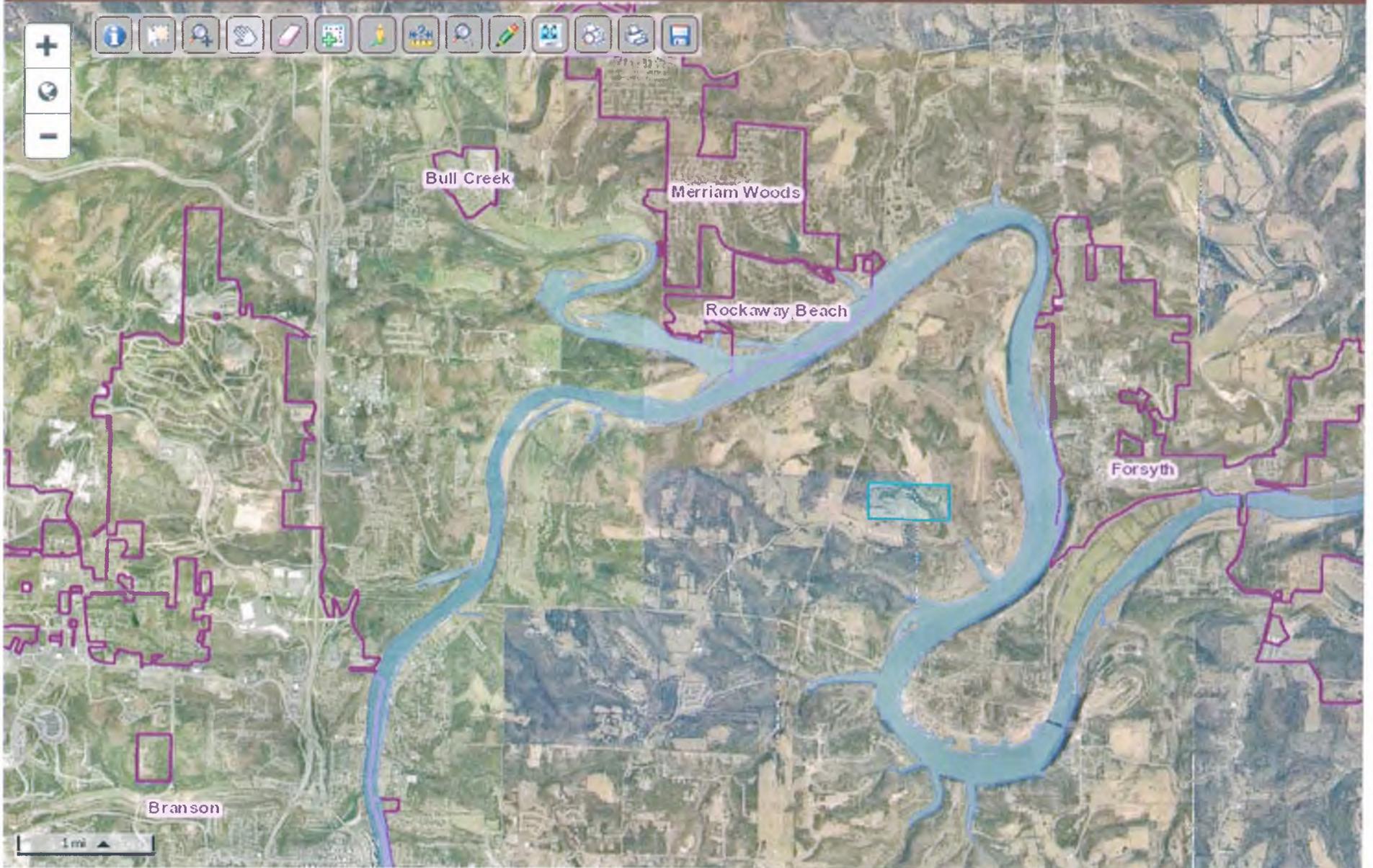
BARN

Parking

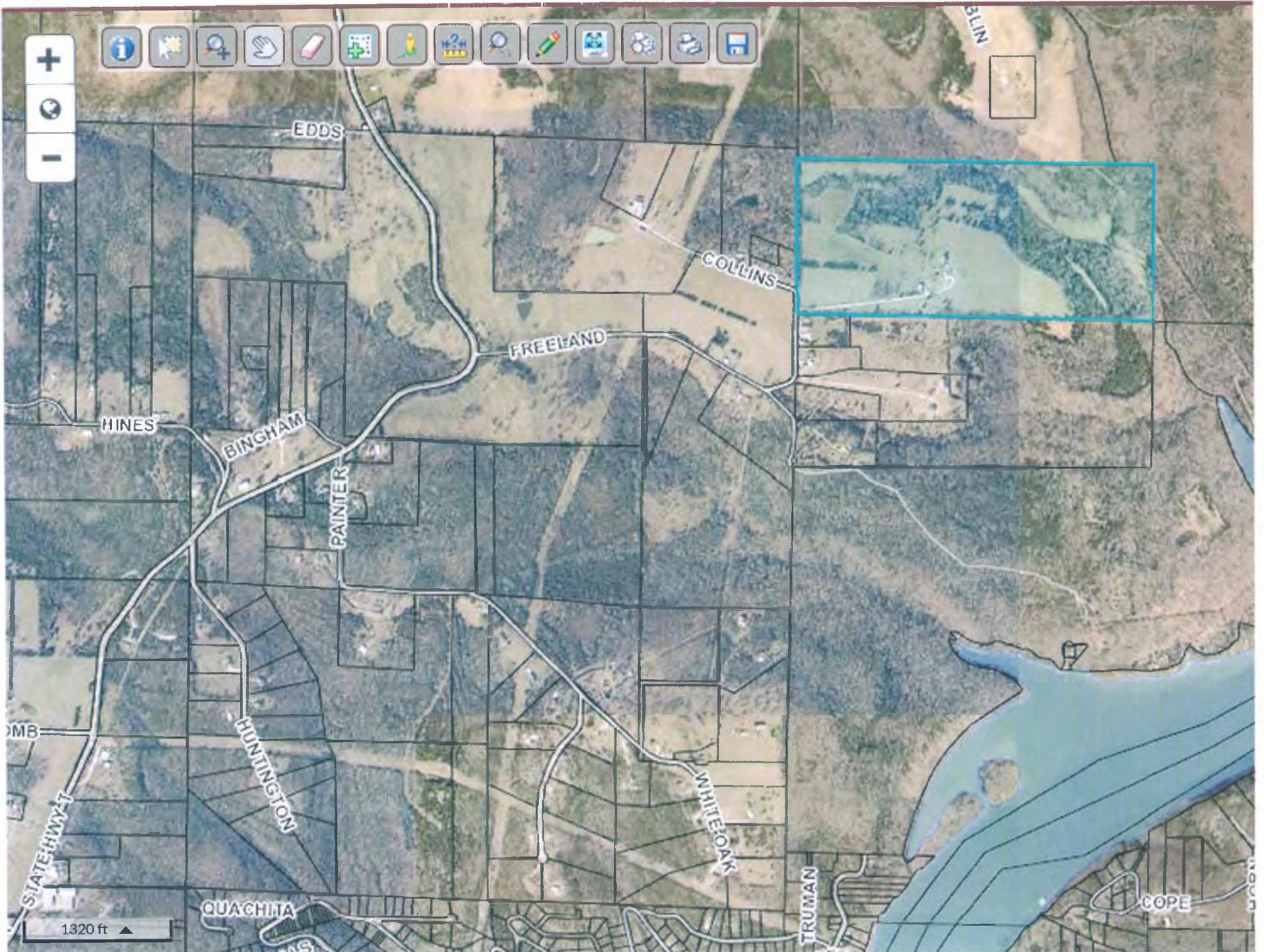
© 2015 Pict



**Weddings at the Homestead
262 Collins Road, Branson, MO
Division III Permit 2015-0015
Taney County GIS - Beacon**







EDDS

COLLINS

FREELAND

HINES

BINGHAM

PANTER

OMB

HUNTINGTON

WHITE OAK

STATE HWY 1

QUACHITA

TRUMAN

COPE

1320 ft



REELAND

COLLINS







**Weddings at the Homestead
262 Collins Road, Branson, MO
Division III Permit 2015-0015
Pictometry – View from the North**



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**Weddings at the Homestead
262 Collins Road, Branson, MO
Division III Permit 2015-0015
Pictometry – View from the South**



**Weddings at the
Homestead**

**262 Collins Road,
Branson, MO**

**Division III Permit
2015-0015**

**Pictometry – View
from the East**





**Weddings at the
Homestead**

**262 Collins Road,
Branson, MO**

**Division III Permit
2015-0015**

**Pictometry – View
from the West**

