

TANEY COUNTY PLANNING DEPARTMENT



2015 ANNUAL REPORT



February, 2016

TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

Dear Taney County Commission, Planning Commission, Board of Adjustment and Interested Citizens:

The Taney County Planning Department provides a wide variety of professional community planning services to the citizens of Taney County. Between on-going development administration duties and a variety of special projects, the Department remained exceptionally busy throughout 2015. This Annual Report documents the accomplishments of the Department during 2015 and sets a course for continued progress in 2016.

Taney County is a wonderful mix of both rural and rapidly growing urban land uses. The Taney County Planning Commission and the Board of Adjustment are hard-working groups of volunteer citizens who believe in a strong future for Taney County. Last but certainly not least of all, I must thank my staff. The Staff has been tremendous and very supportive. They are very devoted to the profession of planning. They each work extremely hard in the pursuit of continuing to improve Taney County.

The Taney County Planning Department Staff proudly presents the Taney County Planning Department 2015 Annual Report. The Planning Department Staff looks forward to continuing to work with our citizens, other departments, elected officials and community partners to help create your vision for Taney County.

Sincerely,

Bob Atchley
Taney County Planning Administrator

PREFACE

Per the provisions of Section 3.6 of the Taney County Development Guidance Code, *“Amendments to these Codes shall be made as provided by law (see RSMo 64.863). To provide an annual review of the Codes, the Taney County Planning and Zoning Commission's regular February meeting shall be exclusively devoted to a review of permits issued during the previous year, to a hearing of public comments on the Codes, and to the initiation of amendments the Commission may consider necessary to improve the Codes' performance as a growth-management tool.”* This annual report outlines and describes the Planning Department's numerous activities and projects, and highlights the Department's major accomplishments over the past year.

PLANNING DEPARTMENT GOAL

The goal of the Planning Department is to provide the very best possible service to the citizens and visitors of Taney County, Missouri while also ensuring compliance with the requirements of the Taney County Development Guidance Codes, the Taney County Subdivision Regulations, the Taney County Road Standards, the Master Plan, the Floodplain Management Ordinance and policies set by the County Commission, the Planning Commission and the Board of Adjustment. The Statutory Authority for Taney County's form of Planning and Zoning is based upon the provisions of RSMo 64.800 – 64.900.

2015 PLANNING COMMISSION MEETING ATTENDANCE

The Planning Commission held twenty-two (22) public meetings throughout the course of the year. Planning Commission members continued to maintain their excellent record of participation with an average of 83% attendance at all meetings. Note: The membership of a single member was not included in this average, as the member in question was ill throughout the majority of the year. Also not included in these hours is travel time to and from meetings.

2015 PLANNING COMMISSION MEETING ATTENDANCE																										
NAME	TOWNSHIP	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		mtg to date
		12	20	9	17	9	16	13	20	11	18	8	15	13	20	10	17	14	21	13	19	9	16	14	21	
Dave Stewart	Jasper	1	1	1	1	1	1	1	1	1	1	1	1	X	1	1	1	0	0	1	1	1	1	X	1	20
Rick Caudill	Oliver	0	1	1	1	1	1	1	1	0	1	0	0	X	1	1	1	1	0	0	0	1	1	X	0	15
Steve Adams	Beaver	1	1	1	1	1	1	1	1	1	1	1	0	X	1	1	1	1	1	1	1	1	1	X	0	20
Brad Lawrence	Cedar Creek	1	1	1	0	0	0	1	1	1	1	1	1	X	1	1	1	1	1	1	1	0	0	X	1	17
Doug Fabion	Swan	1	1	1	1	1	1	1	0	1	1	1	1	X	1	1	1	1	1	1	1	1	1	X	1	21
Randy Fogle	Branson	0	1	1	1	1	1	1	1	1	0	1	1	X	0	1	1	0	0	0	0	1	1	X	1	16
Randy Haes	Road & Bridge	0	1	1	1	1	1	1	1	1	1	1	1	X	1	1	1	1	1	1	1	0	1	X	1	20
Ronnie Melton	Scott	1	1	1	0	1	1	0	0	0	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	5
George Kramer	Big Creek	1	1	1	1	1	0	1	1	1	0	1	0	X	0	1	1	1	1	1	1	1	1	1	0	17

	# of Meetings	Att.	%
Dave Stewart	22	20	91%
Rick Caudill	22	15	68%
Steve Adams	22	20	91%
Brad Lawrence	22	17	77%
Doug Fabion	22	21	95%
Randy Fogle	22	16	88%
Randy Haes	22	20	91%
Ronnie Melton	20	5	25%
George Kramer	22	17	77%
Total	196	151	77%

Zero (0) indicates missed meeting one (1) indicates meeting was attended

X denotes that a meeting was not held due to a lack of applications.

2015 BOARD OF ADJUSTMENT MEETING ATTENDANCE

The Board of Adjustment held nine (9) public hearings through the course of the year. Board members maintained an average of 64% attendance at all meetings. Not included in these hours is travel time to and from meetings.

2015 BOARD OF ADJUSTMENT ATTENDANCE													
NAME	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	Mtgs
	15	19	19	16	21	18	16	20	17	15	19	17	9
Shawn Pingleton	1	X	1	0	1	1	1	X	X	1	1	1	8
Tom Gideon	1	X	1	1	0	0	0	X	X	0	0	0	3
Tony Mullen	1	X	0	1	0	0	1	X	X	1	1	0	4
Mark Weisz	0	X	1	1	1	1	1	X	X	1	1	1	8
Alan Lawson	0	X	1	1	1	1	0	X	X	0	1	1	6

	Mtgs	Att.	%
Shawn Pingleton	9	8	89%
Tom Gideon	9	3	33%
Tony Mullen	9	4	44%
Mark Weisz	9	8	89%
Alan Lawson	9	6	67%
Total	45	29	64%

Zero indicates missed meeting 1 indicates meeting was attended

X denotes that a meeting was not held due to a lack of applications.

DEPARTMENTAL STAFFING

The Planning Department operated throughout the year with a total of five (5) staff members. In 2015 the Taney County Planning Department staff consisted of the following:

- ❖ **Bob Atchley**
Planning Administrator
- ❖ **Bonita Kissee**
Administrative Assistant
- ❖ **Marla Pierce**
Secretary
- ❖ **Scott Starrett**
Division I & II Inspector / On-site Wastewater Permitting
- ❖ **Mike Cole**
Water Quality Laboratory Director

FIVE YEAR PLANNING DEPARTMENT APPLICATION SUMMARY

APPLICATION TYPE						
	2011	2012	2013	2014	2015	% Change from 2014
Division III Permits	29	25	26	12	25	108%
Division II Permits	32	23	52	58	53	-9%
Division I Permits	159	154	174	170	203	19%
Major Subdivision Applications	0	0	0	0	2 (1-denied)	***
BOA Applications	19	12	14	9	15	67%
Land Disturbance Permits	8	11	5	2	9	350%
Final Plats	18	14	11	6	4	-33%
Replats	8	7	24	19	21	11%
Amended Plats	17	10	1	0	0	0%
Minor Subdivisions	14	16	8	17	22	29%
Floodplain Permits	0	0	1	1	1	0%
On-Site Wastewater Permits	8	32	62	51	41	-20%

PERMIT SUMMARY:

❖ Division III Permits

In 2015 the Planning Commission heard a total of twenty-five (25) Division III Permit applications. Of the total number of Division III Permit applications heard; twenty-two (22) were approved, one (1) was denied and two (2) were withdrawn. Of the twenty-five (25) total applications, eight (8) applications were classified as Special-Use Permits and the remaining seventeen (17) applications consisted of land use approval. In 2015 the number of Division III applications heard by the Planning Commission increased dramatically when compared with the total numbers processed in 2014 for a total increase of approximately 108% (Twelve (12) Division III Permit Applications were received in 2014). Please note that a complete listing of the Division III Permits for 2015 may be found in Appendix A.

❖ Division II Permits

In 2015 the Planning Department issued a total of fifty-three (53) Division II Permits for the construction of commercial, industrial, institutional, duplex, multi-family, school and church structures. The number of Division II Permits issued in 2015 decreased by approximately 9% from the number of permits that were issued over the same time period in 2014 (fifty-eight (58) Division II Permits were issued in 2014). Please note that a complete listing of the Division II Permits for 2015 may be found in Appendix B.

❖ Division I Permits

In 2015 the Planning Department issued a total of two hundred and three (203) Division I Permits for the construction of residential structures, residential additions, accessory structures in excess of 100 square feet in ground cover and the placement of mobile homes. Of the 203 total Division I Permits 93 were issued for the construction of new single-family homes, 7 were issued for the placement of mobile homes, 11 were issued for additions, 88 were issued for some type of accessory structures, 1 was a sign, 3 were special events. The number of Division I Permits issued in 2015 increased by approximately 19% from the number that were issued in the same time period in 2014 (170 Division I Permits were issued in 2014). Please note that a complete listing of the Division I Permits for 2015 may be found in Appendix C.

❖ **Board of Adjustment Requests**

In 2015 the Board of Adjustment heard a total of sixteen (16) applications for appeal and variance requests. Of the sixteen (16) total applications, fourteen (14) were variance requests and two (2) were appeal requests. Thirteen (13) of the fourteen total variance requests were approved. Of the two (2) appeal requests heard, one (1) was approved and one (1) was denied. Please note that a complete listing of the Board of Adjustment cases heard in 2015 may be found in Appendix D.

❖ **Land Disturbance Permits**

In 2015 there were a total of nine (9) Land Disturbance Permits that were issued for various development proposals which required the disturbance of over one acre of land. The number of Land Disturbance Permits issued in 2015 increased by approximately 350% from the number that were issued during the same time period in 2014 (Two (2) Land Disturbance Permits were issued in 2014). Please note that a complete listing of the Land Disturbance Permit for 2013 may be found in Appendix E.

❖ **Plat Review**

In 2015 the Planning Department approved a total of forty-seven (47) plats. Of the forty-seven (47) total plats signed, four (4) plats were final plats, twenty-one (21) were classified as replats and twenty-two (22) were minor subdivision plats. The year 2015 saw an increase of approximately 12% in the total number of plats processed over the amount processed over the same time frame in 2014 (42 plats were approved in 2014).

❖ **On-Site Wastewater Permits**

In 2015 there were a total of forty-one (41) On-Site Wastewater Permits that were issued. Of the forty-one (41) total applications, ten (10) were for tank replacement, nine (9) were STEP tank systems, seventeen (17) were basic waste water systems, three (3) were advanced drip systems, one was a Presby Experimental System and one was for a lagoon. The number of On-Site Wastewater Permits issued in 2015 decrease by approximately 20% from the number that were issued during the same time period in 2014. (51 On-Site Wastewater Permits were issued in 2014) A complete listing of the On-Site Wastewater Permits for 2013 may be found in Appendix F.

❖ Water Quality Sampling

In 2015 the Water Quality Laboratory Director completed a total of two hundred and seventy-eight (278) stream sampling site counts, which were taken at specific locations upon lakes, rivers and streams throughout Taney County. In 2015 a total of ninety-five (95) potable drinking water (ground water wells) samples were taken and tested. Of the total ninety-five (95) samples that were tested, sixty-four (64) were found to be satisfactory and thirty-one (31) were found to be unsatisfactory. Numerous complaints of sewer surfacing were investigated by Scott Starrett and Mike Cole throughout the year. The Water Quality Lab has the ability to perform fecal coliform testing, allowing for a determination to be made as to whether a health hazard exists. In 2015 twenty-two (22) fecal coliform tests were performed. Please note that a detailed listing of both the stream sampling site counts and potable drinking water (ground water wells) samples for 2013 may be found in Appendix G.

ADDITIONAL DEPARTMENTAL FUNCTIONS & ACTIVITIES IN 2013

Floodplain Management

On April 1, 2004 the Taney County Commission adopted a Floodplain Management Ordinance and Flood Insurance Rate Maps (FIRM), ensuring that all property owners within the unincorporated area of Taney County are eligible for flood insurance via the National Flood Insurance Program (NFIP). Per the provisions of the Floodplain Management Ordinance the Planning Administrator is designated as the Floodplain Administrator for Taney County.

In December of 2015 a record flooding event ravaged areas of Taney County. During times of flooding the Floodplain Administrator is tasked with completing damage assessments for all structures that were built prior to the adoption of Taney County's FIRM. During 2016 the Floodplain Administrator will be required to assess each flood damaged structure in order to determine if each structure as been "**substantially damaged**."

APPENDIX A

DIVISION III PERMITS 2015

<u>Permit #</u>	<u>Date Applied</u>	<u>Name of Project</u>	<u>Map #</u>	<u>Specs</u>	<u>Action Taken</u>
14-11	11/25/2014	Jeremy & Kelly Worley	19-5.0-22-000-000-041.000	nightly rental	approved
15-1	2/17/2015	Echo Hollow Estates	18-6.0-24-003-002-007-002	nightly rental	approved
15-2	3/16/2015	Sycamore Creek Family Ranch	8-5.0-22-000-000-002.000	agritourism ministry	approved
15-3	3/16/2015	Bransons Nantucket	18-2.0-03-000-000-008-000	resort	approved
15-4	3/16/2015	Gumi Camp USA	22-2.0-02-000-000-005.000	veterans Retreat	approved
15-5	3/16/2015	Missouri Ridge	07-1.0-02-000-000-004.000	distillery	approved
15-6	3/16/2015	Bear Creek Wine Co.	05-3.0-06-000-000-012.002	wine making	approved
15-7	4/20/2015	Branson Trails	07-1.0-02-000-000-002 etc.	multi-use	approved
15-8	4/20/2015	Empire Energy Bulk Storage	08-4.0-17-000-000-001.000	petroleum business	approved
15-10	5/18/2015	Music City Motors	08-6.0-30-000-000-068-005	additional uses	denied
15-11	5/18/2015	Shepherd Nightly Rental	18-2.0-10-004-001-014.000	nightly rental	approved
15-12	6/15/2015	Rosewood	08-5.0-16-000-000-010.001	multi-use building	approved
15-13	6/15/2015	Lake style boat dock parking	19-2.0-03-003-001-019.000	parking lot	approved
15-14	6/15/2015	410 nightly rental	19-5.0-22-000-000-032.000	nightly rental	approved

15-15	8/17/2015	Weddings at the Homestead	04-9.0-31-000-000-011.00	multi-use	approved
15-16	8/17/2015	Hammond Nightly Rental	08-5.0-16-000-000-041.005	nightly rental	approved
15-17	8/17/2015	Dollar General	04-7.0-25-000-002-010.000	variety store	approved
15-18	9/21/2015	The Battlefield	08-2.0-09-000-000-050.001	batting cage business	approved
15-19	9/21/2015	Elise's Color Me Sassy Salon	13-9.0-32-000-000-005.000	hair salon	approved
15-20	10/19/2015	Branson View Campground Zip	18-2.0-03-000-000-16/17	ziplines	approved
15-21	11/16/2015	Tim Davis Law Office	18-2.0-10-003-001-002.000	residence/law office	withdrawn
15-22	11/16/2015	SMBZ,LLC	08-8.0-33-004-014-015.003	nightly rental	approved
15-23	11/16/2015	274 Foggy River Rd. Rentals	18-1.0-12-003-008-008-000	nightly rental	approved
15-24	11/16/2015	Martino Vacation Rentals	18-7.0-36-000-000-023.001	nightly rental	approved
15-25	12/21/2015	Sarge's Gun Shop	08-7.0-35-000-000-013-006	gun sales & repair	withdrawn

APPENDIX B

DIVISION II PERMITS ISSUED 2015

<u>PERMIT #</u>	<u>DATE ISSUED</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>SPECS</u>	<u>ACTION TAKEN</u>
15-1 th 13	1/14/2015	Big Cedar WOA	612 Devils Pool Rd.	13 cabins	approved
15-14	1/22/2015	Branson Ecoview LLC	117 E. Lake St.	30 x 58 Platform	approved
15-15	2/5/2015	Music City Motors	St. Hwy. 248	Temporary Office Trailer	approved
15-16	2/5/2015	Top of the Rock	778 Ridgedale Rd.	2 cart covers	approved
15-17	3/19/2015	Three Johns Co.	Top of the Rock Road	Exhibit Hall Addition	approved
15-18	4/2/2015	Brownbranch Holdings	159 St. Hwy. W	Bathhouse	approved
15-20	4/16/2015	Edson Properties	9105 Historic Hwy. 165	rebuild burnout	approved
15-21 th 24	4/30/2015	Saints St. Apartments	Saints Street	Apartment building	approved
15-25	4/30/2015	Hollister R-V School District	1914 Heron Road	Agriculture Building	approved
15-26-27	4/30/2015	Jerrys Boat Storage	481 Trophy Run Rd.	Canopy/Storage building	approved
15-28	5/28/2015	Hughes Marine	5631 St. Hwy. 165	Boat Repair	approved
15-29	6/25/2015	Ginger, LLC	10275 E. Hwy. 76	3000 sq. ft. addition	approved
15-30	7/2/2015	Carl Brown	13983 US HWy. 160	40 x 80 shop building	approved
15-31 th 33	7/16/2015	Brownbranch Holdings LLC	US Hwy. W	240 sq. ft. log cabin	approved

15-34	7/16/2015	Empire Energy	250 Buchanan Road	bulk storage	approved
15-35	7/23/2015	Charles Harris	8144 E. St. Hwy. 76	60 x 100 addition to buildir	approved
15-36	7/23/2015	Three Johns Co.	250 Top of the Rock Rd.	gift shop	approved
15-37	7/23/2015	Delbert Haney	165 Warehouse Dr.	3750 steel building	approved
15-38-39	7/30/2015	Jarmic, LLC	7000 St. Hwy. 248	3780 sq. ft. distillery 1200 sq. ft. storage shed	approved
15-40	9/3/2015	Pinegar Chevrolet	163 Adair Road	32 x 100 storage building	approved
15-41	9/10/2015	Big Cedar LP	612 Devils Pool Rd.	two 30 x 55 units	approved
15-42	9/17/2015	American Towers LLC	13983 St. Hwy. 160	195' pole	approved
15-43	10/1/2015	Tranquility Group	Branson Cedars Resort	32 x 24 Stage	approved
15-44	10/1/2015	SCFR, LLC	2657 Sunset Inn Rd.	6800 sq. ft. Event Hall	approved
15-45	10/8/2015	Bear Crk. B&B	1320 Keithley Rd.	Cabin Additions	approved
15-46	10/8/2015	Bear Crk. B&B	1320 Keithley Rd.	Pavilion	approved
15-47	10/8/2015	Blue-Green/Big Cedar	1070 Est. Dr.	30,176 building	approved
15-48	10/8/2015	Branson's Nantucket	Hwy. 376/Stormy Pt. Rd.	1080 sq. ft. building	approved
15-49	10/29/2015	Timothy Wilson	3024 E. Hwy. 76	9100 sq. ft. office/print shc	approved
15-52	12/3/2015	Acacia Club Apts.	1133 Acacia Club Rd.	2200 sq. ft. bldg.	approved
15-53	12/3/2015	Acacia Club Apts.	1133 Acacia Club Rd.	4400 sq. ft. bldg.	approved

15-54	10/29/2015	Dollar General Ridgedale	86/65 Jct.	9900 sq. ft. bldg.	approved
15-55	1/7/2016	Kanakuk Ministries	1353 Lakeshore Dr.	40 x 60 apt. building	approved
15-56	1/7/2016	Silverleaf Resorts	2300 E. Hwy. 76	15730 sq. ft. addition	approved

APPENDIX C

2015 DIVISION I PERMITS

PERMIT #	PROPERTY OWNER	PROPERTY NUMBER	SITUS ADDRESS	STRUCTURE TYPE
15-001I	Elzie Skillern	04-9.0-30-000-000-049.002	5831 State Hwy T	Garage
15-002I	Senoir Friendship Site	04-4.0-20-001-003-004.000	13879 US Hwy 160	Storage Shed
15-003I	Gatewood III LLC	20-3.0-05-000-000-009.000	1850 Fruit Farm Rd	SFH & Shop
15-004I	Jim Brawner	08-8.0-28-000-000-115.002	1980 Lake Shore Dr	SFH
15-005I	Jon Bowden	18-8.0-34-001-004-004.000	187 Tuttle Rd	Shop
15-006I	Amiel Jennings	13-8.0-33-000-000-004.000	1511 State Hwy U	Well House
15-007I	Craig Clark	18-6.0-24-003-007-037.000	270 Valley Stream	SFH
15-008I	Verlin Haskins	05-3.0-05-000-000-006.000	219 Misty Mtn Rd	SFH
15-009I	Anthony Corbin	10-7.0-36-000-000-001.007	1928 State Hwy M	Garage
15-010I	Chet Dixon	09-8.0-28-000-000-027.000	2503 State Hwy K	Shed
15-011I	Kenneth Storm	06-6.0-23-000-000-013.010	155 Chapel Ln	SFH
15-012I	Kris Davison	06-6.0-23-000-000-013.002	1290 Newbury Rd	SFH
15-013I	Edward Niemann	18-6.0-13-003-002-003.001	209 Iowa Colony	Garage
15-014I	Alfred Zetsche	09-1.0-02-004-003-014.000	216 Lake Point Rd	Garage/Living Quarters
15-015I	Hagston Homes	18-6.0-13-003-002-008.014	535 Iowa Colony	SFH
15-016I	Artie New	09-9.0-29-000-000-005.001	801 State Hwy K	SFH
15-017I	Dennis Groves	19-2.0-03-003-001-039.000	100 Bluff Cove	SFH
15-018I	SMBZ Construction LLC	08-8.0-34-001-003-009.002	201 Windridge Rd	SFH
15-019I	SMBZ Construction LLC	08-8.0-34-001-003-009.002	211 Windridge Rd	SFH

2015 DIVISION I PERMITS

15-020I	SMBZ Construction LLC	08-8.0-34-001-004-007.000	428 Spring Meadows Pkwy	SFH
15-021I	SMBZ LLC	08-2.0-09-000-000-013.046	142 Everett Mill Rd	SFH
15-022I	Sandra Center	09-9.0-30-000-000-005.010	123 Rainbow	Storage Bldg
15-023I	Lakeway Inc	04-7.0-36-003-015-003.000	218 Gaar	MH
15-024I	Traci Sutter	19-1.0-01-002-004-005.000	125 Beaver Pass	addition to SFH
15-025A	John Fellin	19-1.0-01-002-017-015.000	175 Sundae Mtn Pass	Carport
15-025IB	Robert Biggs	19-5.0-15-002-009-052.000	245 6th Ave	Gazebo
15-026I	Toby Triboulet	20-3.0-05-000-000-070.000	123 Blue Ridge Dr	MH
15-027I	7M Development	08-5.0-16-000-000-033.024	173 Thunder Ridge Est	SFH
15-028I	7M Development	08-5.0-16-000-000-033.006	122 Rainfall Cir	SFH
15-029I	Jesse Abker	04-4.0-18-000-000-028.001	180 Kastl Rd	Garage
15-030I	Jacob Bean	04-5.0-16-000-000-012.004	3723 Casey Rd	SFH
15-031I	Ron Watts	18-1.0-12-003-009-001.001	135 Foggy River	Shed
15-032I	Randall Beck	18-7.0-35-004-011-001.000	123 Coveview Rd	Shop BLdg
15-033I	William Ricketts	09-8.0-34-003-007-007.000	247 Cox Rd	Storage Shed
15-034I	Brownlee Holdings LLC	06-7.0-25-000-000-019.085	110 Northview Dr	SFH
15-035I	HTI Enterprises LLC	08-7.0-35-003-003-011.000	530 Holts Lake	SFH
15-036I	Rebecca Fodge	07-1.0-01-000-000-001.001	391 Airport Rd	Storage Shed
15-037I	Dan Kelley	06-7.0-25-000-000-019.002	470 North Ridge Pl	SFH
15-038I	Craig Hudson	06-7.0-25-000-000-019.109	275 North Ridge Pl	SFH

2015 DIVISION I PERMITS

15-039I	Craig Hudson	06-7.0-25-000-000-019.009	285 North Ridge Pl	SFH
15-03S	Branson Bluff Views LLC	08-8.0-33-004-005-014.000	Mt Branson	Sign
15-040I	Richard Davis	08-8.0-33-004-006-003.000	210 Eastlake	Garage
15-041I	Rudy Bussard	19-1.0-01-002-006-001.000	230 Rabbit Rd	Garage
15-042I	Rick Pickren	08-1.0-01-004-010-012.000	214 Short St	MH
15-043I	John Sullenger	03-6.0-23-000-000-007.000	1067 State Hwy FF	SFH
15-044I	SMBZ Construction LLC	08-7.0-35-003-002-003.000	110 Caterpillar LN	SFH
15-045I	Philip Parsons	07-6.0-14-004-003-042.000	225 Blossom Valley	Pool & Deck
15-046I	Doug Van Engen	08-6.0-13-000-000-008.004	5051 State Hwy T	SFH
15-047I	Rick Findley	09-5.0-16-000-000-001.001	9478 E State Hwy 76	MH
15-048I	David EaSley	04-6.0-13-000-000-013.031	590 Montana	SFH
15-049I	Olof Pierson	08-7.0-25-001-001-001.019	155 White Oak Ln	SFH
15-050I	SMBZ Construction LLC	08-8.0-34-001-002-014.000	427 Spring Meadows Pkwy	SFH
15-051I	Richard Stucki	09-7.0-26-000-000-060.000	133 Harley Ln	SFH
15-052I	Hagston Homes	18-6.0-13-003-002-008.008	545 Iowa Colony Rd	SFH
15-053I	Leonard Cardwell	17-9.0-21-000-000-012.001	618 State Hwy 265	Storage/Shop Bldg
15-054I	Jon Todd	08-5.0-21-000-001-002.010	740 Meadow Ln	Arbor
15-055I	Rodney Hanson	24-1.0-12-000-000-019.000	1782 Clarkson	Canvas Carport
15-056I	Richard Wieggers	08-8.0-28-000-000-108.000	2149 Lake Shore Dr	Garage
15-057I	Kyle Van Kirk	03-6.0-23-000-000-005.001	1001 State Hwy FF	SFH

2015 DIVISION I PERMITS

15-058I	Mathew Gass	07-6.0-24-000-000-020.001	511 Timberlane Dr	SFH/Garage
15-059I	Jeff Gerken	08-5.0-21-000-001-002.007	634 Meadow Ln	SFH
15-060I	J&J Builders	16-8.0-33-000-000-002.002	3572 Pine Top Rd	Garage
15-061I	Doug Friedrichsen	19-1.0-11-003-006-058.000	843 Lakeview	Garage
15-062I	SMBZ Construction LLC	05-5.0-21-000-000-003.033	500 Oakbrook Est Ln	SFH
15-063I	Ken Schultz	05-5.0-21-000-000-003.037	414 Oakbrook	sunroom addition
15-064I	Jerry Fridley	08-5.0-21-000-001-001.007	671 Meadow Ln	Pool
15-065I	Millie Hoover	19-1.0-01-002-018-013.000	129 Cheryls Way	Addition to MH
15-066I	David Hagan	16-9.0-31-000-000-003.000	1124 Pine Top Rd	SFH
15-067I	Joseph Logan	08-5.0-21-000-001-055.000	177 Abbott Ln	Garage
15-068I	Allen Minor	08-5.0-21-000-001-002.005	500 Meadow Ln	Storage Shed
15-069I	Carol Parker	18-1.0-12-004-001-005.012	112 Birchwood	Storage Shed
15-070I	Michael Quinnelly	06-8.0-34-000-000-001.016	130 Live Oak Ln	Garage
15-071I	Larry Anderson	16-2.0-09-000-000-010.003	338 Mincy Ln	Metal Bldg
15-072I	Rudy Bussard	19-1.0-01-002-007-003.000	155 Timberland Ln	Shed
15-073I	Kenneth Cox	22-1.0-12-000-000-020.000	163 Sterling Ln	Cabin
15-074I	Doug Schott	09-3.0-07-001-018-002.000	152 Rodgers	SFH
15-075I	Michael Koester	19-2.0-10-003-003-007.000	142 Ozark View	Garage
15-076I	Randall Cerretti	19-2.0-10-003-004-005.000	145 Ozark View	SFH
15-077I	Calestine Schwartz	03-7.0-26-000-000-010.000	2160 State Hwy FF	SFH

2015 DIVISION I PERMITS

15-078I	Joe Compton	06-7.0-25-000-000-019.000	245 North Ridge Pl	SFH
15-079I	Faila Rice	18-1.0-12-004-001-028.001	150 Holyoke St	SFH
15-080I	Rick Schmidt	08-3.0-05-000-000-008.000	287 Green Acres	SFH
15-081I	Bruce Cureton	08-5.0-21-000-002-007.000	1277 Bee Creek	Shed
15-082I	SMBZ Construction	17-8.0-33-000-000-004.006	139 Wolf Trl	SFH
15-083I	Russell Morton	09-6.0-23-000-000-003.000	1031 Blackwell Ferry Rd	SFH
15-084I	Russell Reusch	06-7.0-36-000-000-025.003	580 Airport Rd	Garage
15-085I	Robert Blackburn	08-7.0-35-003-004-012.000	115 Dove Ct	Pool
15-086I	Bill Ford	20-3.0-05-000-000-005.008	714 gibson rd	Garage
15-087I	Terry Gentle	09-1.0-12-000-000-074.000	2275 State Hwy O	Deck addition
15-088I	Philip Miller	08-5.0-22-000-000-035.005	354 Lookout Ridge	SFH/Garage
15-089I	Dennis Beanland	19-5.0-22-000-000-043.000	460 Long Point	SFH & Garage
15-090I	Arnie Geronzin	08-7.0-35-003-001-019.000	112 Prairie Dr	deck
15-091I	Masters Plan Construction	07-5.0-15-000-000-029.000	1004 Silvercrest	SFH
15-092I	Tim McCullah	06-7.0-26-000-000-010.000	176 Hampton Rd	Garage
15-093I	Maurice Booth	04-6.0-23-000-000-008.009	2619 Forsyth Taneyville Rd	SFH
15-094I	Bradley Salemie	06-7.0-36-000-000-001.016	435 Southview Dr	Deck
15-095I	Sherry Poulos	09-5.0-21-000-000-039.000	133 Powell Rd	Garage
15-096I	Richard Davis	08-8.0-33-004-006-003.000	210 Eastlake	Deck
15-097I	Michael Cluster	17-1.0-02-002-001-078.000	142 Teresa Terrace	Deck

2015 DIVISION I PERMITS

15-098I	Mark Schooler	19-1.0-11-002-002-037.000	534 Hillcrest	Garage
15-099I	LMS LLC	19-1.0-01-002-025-003.000	116 Sunny Cir	Carport
15-100I	Thomas Wilson	09-2.0-04-000-000-172.000	585 Secluded Acres	Storage Bldg, Enclosed Carport
15-101I	Kenneth Schultz	05-5.0-21-000-000-003.037	414 Oakbrook Est Ln	Storage bldg
15-102I	Larry Henderson	08-5.0-21-004-002-005.000	682 Wilson Rd	Addition to Garage
15-103I	Masterpiece Builders and Design Inc	08-5.0-16-000-000-069.000	191 Spencer Dr	SFH
15-104I	Masterpiece Builders and Design Inc	08-5.0-16-000-000-070.000	201 Spencer Dr	SFH
15-105I	Masterpiece Builders and Design Inc	08-5.0-16-000-000-071.000	111 Jacks Way	SFH
15-106I	Rickey Harrison	09-5.0-21-000-000-037.000	679 Powell Rd	MH
15-107I	Jason Hunt	14-4.0-18-000-000-005.006	5089 State Hwy M	SFH
15-108I	Jacob Schenk	08-8.0-34-004-003-006.000	104 Primrose	Porch
15-109I	7M Development LLC	08-5.0-16-000-000-033.005	132 Rainfall	SFH
15-110I	7M Development LLC	08-5.0-16-000-000-033.011	200 Thunder Ridge	SFH
15-111I	Thomas Kraft	19-1.0-11-003-001-010.000	981 Lakeview Dr	Garage
15-112I	Jeff Jackson	17-7.0-36-000-000-008.001	2485 State Hwy JJ	SFH
15-113I	Dixie Foster	06-7.0-26-000-000-012.000	137 Hampton Rd	Garage
15-114I	Christie Sweeney	19-1.0-11-003-002-051.000	241 Bridgeview Dr	SFH/Garage
15-115I	Ida Mae Robertson	04-7.0-25-000-001-012.000	206 Old Dead End Rd	SFH
15-116I	Holmarc Homes Inc	19-1.0-11-003-004-026.000	440 Paradise Hghts Dr	SFH
15-117I	John Jensen	08-6.0-23-000-000-007.000	517 & 443 Holcomb	SFH & addition to existing SFH

2015 DIVISION I PERMITS

15-118I	David Gregg	08-7.0-26-000-000-001.001	2390 State Hwy T	SFH
15-119I	Asher Holding LLC	07-6.0-23-001-010-004.000	325 Mesquite	SFH
15-120I	Devin Crane	06-7.0-36-000-000-001.026	165 South Wood Way	SFH
15-121I	John Fellin	19-1.0-01-002-017-015.000	175 Sundae Mtn Pass	Deck
15-122I	Mark Cook	08-4.0-19-003-004-005.002	2115 Bird Rd	Garage/Living Quarters
15-123I	Stephen Abney	17-4.0-18-002-001-037.000	1432 Acacia Club Rd	SFH & Garage
15-124I	Arlyn Carder	08-3.0-06-000-000-009.000	2749 Victor Church Rd	Addition to SFH/Shop/Patio
15-125I	Richard Burkhalter	08-5.0-16-000-000-024.000	1781 Bee Creek Rd	Covered Patio
15-126I	David Browder	05-4.0-18-000-000-008.000	180 Day Rd	Garage
15-127I	Gareth Sever	08-2.0-04-000-000-023.006	564 Arizona Dr	SFH
15-128I	Gary Zimmerman	08-6.0-13-000-000-047.001	214 Tanner Rd	Greenhouse
15-129I	Richard Bowman	07-7.0-26-004-005-011.000	150 Hill Dr	Park Model
15-130I	Michael Burgess	05-9.0-32-000-000-008.000	550 Timberland Rd	SFH
15-131I	Bill Byrd	18-7.0-35-004-019-002.000	120 Four Wheel Dr	Enclosed Pole Barn
15-132I	SMBZ Construction LLC	08-8.0-34-001-003-009.000	231 Windridge Rd	SFH
15-133I	Tom Roberts	01-1.1-01-000-000-007.002	1093 Bethel Church	MH
15-134I	Cassandra Mardis Bradshaw	09-2.0-04-000-000-041.000	651 Wayland	Garage
15-135I	Don Klein	20-4.0-20-004-001-008.000	404 Brunswick Rd	Well House & Shelter
15-136I	Steven Stachowiak	00-0.0-00-000-000-000.000	428 Early Ln	SFH
15-137I	Michael Todd	09-3.0-05-000-000-077.002	180 Sunset Dr	Garage

2015 DIVISION I PERMITS

15-138I	Robert Dixon	19-1.0-01-002-023-002.000	150 Bamboo Trl	Carport
15-139I	Fred Neiswinger	05-8.0-28-000-000-008.001	6405 US Hwy 160	Garage
15-140I	Laura Curbow	08-3.0-05-000-000-031.000	489 Beaumont Ln	Deck & Shed
15-141I	Mark McMullen	17-8.0-28-000-000-101.017	230 Greystone	Deck
15-142I	The Tranquility Group LLC	20-4.0-18-002-001-001.074	769 State Hwy 86	Deck
15-143I	Wendy Kellett	17-6.0-14-000-000-006.000	3201 State Hwy BB	SFH
15-144I	Laura Schulte	18-2.0-03-000-000-018.028	575 Hummingbird Hills Ln	Guest House
15-145I	Russell Schenewerk	13-6.0-24-000-000-004.000	827 Henson Rd	Cabin
15-146I	Doug Kingsley	20-3.0-05-000-000-050.000	135 Alysse Ln	Sunroom & Deck
15-147I	Cheryl Preston	07-1.0-01-000-000-001.035	795 Watson Rd	SFH
15-148I	Rebekah Joy	08-1.0-12-001-011-001.000	340 Robin Ln	SFH & Shed
15-149I	Scott Roberts	18-7.0-36-000-000-021.035	180 Canyon Crossing	Deck
15-150I	Ziegenfuss	18-8.0-27-003-005-002.000	129 Potential	Addition to SFH
15-151I	Timothy Sims	03-1.2-12-000-000-003.002	20900 E State Hwy 76	Pole Barn
15-152I	Donald & Bridget Willis	19-1.0-01-002-008-009.000	191 Rabbit Rd	Deck
15-153I	Wayne Schmidt	18-7.0-35-004-001-001.126	110 Shadow Ridge Ct	SFH
15-154I	Trenton Edwards	19-1.0-01-002-023-040.000	432 Clevenger Cove Rd	Addition to SFH
15-155SE	Branson Cedars Resort	20-4.0-18-002-001-001.074	769 State Hwy 86	Paintball Event
15-156I	Texas MSF Investments LLC	18-7.0-35-000-000-006.005	1800 Hill Haven Rd	Garage
15-157I	Rebecca Tate/Bear Creek Bed & Breakfast	05-3.0-06-000-000-012.002	1320 Keithley Rd	Pool

2015 DIVISION I PERMITS

15-158I	Randy Besser	18-5.0-15-001-002-012.000	Lot #29 Skyview Dr	Special Event
15-159I	Scott Chowning	06-8.0-27-000-000-020.002	950 US Hwy 160	SFH
15-160I	Tim Ellsworth	05-2.0-10-000-000-003.021	115 Calico Rd	Garage/Living Qtrs
15-161I	Cody Hoeflicker	05-7.0-35-003-001-039.002	317 Crystal Ln	addition to SFH
15-162I	Raymond Sanders	08-7.0-35-000-000-041.002	351 Cedar Park Rd	Cargo Container
15-163I	Garry McClaran	18-6.0-24-003-004-009.000	142 Natures Way	Storage Shed
15-164I	Majestic Operations LLC	18-2.0-10-003-001-008.002	200 Majestic Dr	Pool Equipment Cover
15-165I	Dale Crim	04-7.0-36-004-001-012.000	170 State Hwy O	Pole Barn
15-166I	Mary Fetner	06-7.0-35-000-000-027.000	250 Hampton Rd	Special Event
15-167I	John Fellin	19-1.0-01-002-017-015.000	138 Blush Ave	SFH
15-168I	Terry Franklin	19-1.0-01-002-017-007.000	255 Sundae Mtn Pass	Carport
15-169I	Brad & Jade Horner	05-2.0-10-000-000-004.006	830 Goodnight Hollow	SFH
15-170I	Brownlee Holdings LLC	06-7.0-25-000-000-019.016	949 Emory Creek	SFH
15-171I	Robert Franklin	06-7.0-36-000-000-001.023	560 Southview Dr	SFH & Garage
15-172I	Thomas Motley	17-1.0-12-000-000-017.002	247 Azalea	Garage w/Living Qtrs
15-173I	Keith Kumming	15-6.0-24-000-000-012.006	6672 State Hwy M	Cabin & Garage
15-174I	Billie Schridde	04-6.0-13-000-000-018.000	640 Jenkins	SFH
15-175I	Mac McGregor	08-8.0-28-000-000-020.003	400 Oak Bluff	Pool
15-176I	Lane Garner	08-5.0-21-000-001-001.011	823 Meadow Ln	Pool
15-177I	Joe Gideon	11-5.0-22-000-000-001.005	4101 Blair Ridge Rd	SFH

2015 DIVISION I PERMITS

15-178I	Daniel Beasley	07-1.0-01-000-000-001.018	135 Airport Rd	SFH
15-179I	Darin Wallace	19-1.0-01-002-004-004.000	135 Beaver Pass	SFH
15-180I	SMBZ Construction LLC	18-6.0-13-002-006-004.003	2121 Acacia Club	MH
15-181I	Judie & Dwight Bear	04-4.0-19-003-004-038.000	371 Sundown	Carport
15-182I	Doug Fischer	09-5.0-22-000-000-030.007	270 Oak Leaf Ln	SFH
15-183I	Chad Ellis/Bill Looney	06-7.0-36-000-000-001.018	479 Southview Dr	SFH
15-184I	Chad Ellis/Bill Looney	06-7.0-36-000-000-001.075	483 Southview	SFH
15-185I	Glen Beebe	19-1.0-11-002-002-019.000	792 Hillcrest Dr	SFH
15-186I	Thomas Dettmann	2-1.0-11-003-001-036.000	180 Clarkson Rd	SFH
15-187I	Larry Cook	08-9.0-30-000-000-007.001	395 Eagle Rock Rd	SFH
15-188I	Phillip Rios	19-1.0-01-002-013-014.000	101 Hopeful Ln	Carport
15-189I	Jason Young	20-6.0-13-000-000-003.000	749 Pine Top	Garage
15-190I	Terry Hoskins	08-8.0-27-000-000-001.002	1300 Sunset Inn	SFH
15-191I	Melissa Goetz	03-1.1-01-000-000-004.001	1753 Garrison Cutoff	SFH
15-192I	Lifestyle Contractors	07-1.0-12-000-000-004.002	6063 State Hwy 248	Garage
15-193I	Woodland Hills LLC	08-4.0-19-003-004-004.000	2115-8 Bird Rd	SFH
15-194I	Woodland Hills LLC	08-4.0-19-003-004-005.000	2115-9 Bird Rd	SFH
15-195I	Dennis Henley	18-8.0-34-001-001-013.000	318 Lake View Dr	SFH
15-196I	Shawn Collins	08-1.0-01-004-013-003.000	436 3rd st	Addition to MH
15-197I	Danny Williams	10-8.0-28-000-000-010.000	376 Collier Rd	Addition to SFH

2015 DIVISION I PERMITS

15-198I	Jerry Hanen	18-8.0-34-001-005-001.000	142 Tuttle	Garage
15-199I	Brent Fritz	06-7.0-26-000-000-002.001	128 Eagle Ridge Ct	SFH
15-200I	Jimmie Clutts	05-5.0-15-000-000-005.002	8758 State Hwy 176	Garage
15-201I	Gary Bartz	20-3.0-07-003-009-009.000	116 Ozark	SFH
15-202I	Lisa Ramirez	05-3.0-07-000-000-008.000	355 Range Dr	SFH & Shed

APPENDIX D

BOARD OF ADJUSTMENT CASES 2015

<u>CASE #</u>	<u>DATE</u>	<u>NAME</u>	<u>TYPE OF REQUEST</u>	<u>SITUS ADDRESS</u>	<u>ACTION TAKEN</u>
15-1	3/18/2015	Richard Davis	setback variance	210 Eastlake	approved
15-1A	6/17/2015	Hwy. 248 Group	Appeal	1818 St. Hwy. 248	denied
15-2	4/15/2015	Dennis Martinez Christie Sweeney	setback variance	241 Bridgeton Dr.	approved
15-2A	7/15/2015	Profund Capital, LLC	Appeal	290 Lone Pine Road	approved
15-3	5/20/2015	Nathan Burton	variance from Co Rd. St.	Mtn. Grove Road	approved
15-4	5/20/2015	Terry Gentle	setback variance	2275 St. Hwy. O	approved
15-5	5/20/2015	Charles Hurst	variance/lot size/frontage	472 St. Hwy. M 255 Ridge Road	approved
15-6	6/17/2015	Harold Plott	variance from Sub. Regs	Early Lane	approved
15-7	6/17/2015	7M Holdings	variance from Co. Rd. St.	Thunder Ridge Ests.	approved
15-8	7/15/2015	SMBZ, LLC	variance	Jamie Ct. Woodbridge Est.	approved
15-9	7/15/2015	Thomas A. Kraft	variance	Ozarks Paradise Village Lot 32 Blk. 23	approved
15-10	10/21/2015	Maple Hill Ceramics	variance	9009 Hwy. 160	approved
15-11	10/21/2015	Chad Ellis	variance	325 Mesquite Dr.	approved

15-12	11/19/2015	Dayrl Soukup	setback variance	Iowa Colony Road	approved
15-13	12/16/2015	Randall A. Gilleylen	variance minimum lot size	135 Warehouse Dr.	denied

APPENDIX E

2015 Land Disturbance Permits

Permit #	Property Owner	Property Number	Situs Address	Acres
15-01LG	American Sportsman Holding Co	20-3.0-07-003-012-001.000	State Hwy 86 & Ridgedale Rd	20
15-02LG	TCRSD	09-3.0-05-000-000-001.000	River Run Rd	4
15-03LG	Branson Nantucket	18-2.0-03-000-000-008.000	State Hwy 265	10
15-04LG	Empire Energy	08-4.0-17-000-000-001.000	250 Buchanan Rd	2.8
15-05LG	GRQ Partners	08-9.0-30-000-000-056.000	240 Shepherd Hills Expy	1.33
15-06LG	Cedar Point Business Park	17-4.0-19-000-000-003.000	Historic State Hwy 165	1.5
15-07LG	Roger Everett	06-6.0-23-000-000-013.000	Chapel Hill Ln	4
15-08LG	Vacation World	08-5.0-21-000-002-012.000	Stinger Rd	18
15-09LG	SCFR LLC	08-5.0-22-000-000-003.000	2657 Sunset Inn Rd	2

APPENDIX F



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

2015 Onsite permits issued:

Tank Replacement:	10
STEP tank system:	9
Basic waste water system:	17
Advanced System Drip:	3
Presby Experimental System:	1
Lagoon:	1
Total:	41

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
417-546-0764-MOBILE
417-546-6861-FAX
scotts@co.taney.mo.us

APPENDIX G

Taney County Water Quality Lab 2015

Water Well Testing;		Satisfactory	Unsatisfactory
January	7	7	0
February	4	2	2
March	7	7	0
April	16	10	6
May	9	8	1
June	4	3	1
July	14	9	5
August	2	0	2
September	9	6	3
October	11	6	5
November	7	4	3
December	5	2	3
Total	95 tests	64	31

Fecal Coliform Tests for investigations:

April	1 Location	2 tests
May	1 Location	2 tests
June	3 Locations	5 tests
August	2 Locations	2 tests
September	4 Locations	8 tests
October	2 Locations	2 tests
December	1 Location	1 test
	14 Locations	22 Tests

Michael R. Cole
Water Quality lab

Taney County Water Quality Lab 2015

Yearend report of Laboratory analysis:

Stream Sample Counts

Saddlebrooke

January	23	3
February	22	3
March	23	3
April	21	3
May	21	3
June	19	3
July	16	2
August	17	3
September	17	3
October	20	3
November	22	3
December	22	3

Streams	243	35
---------	-----	----

Combined sample sites are 278 sites@ 12 parameters per site=**3336 parameter tests for the year**

Michael R. Cole
Water Quality lab