



TANEY COUNTY PLANNING COMMISSION

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

AGENDA **TANEY COUNTY PLANNING COMMISSION** **REGULAR MEETING** **MONDAY, MARCH 21, 2016, 6:00 P.M.** **COUNTY COMMISSION HEARING ROOM** **TANEY COUNTY COURTHOUSE**

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Review and Action:

Minutes; February 2016

Final Votes:

Acacia Club Mobile Home Park
Woodland Hills
Premier Landscapes
2581 Jones Road Vacation Rental
Stonegate Glass Chapel
Tire Crew
Tree Town

Concepts:

The Majestic at Table Rock, LLC
Northwoods Haven

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, FEBRUARY 8, 2016, 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, Dave Stewart, Doug Faubion, George Cramer, Randy Haes, Brad Lawrence, and Howard Kitchen. Staff present; Bob Atchley and Bonita Kisse-Souttee.

Election of 2016 Officers:

Mr. Kitchen made a motion to retain the same officers as last year. Seconded by Mr. Faubion. The vote to nominate Steve Adams as Chairman and Dave Stewart as Vice-Chairman was unanimous.

Mr. Atchley read a statement outlining the procedures for the meeting.

Old Business:

Acacia Club Affordable MHP Applicant's Continuation Request to March 14, 2016 Public Hearing Meeting. Mr. Atchley explained that after the notices were mailed the representative postponed until the March meeting. Legal counsel advised that any discussion be postponed until then. Mr. Stewart made a motion to continue. Seconded by Mr. Lawrence. The vote to postpone was unanimous.

Public Hearings:

Acacia Club Affordable MHP: Postponed.

Dollar General Store #16542: Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Stauffer was present to answer any questions from the Planning Commission. Mr. Kitchen pointed out that behind the property is a subdivision and that the Code states that there must be a landscape buffer between residential and commercial property. He provided the applicant with a copy of this from the Code. Mr. Stauffer stated that he had been in contact with the neighbors and a privacy fence would be provided. Mr. Kitchen also pointed out that this is an absolute

policy, and his concern was the distance. Discussion followed, with Mr. Stauffer reminding the Commission that this is an existing commercial lot. Mr. Cramer brought up the point that in his opinion since the property had already been commercial, it isn't a land use change. Further discussion followed. Mr. Faubion reminded Mr. Stauffer that the septic tank must be at least 10' from the property owner. Jason Brook who lives adjacent to this property was concerned with added traffic, use of the vacant dentist office, and compatibility to the surrounding area. Mr. Stewart discussed the traffic concern and that the traffic study in his opinion had been misunderstood. Mr. Brooks asked if the building could look more like the rest of the buildings in the neighborhood. Mr. Faubion stated that the Planning Commission doesn't have the authority to tell them how their building should look. With no other discussion this project will proceed to final vote next week.

Annual Review of Permits Issued:

Administrator's Report/Year End Permit Summaries; This will be reviewed next week.

New Business:

The Commission discussed proposed amendments to the Code. Buffer zone size was discussed. Mr. Atchley reported that he is in the process of writing a new Code so any amendments to this particular Code would be futile.

Adjournment:

With no other business on the agenda for February 8, 2016 the meeting adjourned at 7:12 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 16, 2016, 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, Dave Stewart, Doug Faubion, Randy Fogle, Rick Caudill, Randy Haes, and Howard Kitchen. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Review and Action:

Minutes, January 2016; with no additions or corrections a motion was made by Rick Caudill to approve the minutes as written. Seconded by Randy Fogle. The vote to approve the minutes was unanimous.

Final Vote:

Dollar General Store #16542; request by NCY Properties LLC to construct a 9100 sq. ft. metal building on property located at 920 St. Hwy. 86 to be used as a Dollar General store. Mr. Atchley read the proposed decision of record. Rodney Parrott representing the applicant stated that they agree to all terms stated. He was prepared with an outline of the wastewater system this meeting. Mr. Faubion asked if the adjoining neighbor was agreeable to the privacy fence. Mr. Parrott stated that he had not spoken with him. Mr. Caudill clarified that the lighting would not shine on the subdivision. After discussion Mr. Stewart made a motion to approve based upon the decision of record. Seconded by Randy Fogle. Mr. Kitchen voted no. The vote to approve the request was six in favor and one against.

Concepts:

Woodland Hills, LLC; a request by Mark Cook to develop a multi-family housing project located at 2115 Bird Road. Mr. Atchley presented maps and a site plan of the request. Mr. Cook presented his request and stated that plans are to remove the old mobile homes and to construct new multi-family housing. Mr. Caudill asked the applicant which size of multi-family structures he would build. Mr. Cook stated that he

would like to have the option to construct which ever size would fit the particular lots. He has spoken to the City of Branson regarding hooking to their wastewater system. Water will be Public Water Supply #2. Papers have been signed regarding pre-annexation of two lots. There will be approximately 42-45 units total on the property. There is multi-family across the street from this property. Mr. Kitchen asked if the lots would be as is or merged; Mr. Cook stated that they would be as they are. Mr. Stewart stated that the Commission would need to know how many units were planned before the next meeting or voting takes place. This project will proceed to the March 14, public hearing.

Premier Landscapes; a request by Shane Gunter to construct a 6000 sq. ft. building to be used as a landscape business located at 250 Adair Road. Mr. Atchley presented location maps of the site. Mr. Gunter clarified his request and stated that they have been in business for three years and they want to move it to this site to enable them to grow. Mr. Stewart asked where the driveway would be. Mr. Gunter pointed out on the map that it will come off the highway. Mr. Faubion stated that a dedicated road would be safer. Discussion followed. Mr. Adams asked that Mr. Gunter have something to show them regarding the road at the next meeting. He needs to have his approval to be able to open by the spring season. This project will proceed to the March 14 public hearing.

2581 Jones Road Vacation Rental; a request by Michael McLane representing the estate of Pam Hall to utilize an existing house as a nightly rental business. Mr. Atchley presented location maps of the site. Barbara with Sunset Realty explained that they are representing the buyer. She explained the request. It is 2.8 miles down Jones Road and was built in 1998. Discussion regarded wastewater disposal, compatibility, and a special use permit. This project will proceed to the March 14 public hearing.

Luxury Vacation Rental; a request by Winfred and Gail Bowman to operate a nightly rental business on property located at 514 Skyline Road was postponed at the request of the applicant.

Stonegate Glass Chapel; a request by Douglas Thomas to construct a 3200 sq. ft. structure to be used for receptions located off St. Hwy. 176. Mr. Atchley presented location maps of the site. Mr. Thomas explained the request. He stated that they can have up to seven weddings in a day and don't book anything past 9:00 at night. Any sound would be projected towards the highway and would be minimized. Capacity would be upwards of 150-200 people at a time. There will be no kitchen or cooking on the property. Staff has been to the site and inspected the sewer system and deemed it to be adequate. This project will proceed to public hearing March 14.

Tire Crew LLC; a request by Donald and Janice Goodman to operate a tire business on property located at 13797 US Hwy. 160. Mr. Atchley presented location maps of the site. Mr. Goodman explained the request. The current business is operating

across the street at this time. He plans to have 5 employees, with 5 bays. The property is just over 2 acres. The existing driveway will be moved and has been approved by MoDot according to Mr. Goodman. There will be two bays in the front and three in the back of the building. Customers will only access the front of the property. The utilities will be on the south side. There will be a 1000 gallon septic tank. A well is on the property and will be upgraded. Mr. Stewart asked about the proximity of the well and the septic tank. Mr. Goodman stated that the septic tank would be in the southeast corner and the well is opposite. Mr. Atchley stated that the property had been split according to deed and would need to be replatted. This project will proceed to public hearing March 14.

Tree Town; a request by Alanna Hovey to construct tree houses to be used as a bed and breakfast located at 421 N. Emory Creek Road. Mr. Atchley presented location maps of the site. Ms. Hovey explained the request. All tree houses would have their own restrooms. They will be eight to ten feet in the air with parking underneath. The houses will be built onsite. Plans are to have ten to start and work up to twenty. A new wastewater system is planned. Access will be from an easement. The County maintains the road to the easement according to Mr. Haes. The houses will be from 280 sq. ft. to 500 sq. ft. and eventually a building would be built for an event center with a kitchen. Mr. Atchley stated that the applicant set a meeting up with the wastewater inspector. Discussion followed. Mr. Atchley stated that the property might be located in the flood plain. This project will proceed to public hearing March 14.

Northwood's Haven; a request by Gerald & Gail Nordskog family trust to develop a 15 lot subdivision located at Canyon Creek Road and Hwy. 248. No one was present to represent this project. The concept hearing for this project will be postponed until March 21, 2016.

Old and New Business:

The Commission discussed the projects.

Adjournment:

With no other business on the agenda for Tuesday February 16, 2016 the meeting adjourned at 7:25 p.m.

16-7

**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: NORTHWOODS HAVEN

NAME OF APPLICANT: GERALD + GAIL NORDSKOG FAMILY TRUST
(Must be owner of record) of 1999

SIGNATURE: Gerald C. + Gail Nordskog **DATE:** 12-27-15
(Must be owner of record)

MAILING ADDRESS: 2716 SAILOR AVENUE, VENTURA, CA 93001

TELEPHONE NUMBER: 805-642-2070, 805-276-5129-cell

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 south 3rd st Branson, Mo. 65614

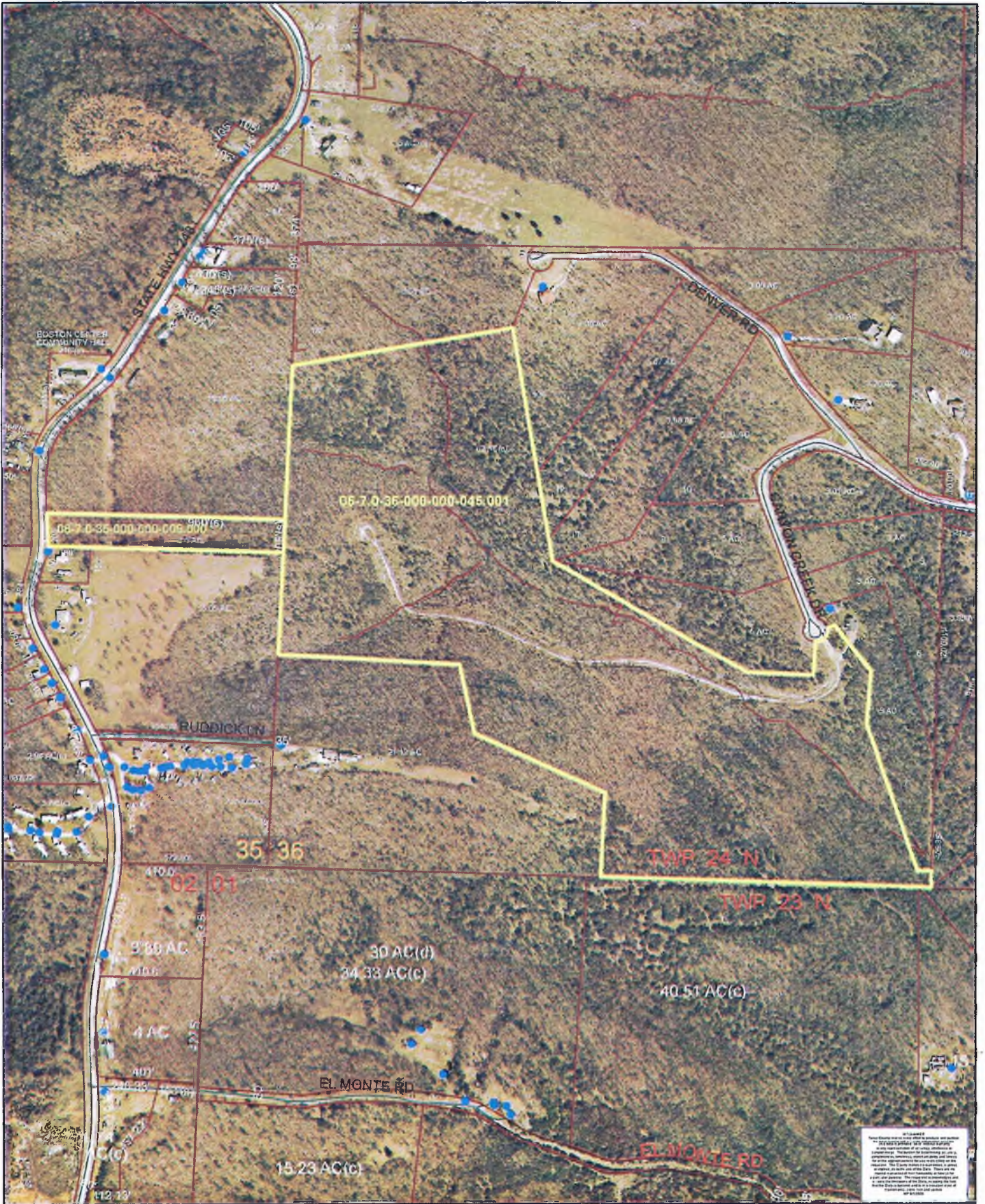
TELEPHONE NUMBER (rep.): 417-334-8820

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

We are asking for the approval for a 15
lot subdivision. The roads are all graded
in on subdivision. The project was approved
by division 3 Hearing in 2007. Do to the
slow down in lot sales



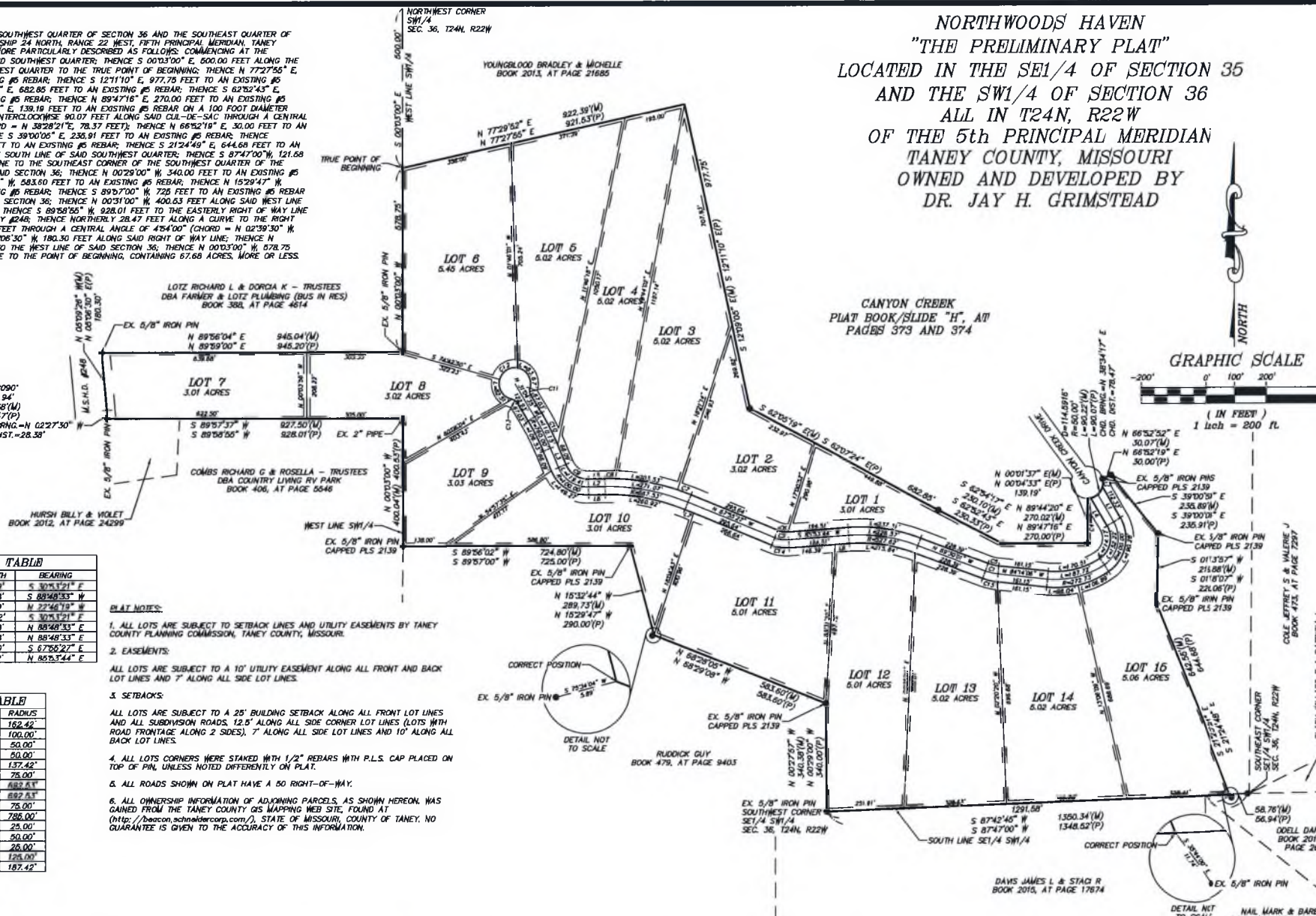
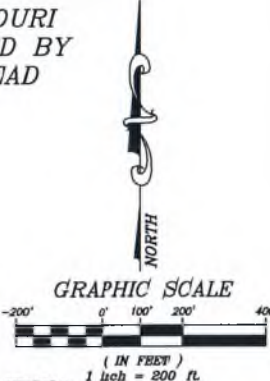
Northwoods Haven



DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 24 NORTH, RANGE 22 WEST, FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 00°03'00" E, 600.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N 77°27'55" E, 921.63 FEET TO AN EXISTING #5 REBAR; THENCE S 12°11'01" E, 977.75 FEET TO AN EXISTING #5 REBAR; THENCE S 62°07'24" E, 682.85 FEET TO AN EXISTING #5 REBAR; THENCE S 62°52'43" E, 230.33 FEET TO AN EXISTING #5 REBAR; THENCE N 89°47'16" E, 270.00 FEET TO AN EXISTING #5 REBAR; THENCE N 00°04'33" E, 138.19 FEET TO AN EXISTING #5 REBAR ON A 100 FOOT DIAMETER CUL-DE-SAC; THENCE COUNTERCLOCKWISE 90.07 FEET ALONG SAID CUL-DE-SAC THROUGH A CENTRAL ANGLE OF 103°12'27" (CHORD = N 38°28'21" E, 78.37 FEET); THENCE N 66°52'19" E, 30.00 FEET TO AN EXISTING #5 REBAR; THENCE S 39°00'06" E, 230.91 FEET TO AN EXISTING #5 REBAR; THENCE S 01°18'07" W, 220.06 FEET TO AN EXISTING #5 REBAR; THENCE S 21°24'49" E, 644.68 FEET TO AN EXISTING #5 REBAR ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 87°47'00" W, 121.68 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 00°29'00" W, 340.00 FEET TO AN EXISTING #5 REBAR; THENCE N 68°29'08" W, 283.60 FEET TO AN EXISTING #5 REBAR; THENCE N 15°29'47" W, 290.00 FEET TO AN EXISTING #5 REBAR; THENCE S 89°57'37" W, 725 FEET TO AN EXISTING #5 REBAR ON THE WEST LINE OF SAID SECTION 36; THENCE N 00°31'00" W, 400.63 FEET ALONG SAID WEST LINE TO AN EXISTING #5 REBAR; THENCE S 89°58'55" W, 928.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #248; THENCE NORTHERLY 28.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 332.94 FEET THROUGH A CENTRAL ANGLE OF 48°4'00" (CHORD = N 02°39'30" W, 28.46 FEET); THENCE N 05°08'30" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 89°59'00" E, 945.20 FEET TO THE WEST LINE OF SAID SECTION 36; THENCE N 00°03'00" W, 678.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 67.68 ACRES, MORE OR LESS.

**NORTHWOODS HAVEN
"THE PRELIMINARY PLAT"
LOCATED IN THE SE1/4 OF SECTION 35
AND THE SW1/4 OF SECTION 36
ALL IN T24N, R22W
OF THE 5th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI
OWNED AND DEVELOPED BY
DR. JAY H. GRIMSTEAD**



LINE TABLE

LINE	LENGTH	BEARING
L1	98.68'	S 30°51'21" E
L2	52.68'	S 88°48'33" W
L3	56.09'	N 77°54'19" W
L4	101.42'	S 30°51'21" E
L5	52.68'	N 88°48'33" E
L6	52.68'	N 88°48'33" E
L7	29.00'	S 67°55'27" E
L8	48.12'	N 85°37'44" E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	41.77'	162.42'
C2	45.69'	100.00'
C3	28.42'	50.00'
C4	11.07'	50.00'
C5	35.34'	137.42'
C6	34.27'	75.00'
C7	44.90'	882.41'
C8	32.30'	882.41'
C9	89.66'	75.00'
C10	113.78'	786.00'
C11	21.03'	25.00'
C12	75.00'	50.00'
C13	21.03'	25.00'
C14	57.12'	25.00'
C15	48.90'	187.42'

BLAT NOTES:

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
2. EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES.
3. SETBACKS:
ALL LOTS ARE SUBJECT TO A 25' BUILDING SETBACK ALONG ALL FRONT LOT LINES AND ALL SUBDIVISION ROADS, 12.5' ALONG ALL SIDE CORNER LOT LINES (LOTS WITH ROAD FRONTAGE ALONG 2 SIDES), 7' ALONG ALL SIDE LOT LINES AND 10' ALONG ALL BACK LOT LINES.
4. ALL LOTS CORNERS WERE STAKED WITH 1/2" REBARS WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS NOTED DIFFERENTLY ON PLAT.
5. ALL ROADS SHOWN ON PLAT HAVE A 50 RIGHT-OF-WAY.
6. ALL OWNERSHIP INFORMATION OF ADJACENT PARCELS, AS SHOWN HEREON, WAS OBTAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://darcen.mohndmcorp.com/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

RECORDER'S SPACE

Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF DR. JAY H. GRIMSTEAD, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
PATRICK W. BROWN P.L.S. 2013020061
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: **DR. JAY H. GRIMSTEAD**

SECTIONAL MAP
SEC. 36, T24N, R22W

STANDARD LEGEND

- SET 1/2" IRON PIN
- EX. 1/2" IRON PIN
- EXISTING STONE
- ▲ C.O.E. MONUMENT
- ▽ R/W MARKER
- ◇ ALUM. MONUMENT

TANEY COUNTY, MO
BASIS OF BEARINGS: WEST LINE SW1/4
SCALE: 1" = 200'

WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
PATRICK W. BROWN P.L.S. 2013020061 (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
210 South Third Street, Ebranson, MO 65616
Phone: 417-334-8820 Fax: 417-334-5151

SHEET: 1 OF 1
W.O. #1346
DRAWN BY: [Signature]

DATE: 1/28/2016

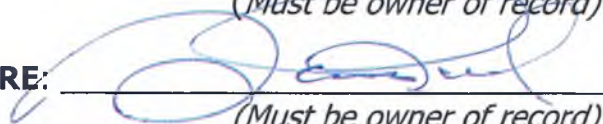
16-8

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

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: The Majestic at Table Rock, LLC

NAME OF APPLICANT: Daniel Ruda
(Must be owner of record)

SIGNATURE:  **DATE:** 3/1/16
(Must be owner of record)

MAILING ADDRESS: 245 S. Wildwood Drive, Branson MO 65616

TELEPHONE NUMBER: 417-335-0284

Representative Information

NAME OF REPRESENTATIVE: Dan Schulte

MAILING ADDRESS (rep.): Same as above

TELEPHONE NUMBER (rep.): 417-348-1055 Ext 6

CH- 3-21
PH- 4-11
FY- 4-18

Property Information

ACCESS TO PROPERTY (street # and name): 345 Lenhart Ln

Number of Acres (or sq. ft. of lot size): 10.50 Acres

PARCEL #: 18-2.0-10-003-001-008.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 10 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # City of Branson

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # Missouri American

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: Timeshare - Future Units

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.)

The Majestic at Table Rock, LLC has currently built and sold to third party owners eighty nine (89) condominium units of the one hundred sixty units (160) which was authorized as a high density development use under Division III Permit #1989-0087 and Taney County Board of Adjustment Case #5-20 for condominium style of ownership. The Majestic at Table Rock, LLC completed units have the option for nightly rental and many owners are utilizing this option. The reason for this application is the Majestic at Table Rock, LLC is requesting a special use permit to allow all future units built to be marketed as timeshares.
