



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, APRIL 18, 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; March 2016

Final Vote:

The Majestic at Table Rock, LLC

Concepts:

*Northwoods Haven
Wet Willy's Storage
White River Valley Tower*

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, MARCH 21, 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 nine members present. They were: Steve Adams, Dave Stewart, Doug Faubion, Randy Fogle, Rick Caudill, Randy Haes, Howard Kitchen, George Cramer, Brad Lawrence. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

Review and Action:

Minutes, February 2016; with no additions or corrections a motion was made by Dave Stewart to approve the minutes with a change on the second page from Public Water Supply #2 to #3. Seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Final Votes:

Acacia Club Mobile Home Park; request by JMS Property LLC to develop an 87 unit mobile home park and associated green space and additional parking area. Mr. Atchley reviewed the proposed decision of record. Tim Davis representing the applicant was present to address any questions from the Commission. Mr. Faubion discussed the fact that this had been turned down before and why did he think it would be approved now? Mr. Davis stated that he had advised the applicant otherwise but he did not take his advice. With no other discussion, Mr. Cramer made a motion to deny. Seconded by Doug Faubion. The vote to deny was unanimous.

Woodland Hills, LLC; request by Mark Cook to develop a multi-family housing project located at 2115 Bird Road. Mr. Atchley reviewed the proposed decision of record. Mr. Cook was present to address questions from the Commission. Mr. Faubion clarified that he is only going to build a couple of units now, to see how it goes then maybe more later. Mr. Stewart was concerned about the size of the water lines. Mr. Cook stated that he would put in a master meter and change the location of the line. Mr. Stewart stated that he would feel better if there was more engineering. Mr. Fogle

asked if Public Water Supply #3 had been contacted. Mr. Cook stated that he had. Mr. Haes had a concern regarding the approach coming off Bird Road and if he had planned another access. Mr. Cook stated that he planned a turn around. Mr. Caudill asked how one of the units would be accessed. Mr. Cook stated that there is a house there which would be torn down, and could be accessed there. Mr. Cook stated that he did not have the money to do more engineering. Mr. Faubion discussed compatibility, and that the water line is right across the road. Mr. Stewart discussed compliance with the City of Branson wastewater. Mr. Faubion pointed out that he would have to build according to Branson's Codes, if he hooked to their wastewater. After discussion a motion was made by Mr. Fogle to approve based upon the decision of record. Seconded by Doug Faubion. Mr. Stewart asked that a compliance letter be turned in stating the whole property would be master metered for water purposes. This will be added to the decision of record. The vote to approve was unanimous.

Premier Landscapes; 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 reviewed the decision of record. Mr. Gunter was present to answer questions from the Commission. He stated that he had sent a letter to the adjoining property owner regarding the easement. The Commission stated that the current road would handle two way traffic. Mr. Stewart stated that in his opinion he should not be held up because of that. Mr. Gunter has a call in to the electric company regarding the meters, and that he would do whatever he needed to, to get them out of the way. Mr. Haes was concerned about when retail commences it would be safer for the public to have the meters moved out of the way. Mr. Gunter stated that if needed he could cut into his property to make room. Mr. Caudill stated that since the decision of record stipulates everything, there shouldn't be a problem. With no other discussion a motion was made by George Cramer to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

2581 Jones Road Vacation Rental; request by Michael McLane representing the estate of Pam Hall to utilize an existing house as a nightly rental business. Mr. Atchley reviewed the proposed decision of record. The representative was present to address questions from the Commission, who clarified the approval will go to the buyer. With no other discussion a motion was made by Mr. Lawrence to approve based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was unanimous.

Stonegate Glass Chapel; request by Douglas Thomas to construct a 3200 sq. ft. structure to be used for receptions located off St. Hwy. 176. Mr. Atchley reviewed the proposed decision of record. Mr. Thomas was present to address questions from the Commission. Mr. Faubion stated that in his opinion the hours of operation would be hard to enforce, and if it sold would that stipulation still exist? Discussion followed, regarding that if new owners wanted it changed they would have to get a variance. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record. Seconded by Mr. Kitchen. The vote to approve was unanimous.

Tire Crew; request by Donald and Janice Goodman to operate a tire business on property located at 13797 US Hwy. 160. Mr. Atchley reviewed the proposed decision of record. Mr. Goodman was present to address questions from the Commission. Mr. Adams clarified how the building would be positioned on the property, and if there would be any junk cars stored on there. Mr. Goodman stated that he would not have any junk there, and asked about requirements of the fire district, and sewer. With no other discussion a motion was made by Mr. Kitchen to approved based upon the decision of record. Seconded by Mr. Fogle. The vote to approve was unanimous.

Tree Town; 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 reviewed the proposed decision of record. The applicant and her representative Kelly Lundgrin were present. Mr. Kitchen asked about item #5. Mr. Lundgrin stated that they will seek a variance for the right of way width. Mr. Fogle asked if he would seek a permit for each structure. Mr. Lundgrin stated that he would according to his readiness to build. Mr. Kitchen discussed roadway width. Mr. Lundgrin explained his plans for that. With no other discussion a motion was made by Mr. Caudill to approve based upon the decision of record. Seconded by Mr. Stewart. Mr. Faubion opposed. The vote to approve was seven in favor and one against.

Concepts:

The Majestic at Table Rock, LLC; a request by Daniel Ruda to operate 89 condominium units as timeshare. Mr. Ruda was present to explain his plans. The property is serviced by central water and sewer. No added density is requested from what had been previously approved, only change of use. Mr. Lawrence asked about location of additional units. Mr. Caudill clarified that only the future units are part of the request not what is currently there. With no other discussion the concept hearing was closed and will proceed to public hearing next month.

Northwoods Haven; a request by Gerald and Gail Nordskog to develop 66.50 acres located off Canyon Creek Road and Highway 248 to a 15 lot single family residential subdivision. No one was present to represent the request.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for March 21, 2016 the meeting adjourned at 7:10 p.m.

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**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: 12-23-15
(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. 65616

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

Property Information

ACCESS TO PROPERTY (street # and name): Canyon Creek Road &
Highway 248

Number of Acres (or sq. ft. of lot size): 66.50

PARCEL #: 06-7,0-35-000-000-009,000 06-7,0-36-000-000-045,001
(This number is on the top left hand corner of your property tax statement)

SECTION: 35+36 TOWNSHIP: 24 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 # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

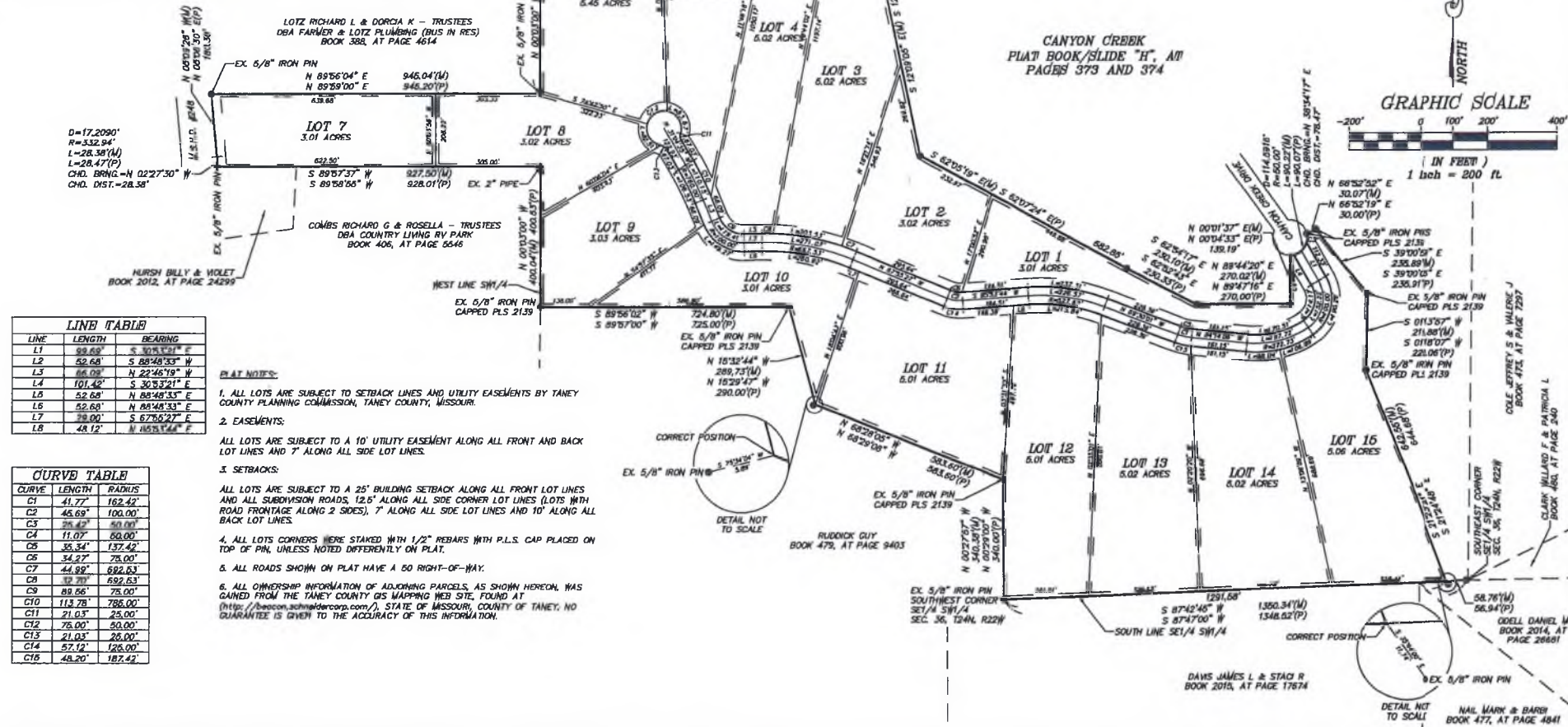
Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make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

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

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 #6 REBAR; THENCE S 12°11'00" E, 977.75 FEET TO AN EXISTING #6 REBAR; THENCE S 62°07'24" E, 682.85 FEET TO AN EXISTING #6 REBAR; THENCE S 62°52'43" E, 230.33 FEET TO AN EXISTING #6 REBAR; THENCE N 89°47'16" E, 270.00 FEET TO AN EXISTING #6 REBAR; THENCE N 00°04'33" E, 133.19 FEET TO AN EXISTING #6 REBAR ON A 100 FOOT DIAMETER CURVE DE-SIG; THENCE COUNTERCLOCKWISE 90.07 FEET ALONG SAID CURVE DE-SIG THROUGH A CENTRAL ANGLE OF 103°12'27" (CHORD = N 35°28'21" E, 78.37 FEET); THENCE N 66°52'19" E, 30.00 FEET TO AN EXISTING #6 REBAR; THENCE S 39°00'05" E, 235.91 FEET TO AN EXISTING #6 REBAR; THENCE S 01°18'07" W, 220.06 FEET TO AN EXISTING #6 REBAR; THENCE S 21°24'49" E, 644.68 FEET TO AN EXISTING #6 REBAR ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 87°47'00" W, 121.58 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 00°39'00" W, 340.00 FEET TO AN EXISTING #6 REBAR; THENCE N 62°59'08" W, 583.60 FEET TO AN EXISTING #6 REBAR; THENCE N 18°29'47" W, 290.00 FEET TO AN EXISTING #6 REBAR; THENCE S 89°57'00" W, 726 FEET TO AN EXISTING #6 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 #6 REBAR; THENCE S 89°58'56" 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 45°4'00" (CHORD = N 02°39'50" W, 28.46 FEET); THENCE N 03°06'50" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 89°59'00" E, 946.30 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 | 99.69' | S 30°15'21" E |
| L2 | 52.68' | S 88°48'33" W |
| L3 | 66.09' | N 22°46'19" W |
| L4 | 101.42' | S 30°53'21" E |
| L5 | 52.68' | N 88°48'33" E |
| L6 | 66.09' | N 88°48'33" E |
| L7 | 38.00' | S 67°56'27" E |
| L8 | 48.12' | N 105°12'48" E |

CURVE TABLE

| CURVE | LENGTH | RADIUS |
|-------|---------|---------|
| C1 | 41.77' | 162.42' |
| C2 | 46.69' | 100.00' |
| C3 | 26.87' | 50.00' |
| C4 | 11.07' | 50.00' |
| C5 | 35.34' | 137.42' |
| C6 | 34.27' | 78.00' |
| C7 | 44.99' | 692.63' |
| C8 | 39.79' | 692.63' |
| C9 | 89.86' | 78.00' |
| C10 | 114.28' | 786.00' |
| C11 | 21.03' | 25.00' |
| C12 | 76.00' | 50.00' |
| C13 | 21.03' | 25.00' |
| C14 | 57.12' | 126.00' |
| C15 | 48.20' | 187.42' |

- PLAT 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 ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (<http://taneycountymissouri.com>), STATE OF MISSOURI, COUNTY OF TANEY; NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

RECORDERS' STAMP

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.

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 SH1/4
 SCALE: 1" = 200'
 BRNG. = S 00°03'00" E

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. 2003019222 (SECRETARY)
 210 South Third Street, Branson, MO 65616
 Phone: 417-334-8820 Fax: 417-334-5151

SHEET: 1 OF 1
 W.O. #1346
 DWG #1346 PRE SUB
 DRAWN BY: JHG
 DATE: 1/28/2016

WOLFE SURVEYING, INC. COA #2009006805
 DATE: 1/28/2016

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



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#11-9

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: Wet Willy's Storage

NAME OF APPLICANT: William Valbrant
(Must be owner of record)

SIGNATURE: [Signature] DATE: 3-21-16
(Must be owner of record)

MAILING ADDRESS: PO Box 243 Potosi MO 65731

TELEPHONE NUMBER: 417 291 3461

Representative Information

NAME OF REPRESENTATIVE: William Valbrant

MAILING ADDRESS (rep.): PO Box 243 Potosi MO 65731

TELEPHONE NUMBER (rep.): 417-527-5932

CH-4-18
PH-5-10
FY-5-16

Property Information

ACCESS TO PROPERTY (street # and name): _____

20194 US Hwy 160 Fayette

Number of Acres (or sq. ft. of lot size): 3 ac

PARCEL #: 04-2.0-25-000-004-005-000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 25 TOWNSHIP: 24 RANGE: 20

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 # n/a

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 1

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

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

Building Storage units behind and
beside the existing Carwash
33 units

Measure Lot Size

Click on the map to set a marker. At least two markers are needed to measure distance and three markers to measure area. The markers are draggable.

You can drag the blue icon to a new location to display the address at that location.

Clear Markers

Remove Last Marker

○ Distance ● Area

Area:
220 meters²
0.000 km²
2372 feet²
264 yards²
0.054 acres

Driving Directions
To Here - From Here



Show me the URL of this page so that I can make a link to it!

up to 24' by 150'

Measure Lot Size

Click on the map to set a marker. At least two markers are needed to measure distance and three markers to measure area. The markers are draggable.

You can drag the blue icon to a new location to display the address at that location.

Clear Markers

Remove Last Marker

Distance Area

Total distance:
58 meters
0.058 km
190 feet
63 yards
0.036 miles

Driving Directions
To Here - From Here



Show me the URL of this page so that I can make a link to it!

UP to 40' by 80'



LEND LEASE (US) INFRASTRUCTURE, LLC



**APPLICATION FOR A DIVISION III PERMIT AND ANY OTHER NECESSARY
APPROVALS
FOR
THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY
AT**

**2449 E. STATE HIGHWAY 76
KIRBYVILLE, MO 65679**

SITE NUMBER: LL1033MO

Table of Contents

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4. Narrative Overview
5. Legal Description
6. Site Drawings

Letter of Application

March 21, 2016

Bob Atchley
Planning & Zoning Administrator
Taney County
132 David Street
Forsyth, MO 65653

RE: Site Name & Number: White River Valley/LL1033MO
2449 E. State Highway 76
Kirbyville, MO 65679

Dear Mr. Atchley:

Lend Lease (US) Infrastructure, LLC is entering into a lease agreement with the property owners of the site referenced above to install a wireless telecommunications facility. The proposed facility is designed to house the equipment necessary to provide the technology needed to provide clear and uninterrupted wireless telecommunications services to the residents of Taney County.

The proposed wireless telecommunications facility will consist of a 195'-0" tall monopole tower to be located within a 50'-0" x 50'-0" lease parcel. The proposed tower will be erected, owned and managed by Lend Lease and the equipment space will be subleased by future carriers. The facility is unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month.

On behalf of Lend Lease, LCC Telecom Services has submitted all required documentation for a Division III Permit, in accordance with the Taney County Zoning Ordinance. Should you have any questions please feel free to contact me. I look forward to working with you during the approval process in order to provide the residents of Taney County the best possible PCS coverage.

Sincerely,



Mike Bieniek, AICP
Zoning Director



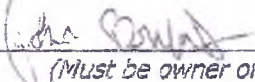
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**APPLICATION FOR CONCEPT
DIVISION III
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The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III 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: Lend Lease - White River Valley

NAME OF APPLICANT: John Bruns - White River Valley Cooperative
Lend Lease (US) Infrastructure, LLC (lessee)
(Must be owner of record)

SIGNATURE:  **DATE:** March 21, 2016
(Must be owner of record)

MAILING ADDRESS: 909 Lake Carolyn Parkway, Suite 260, Irving, TX 75039

TELEPHONE NUMBER: 954-798-7177

Representative Information

NAME OF REPRESENTATIVE: Michael Bieniek, AICP - Agent on behalf of Lend Lease

MAILING ADDRESS (rep.): 10700 W. Higgins Road, Suite 240, Rosemont, IL 60018

TELEPHONE NUMBER (rep.): 847-380-5569 (a) or 847-287-1156 (c)

Property Information

ACCESS TO PROPERTY (street # and name): 2449 East State Highway 76

Kirbville, MO 65679

Number of Acres (or sq. ft. of lot size): 50'-0" x 50'-0" lease parcel - 0.057 acres

PARCEL #: 17-1.0-02-002-001-011.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 2 **TOWNSHIP:** 22 **RANGE:** 21

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 # N/a

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # N/a

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: Wireless telecommunications facility



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**DIVISION III PERMIT
 APPLICATION/AFFIDAVIT
 TANEY COUNTY PLANNING COMMISSION**

Michael Bieniek, AICP - Agent for

Applicants Name: Lend Lease (US) Infrastructure, LLC Phone: 847-380-5569(o) or 847-287-1156 (c)

Project Name (if applicable): Lend Lease - White River Valley

Mailing Address: 10700 W. Higgins Road, Suite 240, Rosemont, IL 60018

Description of Request: Lend Lease is proposing to construct a 195'-0" monopole wireless tower

Required Submittals:

- Typewritten Legal Description of Property involved in the request
- Postage for notifying property owners within 600 feet of the request
- Proof of Public Notification in a Newspaper of County-wide Circulation
- Proof of Ownership or approval to proceed with request by the owner
- Sketch Plan of the project which completely demonstrates request
- Concept hearing conducted (date) _____

All plans subject to Planning Commission approval must be submitted with this application; including but not limited to: sketch/site plan, stormwater management plan, sediment and erosion control plan, wastewater disposal plan, revegetation and planting materials plan, and preliminary plats. It is also the applicant's responsibility to supply the Planning Commission with any other information required for completion of the relative and absolute policy checklists as required by the Taney County Development Guidance Code.

In signing this application I understand that if the information given is not true, my application may not be accepted or approved and that my permit may be revoked.

Applicant's Signature

March 21, 2016
 Date of Application

Site Data Sheet

| | # | # |
|--|--|---|
| Applicant: | Lend Lease (US) Infrastructure, LLC 909 Lake Carolyn Parkway Suite 260 Irving, TX 75039 | |
| Property Owner: | John Bruns White River Valley Electric Cooperative 2449 State Highway 76 East Branson, MO 65616 | |
| Agent: | Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018 | |
| Applicant's Interest in the Property: | Leasehold | |
| Address of Property: | Site Name / Number: White River Valley / LL1033MO 2449 E. State Highway 76 Kirbyville, MO 65679 | |
| Parcel Numbers: | 17-1.0-02-002-001-011.000 | |
| Request: | Division III Permit and any other approvals required for the installation of the proposed wireless telecommunications facility | |

Narrative Overview

Lend Lease (US) Infrastructure, LLC (“Lend Lease”), seeks a Division III Permit and any other necessary approvals in order to install a wireless telecommunications facility on property located at 2449 E. State Highway 76, Kirbyville, MO 65679. Lend Lease and its affiliates have acquired the necessary licenses from the Federal Communications Commission (“FCC”) to provide Personal Communications Services (“PCS”) coverage throughout the United States. These licenses include Kirbyville, Missouri.

The wireless telecommunications facility which Lend Lease is proposing to install on the property is necessary in order to provide uninterrupted PCS services to the residents of Taney County, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider’s technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system with overlapping cells mesh together, forming a seamless network. No one site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. Within the Kirbyville area, cell sites are generally located approximately one (1) to three (3) miles apart. Lend Lease is proposing to erect a 195’-0” monopole within a 50’-0” x 50’-0” lease area. The proposed site at 2449 E. State Highway 76 is within the geographic area deemed necessary for various wireless telecommunications providers in order to provide uninterrupted services.

In accordance with the Taney County Zoning Ordinance, Lend Lease has made application to install a wireless telecommunications facility. The proposed wireless telecommunications facility will consist of a 195’-0” tall monopole tower to be located within a 50’-0” x 50’-0” lease parcel.

The facility is unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the existing property entry at 2449 E. State Highway 76. The site is entirely self-

monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any County services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance various wireless telecommunications provider's goals of providing the most reliable network possible.

The proposed wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Lend Lease will comply with all FCC and FAA rules and regulations regarding construction requirements, technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Lend Lease, look forward to working with Taney County to bring the benefits of the proposed service to the entire Taney County area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Taney County.

Legal Description

Deed Book 166 Page 544

All of Plot One (1) of the Northwest Quarter of the Northwest Quarter (or the W1/2 of Lot 2 of the NW1/4) in Section Two (2), Township Twenty-two (22), Range Twenty-one (21), in Taney County, Missouri, according to the recorded plat thereof recorded in Plat Book 5, at page 22 of Taney County, Records.

Deed Book 168 Page 33

All of Plot Two (2) of the Northwest Quarter of the Northwest Quarter (W1/2 of Lot 2 of the NW1/4), and all of Plot One (1) of the Northeast Quarter of the Northwest Quarter (E1/2 Lot 2 NW1/4), all in Section Two (2), Township Twenty-two (22), Range Twenty-one (21), as per the recorded plat thereof filed in Plat Book Six (6) at Page Forty-two (42) in the Office of the Recorder of Deeds for Taney County, Missouri.

Deed Book 290 Page 602

A Tract of land situated in the West 1/2 of Lot 2 of the NW1/2 of Section 2, Township 22 North, Range 21 West in Taney County, Missouri, begin more particularly described as follows: Beginning at the NE corner of said West 1/2 of Lot 2 of the NW 1/4; thence North 88° 10' 11" West along the North line of said West 1/2 of Lot 2 of the NW 1/4 506.60 feet; thence South 0° 06' 46" East 277.58 feet for a new point of beginning; thence continue South 0° 06' 46" East 173.30 feet; thence South 86° 54' 31" West 123.50 feet; thence North 0° 06' 46" West 179.96 feet; thence East 123.33 feet to the new point of beginning, including road easements as shown in Book 214 at pages 243 and 244 of the Taney County Recorder's Office. Subject to a 15' road easement along the East side thereof.

PIN: 17-1.0-02-002-001-011.000