



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JUNE 20, 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; May 2016*

Final Vote:

*Branson View Disc Golf Course*

Concepts:

*Haney Nightly Rental  
Dandelion Vacation Spots*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**TUESDAY, MAY 10, 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, Brad Lawrence, Randy Haes, and George Cramer. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

Public Hearings:

Northwoods Haven; request by Jay and Donna Grimstead and Gerald and Gail Nordskog Family Trust. Representing the applicants is Eddie Wolf. The request is for approval of a major subdivision plat for a 15 lot single family residential subdivision located east of St. Hwy. 248. Mr. Atchley read the staff report and presented maps, pictures and a video of the site. Mr. Wolfe clarified the request and stated the applicant lives in California, and plans to build the homes himself. Mr. Stewart questioned if the road would intersect with 248, and Mr. Wolfe stated that MoDot would not approve it. James Davis who owns the property next to the request, was concerned about setbacks, density, drainage, taxes, price range of houses, enforcement, timeframe, and adequate water supply. Al Pulis who is a real estate agent working with the Grimsteads pointed out that there is a need for this type of development in the County in his opinion. Mr. Wolfe addressed the questions from the public, and agreed with Mr. Pulis in that these types of houses are needed. The developer will provide shared wells to the houses. Mr. Davis expressed a concern that the project might not be completed and might become an eyesore. Mr. Wolfe stated that there isn't any way except through the road bond to guarantee completion of the project. With no other discussion the public hearing was closed. This project will proceed to final vote next week.

Wet Willy's Storage; request by William Valbracht to construct a self storage facility beside and behind the existing car wash building located at 20194 US Hwy. 160.

Mr. Atchley read the staff report and presented maps, pictures and a video of the site. Mr. Valbracht was present to address questions from the Commission. He plans to build the side building first, then the one in the back, if he gets lots of business he may tear the carwash down and build another storage building. Discussion followed regarding space to turn around between the buildings. There was no public signed up to speak. With no other discussion the public hearing was closed and final vote will be taken next Monday.

White River Valley Cooperative; request to place a wireless communications tower consisting of a new 195' monopole and equipment compound within a 50' x 50' leased parcel located at 2449 East St. Hwy. 76. The project was represented by Michael Bieniek agent on behalf of lend lease. Mr. Atchley read the staff report and presented maps, pictures and a video of the site. Mr. Bieniek was present to address questions from the Commission. No one from the public signed up to speak. Mr. Stewart asked how far it was from the other existing tower. Mr. Bieniek stated that it was approximately 300'. The existing tower cannot hold any other collocations. With no other discussion the public hearing was closed and this project will be voted on next week.

#### Old and New Business:

Discussion followed regarding information presented by Bob summarizing the covenants and restrictions for The Majestic. The Commission feels a legal opinion is needed. Mr. Fogle pointed out that the Planning Commission does not enforce private restrictions. He advised that the matter should be discussed in civil court between the applicants and their attorneys. Further discussion followed regarding the request.

#### Adjournment:

With no other business on the agenda for May 10, 2016 the meeting adjourned at 7:12 p.m.



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**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, MAY 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 eight members present. They were; Steve Adams, Dave Stewart, Doug Faubion, Randy Fogle, Rick Caudill, Randy Haes, Brad Lawrence, and George Cramer. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

### Review and Action:

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

### Final Votes:

The Majestic at Table Rock; a request by Dan Ruda to operate 89 condominium units as timeshare located at 345 Lenhart Lane. This request was tabled last month. Mr. Atchley updated the Commission on a conversation with legal counsel regarding the declarations. Legal counsel reminded that the Planning Commission does not enforce private restrictions and should not take them under consideration when making their decision. Mr. Atchley read the proposed decision of record. Mark Ruda representing the project was present to address questions from the Commission. Mr. Faubion asked for clarification if there were plans to turn existing condos into timeshares. Mr. Ruda explained that there are two associations and that the existing declaration has been amended to not allow nightly rental for the existing condos. The Master declaration does still allow it, but the new 89 condominiums will not fall under the existing declaration. Discussion followed regarding the new construction, platting, and new declaration for the new 89 units. Mr. Stewart asked how the applicant planned to separate the new construction from the existing use. Mr. Ruda stated that they haven't explored that issue at this point. Mr. Caudill asked what percentage of the existing units were currently time share. Mr. Ruda stated about 30. Mr. Caudill stated that in his opinion the Planning Commission should not make that a distinction. Mr. Lawrence

stated that he felt if the new building was not attached would be an easier decision for him to make. After discussion Mr. Caudill made a motion to approve based upon the decision of record. Seconded by Mr. Fogle. The vote to approve was six in favor and two against. The project was approved.

Northwoods Haven; request by Gerald and Gail Nordskog to develop a 15 lot single family residential subdivision located at Canyon Creek Road and St. Hwy. 248. Mr. Jack Houseman was present to represent the request. Mr. Atchley read the proposed decision of record. Mr. Faubion asked about the road that was originally planned to connect to Hwy. 248 but MoDot would not approve that. Discussion followed regarding how the road is planned. A new item will be added to the decision of record to obtain an official denial from MoDot for access to Hwy. 248 for the file. After discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Mr. Haes seconded. The vote to approve was unanimous.

Wet Willy's Storage; a request by William Valbracht to construct 33 storage units behind and beside an existing carwash located at 20194 US Hwy. 160. Mr. Atchley read the proposed decision of record. Mr. Valbracht was present to address any questions from the Commission. Mr. Faubion asked how much grading would be done. Mr. Valbracht stated that only for footings, and would be under an acre. Runoff will be directed to the back of the property which drops off. Mr. Haes asked where the doors will be on the bigger building. Mr. Valbracht stated that doors will be on the east and west and there will be a circle drive around the building. There will be no fence around the property. The Commission expressed a concern about customers driving onto the Wagon Wheel property, and that the applicant should find out where his corner is. After discussion a motion was made by Brad Lawrence to approve based upon the decision of record. Seconded by Rick Caudill. The vote to approve was unanimous.

White River Valley Tower; a request by John Bruns to place a 195' monopole tower at 2449 E. St. Hwy. 76. Mr. Mike Bieniek was present to address questions from the Commission. Mr. Atchley read the proposed decision of record. Mr. Fogle asked when construction would begin. Mr. Bieniek stated that it would depend on when the paperwork was in place. Discussion followed regarding, what would happen if the tower fell. After discussion Mr. Stewart made a motion to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

Concept:

Branson View Disc Golf Course; a request by Andrew Darby to operate two 18 hole disc golf courses located at 200 Branson Creek Blvd. Dan Boone was present to address any questions from the Commission. Mr. Atchley explained the location and presented maps of the site. Mr. Stewart asked what type of improvements would be made. Mr. Boone stated none were needed, only holes. No golf carts will be used. The existing house will be the clubhouse and an existing outbuilding as a check in point,

with water etc. Hours of operation were discussed. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Discussion regarded changing the use of the property for the golf course.

Adjournment:

With no other business on the agenda for May 16, 2016 the meeting adjourned at 6:50 p.m.

#16-12

**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:** Handy Nightly Rental

**NAME OF APPLICANT:** Del R Haney  
(Must be owner of record)

**SIGNATURE:** Del R Haney **DATE:** \_\_\_\_\_  
(Must be owner of record)

**MAILING ADDRESS:** 1182 Tate Rd. Ridgedale, MO 65739

**TELEPHONE NUMBER:** 417-331-1063

**Representative Information**

**NAME OF REPRESENTATIVE:** Gayla Haney

**MAILING ADDRESS (rep.):** 1182 Tate Rd Ridgedale, mo 65739

**TELEPHONE NUMBER (rep.):** 417-527-6925

PH-6-20  
PH-7-11  
FV-7-18

## Property Information

ACCESS TO PROPERTY (street # and name): 1182 Tate Rd

Number of Acres (or sq. ft. of lot size): 1.30 Acres

PARCEL #: 19-6.0-23-002-001-002,001  
(This number is on the top left hand corner of your property tax statement)

SECTION: 23 TOWNSHIP: 21 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.)**

The purpose of this request is to allow us to transform our upscale personal lakefront residence to nightly rental usage.



## Parcel

Parcel ID 19-6.0-23-002-001-002.001  
 Property Address 1182 TATE RD  
 Tax Code 5CWX  
 Sec/Twp/Rng 23/21/22  
 Brief Tax Description PT NENW4  
 (Note: Not to be used on legal documents)  
 School District Hollister  
 Fire District Western  
 City N/A  
 Deed Book/Page/Date 421-4018 (2003-07-21)

## Owner

HANEY DEL R & JEFFA  
 PO BOX 1477  
 BRANSON, MO 65615-1477

## Land

Lot Dimensions 164.29 X 343.87  
 Lot Area 1.300 Acres

## Improvements

Number	Description	Year Built	Base Area	Adjusted Area
1-1	Residence	2007	2164	4250

## Valuation

	Improvements	Land	Total	Assessed Total
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
Commercial	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$231,442.00	\$45,000.00	\$276,442.00	\$52,520.00
<b>Total</b>				<b>\$52,520.00</b>

Taney County makes no warranties, expressed or implied, as to the use of the data.

 Developed by  
 The Schneider Corporation





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#16-12

RECEIVED  
5-31-16  
MP

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

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

NAME OF PROJECT: Dandelion Vacation Spots

NAME OF APPLICANT: Linda Lewis (for Lewis/Patterson Trust), Thaddeus + Elizabeth Eggleton  
(Must be owner of record) d/b/a Dandelion Property Partnership LLC

SIGNATURE: see attached DATE: 5/31/16  
(Must be owner of record)

MAILING ADDRESS: 3914 Fall Creek Rd, Branson, MO 65616

TELEPHONE NUMBER: (417) 527-3963

Representative Information

NAME OF REPRESENTATIVE: same as above

MAILING ADDRESS (rep.): same as above

TELEPHONE NUMBER (rep.): same as above

CH-6-20  
PH-7-11  
FV-7-18

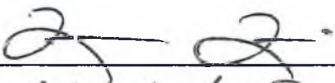
Revised 12/19/03

Copy PO list for them

[For insertion on cover of APPLICATION FOR CONCEPT, DIVISION III, TANEY COUNTY PLANNING COMMISSION]

NAME OF PROJECT: Dandelion Vacation Spots

NAME OF APPLICANT: Linda Lewis (for Lewis/Patterson Trust), Thaddeus Eggleton and Elizabeth (Kepler) Eggleton

SIGNATURE:  DATE May 31, 2016

SIGNATURE: Elizabeth S Eggleton DATE May 31, 2016

SIGNATURE: Thaddeus Eggleton DATE May 31, 2016

MAILING ADDRESS: 3914 Fall Creek Road, Branson, MO 65616

TELEPHONE NUMBER: (417)527-3963

Representative Information

NAME OF REPRESENTATIVE: Same as above

MAILING ADDRESS (rep.): Same as above

TELEPHONE NUMBER (rep.): Same as above

**Property Information**

**ACCESS TO PROPERTY (street# and name):** 147 Dandelion Court, Branson, MO 65616

**Number of Acres (or sq.ft. of lot size):** 3.84999990463257

**PARCEL #** 18-1.0=12-001-001-031.00

**SECTION:** 12-22-22      **TOWNSHIP:** Branson      **RANGE:** \_\_\_\_\_

**NAME OF SUBDIVISION (if applicable):** Not applicable.

**Lot # (if applicable):** Not applicable.      **BLOCK #:** Not applicable

**WITHIN 600' FROM THE 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 notices will be based on the information provided here.)***

Dandelion Property Partnership, LLC proposes to utilize the house and rear acreage at 147 Dandelion Court. (excluding that portion of the parcel with frontage on Fall Creek Road) for vacation rentals. The house with three bedrooms upstairs and two to three bedrooms downstairs, will be re-divided into two separate units, each with its own parking and external entrances. Fire sprinklers will be installed in both units in compliance with local ordinances. The unbuilt acreage will be partially cleared and leveled to enable 5-6 pads for recreational vehicles to be located amid existing trees and other vegetation. These would be used for nightly or seasonal rentals.

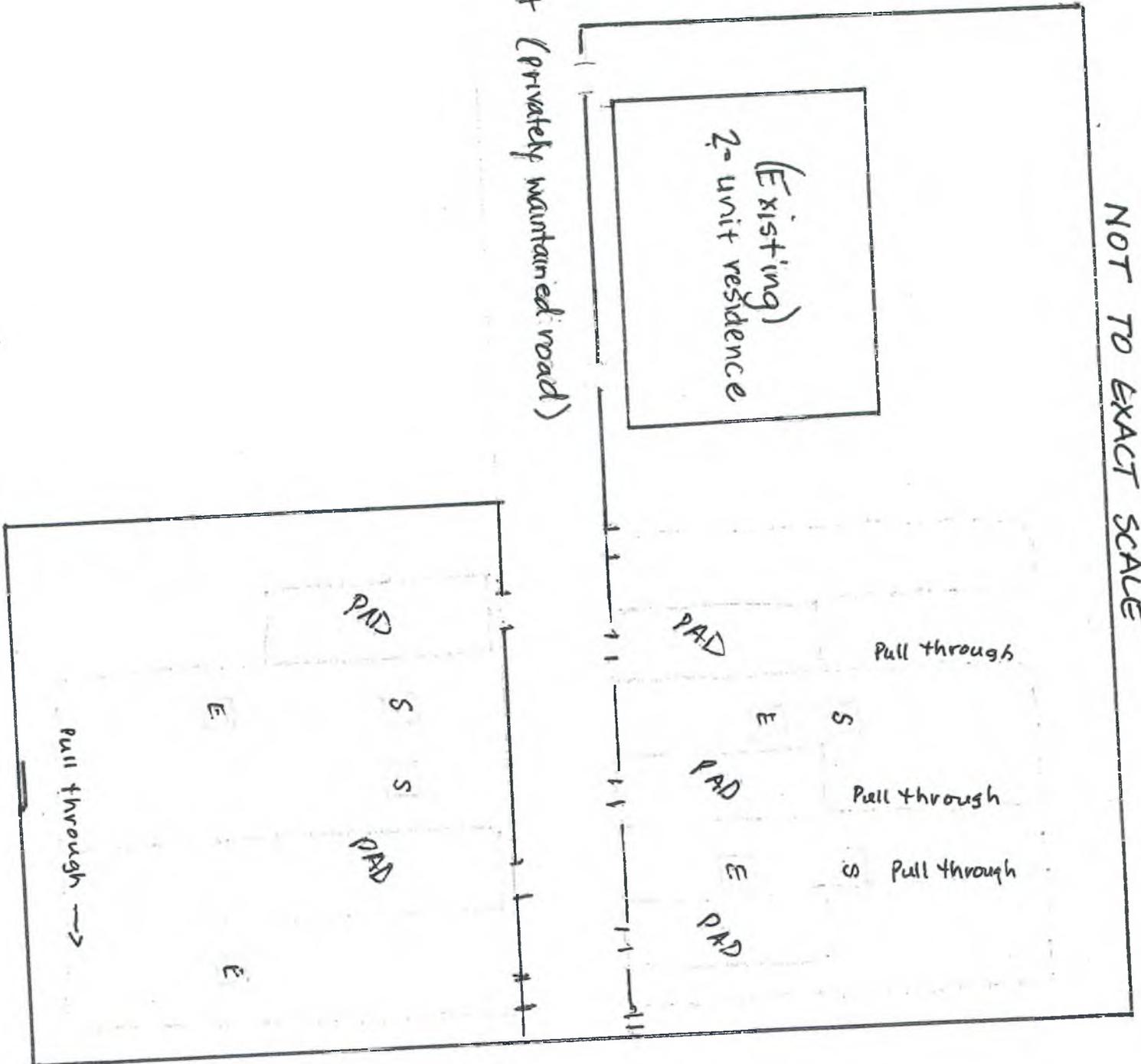
The property houses a community well which is currently used by four homes, including the one included in this concept, and which has four additional water lines running to potential rv sites. Four electric and septic hook-ups are also distributed on this unbuilt property which has formerly had trailers parked on it and, we believe, was originally intended for subdivision into housing or mobile home lots. Access to this property is off of Dandelion Court, a private road owned by the applicants which will be re-graded and otherwise improved to address runoff/drainage issues that have occurred ever since the road was originally built, and to ensure capacity for large vehicles moving in and out, as well as providing improvements to current residents of two houses on Dandelion Court.

All partners live in homes adjacent to the proposed project. The land proposed for use for rv rental is adjacent to the access road to Wyndham Worldmark Resort. Given the location of the property in close (less than 1 mile) proximity to Lake Taneycomo, we believe this will be an attractive site for fishermen and other vacationers and can be realized without disturbing the residential character of the neighborhood.

# Fall Creek Road

Dandelion Court (privately maintained road)

NOT TO EXACT SCALE



Pull through →

Pull through

Pull through

Pull through

Stormwater Management Plan: Implementation of this project is not expected to increase the amount of stormwater runoff. Stormwater currently runs off the property through drainage on either side of Dandelion Court, a privately maintained road which in turn runs into drainage ditches along the north side of Fall Creek Road. When this project is approved, we will be re-grading the private road and increasing the depth of the drainage channels to enhance their efficiency.

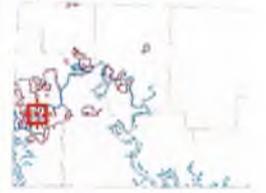
Sediment and Erosion Control Plan: Implementation of this project is not expected to affect sediment or erosion on the property.

Wastewater Disposal Plan: Septic systems currently in place are sufficient to manage wastewater from the RV sites and the private home included in this project.

Revegetation and Planting Materials Plan: Very limited changes will be made to the property including some minor grading of RV sites. These sites will be located so as to minimize disturbance to any trees in the area, and each site will be landscaped with native perennial plantings which offer privacy between sites and neighboring properties.



Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	18-10-12-001-001-031.000	Alternate ID	n/a	Owner Address	PATTERSON / LEWIS TRUST 1/2 INT & ETAL
Sec/Twp/Rng	12-22-22	Class	n/a		140 DANDELION CT
Property Address	147 DANDELION CT, BRANSON, MO 65616	Acres	3.84999990463257		BRANSON MO 65616
District	4CWX				
Brief Tax Description	PT W2 SW4 SENE4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/6/2016