



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, AUGUST 15, 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; July 2016

Final Vote:

*Hyden Nightly Rental, 535 Lakewood Dr.
Hyden Nightly Rental, 319 Lemonwood Lane
Hyden Nightly Rental, 260 Lemonwood Lane
Vanderlink T1 Wireless Internet Tower
2087 YC Henry, Nightly Rental (Find Your Beach, DADJED, LLC)
Bear Creek Farms*

Concepts:

*McAdara Nightly Rental
Armor, LLC*

Old and New Business:

Tentative

Adjournment.

#16-20

**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: McAdara Nightly Rental

NAME OF APPLICANT: Frederick S. & Christene M. McAdara
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: 170 Country Village Drive, Branson MO 65616

TELEPHONE NUMBER: _____

Representative Information

NAME OF REPRESENTATIVE: Frederick S. McAdara

MAILING ADDRESS (rep.): 170 Country Village Drive, Branson, MO 65616

TELEPHONE NUMBER (rep.): 417-593-2315

CH- 8-15
PH- 9-12
FV- 9-19

Property Information

ACCESS TO PROPERTY (street # and name): 152 Shore Drive, Ridgedale MO 65739

Number of Acres (or sq. ft. of lot size): 0.43 Ac

PARCEL #: 19-1.0-11-003-006-054.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 11 **TOWNSHIP:** 21 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): OZARKS PARADISE VILLAGE

Lot # (if applicable) 191A & 192 **BLOCK #** 6

**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: _____



Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

| | | | | | |
|------------------------------|--|---------------------|-------------------|----------------------|-------------------------------------|
| Parcel ID | 19-10-11-003-006-054.000 | Alternate ID | n/a | Owner Address | MCADARA FREDERICK SCOTT & CHRISTENE |
| Sec/Twp/Rng | 11-21-22 | Class | n/a | | 170 COUNTRY VILLAGE DR |
| Property Address | 152 SHORE DR | Acreage | 0.430000007152557 | | BRANSON MO 65616- |
| District | 5CWX | | | | |
| Brief Tax Description | OZARKS PARADISE VILLAGE OZARKS PARADISE VILLAGE LTS 191A & 192 BLK 6 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/18/2016



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16-21

**APPLICATION FOR CONCEPT
DIVISION III
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NAME OF PROJECT: Armor, LLC

NAME OF APPLICANT: Christian Salley
(Must be owner of record)

SIGNATURE: Christian Salley DATE: 7/27/16
(Must be owner of record)

MAILING ADDRESS: 2944 State Hwy T

TELEPHONE NUMBER: 417-598-0142

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

CH-8-15
PA-9-12
=V-9-19

Property Information

ACCESS TO PROPERTY (street # and name): 2944 State

Hwy T

Number of Acres (or sq. ft. of lot size): 3.21

PARCEL #: 08-6.0-24-000-000-035.000

(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: 24 TOWNSHIP: 23 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 # _____

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.)

2944 State Hwy T is my home address. I currently lease business space in the city of Hollister for my business "Christian's Armor Storm Shelters". I am in the process of changing the business name to Armor, LLC. I wish to move the display units of my business to be as close to T-Hwy at my home as possible. This would include pouring a concrete pad approx 100 sq ft to accommodate the storm shelter displays, along with a sign. I do not intend to have anyone come in to my home to conduct business.

Overview



Legend

- Parcels
- Roads
- Lakes
- Corporate Limits



| | | | | | |
|------------------------------|--|---------------------|------------------|----------------------|-----------------------------------|
| Parcel ID | 08-6.0-24-000-000-035.000 | Alternate ID | n/a | Owner Address | SALLEY CHRISTIAN DOUGLAS & AMANDA |
| Sec/Twp/Rng | 24-23-21 | Class | n/a | | 2944 ST HWY T |
| Property Address | 2944 STATE HWY T | Acreage | 3.21000003814697 | | BRANSON MO 65616- |
| District | 4CWX | | | | |
| Brief Tax Description | MEADOW SPRINGS ACRES MEADOW SPRINGS ACRES TR 1 LYING E OF HUNTINGTON GR (Note: Not to be used on legal documents) | | | | |

Date created: 7/27/2016

Developed by
The Schneider Corporation



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 11, 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, Randy Haes, Brad Lawrence, George Cramer, Rick Caudill, Doug Faubion, and Howard Kitchen. Staff present; Scott Starrett and Bonita Kisse-Souttee.

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

Public Hearing:

Haney Nightly Rental; a request by Del Haney to operate a nightly rental from an existing residence located at 1182 Tate Road. Mr. Starrett read the staff report and presented maps, aerial photos, pictures, and a video of the site. Mr. Haney was present to address any questions from the Planning Commission or public. No one signed up to speak. Mr. Kitchen asked about reporting the actions of the Planning Commission to the Assessor's Office. Discussion followed regarding fire suppression and ingress and egress. With no other discussion the public hearing was closed. This project will be voted on next week.

Old and New Business:

Mr. Cramer discussed pursuing nightly rentals. Discussion followed. Mr. Starrett reported that he does not issue a certificate of conformance until he gets the letter from the fire district stating the project has met their requirements. Further discussion followed. Mr. Haney stated that he has a contract to sell this house and had questions regarding if the new owners could also operate it as nightly rental. The Commission stated that since nightly rental is special use the new owners would have to reapply.

Adjournment:

With no other business on the agenda for July 11, 2016 the meeting adjourned at 6:30 p.m.



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AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 18, 2016, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Adams called the meeting to order. A quorum was established with seven members present. They were: Steve Adams, Dave Stewart, Doug Faubion, Randy Haes, Howard Kitchen, Brad Lawrence, and George Cramer. Staff present: Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement explaining the meeting procedures and presented the exhibits.

Review and Action:

Minutes; June 2016. With no additions or corrections a motion was made by Randy Haes to approve the minutes as written. Seconded by George Cramer. The vote to approve the minutes was unanimous.

Final Vote:

Haney Nightly Rental; request by Del Haney to operate a nightly rental from an existing house located at 1182 Tate Road. Mr. Haney was present to address any questions from the Commission. Mr. Atchley reviewed the proposed decision of record. He reported that since application was made Mr. Haney said he had a buyer for the property. Mr. Atchley pointed out that the new owner must apply to rezone if they wish to operate as a nightly rental. Discussion followed. The new owner is present so the Planning Commission agreed to change the name on the approval to the new owner, and if the sale falls through Mr. Haney would have to seek re-approval. After discussion Mr. Faubion made a motion to approve based upon the decision of record with the name change. Seconded by Mr. Lawrence. The vote to approve was unanimous.

Concepts:

Hyden Nightly Rental #1; a request by Terry Hyden to operate a nightly rental from an existing structure located at 535 Lakewood Dr.

Mr. Atchley presented a map of all three Hyden requests which are in close proximity of each other. Mr. Hyden was present to explain his requests. The 535 Lakewood house has three bedrooms. Mr. Cramer clarified that up to this point Mr.

Hyden hasn't been charging people to stay. Mr. Haes discussed how many people would be staying in each location at a time. Mr. Atchley stated that each site will have its own separate hearing and permit. Discussion followed regarding parking availability for each site. Mr. Hyden owns another vacant lot across the street and his brother in law owns another house on the same subdivision. Mr. Cramer asked if any of the houses are for sale. Mr. Hyden stated that they were not for sale. Mr. Faubion asked if they would be continually up for nightly rental. Mr. Hyden stated that they wouldn't because he used them for family to stay in part of the time. After discussion the public hearing was closed on this project and will be heard at public hearing next month.

Hyden Nightly Rental #2; a request by Terry Hyden to operate a nightly rental from an existing structure located at 319 Lemonwood. This house has four bedrooms.

Hyden Nightly Rental #3; a request by Terry Hyden to operate a nightly rental from an existing structure located at 260 Lemonwood. This house has three bedrooms.

Vanderlink T1; a request by Linda Crosby to place a 200' monopole tower and two structures to house radio equipment on property located at 5015 St. Hwy. 248. Mr. Vanderpool was present to address any questions from the Commission. Mr. Atchley presented location maps of the site. Mr. Faubion asked if there would be a building and Mr. Vanderpool stated that there would be. Mr. Stewart asked if there would be a generator and Mr. Vanderpool stated that there would be. Other discussion included location to another towers, and FCC licensing. After discussion this project will proceed to public hearing next month.

2087 YC Henry; a request by Dean & Janice Donat to operate a nightly rental from an existing structure located at 2087 Yandell Cove Road. Mr. Donat was present to address questions from the Commission. Mr. Atchley presented location maps of the site. This house has three bedrooms, with a new sewer system, and new interior. Discussion included parking, addition of a great room which is currently a garage, fire suppression. With no other discussion this project will proceed to public hearing next month.

Bear Creek Farms; a request by John Padgett to operate a commercial business on property located at 932 Keithley Road. Mr. Atchley presented location maps of the site, and pictures of the website showing the store and advertisements for the café. Mr. Padgett was present to address questions from the Commission and presented handouts of his request. Mr. Padgett pointed out that in his opinion he is agriculture. Wine is being sold by the drink and by the bottle. Dinners are catered and some of the meats and other products are made elsewhere, and brought in to sell. Mr. Kitchen explained to Mr. Padgett the difference between agriculture and retail sales. Discussion followed regarding approving just the area of the property where the retail is taking place, so possibly the property could be assessed partly as commercial and the other part agriculture. Mr. Padgett has a liquor license. Before the next meeting he will visit

with the assessor about splitting off the retail regarding the taxes. This project will proceed to public hearing next month.

Dandelion Vacation Spots; a request by Linda Lewis to operate a nightly rental from an existing structure located at 147 Dandelion Court. This request was withdrawn.

Old and New Business:

Mr. Stewart discussed special use and if the three nightly rental requests are applying for that. Further discussion followed regarding permitting nightly rentals.

Adjournment:

With no other business on the agenda for Monday, July 18, 2016 the meeting adjourned at 7:09 p.m.