



## 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, NOVEMBER 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 October 2016*

Final Votes:

*Stevenson Nightly Rental*  
*Windmill Tower*  
*1159 Bee Creek Road Offices*

Concepts:

*Snowden Heating & Air, LLC*  
*My Wildwood Cottage, LLC*  
*MO-15 Powersite Tower*

Old and New Business:

*Tentative*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**TUESDAY, OCTOBER 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 seven members present. They were: Steve Adams, Randy Haes, Howard Kitchen, Randy Fogle, Brad Lawrence, George Cramer and Dave Stewart. Staff present; Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the public hearing procedures, and presented the Exhibits.

### Public Hearing:

East 76 Motors; a request by Rick and Kima Bekemeier to operate a used car dealership from an existing property located at 3032 E. St. Hwy. 76. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Bekemeier was present to address any questions from the Commission. No one signed up to speak. A letter was sent to the Planning Office from Holiday Hills opposing the request. Mr. Bekemeier plans to remove the part of the existing building next to the state highway which will make the site distance safer and allow room for additional parking. Mr. Haes asked if there will be ten vehicles parked in front. Mr. Bekemeier stated that he will put some of them in front and some on the side, and that he won't always have ten on the site. Mr. Cramer asked if there is enough room in the front to park without being in the right of way. Mr. Bekemeier stated that there is. Discussion followed regarding the site distance, and removal of the portion of the garage building. With no other discussion this project will proceed to final vote next week.

### Old and New Business:

No discussion.

### Adjournment:

With no other business on the agenda for October 11, 2016 the meeting adjourned at 6:41 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, OCTOBER 17, 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 six members present. They were: Steve Adams, Randy Haes, Randy Fogle, Dave Stewart, George Cramer, and Doug Faubion. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

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

**Review and Action:**

Minutes, September 2016; with no additions or corrections a motion was made by Mr. Haes to approve the September 12, minutes as written. Seconded by Mr. Cramer. Mr. Haes then made a motion to approve the September 19 minutes. Mr. Fogle seconded that motion. The vote to approve all minutes was unanimous.

**Final Vote:**

East 76 Motors; a request by Rick Bekemeier to operate a used car lot located at 3032 E. Hwy. 76. Mr. Atchley reviewed the proposed decision of record. Mr. Atchley read the proposed decision of record. Mr. Bekemeier was present to address any questions from the Commission. Mr. Cramer asked if he was ok with only parking 4 cars next to Hwy. 76, Mr. Bekemeier state that he was. With no other discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was unanimous.

**Concepts:**

Stevenson Bed and Breakfast; a request by John and Lynnette Stevenson to operate a bed and breakfast from an existing structure on property located 146 Sleepy Hollow Road. Mr. Atchley presented a location map of the site. Mr. Stevenson explained his plans, how big the house is, and where the parking is located. They live there now, but the house is too big for them. They want to downsize and make this home a bed and breakfast for a prospective buyer. There is a driveway easement on the lot next door that they own and their daughter lives there. The Commission clarified that this request is for an approval for this use if whoever buys the house wants to do it,

however the Commission stated that a special use permit does not follow the property owner. Discussion followed. Mr. Stevenson understands that the new owners must also apply for the same special use permit. After discussion this project will proceed to public hearing next month.

Windmill Tower: a request by Paul Wrablica to construct a wireless communications tower on property located at 169 Windmill Road. Mr. Atchley presented a location map of the site. Ms. Caroline Boyd representing MW Towers addressed the Commission regarding the plans and location. The access road will be improved. There won't be much traffic. Existing vegetation will be kept preserved. Discussion followed regarding fall distance. With no other discussion this project will proceed to public hearing next month.

1159 Bee Creek Road Offices: a request by Ben Barton to operate a real estate office from an existing structure located at 1159 Bee Creek Road. Mr. Atchley presented a location map of the site. Jeremy Worley who is a real estate agent, wants to open his own office on this property. He is in the process of buying this property. The business will operate from 9-5 with a small amount of traffic. There is an existing structure which will be remodeled and water and sewer will be utilized for the new building. If the existing sewer isn't usable, central sewer is available. Mr. Haes stated that the road should be up to county standards. There is ample parking available. With no other discussion this project will proceed to public hearing next month.

Old and New Business:  
No discussion.

Adjournment:

With no other business on the agenda for October 17, 2016 the meeting adjourned at 6:41 p.m.



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#16-26

**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:** Snowden Heating & Air, LLC

**NAME OF APPLICANT:** Larry V. & Pamela R. Snowden  
 (Must be owner of record)

**SIGNATURE:** Larry Snowden Pamela Snowden **DATE:** 10/27/16  
 (Must be owner of record)

**MAILING ADDRESS:** 1205 Bear Creek Rd, Walnut Shade, MO  
 65771

**TELEPHONE:** 417-334-0256 **EMAIL:** snowdenheatandair@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Larry Snowden

**MAILING ADDRESS (rep.):** 1205 Bear Creek Rd, Walnut Shade  
 MO 65771

**TELEPHONE NUMBER (rep.):** 417-334-0256 / 417-464-9127

CH - 11-21  
 PH - 12-12  
 FV - 12-19



# Property Information

**ACCESS TO PROPERTY (street # and name):** 8296 St. Hwy 248  
Branson, MO

**Number of Acres (or sq. ft. of lot size):** 1.17 acres

**PARCEL #:** 06-7.0-35-000-000-002,000  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 35 **TOWNSHIP:** 24N **RANGE:** 22W

**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

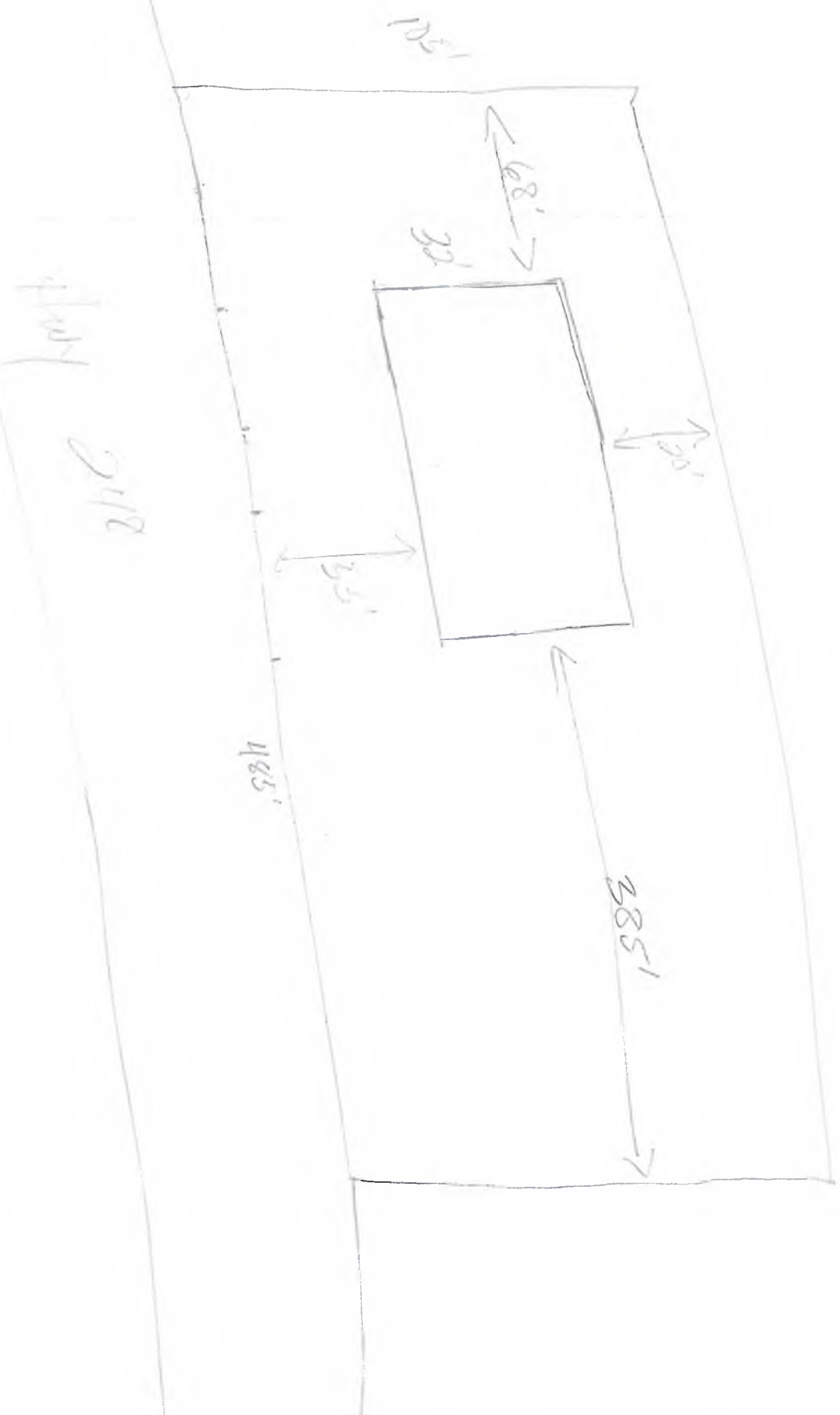
## THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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 will build a 32'x 60' metal building that will serve as a warehouse and sheet metal shop for an HVAC business. We don't plan to have a storefront. There will be occasional deliveries.

Snowden Heating & Air, LLC  
Pamela & Larry Snowden  
417-334-0256, 417-464-9127



4/10/12  
2/1/12









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#16-27



APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: 191 DEEP FOREST HOMESTER, MO 65672

NAME OF APPLICANT: MY WILDWOOD COTTAGE, LLC
(Must be owner of record)

SIGNATURE: [Signature] DATE: 11/1/2016
(Must be owner of record)

MAILING ADDRESS: 17400 EMILY WAY COURT CHESTERFIELD, MO 63005

TELEPHONE NUMBER: 314-677-5000

Representative Information

NAME OF REPRESENTATIVE: HUTCHBS HOLDINGS, LLC

mail CORRESPONDENCE

MAILING ADDRESS (rep.): 264 SUMMITHURLOCK LN BRANSON MO 65616

TELEPHONE NUMBER (rep.): 417-230-7370 (KEVIN HUTCHESON)

H-11-21-16
H-12-12-16
V-12-19-16

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

191 DEEP FOREST

Number of Acres (or sq. ft. of lot size): 0.000 ACRES

PARCEL #: 18-70-36-000-000-021.043

(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: 36 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): BRANSON CANYON

CONDOMINIUM

Lot # (if applicable) UNIT # 43 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 # MISSOURI AMERICAN WATER

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # MISSOURI AMERICAN WATER

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.)**

OWNERS WOULD LIKE TO USE THE  
SUBJECT CONDOMINIUM AS A NIGHTLY  
RENTAL. IT HAS ALWAYS BEEN  
USED AS A NIGHTLY RENTAL  
SINCE BEING BUILT IN 2011.

OWNERS WOULD LIKE A SPECIAL  
USE PERMIT TO FURTHER DOCUMENT  
THIS NIGHTLY RENTAL USE.







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

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**NAME OF PROJECT:** MO-15 Powersite


**NAME OF APPLICANT:** Jeff Wood  
 (Must be owner of record)

**SIGNATURE:** Authorization letter attached **DATE:** \_\_\_\_\_  
 (Must be owner of record)

**MAILING ADDRESS:** PO Box 607, Branson, MO 65615

**TELEPHONE:** 417-337-1075 **EMAIL:** jswood7500@aol.com

Representative Information

**NAME OF REPRESENTATIVE:** James Cardinal 

**MAILING ADDRESS (rep.):** 6402 Corporate Dr., Indianapolis, IN

**TELEPHONE NUMBER (rep.):** 317-430-1760  
jcardinal@ffj.net

46278

CH- 11-21  
 PH- 12-12  
 FV- 12-19



**Property Information**

**ACCESS TO PROPERTY (street # and name):** Curtis Drive, Forsyth Mo  
directly NW of the fork of Hedgpeth Ln and Smith Ln.

**Number of Acres (or sq. ft. of lot size):** 105' x 110'

**PARCEL #:** 09-3.0-05-000-000-081.007  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 5 **TOWNSHIP:** 23 N **RANGE:** 20 W

**NAME OF SUBDIVISION (if applicable):** NA

**Lot # (if applicable)** 2 **BLOCK #** NA

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

- Commercial
- Multi-Family
- Residential
- Agricultural
- Multi-Use
- Municipality

**SEWAGE DISPOSAL SYSTEM:** NA

- Treatment Plant
- Individual
- Central Sewer: District # \_\_\_\_\_

**WATER SUPPLY SYSTEM:** NA

- 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.)**

Verizon Wireless is proposing to construct and erect a 190' tall self-support telecommunications tower. The tower will have one antenna installation at the top of tower, and it will be designed to house up to three future antenna installations at lower heights on the tower, for a total of four possible antenna installs. The tower will be housed inside a 60' x 55' fenced compound, containing the tower and its associated ground equipment. The access road to the tower will come north from Curtis Drive and continue north to the tower.

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

Applicants Name: James Cardinal on behalf of Jeff Wood Phone: 317-430-1760

Project Name (if applicable): MO-15 Powersite

Mailing Address: 6402 Corporate Dr, Indianapolis, IN 46278

Description of Request: Approval to construct and erect a telecommunications facility.

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

10.28.2016  
Date of Application



