



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, DECEMBER 19, 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; November 2016

Final Votes:

Snowden Hearing and Air, LLC
My Wildwood Cottage - Withdrawn
MO-15 Powersite Tower

Concepts:

Branson Zipline
Friendly Hills Short Term Rental
Phillips Nightly Rental
Branson Family Memories, LLC
Viveiros Duplex

Old and New Business:

Continued Amendment Discussion

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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

#16-29

**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: Branson Zipline

NAME OF APPLICANT: Combs Family Ventures LLC
(Must be owner of record)

SIGNATURE: *[Signature]* DATE: 11-7-16
(Must be owner of record)

MAILING ADDRESS: 2339 US Hwy 65, Walnut Shade, MO 65771

TELEPHONE: 417-337-0665 EMAIL: CCombs@bransonzipline.com

Representative Information

NAME OF REPRESENTATIVE: Craig Combs

MAILING ADDRESS (rep.): 275 Gloria Ct, Branson, MO 65616

TELEPHONE NUMBER (rep.): 417-337-0665

CH- 12-19-16
PH- 1-9-17
FV- 1-17-17

Property Information

ACCESS TO PROPERTY (street # and name): 2339 US Hwy 65
Walnut Shade, MD 65771

Number of Acres (or sq. ft. of lot size): 33 acres

PARCEL #: 05-4.0-17-000-000-001.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 17 **TOWNSHIP:** 24 **RANGE:** 21 W

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A **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

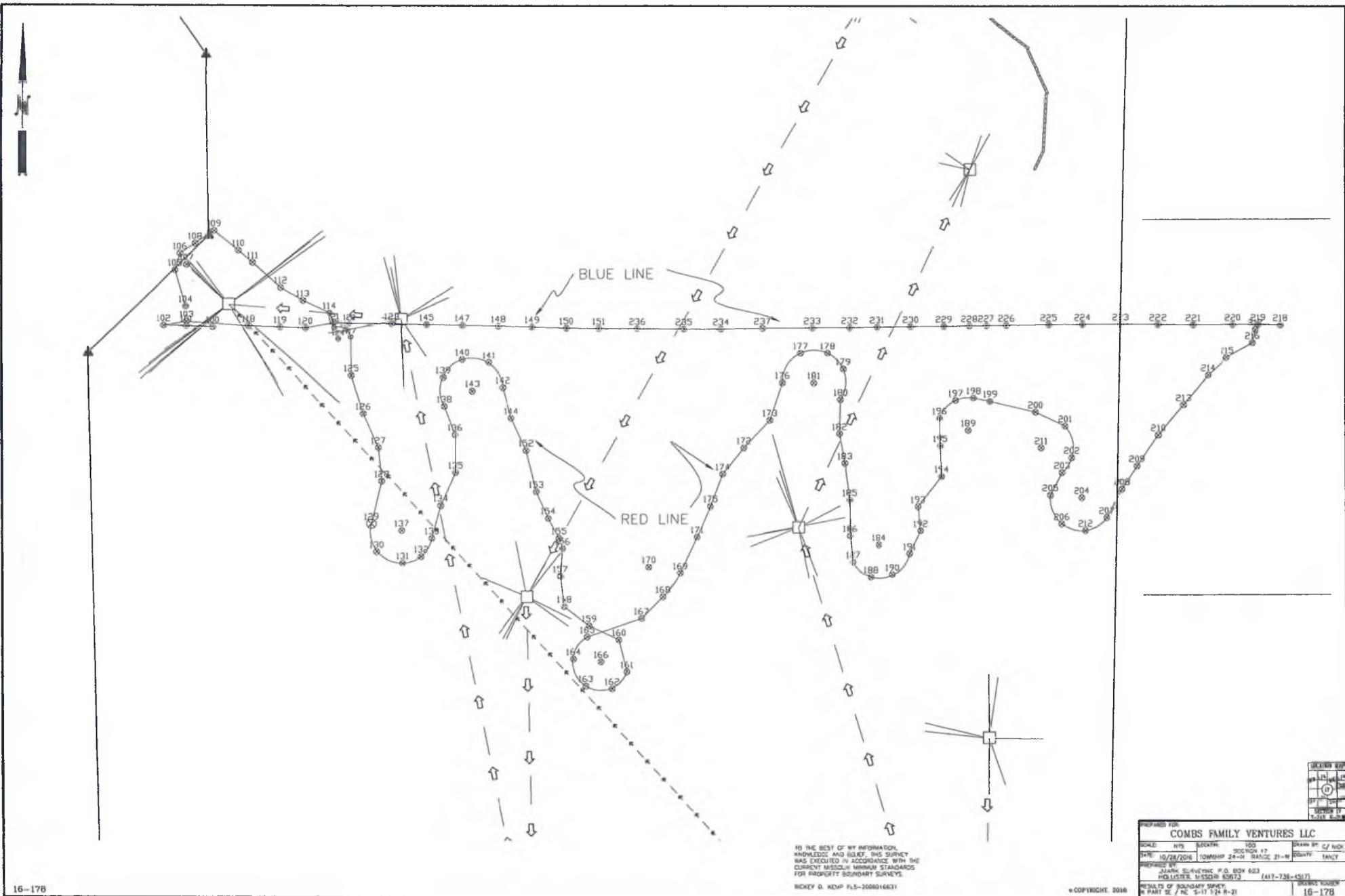
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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.)

Utilize roughly 5 acres to build an Alpine Coaster and necessary structures for operation and storage. The coaster will have up to 940 ft of up track and 2,900 ft of down track (lift station pulls riders up and the ride is gravity driven down on the down-track. The ride will be between 2ft and 30ft above ground, with jumps, waves and a 360° circle. The ride will be built by Wiegand Sports, the leader in the industry (over 180 installations world-wide). The coaster will comply with the latest DIN, ASTM and CSA standards.





TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ROCKY D. KEMP PLS-3088016631

© COPYRIGHT 2006

PREPARED FOR				COMBS FAMILY VENTURES LLC	
SCALE:	1/4" = 100'	DEKATH:	1000	DATE:	10/28/2006
DATE:	10/28/2006	TOWNSHIP:	24-N	RANGE:	21-W
PREPARED BY:	JAMES SURVANTIC P.O. BOX 603		EDWIFE:	TANCY	
	HOLLISTER, MISSOURI 65073		(417-738-4517)		
RESULTS OF BOUNDARY SURVEY:				DRAWN: ROBERT	
BY PART 22 / NE 5-17 1/4 R-21				16-17B	





TANEY COUNTY PLANNING COMMISSION

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

16-30

**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: Friendly Hills Short-term Rental

NAME OF APPLICANT: Marc and Liz Kieay
(Must be owner of record)

SIGNATURE: *[Signature]* **DATE:** 11/9/2016
(Must be owner of record)

MAILING ADDRESS: 104 S Poplar Ave Brookwood Ark, Ark 74012

TELEPHONE: 918-605-1730 **EMAIL:** marcandliz@cox.net

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): _____

189 Friendly Hills Drive

Number of Acres (or sq. ft. of lot size): 1.4 ac

PARCEL #: 18-20-10-002-001-020.001
(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): Friendly Hills

Lot # (if applicable) 3 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.)

PLANNING ON VISITING

109 FAIRWOLD HILLS DR AS

A WEEKLY RENTAL.



TANEY COUNTY PLANNING COMMISSION

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

#16-23

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: PHILLIPS NIGHTLY RENTAL

NAME OF APPLICANT: DONALD E. PHILLIPS JR
(Must be owner of record)

SIGNATURE: [Signature] DATE: 11/13/2016
(Must be owner of record)

MAILING ADDRESS: 386 GREENER ROAD, METAMORA, IL, 61548

TELEPHONE: (309) 303-4461 EMAIL: dphillips@rkdixon.com

Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

Property Information

ACCESS TO PROPERTY (street # and name): _____

115 GREYSTONE DRIVE, HOLLISTER, MO, 65672

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

PARCEL #: _____

(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: _____ TOWNSHIP: _____ RANGE: _____

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.)

Our home at 115 Greystone Drive was purchased solely for the purpose of nightly rentals. Not only were we provided the covenants of the HOA with rules and regulations for nightly rentals from Branson Creek, but we were also provided a letter from Taney County Planning Administrator Bob Atchley. This home at 115 Greystone Drive is not intended for personal use.

Currently our home located at 115 Greystone Drive is under contract to a buyer who intends to continue to use the property as a vacation nightly rental. Upon approval of Division III Special Use Permit and the closing of our property, we are requesting the name on the permit to be transferred to John and Soneeah Digiaranna (buyers).

In Summary, with our primary residence being in Illinois, approximately 7 hours from the Hollister area, it is unreasonable for us to meet the financial commitment of this home without the aforementioned intent of nightly rentals.



TANEY COUNTY PLANNING COMMISSION

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

#1636

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: Branson Family Memories, LLC

NAME OF APPLICANT: George C. Thomas III and Lizabeth Thomas
(Must be owner of record)

SIGNATURE: [Signature] Lizabeth Thomas DATE: 11-17-16
(Must be owner of record)

MAILING ADDRESS: 2212 Hanover Lane Edmond, Oklahoma 73033

TELEPHONE: (405) 285-2982 EMAIL: treyandliz@cox.net

Representative Information

NAME OF REPRESENTATIVE: Beth Hammond
Lizabeth Thomas (see above)

MAILING ADDRESS (rep.): 2575 SOCKUM Ridge Rd. Washington, Iowa 52353

TELEPHONE NUMBER (rep.): 1-319-461-0845 1-319-653-2783

Property Information

ACCESS TO PROPERTY (street # and name): _____

191 Greystone Drive, Hollister, Mo. 65672

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

PARCEL #: 17-8.0-28-000-000-101.011

(This number is on the top left hand corner of your property tax statement)

SECTION: 28 **TOWNSHIP:** 22 **RANGE:** 21

NAME OF SUBDIVISION (if applicable): Fieldstone Bluffs

Lot # (if applicable) 11 **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 recently purchased our home located at 191
Greystone Drive, Hollister, Missouri 65672 in July, 2016.
At the time of purchase it was being used as a
nightly rental. We wanted to continue with that
operation as well as use it for our personal
use when available to do so.

At the time of purchase Brenson Creek
sent us the complete HOA rules and guidelines
for nightly rentals

We request approval of the Division III
Special Use permit as our primary residence located
in Edmond, Oklahoma, is 5½ hours away from the
Hollister area and it is unreasonable for us to meet
the financial commitment of this home without
the aforementioned intent of nightly rentals.
Thank you for your consideration



TANEY COUNTY PLANNING COMMISSION

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

#16-37

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: DUPLEX APPLICATION

NAME OF APPLICANT: AARON VIVEIROS
(Must be owner of record)

SIGNATURE:  **DATE:** 11/22/16
(Must be owner of record)

MAILING ADDRESS: 479 COLLIER DR

TELEPHONE: 417/336-8120 **EMAIL:** A-BVIVEIROS@HOTMAIL.COM

Representative Information

NAME OF REPRESENTATIVE: AARON VIVEIROS

MAILING ADDRESS (rep.): SAME AS ABOVE

TELEPHONE NUMBER (rep.): 417-336-8120

Property Information

ACCESS TO PROPERTY (street # and name): EDWARDS

Number of Acres (or sq. ft. of lot size): 12.5 x 95

PARCEL #: 18-6.0-13-001-001-038.000
(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: 13 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): RIVER LAKE - 2ND ADDITION

Lot # (if applicable) 12 BLOCK # 2

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:

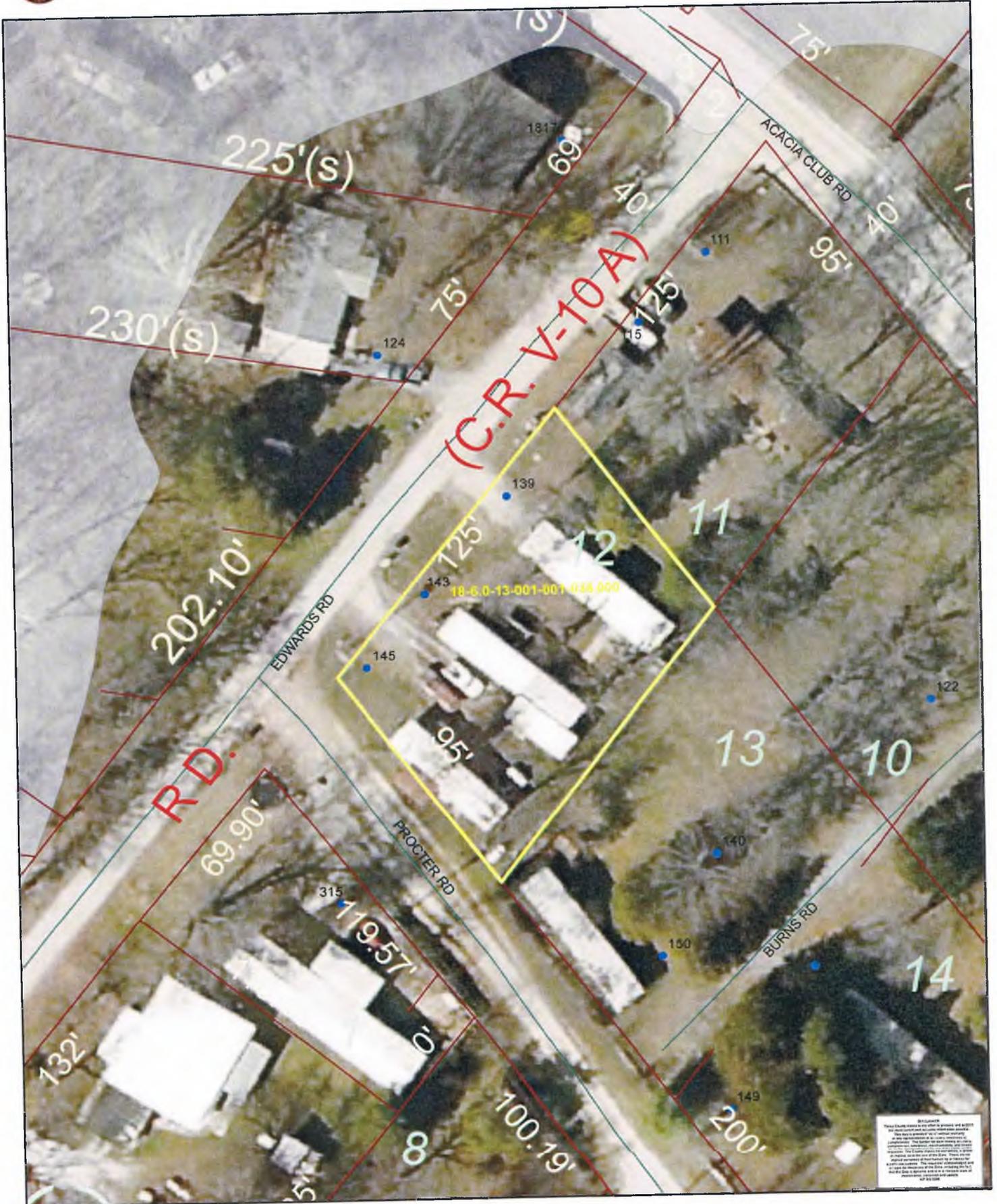
- Residential
- Multi-Family
- Commercial
- Industrial
- Special Use
- Other - Explain: _____

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.)

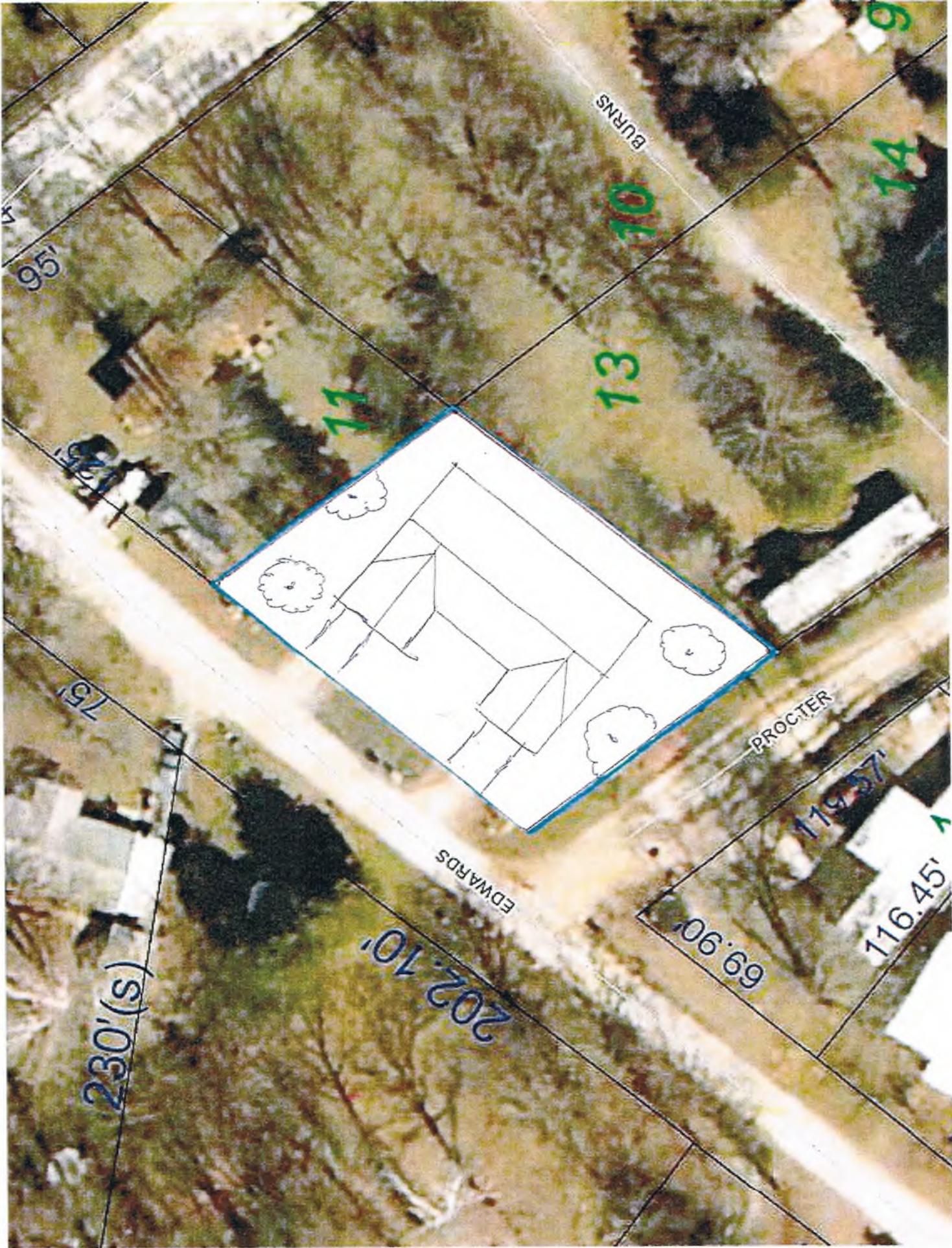
THE PROPERTY @ 143, 139, AND 145
EDWARDS IS A LOT WITH 3 MOBILE
HOMES ON IT. YOUR REGULATIONS CALL
3 OR MORE A MOBILE HOME PARK. I
PROPOSE TO GET RID OF THE 3 MOBILE
HOMES AND PUT UP A DUPLEX ON THE
SAME LOT. ~~AT~~ THIS WOULD REDUCE THE
DENSITY OF THE PROPERTY AND UPGRADE
THE NEIGHBORHOOD AT THE SAME TIME.
THE MOBILE HOMES HAVE BEEN THERE SINCE
1992 APPROXIMATELY. THERE WOULD NOT
NEED TO BE ANY IMPROVEMENTS TO THE SEWER
SINCE IT ALREADY SERVICES 3 HOMES



Viveiros Duplex



DISCLAIMER
 These drawings were prepared by the engineer and architect for the purpose of providing information only. They are not to be used for any other purpose without the written consent of the engineer and architect. The engineer and architect assume no responsibility for the accuracy or completeness of the information provided. The engineer and architect assume no responsibility for the accuracy or completeness of the information provided. The engineer and architect assume no responsibility for the accuracy or completeness of the information provided. The engineer and architect assume no responsibility for the accuracy or completeness of the information provided.



BURNS

PROCTER

EDWARDS

230'(s)

202.10'

69.90'

119.57'

116.45'

11

13

10

14

9

95'



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY NOVEMBER 14, 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, George Cramer, Rick Caudill, and Doug Faubion. Staff present; Bob Atchley and Bonita Kisse-Soutee.

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

Public Hearings:

Stevenson Bed and Breakfast; a request by John and Lynnette Stevenson to operate a bed and breakfast from an existing structure on property located at 146 Sleepy Hollow Road. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Mr. Stevenson was present to address questions from the Commission and public. Mr. Kitchen asked if approval had been requested from the homeowners assoc. Mr. Stevenson stated that there isn't one. Mr. Kitchen reported that some letters had been received from neighbors stating that this use would violate the covenants of the subdivision. Mr. Stevenson stated that in his opinion his property is not included in those covenants, and presented documentation which proved this. Mr. Kitchen discussed buffering. Mr. Stevenson said there is a duplex and an apartment in the neighborhood as well as others that have not been permitted or buffered and he will buffer if required to do so. Mr. Atchley explained the requirements for buffering. Mr. Kitchen asked if there was access to a boat launch. There isn't but there is a launch around the corner for the public, according to Mr. Stevenson. Further discussion followed regarding buffering. Mr. Caudill asked if there were any other nightly rentals in the subdivision. Mr. Stevenson stated that there is within 1000'. Floodplain was discussed. Mr. Cramer clarified that Mr. and Mrs. Stevenson would not be doing the nightly rental, this request is for sales purposes. Bill Martinka who lives in the neighborhood and was present to represent the neighbors, reported their concerns. He explained that the covenants were recorded in two separate sections making them valid for this property, in his opinion. Other concerns from the property owners were setting

precedence, property values, and ingress and egress. With no other questions or discussion this project will proceed to final vote next Monday.

Windmill Tower; a request by Paul Wrablica to construct a wireless communications tower on property located at 169 Windmill Road. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Caroline Boyd, representing the applicant, addressed questions from the Commission. No one signed up to speak. Discussion followed regarding the letter received from a property owner in Emerald Pointe, and fall distance. The tower can be designed to stay on the property if it were to fall. With no other discussion this project will proceed to final vote next week.

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 read the staff report and presented pictures, maps, and a video of the site. Jeramie Worley representing the project, addressed questions from the Commission. Mr. Caudill asked if Mr. Worley would be buying the property after approval is given. He stated that he will and office hours will be 9-5, and most appointments will be off site. Only 20 -30 percent of the business will be done there. An on premise sign will be at the front which will be unobtrusive as possible and unlighted. Discussion followed regarding not obstructing site distance with the sign. With no other discussion this project will proceed to final vote next week.

Old and New Business:

Nightly rental discussion; Mr. Atchley reported that the office has received about 25 complaints of nightly rentals in one area. Legal counsel has advised that all those properties should apply for nightly rental permits. There are hundreds of nightly rentals already operating in the county and most are not permitted. The question to the Commission is shall we continue to try and permit all of them, or follow the lead of the other counties and not permit them at all. Discussion followed. Mr. Kitchen feels that when a property changes ownership and is in a subdivision with covenants and restrictions it should be permitted. Further discussion will continue in the future.

Adjournment;

With no other business on the agenda for November 14, 2016 the meeting adjourned at 7:27 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 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 five members present. They were: Steve Adams, Dave Stewart, George Cramer, Doug Faubion, 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, October 2016; with no additions or corrections a motion was made by Mr. Cramer to approve the October minutes as written. Seconded by Mr. Kitchen. The motion to approve the minutes was unanimous.

Final Vote:

Stevenson Bed and Breakfast; request by John and Lynnette Stevenson to operate a bed and breakfast from an existing structure on property located at 146 Sleepy Hollow Road. Mr. Atchley reviewed the proposed decision of record. Mr. Faubion asked if the applicant had verified the restrictions and if they applied to this property. Mr. Stevenson stated that he felt the nightly rental was compatible with residential. Discussion followed. Mr. Cramer stated that if he is doing something that charges sales tax it is a business. Further discussion followed regarding restrictions, and the easement. Mr. Stewart clarified that Mr. Stevenson does not want to do the nightly rental himself but only wants to sell it as such. After discussion a motion was made by Mr. Kitchen to deny the request based upon incompatibility. Mr. Faubion seconded. The vote to deny was unanimous. Mr. Cramer stated that he would have voted in favor of the request if proof could be found that this lot was not included in the restrictions.

Windmill Tower: a request by Paul Wrablica to construct a wireless communications tower on property located at 169 Windmill Road. Mr. Atchley reviewed the proposed decision of record. With no 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.

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 reviewed the proposed decision of record. With no discussion a motion was made by Mr. Kitchen to approve based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was unanimous.

Concepts:

Snowden Heating and Air, LLC; a request by Larry Snowden to construct a 32 x 60 metal building that will serve as a warehouse and sheet metal shop for an HVAC business. Mr. Atchley presented location maps of the site. Mr. Snowden stated that the existing buildings visible on the map have been torn down. Discussion followed regarding previous owners and location of water. With no other discussion this project will proceed to public hearing next month.

My Wildwood Cottage; a request by Debra Stolle to operate a nightly rental from an existing condominium located at 191 Deep Forest. Mr. Atchley presented a location map of the site. Mr. Kevin Hutchinson explained the request. Mr. Stewart asked if this had previously been a nightly rental. Mr. Atchley explained that there was a previous approval for nightly rental for the whole development, but that legal counsel had advised that every nightly rental must obtain permits. Discussion followed. This project will proceed to public hearing next month.

MO-15 Powersite Tower; a request by Jeff Wood to construct a 190' tall self-support telecommunication tower on property located at Curtis Drive. Mr. Atchley presented location maps of the site. James Cardinal explained the request and stated that the tower was designed to fall inward if it fell. There will be a retaining wall surrounding the property. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

The Planning Commission discussed nightly rentals.

Adjournment:

With no other business on the agenda for November 21, 2016 the meeting adjourned at 6:52 p.m.