



## 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, MARCH 20, 2017, 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; February 2017*

#### Final Votes:

*167 N. Tuscany Nightly Rental  
National Enzyme  
764 Jones Road Nightly Rental  
127 N. Tuscany Nightly Rental*

#### Concepts:

<i>133 N. Tuscany Nightly Rental</i>	<i>#16-34</i>
<i>360 Lone Pine Road Nightly Rental</i>	<i>#17-3</i>
<i>Western Taney County Fire Prot. Dist.</i>	<i>#17-7</i>
<i>Reece Nightly Rental</i>	<i>#17-8</i>
<i>180 Legends Circle Nightly Rental</i>	<i>#17-9</i>
<i>Essential Therapeutic Massage</i>	<i>#17-10</i>
<i>Deer Crossing Nightly Rental</i>	<i>#17-11</i>
<i>Shabby Chic &amp; Junktique</i>	<i>#17-12</i>

#### Old and New Business:

*Tentative*

#### 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](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, FEBRUARY 13, 2017, 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, Rick Caudill, George Cramer, Randy Haes, Howard Kitchen, and Brad Lawrence. Staff present: Scott Starrett and Bonita Kisse-Souttee.

Mr. Starrett read a statement outlining the procedures for the meeting, and presented the exhibits.

### Public Hearings:

Craig Combs, 2339 US Hwy. 65; request for the addition of an Alpine Coaster and the necessary structures for the operation and storage of the coaster. Mr. Starrett read the staff report and presented maps, and pictures of the site. Mr. Combs addressed questions from the public and Commission. He corrected the staff report on the amount of property to be cleared. The track is not more than 10' wide. No changes need to be made to the entrance. MoDot might construct a turn lane at the expense of the applicant. The parking lot will be expanded if needed. There might be more lighting if operations continue after dark. The business will not be open past 8:00 p.m. Steve Beaumont who lives close to this property stated that some of the ziplines are on the neighbors property in his opinion. He was also concerned about the noise from the roller coaster, and adequate power supply. Julie Adams who also lives in the neighborhood was concerned about access, noise, compatibility, and she would like things to stay the same in her neighborhood. Gerald Oney who owns the property across the road from this site voiced concerns regarding the access, traffic, water detention, sewage, he would like the Commission to get all the facts before they approve this. Mr. Combs addressed the questions from the public. He stated that an Alpine coaster is gravity driven and is not as noisy as a regular coaster, and is not as high up as a regular coaster. The track is steel and have individual carts like go-carts. With no one else signed up to speak this project will proceed to final vote next week.

Marc & Liz Kirby, 189 Friendly Hills Dr; a request for a nightly rental from an existing single family residence containing five bedrooms. Mr. Starrett read the staff report and presented maps, pictures and a video of the site. Liz Kirby owner of the property addressed questions from the Commission and public. They plan improvements to the property, wastewater system, and have added additional parking. Tim Davis who owns the property below this one submitted a letter to the Commission which stated that his concerns were adequate parking, and an adequate wastewater system. Mr. Davis said he would be ok with the request as long as the wastewater and stormwater didn't end up on his property. Robert Johnston who built his home in Friendly Hills in 1998 stated that he wanted to live away from commercial developments and was not in favor of this use there. Mark Ryes who also lives in the neighborhood stated that there are eight homes in the subdivision and six of them are against this use. He stated that the Kirby's will never live in this house and they live in Oklahoma. His concerns were; noise, pets, fire suppression, negligence, incompatibility, traffic, and parking. Mrs. Kirby addressed the concerns and stated that when they bought it the agent told them they could do this use. She stated that no pets will be allowed, they will keep the property up and have already done improvements. C.J. Perme who lives in the neighborhood pointed out all the nightly rentals surrounding this property and stated that he was in favor of this use. Marie Powers addressed nightly rentals and how vacation homes operate. Angelica McKuch who also lives in the neighborhood is not in favor of this use and reported that the previous owner of this property sent a letter stating she didn't want her house used as a nightly rental. With no other discussion this project will proceed to final vote next week.

Don Phillips, 115 Greystone Drive; a request for a nightly rental from an existing single family residence containing five bedrooms. Mr. Starrett read the staff report and presented maps, pictures and a video of the site. Mr. Phillips was present to address questions from the Commission and public. Mr. Faubion pointed out that the property owners were under the impression that this is in violation of the covenants. Mr. Phillips stated that to his knowledge for several years there have been nightly rentals in this area. This is not in the covenants in his opinion. He stated that when he purchased this property he was told there would not be a problem with this type of use. He also referred to the Bob Atchley letter and Greg Smith letter stating this use is approved in this area, and pointed out the other Branson Creek areas where nightly rentals are permitted. Mr. Phillips stated that in his opinion for Mr. Kitchen to vote would be a conflict of interest. Mr. Kitchen and Mr. Stewart addressed special use permits as being non-transferrable without Planning Commission approval. With no other discussion this project will proceed to final vote next week.

Russ Schenewerk addressed the issues concerning all nightly rentals in Branson Creek, including the following requests. He had previously sent a letter to the department stating the issues. Jeremy Worley addressed the Commission regarding Mr. Kitchen voting, and presenting state statutes addressing this, he reported that property values are up at Branson Creek, he pointed out that according to a report he presented

properties will list for more money if it can be used as a nightly rental, he also discussed compatibility, and got a report from the Sheriff's office showing any disturbances reported, which were none. He discussed another report about a court case regarding nightly rentals which was ruled in favor of them. He left these reports for the office file. He had copies of the Murphy's and Smith's deeds and how long they have lived in the neighborhood and why this issue has just now being discussed by them. He also presented a letter that Mr. Schenewerk sent to all the real estate offices. Tracy Lightfoot addressed the concerns of the property owners and reported on the history of the application. Mr. Caudill asked if these structures complied with the Fire District's fire suppression rules. She stated that they didn't. Gary Billingsley another property owner explained the history of his property and the reason for renting his house as nightly rental. He stated that they did this business since 2008 until two women had a problem with the nightly rentals in their neighborhood just last year. Mr. Kitchen clarified that a decision of record was recorded for this subdivision stating that nightly rental was allowed, and that when the first complaint was filed county legal counsel was consulted who stated that all nightly rentals should be permitted. Karen Murphy presented a packet of information for the Planning Commission. She pointed out several items concerning complaint forms, letters from property owners opposing the request, and legal opinions, she proceeded to explain to the Planning Commission their previous decision of record for the entire Division III request from the beginning. Then she reported on all the infractions of each of the nightly rentals in the neighborhood. She stated that her hope is that the Code regarding nightly rentals stay the same. Mr. Eddie Wolfe reported that there is a sewer line being planned for the Turkey Creek area and that in his opinion there will be nightly rentals all up and down that area. Mrs. Wolfe reported on a meeting she attended by all Missouri Realtors who are interested in property owners rights and presented information regarding this.

John and Shirley Boyer, 119 Tuscan Drive; a request for a nightly rental from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps, and pictures of the site. Mr. and Mrs. Boyer were present to address questions from the Commission and public. She also stated that when they bought the property they were told they could do nightly rental. They wish to continue using their property as a nightly rental. Marie Powers spoke regarding the requirements for a nightly rental. In her opinion only communities that allow nightly rentals thrive. She also addressed the non-issues of covenants and how they are misconstrued. With no other discussion this property will proceed to final vote next week.

George C. & Lizabeth Thomas, 191 Greystone Drive; a request for a nightly rental from an existing single family residence containing six bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Discussion by the Commission included adequate parking. Ed Fisher who is a neighbor was against this use and stated concerns regarding; noise, occupancy overload, traffic, drinking, property management, pets, children, and compatibility. This project will proceed to final vote next week.



Aaron Viveiros, 139 Edwards Road; a request to build a duplex at Riverlake Subdivision Lot 12 Block 2 containing three mobile homes on a 695 sq. ft. lot. The mobile homes will be removed before construction of the duplex. Mr. Starrett read the staff report and presented maps and pictures of the site. Mr. Viveiros was present to address questions from the Commission and public. Mr. Kitchen clarified the request. Mr. Viveiros explained that he will hook to central sewer and water. He stated that he does not plan to do nightly rental. The Commission asked that the applicant provide information by the next meeting on how many bedrooms. Sewer capacity would be decreased from three mobiles to one duplex. Mr. Haes asked that he work with Road and Bridge regarding access to the County Road. His plan is to leave the driveways as is. Mr. Starrett stated that this question would be checked at the Division II Process. Setbacks will be met with no problems. No one signed up to speak to this project. This request will proceed to final vote next week.

Michael Mays, 130 Lugano Lane; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Sunset Realty services represented this project. Mr. Haes discussed parking. No one signed up to speak to this request. This project will proceed to final vote next week.

Valley View I, LLC, 360 Black Rock Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Sunset Realty Services represented this project. Richard Hurt who lives in this neighborhood gave the history of his property. He stated that this past summer there were six monster trucks that would come in dirty and would wash them in the street in front of the house. He stated this is against their covenants. Some of his other concerns were noise, compatibility, barbequing in the driveway and too many chairs and allowing cars to park in the road, property values, drinking, quality of life, and privacy. With no other discussion this project will proceed to final vote next week.

Patricia A. Bates, 189 Stoney Pointe Drive; a request to operate a nightly rental business from an existing single family residence containing five bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Sunset Realty Services represented this request. Joan Farmer who lives in the neighborhood read a prepared statement regarding when they bought the property, and read an email sent to the Planning Department. With no other discussion this project will proceed to final vote next week.

Steven & Shari Khoury, 157 N. Tuscany Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Sunset Realty Services represented this request. Sandra Strange, a property owner there,

stated when she and her husband purchased the property and gave the history of how they came to purchase the house. She explained problems they had with nightly renters in the past and how the covenants address these problems. With no other discussion this project will proceed to final vote next week.

At this point Mr. Stewart made a motion to extend the meeting past 9:30 p.m. Mr. Cramer seconded. After discussion Mr. Stewart amended his motion to "until all business on the agenda is done". Mr. Cramer seconded. The vote to extend the meeting was unanimous.

Contemporary Housing, LLC, 209 Stoney Pointe Drive; a request to operate a nightly rental business from an existing single family residence containing five bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Susan Smith who lives in the neighborhood gave her history of how she came to purchase her property and the problems she then encountered with nightly rental, which included; dogs barking, renters interfering with her water aerobics and swearing, noise, and incompatibility. With no other discussion this project will proceed to final vote next week.

Valley View I, LLC, 112 Tuscany Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. With no discussion this project will proceed to final vote next week.

Russell Barbour, 120 Lugano Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Lisa Aguirre who lives in the neighborhood gave her history of purchase and problems with nightly rental in the neighborhood and her concerns were; firewall, buffering, noise, fire safety, and suing the County if there is a fire.

Robert & Leslie Dickson, 130 Fieldstone Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. No one signed up to speak. This property will proceed to final vote next week.

Terry Pope and Janyce Wutzke, 137 N. Tuscany Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. With no discussion this property will proceed to final vote next week.

Ted & Laurinda Cox, 168 Fieldstone Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. A random

person from the crowd who had not signed up to speak, mentioned a loft being considered a bedroom. This project will proceed to final vote next week.

Valley View I, LLC, 138 Stoney Pointe Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. With no discussion this project will proceed to final vote next week.

Stinkweed, LLC, 130 N. Tuscany Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. With no discussion this project will proceed to final vote next week.

Sunset Realty represented by Barbara Durham, explained their history with the property owners of Branson Creek and how each of the complaints were handled. She stated that they aren't doing anything illegal and are trying to get along with the property owners. Their problems started when the nightly rental people started using the pool in her opinion.

Brad LaCore, 670 Amanda Drive; a request to operate a nightly rental business from an existing single family residence containing five bedrooms. Mr. Starrett read the staff report and presented maps and pictures of the site. Mr. LaCore was present to address questions from the Commission and public. A neighbor Sandi Mueller spoke in favor of the request and spoke for another neighbor who was also in favor. The Planning Commission did not have any discussion. This project will proceed to final vote next week.

DK & NK LLC, 177 N. Tuscany Drive; a request to operate a nightly rental business from an existing single family residence containing three bedrooms. Mr. Starrett read the staff report and presented maps, pictures and a video of the site. Nancy Klein who owns the property explained her personal history of buying the property and why she rents as nightly rental. She manages the property herself, and has a local person clean, and a local person for maintenance. Neil Murphy presented copies of letters opposing the nightly rentals, and gave the history of the complaints and how they came about hiring an attorney. With no other discussion this property will proceed to final vote next week.

#### Annual Review:

Year End Permit Summaries; Mr. Starrett presented the year end reports. A motion was made by Mr. Stewart to review and discuss later. Seconded by Mr. Cramer. The vote to review and discuss later was unanimous.

#### New and Old Business:

Discussion of Code Amendments; Mr. Starrett presented the proposed Amendments to the Code regarding changing wherever the Code referred to working days be changed to calendar days. Mr. Kitchen made a motion to accept the proposed amendment and send to the County Commission. Seconded by Mr. Haes. The vote to approve was unanimous.

Adjournment:

With no other business on the agenda for February 13, 2017 the meeting adjourned at 10:23 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](http://www.taneycounty.org)

**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, FEBRUARY 21, 2017, 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, Dave Stewart, Rick Caudill, George Cramer, Randy Haes, and Brad Lawrence. Staff present; Scott Starrett and Bonita Kisse-Souttee.

Mr. Starrett read a statement outlining the procedures for the meeting and presented the Exhibits.

### Review and Action:

Minutes, January 2017; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Cramer. The vote to approve the minutes was unanimous.

### Final Votes:

Craig Combs, Combs Family Ventures; a request to add an Alpine Coaster and necessary structures for operation and storage of the coaster at 2339 US Hwy. 65. Mr. Combs was present to address any questions from the Commission. Mr. Starrett read the proposed decision of record. Mr. Caudill discussed the turn lanes and if MoDot would do this and suggested this be tabled until this is done. Mr. Starrett suggested that the turn lane issue be put in the decision of record for compliance rather than to table the request. Mr. Caudill made a motion to approve based upon the decision of record as written with the addition of a turning lane and acceleration lane be constructed before opening for business. Seconded by Mr. Cramer. The motion was four in favor with Mr. Lawrence voting nay.

Kirby/189 Friendly Hills/nightly rental; Mr. Kirby was present. Mr. Starrett read the proposed decision of record. Mr. Caudill discussed compatibility with the surrounding area and opposition from the neighbors. Mr. Stewart discussed the adversity in the community and conformance with the Code. The Planning Commission reviewed the map of the area. Mr. Stewart made a motion to deny based upon

incompatibility to the surrounding area. The motion died for lack of second. A motion was made by Mr. Lawrence to approve based upon the decision of record. Mr. Cramer seconded. The vote to approve was three nays and two ayes. Mr. Adams voted in favor making the vote even. The motion to approve the project was defeated for lack of majority.

Phillips/115 Greystone/nightly rental; Tracy Lightfoot was present to represent the applicant. Mr. Starrett read the proposed decision of record and explained the property has changed owners since application. Ms. Lightfoot stated that the applicant has brought everything up to required standards. The number of bedrooms was discussed. Beth Hammond will manage the property for the new owners. An addition to the decision of record that a letter by the property manager be turned in to the Planning office, to be kept in the file. Beth Hammond addressed questions from the Planning Commission. Mr. Cramer suggested having a name of a local contact person in the office file. After discussion Mr. Cramer made a motion to add to the decision of record of having a local contact person available. Seconded by Mr. Lawrence. The vote to approve the addition to the decision of record was unanimous. Mr. Lawrence made a motion to approve. Seconded by Mr. Haes. The vote to approve the project was four in favor and one nay by Mr. Stewart.

The Planning Commission discussed maximum occupancy for all the nightly rentals, and that all of them should have a local contact person. After discussion the decisions of record were changed to read: #6; The residence located at \_\_\_ shall accommodate (sleep) no more than the maximum occupancy, "The maximum occupancy for a nightly rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom". The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations. #8; The current local contact information for the property be posted on the property and on file in the Taney County Planning Office.

Boyer/119 Tuscany/nightly rental; Mr. Starrett read the proposed decision of record. The Boyers were present. Discussion followed regarding the loft. Mr. Starrett read what constitutes a bedroom. The Boyers stated that they will make the necessary changes to make the loft a bedroom if it is used in the future. They have a local contact which will be provided to the office. With no other discussion a motion was made by Mr. Lawrence to approve based upon the amended decision of record. Seconded by Mr. Cramer. The vote to approve was four in favor with Mr. Stewart voting nay.

Thomas/191 Greystone/nightly rental; Mr. Starrett read the proposed decision of record. Beth Hammond represented the applicant. Discussion followed regarding number of bedrooms and adding the same language to the decision of record. With no other discussion a motion was made by Mr. Lawrence to approve based upon the amended decision of record. Seconded by Mr. Haes. The vote to approve was four in favor and Mr. Stewart voting nay.

Viveiros Duplex/139 Edwards Road; request to remove three trailers and construct a duplex. Mr. Starrett read the proposed decision of record. Mr. Viveiros was present with his site plan. Discussion followed regarding the duplex covering the same ground as the mobiles and the definition of outside storage. With no other discussion a motion to approve was made by Mr. Lawrence based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

Mays/130 Lugano Lane/nightly rental; Mr. Starrett read the proposed decision of record. Barbara Durham represented the applicant. The maximum occupancy statement and local contact person will be added to the decision of record. Mr. Haes discussed the loft. Mr. Starrett discussed the new statement regarding maximum occupancy. With no other discussion a motion was made by Mr. Lawrence to approve based upon the amended decision of record. Seconded by Mr. Haes. The vote to approve was four in favor and Mr. Stewart voting nay.

Valley View I, LLC/360 Black Rock/nightly rental; Mr. Starrett read the proposed decision of record with the two amendments regarding the maximum occupancy and local contact. Ms. Durham also represented this applicant. With no other discussion a motion to approve was made by Mr. Cramer. Seconded by Mr. Lawrence. Mr. Stewart voted nay. The vote to approve was four in favor and Mr. Stewart voting nay.

Bates/189 Stoney Pointe/nightly rental; Mr. Starrett read the proposed decision of record with the two additions of maximum occupancy and local contact statement. Discussion included parking. With no other discussion a motion was made by Mr. Haes to approve based upon the amended decision of record. Mr. Lawrence seconded. Mr. Stewart voted nay. The vote to approve was four in favor and one against.

Khoury/157 N. Tuscany/nightly rental; Mr. Starrett read the proposed decision of record with the two additions of maximum occupancy and local contact statement. Ms. Durham represented this applicant. With no discussion a motion was made by Mr. Lawrence to approve based upon the amended decision of record. Seconded by Mr. Cramer. Mr. Stewart voted nay. The vote to approve was four and favor and one against.

Contemporary Housing/209 Stoney Pointe/nightly rental; Mr. Starrett read the proposed decision of record with the two additions of maximum occupancy and local contact statement. Ms. Durham represented the applicant. Discussion included parking. With no other discussion a motion was made by Mr. Haes based upon the amended decision of record. Seconded by Mr. Lawrence. Mr. Stewart voted nay. The vote to approve was four in favor and one against.

Valley View I, LLC/112 N. Tuscany/nightly rental; Mr. Starrett read the proposed decision of record with the two additions of maximum occupancy and local contact

statement. Ms. Durham represented the applicant. Discussion included the two amendments to the decision of record. Mr. Cramer made a motion to approve based upon the amended decision of record. Mr. Haes seconded. Mr. Stewart voted nay. The vote to approve was four in favor and one against.

Barbour/120 Lugano Lane/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. Discussion followed regarding parking. With no other discussion a motion was made by Mr. Lawrence to approve based upon the amended decision of record. Mr. Haes seconded. The vote was four in favor and Mr. Stewart voting nay.

Dickson/130 Fieldstone/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. Discussion followed regarding parking. With no other discussion a motion was made by Mr. Haes based upon the amended decision of record. Mr. Lawrence seconded. The vote to approve was four in favor and Mr. Stewart voting nay.

Pope & Wutzke/137 N. Tuscany/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. There was no discussion. Mr. Cramer made a motion to approve based upon the amended decision of record. Mr. Haes seconded. The vote to approve was four in favor and Mr. Stewart voting nay.

Cox/168 Fieldstone/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. There was no discussion. Mr. Lawrence made a motion to approve based upon the amended decision of record. Seconded by Mr. Haes. The vote was four in favor and Mr. Stewart voted nay.

Valley View 1, LLC/138 Stoney Pointe/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. Mr. Caudill asked that there be no parking on the street. Mr. Haes made a motion to approve based upon the amended decision of record. Seconded Mr. Lawrence. Mr. Stewart voted nay.

Stinkweed, LLC/130 N. Tuscany/nightly rental; Mr. Starrett read the proposed decision of record. Ms. Durham represented the applicant. Mr. Cramer made a motion to approve based upon the amended decision of record. Mr. Lawrence seconded. The vote to approve was four in favor and Mr. Stewart voted nay.

LaCore/670 Amanda Road/nightly rental; Mr. Starrett read the proposed decision of record. Mr. LaCore was present. The new statement will not be added to this one. With no discussion Mr. Lawrence made a motion to approve based upon the decision of record. Mr. Stewart seconded. The vote to approve was unanimous.

DK & NK, LLC/177 N. Tuscany/nightly rental; Mr. Starrett read the proposed decision of record. There was no representative present. This project will be tabled until



the next meeting. Mr. Haes made a motion to table. Mr. Cramer seconded. The vote to table was unanimous.

#### Concepts:

Branson Creek Villas, 167 N. Tuscany Dr./nightly rental; Mr. Starrett presented maps and pictures of the site. Ms. Lightfoot represented the request. Discussion followed regarding number of bedrooms. This project will proceed to public hearing next month.

Branson Creek Villas, 165 N. Tuscany Dr./nightly rental; This was request was withdrawn.

360 Lone Pine Road/nightly rental; This request was withdrawn.

National Enzyme Co.; a request to extend the existing business to adjoining property after purchase, accessed from Austin Street. The representative was Charlie Amidon who clarified the request. He explained that eventually the company wants to have all their production and offices in one place. Most of the property will be parking. Mr. Amidon reported that there aren't now nor ever have been any violations of their production. Mr. Haes asked if they plan to utilize Austin Road. Mr. Amidon stated that they do plan to use the road. Mr. Haes reported that Austin Street will need to be widened. Mr. Caudill asked if they own the soccer field property and Mr. Amidon stated that they do. The Planning Commission clarified that this not be a blanket variance. With no other discussion this project will proceed to public hearing next month.

764 Jones Road/nightly rental; a request by GCS Properties LLC to operate a nightly rental business. Mr. Starrett presented maps and pictures of the site, and clarified the house has been torn down and a new structure built. Discussion followed regarding soil evaluation. This project will proceed to public hearing next month.

127 N. Tuscany Drive/nightly rental; a request by Roy and Jane Glazer to operate a nightly rental business from an existing structure. Mr. Starrett presented maps and pictures of the site. Mr. Glazer pointed out that the property next door with all the cars was not on his property, and is not a nightly rental. With no other questions this project will proceed to public hearing next month.

#### Old and New Business:

Mr. Starrett clarified the issues pending. Mrs. Wyatt was present and discussed the type of zoning we have and the implications of it on commercial development. Discussion followed regarding the procedure of implementing a new Code. After discussion Mr. Lawrence made a motion to send the draft Code with nightly rentals to the County Commission. Mr. Caudill seconded. Discussion followed regarding nightly rentals in the Code. Mr. Caudill restated his motion. The vote to send the draft Code to the County Commission was unanimous with the Chairman voting.

Other discussion included buffering of nightly rentals.

Adjournment:

With no other business on the agenda for February 21, 2017 the meeting adjourned at 8:18 p.m.



TANEY COUNTY PLANNING COMMISSION  
 P. O. Box 383 • Forsyth, Missouri 65653  
 Phone: 417-546-7225 / 7226 • Fax: 417-546-6801  
 website: www.taneycounty.org

#16-34

**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: George Nightly Rental

NAME OF APPLICANT: Jonathan S. George  
 (Must be owner of record)

SIGNATURE: [Signature] DATE: 11/16/2016  
 (Must be owner of record)

MAILING ADDRESS: P.O. Box 92886, Lafayette, La 70509

TELEPHONE: 337-349-6923 EMAIL: 54299@aol.com

Representative Information

NAME OF REPRESENTATIVE: Jonathan S. George

MAILING ADDRESS (rep.): P.O. Box 92886, Lafayette, La 70509

TELEPHONE NUMBER (rep.): 337-349-6923

## Property Information

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

133 W. Tuscomy Dr. Hollister, MO 65672

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

PARCEL #: 17-9.0-28-000-000-001.125  
(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): \_\_\_\_\_

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.)

I own a home at 133 N. Tuscany Dr.  
that I bought from Bronsen Creek  
~~Spain~~. Our Villa was marketed to us  
with the approval of nightly rentals  
being allowed. The covenants provided  
to us show nightly rentals are allowed.  
We have documentation stating that a  
Division III permit was granted to Fieldsten  
Villas. We started renting out our Villa  
in Feb 2009. I am asking to be  
grandfathered in ~~since~~ since we were  
renting before the regulation in Nov 30,  
was accepted. If we are not grandfathered  
in we are requesting a special use  
permit to do nightly rentals at  
133 N. Tuscany Dr. Halburton, WA




Revised 12/19/03



**Overview**



**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.125	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	GEORGE JONATHAN S & CARMON D
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		105 RUE ANGELIQUE
<b>Property Address</b>	133 N TUSCANY DR	<b>Acreage</b>	n/a		CARENCRO LA 70520-5656
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/4/2017  
 Last Data Uploaded: 5/20/2013 10:17:09 PM





# 133 N Tuscany Dr Nightly Rental



© 2018 Google. All rights reserved. This is not a professional survey. The information is provided for informational purposes only. It is not intended to be used as a substitute for a professional survey. The information is provided as a service to our users and is not guaranteed. The information is provided as a service to our users and is not guaranteed. The information is provided as a service to our users and is not guaranteed.





TANEY COUNTY PLANNING COMMISSION

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

17-3



**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:** 360 Road Strong Rd. Mighty Central

**NAME OF APPLICANT:** Jackie C Hughes  
(Must be owner of record)

**SIGNATURE:** Jackie C. Hughes **DATE:** 12/20/16  
(Must be owner of record)

**MAILING ADDRESS:** 973 Thompson Rd Slaughter La.  
(225) 70777

**TELEPHONE:** 933-8583 **EMAIL:** bransoncabin@aol.com

**Representative Information**

*Send all consp* → **NAME OF REPRESENTATIVE:** Leta Young, Realtor

**MAILING ADDRESS (rep.):** 714 State Hwy 248 Suite 10  
Branson, Mo. 65616

**TELEPHONE NUMBER (rep.):** 417-239-6746

~~CH-2-21-17 CH-3-20-17  
FH-3-13-17 PH-4-10-17  
FV-3-20-17 FV-4-17-17~~



## Property Information

ACCESS TO PROPERTY (street # and name): 360 Lone Pine R.  
Branson Mo. 65616

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

PARCEL #: 18-2.0-10-004-001-016-001  
(This number is on the top left hand corner of your property tax statement)

SECTION: 10-22-22 TOWNSHIP: Taney Co. RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): Skyline

Lot # (if applicable) 20 BLOCK # 1

### 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.)***

Special prement for nightly rental  
for use to new potential buyer.





# 360 Lone Pine Rd Nightly Rental



#17-7

**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:** WTCFPO STATION 12

**NAME OF APPLICANT:** WESTERN TANEY CO FIRE PROTECTION DISTRICT  
(Must be owner of record)

**SIGNATURE:** Chris Bernat, Fire Chief **DATE:** 2/3/17  
(Must be owner of record)

**MAILING ADDRESS:** 221 JEFFERSON RD, BRANSON, MO 65616

**TELEPHONE NUMBER:** 334-3440

**Representative Information**

**NAME OF REPRESENTATIVE:** CHRIS BERNAT / JIM SINGLE

**MAILING ADDRESS (rep.):** 221 JEFFERSON RD, BRANSON, MO 65616

**TELEPHONE NUMBER (rep.):** 334-3440

CH- 3-20-17  
PH- 4-10-17  
EV- 4-17-17



## Property Information

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

WINDMILL RD

Number of Acres (or sq. ft. of lot size): 5.9 ACRES

PARCEL #: 18-70-36-000-000-017000

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

SECTION: 36 TOWNSHIP: 22 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.)*

FIRE STATION WITH LIVING QUARTERS  
FOR TWO FAMILIES AND THREE INDIVIDUALS.  
FIRE STATION WILL SET IN THE CENTER WITH  
A DUPLEX FOR 2 FAMILIES. THE OTHER SIDE WILL  
BE LIVING QUARTERS FOR 3 INDIVIDUALS AND  
A TRAINING ROOM.



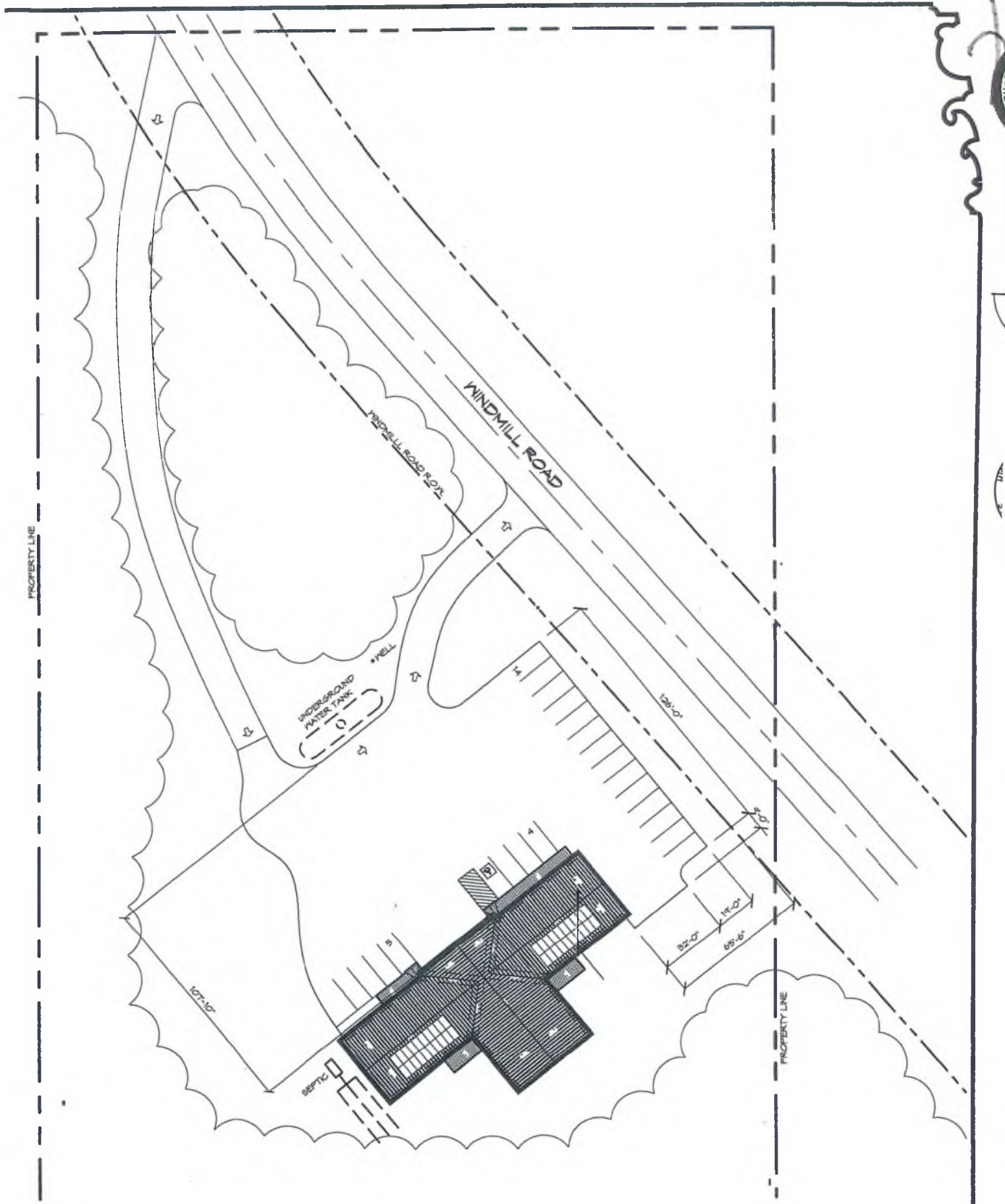


# WTCFD Station 12



STATE OF MISSOURI  
DEPARTMENT OF CONSERVATION  
AERIAL PHOTOGRAPHY  
2010





### STRUCTURAL SITE PLAN

SCALE: 1" = 30'

#### GRADING NOTES

1. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK. NOTIFY TREAT ARCHITECTS OF ANY DISCREPANCIES OR INCONSISTENCIES.

2. VERIFY ALL TOPOGRAPHIC INFORMATION PRESENTED HERE HAS BEEN TAKEN FROM A SURVEY PERFORMED BY A LICENSED SURVEYOR & ENGINEERING, BRANSON, MISSOURI.

3. ALL UTILITY INSTALLATIONS ARE INDICATED ON THE DRAWINGS IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF SERVICE LINES OR INSTALLATIONS PRIOR TO CONSTRUCTION.

4. TAKE ALL NECESSARY PRECAUTIONS TO SUPPORT, PROTECT AND MAINTAIN EXISTING UTILITY SERVICE LINES. IF ANY EXISTING UTILITY SERVICE LINES ARE DAMAGED DURING THE PERFORMANCE OF THE WORK, THEY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANIES.

5. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING BUILDINGS, CONSTRUCTION AND VEGETATION ON THE JOB SITE.

6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SURFACE DRAINAGE AND GRADING REQUIREMENTS CURRENTLY BEING ENFORCED BY THE CITY OF BRANSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND TECHNICAL STANDARDS.

7. THE CONTRACTOR SHALL INSTALL SILT FENCES AND STRAIN BALES AS REQUIRED TO PREVENT EXCESSIVE EROSION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1. ALL DISTURBED AREAS NOT SHOWN TO BE SOD SHALL BE HYDRIC SEEDING PRIOR TO SUBSTANTIAL COMPLETION.

8. THIS DRAWING IS GENERALLY DIAGRAMMATIC AND IS INTENDED TO DEFINE THE SCOPE AND TO ILLUSTRATE THE GENERAL ARRANGEMENT OF THE WORK ONLY. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY TREAT ARCHITECTS.

9. IN THE EVENT ADDITIONAL GUIDANCE IS NEEDED BY THE CONTRACTOR FOR ANY ASPECT OF CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT TREAT ARCHITECTS.

10. ALL CONCEPTS, DESIGNS AND DRAWINGS SHOWN HERE ARE THE EXCLUSIVE PROPERTY OF TREAT ARCHITECTS AND SHALL NOT BE USED, REPRODUCED, DISCLOSED OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TREAT ARCHITECTS.

ALL P  
DRAWN  
BY  
SB  
AND  
S  
DATE  
07/10/11  
PROJ

Feb 13 17 08:07a

p.1

Feb 11 17 09:21p

p.1

Feb 11 17 03 18p

p.1



**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)

**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:** Reece - Nightly Rental Request

**NAME OF APPLICANT:** ROBERT N WOODSTON  
(Must be owner of record)

**SIGNATURE:** *Robert N Woodston* **DATE:** 02/10/2017  
(Must be owner of record)

**MAILING ADDRESS:** 7217 SW Cannock Chase - Topeka, KS. 66614

**TELEPHONE:** 785-554-4620 **EMAIL:** snakepuppy@hotmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Kevin Grosdidier

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** 816-233-3631



Feb 13 17 08:08a

p.3

Feb 11 17 09:22p

p.3  
p.3

Feb 11 17 03:18p

### Property Information

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

Corner of Majestic & Lenhart

**Number of Acres (or sq. ft. of lot size):** 0.51 Acres

**PARCEL #:** 16-2.0-10-002-001-010.023

(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):** Majestic Pointe Estates

**Lot # (if applicable)** Lot #1 **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 # 3

**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: Nightly Rental Request

Feb 13 17 08:08a

p 4

Feb 11 17 09:22p

p 4

Feb 11 17 03:18p

p 4

***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.)***

Construct a single family dwelling as our Family Vacation home with

the option of putting it into Nightly Vacation Rental when are are not using it.

I AM REQUESTING A PERMIT FOR THIS LOT TO  
BE USED AS A SINGLE FAMILY / NIGHTLY RENTAL DWELLING  
SO MIKE REECE MAY PURCHASE IT. MY ONLY  
INTENTION FOR THIS APPLICATION IS SO I CAN SELL  
THIS LOT TO MIKE REECE.

Robert Woolston      Robert Woolston  
145 MONTELEY DR  
BRANSON, MO 65616  
417-386-4117 - HOME  
620-224-9932 - CELL





# Reece Nightly Rental



Small text box in the bottom left corner, likely containing a disclaimer or map information.





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

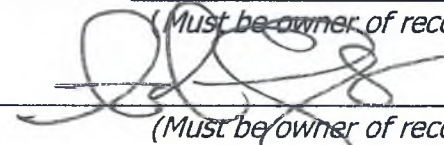
#17-9

**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:** 180 LEGENDS CIRCLE.

**NAME OF APPLICANT:** ADAM DONYES  
*(Must be owner of record)*

**SIGNATURE:**  **DATE:** 2/13/2017  
*(Must be owner of record)*

**MAILING ADDRESS:** 1353 LAKESTORE DR. BRANSON, MO. 65616

**TELEPHONE:** 417.294.7444 **EMAIL:** adonyes@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** ADAM DONYES

**MAILING ADDRESS (rep.):** 1353 LAKESTORE DR. BRANSON, MO. 65616

**TELEPHONE NUMBER (rep.):** 417.294.7444



**Property Information**

**ACCESS TO PROPERTY (street # and name):** 180 LEGENDS CIR,  
HOLLISTER, MO. 65672

**Number of Acres (or sq. ft. of lot size):** 3,920 SQ. FT

**PARCEL #:** 17-80-27-000-000-011.017  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 27 **TOWNSHIP:** 22 NORTH **RANGE:** 21 W OF THE 5TH  
PRINCIPAL MERIDIAN  
TANEY CO.

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

**Lot # (if applicable)** 52 **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: \_\_\_\_\_

↳ NIGHTLY  
RENTALS







# 180 Legends Circle



Small text box in the bottom left corner, likely containing a disclaimer or scale information.



TANEY COUNTY PLANNING COMMISSION

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

#17-10

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: ESSENTIAL THERAPEUTIC MASSAGE

NAME OF APPLICANT: STEVEN JUDD (Must be owner of record)

SIGNATURE: [Signature] DATE: 2/21/17 (Must be owner of record)

MAILING ADDRESS: 13609 LAKESHORE DR. COMANA, AR 72622

TELEPHONE: 417-337-2850 EMAIL: SJUDD@BURGESSAIRCRAFT.COM

Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

CH-3-20
PH-4-10
FV-4-17



## Property Information

ACCESS TO PROPERTY (street # and name): 830 BEELER ROAD

Number of Acres (or sq. ft. of lot size): 3.13 ACRES

PARCEL #: 08-5.0-21-000-001-001.018

(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): HIDDEN MEADOW PHASE III

Lot # (if applicable) 47 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: \_\_\_\_\_

## Proposed Project Details

The office will be located in a detached building approximately 25 feet north of the main house. The office is a finished, separate part of a two car garage.

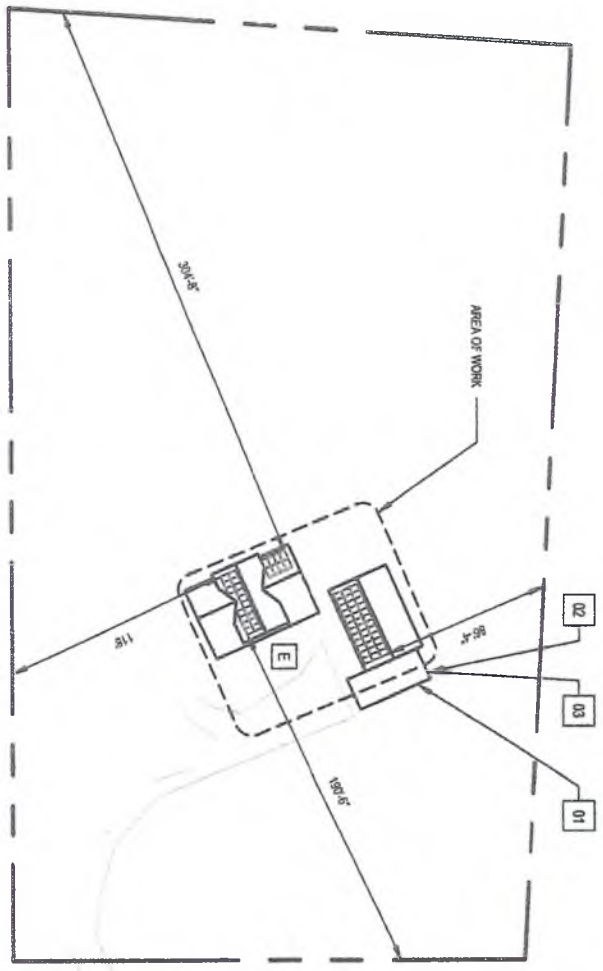
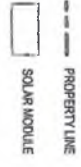
The office will house a business established 17 years ago. The business is named Essential Therapeutic Massage. The main nature of the business is therapeutic body work and myofascial release. Linda Judd will be the only therapist. Linda is Missouri State Licensed (#2000175768). Linda is Board Certified in Therapeutic Massage and Bodywork (License #297989-00). Linda is a Professional Member of American Massage Therapy Association (#111991). The Missouri State Business License number is 2007032054. By law, the office is inspected once a year by the state of Missouri.

There will be only one client in the therapy room at a time. Occasionally there could be one client waiting for the next appointment. There will never be more than 2 clients and 2 cars at any one time. Hours will be by appointment only from 10am to 7pm Monday through Friday. 10am to 5pm Saturday.

There will be three rooms in the office: a waiting room, a therapy room, and a bathroom with a shower. Air conditioning and heat is electric. The office has its own water heater. There is sufficient parking space for 6 client cars leaving ample room for snow removal. There are lights on the building and the house for night time traffic. Access will be from the current road. Water will be from a private well. Sewer will be a private septic system. The office entrance is on ground level requiring no steps or ramps. There are no pharmaceutical drugs involved or on the premises.

**LEGEND**

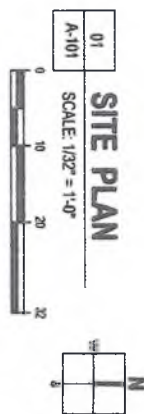
- 01 (S) UTILITY METER
- 02 AC DISCONNECT
- 03 PV METER
- E MAIN ENTRANCE DOOR



LOCATION INFO	
LOCATION	BRANSON, MISSOURI 65616
DATE	07/21/15
OWNER	DR. KIM
DESIGNER	ST. LOUIS
DESIGN ORGANIZATION	ST. LOUIS
DESIGNER'S LICENSE NO.	197-0000

ELECTRICAL CHARACTERISTICS	
SYSTEM	RESIDENTIAL
INVERTER	600 WATT, 240V-AC, 20A
NUMBER OF MODULES	0
TYPE OF ARRAY	MONO CRYSTALLINE
ARRAY CONFIG	1 branch of 17, 2 branches of 16, and 1 branch of 12
NUMBER OF ARRAY	18
TYPE OF ARRAY	MONO CRYSTALLINE
TYPE OF ARRAY	MONO CRYSTALLINE
TYPE OF ARRAY	MONO CRYSTALLINE



A B C D E F G H



**MISSOURI SUN SOLAR**  
CONTRACTOR

PHONE: 4174131785  
LIC. No. N/A

UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. ANY REVISIONS TO THIS DRAWING SHALL BE SUBJECT TO THE DESIGNER'S AND PROVIDER'S APPROVAL.

NEW PV SYSTEM: 15.555 kWp  
**EDWARDS RESIDENCE**  
830 BEELER RD  
BRANSON, MO 65616  
APN#  
08-5.0-21-000-001-001.018

**ENGINEER OF RECORD**

Revision: 1-29-16 BK  
-As built electrical

SITE PLAN	
(SHEET 1 OF 11)	
DATE:	9.29.2015
DESIGN BY:	N. K.
CHECKED BY:	M.M.
REVISIONS	

**A-101.00**





# Essential Therapeutic Massage







# 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)

#17-11

## 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:** Deer Crossing

**NAME OF APPLICANT:** Bronson Turkey Crossing, Valerie Budd  
(Must be owner of record)

**SIGNATURE:** Valerie Budd **DATE:** 2-9-17  
(Must be owner of record)

**MAILING ADDRESS:** 845 Lakeview Dr. Ridgely MO 65739

**TELEPHONE:** 417 699 8040 / 972 824 4394 **EMAIL:** rvbudd@gmail.com

### Representative Information

**NAME OF REPRESENTATIVE:** Jeremiah Grogan - Nancy Gunkle

**MAILING ADDRESS (rep.):** 845 Lakeview Dr

**TELEPHONE NUMBER (rep.):** 417 699 8040

## Property Information

ACCESS TO PROPERTY (street # and name): James Road

Number of Acres (or sq. ft. of lot size): 2.299

PARCEL #: 19-6.0-24-001-014-002.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 24 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Gakmont

Lot # (if applicable) 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 BLOCK # \_\_\_\_\_

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

- Commercial *Vacation Rentals*     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.)***

wanting to build 6  
nightly rental log cabins,  
2 large and maybe 4 small cabins







# Deer Crossing Nightly 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

#17-12

RECEIVED  
 2-24-17mo

**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:** Outpost Flea Market

3-1-17  
 DONNA asks  
 to change project  
 name to:  
 STabby Chic  
 + Junktique

**NAME OF APPLICANT:** DONNA TANKA  
 (Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 2-24-17  
 (Must be owner of record)

**MAILING ADDRESS:** PO Box 1417 Forsyth MO 65653

**TELEPHONE:** 719-210-1752 **EMAIL:** \_\_\_\_\_

**Representative Information**

**NAME OF REPRESENTATIVE:** SAME AS ABOVE

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

CH - 3-20-17  
 PH - 4-10-17  
 FV - 4-17-17



# Property Information

ACCESS TO PROPERTY (street # and name): 22068 US Hwy 160

Number of Acres (or sq. ft. of lot size): 2 AC

PARCEL #: 10-5.0-15-000-000-020,000  
(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: 15 TOWNSHIP: 23 RANGE: 19

NAME OF SUBDIVISION (if applicable): Thomas Est

Lot # (if applicable) 1 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.)*

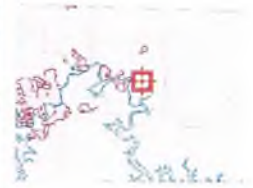
Flea Market

24X36 Building





Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	10-5.0-15-000-000-020.000	Alternate ID	n/a	Owner Address	TANKA DONNA M
Sec/Twp/Rng	15-23-19	Class	n/a		PO BOX 1417
Property Address	22068 US HWY 160	Acres	2		FORSYTH MO 65653
District	2CCX				
Brief Tax Description	THOMAS ESTATES THOMAS ESTATES LT 1 <i>(Note: Not to be used on legal documents)</i>				

Date created: 2/24/2017  
 Last Data Uploaded: 5/20/2013 10:17:09 PM

 Developed by  
 The Schneider Corporation





# Shabby Chic & Junktique



Small text block in the bottom left corner, likely a disclaimer or metadata.