



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, JULY 24, 2017 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Review and Action:

2017 May and June Minutes

Final Vote:

#17-20 122 Fieldstone Drive Nightly Rental

#17-24 Dollar General

#17-25 670 Amanda Road Nightly Rental

#17-26 Harp Duplex

Concepts:

#17-27 Granny's K9 Clip Joint & Granny's Tiny Paws Kennel

#17-28 Misty Mountain Dog Grooming

#17-29 Kings Ridge

Old and New Business:

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: 07/20/2017

By: MP

Time: 10:00 am

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room and the Planning and Zoning office.



TANEY COUNTY PLANNING COMMISSION

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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, MAY 9, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with 5 members present. They were: Dave Stewart, Doug Faubion, Rick Caudill, Randy Haes, Howard Kitchen, and George Cramer. 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:

Reece Nightly Rental; a request by Michael Reece to construct and operate a nightly rental business on property located at the corner of Majestic and Lenhart Roads. Mr. Starrett read the staff report and presented location maps and pictures of the property. Mr. Reece contacted staff before the meeting that this would be on a different lot than first planned. Plans are to build a five bedroom single family dwelling. Robert Johnston who lives in Friendly Hills Subdivision represented the other property owners who were opposed to the request. He pointed out another residence that is operating a nightly rental that is not permitted in the same neighborhood. Mr. Reece referred to the letter provided to the Planning Commission in favor of the request by a property owner who owns 11 lots. Marc Rys who also lives in the neighborhood spoke about concerns he has regarding noise, slopes, snow removal, traffic, type of people renting, and compatibility. There was no other discussion. This project will proceed to final vote next week.

180 Legends Circle Nightly Rental; a request by Adam Donyes to operate a nightly rental from a single family dwelling located at 180 Legends Circle. Mr. Starrett read the staff report and presented pictures and maps of the site. Adam Martin representing the applicant represented Mr. Donyes. Mr. Martin is a nightly rental owner himself. Mr. Donyes plans to have two additional parking spaces. He presented additional information. Karen Murphy spoke in opposition to the request and stated concerns regarding covenants and restrictions, parking, type of people renting, property values, and compatibility. Beth Hammond representing the applicant pointed out two letters in favor of the request. Mr. Hayes discussed the additional parking planned for the back of the property, and drainage into the roadway. Mr. Hayes asked for a drawing depicting the drainage plans and the location of the pins. The owner requested al

meeting with the Road and Bridge Administrator before the meeting next week. With no other discussion this project will proceed to final vote next week.

Shabby Chic & Junktique; a request by Donna Tanka to operate a flea market from an existing building located at 22068 US Hwy. 160 Kissee Mills. Mr. Starrett read the staff report and presented pictures and location maps of the site. Ms. Tanka was present. No one from the public signed up to speak. This request will proceed to final vote next week.

The M Nightly Rental; a request by Jerilyn Munshi of JHM Properties to operate a nightly rental from an existing single family dwelling located at 955 Emory Creek Blvd. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mrs. Munshi was present to address questions from the Planning Commission. There is 57.9 acres with this property and it is at the end of Emory Creek Subdivision. Bradley Salemie who lives in the neighborhood spoke in opposition of the request, stated concerns regarding, traffic, signage, compatibility, type of people renting, traffic and noise. Mrs. Munshi addressed the concerns. She will handle the business herself, and this is the only nightly rental she will have. Discussion followed regarding how many people were notified. This project will proceed to final vote next week.

136 Monte Cristo Drive Nightly Rental; a request by Timothy Watson to operate a nightly rental from an existing single family dwelling located at 136 Monte Cristo Drive. No representative was present. Mr. Cramer made a motion to postpone. Seconded by Mr. Faubion. The vote to postpone was unanimous.

110 N. Tuscany Drive Nightly Rental; a request to operate a nightly rental business from an existing single family dwelling located at 110 N. Tuscany Drive. No representative was present. Mr. Cramer made a motion to postpone. Seconded by Mr. Faubion. The vote to postpone was unanimous.

Bristol Road Vacation Rental; a request by Rachel Dunlap to operate a nightly rental business from an existing single family dwelling located at 417 Bristol Road. Mr. Starrett read the staff report and presented pictures and location maps of the site. Ms. Dunlap was present, and explained what she will charge for rent and that she is wanting to supplement her income. Jeff Bressler who lives in the neighborhood spoke in opposition of the request. His concerns were; setting precedence, traffic, and property values. Steve Hughes who lives in the neighborhood stated that he bought there because it was away from any commercial uses. He was also concerned about; types of people being rented to, and incompatibility to the surrounding area. Ms. Dunlap addressed the concerns by stating there will not be any traffic passing by the other homes, that she would be careful about who she will rent to. Mr. Caudill asked if she knew the cost of compliance with the fire department. She did not and Mr. Caudill suggested she get in touch with them. This request will proceed to final vote next week.

226 Stoney Pointe Drive Nightly Rental; a request by Gary Billingsley to operate a nightly rental business from an existing single family dwelling located at 226 Stoney Pointe Drive. Mr. Starrett read the staff report and presented pictures and location maps of the site. Marie Powers was present representing Mr. Billingsley and addressed some of the concerns of people who oppose nightly rentals. Karen Murphy who lives in the subdivision spoke in opposition of the request and pointed out some information from Mr. Billingsley in the form of a letter. Neil Murphy who also lives in the neighborhood expressed concerns regarding the compatibility of the use to the surrounding neighborhood. Paul Frampton another neighbor was concerned with traffic, type of people rented to, and compatibility. Donna Evitt who lives in the neighborhood was concerned with compatibility, and property values. Mrs. Powers addressed the concerns and stated that the rentals are visited by the representatives on a regular basis. This project will proceed to public hearing next week.

Lee's Secret Garden Vacation Rental; a request by Dean Donat to operate a nightly rental business from an existing single family dwelling located at 392 Blackwell Ferry Road. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Donat was present. Mr. Caudill discussed the mobile home to the south and how it was accessed. Three people who did not sign up to speak were opposed to the use. Mr. Donat addressed the concerns. Mr. Caudill pointed out that there is a privacy fence all the way around the property. This project will proceed to final vote next week.

Old and New Business:

Mr. Stewart asked for a report on the meeting with staff and county commission regarding the new code. Mr. Starrett stated that there had been one meeting, but the others were canceled because of the flooding situation.

Mr. Caudill asked if anything had been done regarding nightly rental at the state level. Further discussion followed regarding enforcement of nightly rentals.

Adjournment:

With no other business on the May 9, 2017 agenda the meeting adjourned at 7:55 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 15, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with five Planning Commissioners present. They were; Dave Stewart, Rick Caudill, Doug Faubion, Howard Kitchen, and Randy Haes. Staff present: Scott Starrett and Bonita Kissee-Souttee.

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

Review and Action:

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

Final Votes:

Reece Nightly Rental; request by Robert Woolston to construct a single family dwelling for a vacation home with the option of using it as a nightly rental at the corner of Majestic and Lenhart Roads. Mr. Starrett clarified the request. Mr. Reece was present. Mr. Haes asked if Mr. Reece owned the lot. With no other discussion a motion was made by Mr. Caudill to deny based upon incompatibility to the surrounding area. Seconded by Mr. Haes. The vote to deny was unanimous. Discussion followed regarding the reason for denial.

180 Legends Circle Nightly Rental; request by Adam Donyes to operate a nightly rental business on property located at Branson Creek Development. Mr. Starrett clarified the request. Mr. Donyes was present. Mr. Haes asked how many bedrooms were in the structure. Mr. Caudill also discussed parking and the availability of room to park a boat, and using the site as a retreat. Mr. Kitchen discussed parking and number of bedrooms. Mr. Faubion discussed restrictions and parking. Mr. Stewart also discussed parking. With no other discussion a motion was made by Mr. Kitchen to approve based upon the decision of record addressing parking. Seconded by Mr. Caudill. The vote was three in favor and one opposing with the Chairman not voting.

Shabby Chic & Junktique; request by Donna Tanka to operate a flea market on property located at 22068 US Hwy. 160. Mr. Starrett clarified the request. Ms. Tanka was present. Parking spaces have been added and a tree removed. With no other discussion a motion was made by Mr. Haes to approve based upon the decision of record. Seconded by Mr. Faubion. The vote to approve was unanimous.

The M Nightly Rental; request by Jerilyn Munshi to operate a nightly rental business on property located at 955 Emory Creek Blvd. Mr. Starrett clarified the request. With no discussion a motion was made by Mr. Faubion to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was three in favor and one against with the Chairman not voting.

136 Monte Cristo Nightly Rental; request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Postponed.

110 N. Tuscany Drive Nightly Rental; request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Postponed.

Bristol Road Vacation Rental; request by Rachel Dunlap to operate a nightly rental business from property located at 417 Bristol Road. Mr. Starrett clarified the request. Ms. Dunlap was present. Mr. Stewart pointed out a previous business in the immediate vicinity. Mr. Haes discussed a road easement to the four lots. Discussion followed regarding compatibility. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record. With no second the motion died for lack of second. Discussion followed regarding compatibility. The project failed to receive approval. Mr. Starrett explained the appeal procedure.

226 Stoney Pointe Dr. Nightly Rental; request by Gary Billingsley to operate a nightly rental business from property located at Branson Creek Development. Mr. Starrett clarified the request. Ms. Powers was present to represent the applicant. Mr. Faubion asked if there were any other nightly rentals in the vicinity. Mr. Starrett clarified that there were. With no other discussion a motion was made by Mr. Haes based upon the decision of record. Seconded by Mr. Caudill. The vote to approve was two in favor and two against the Chairman voted nay. The motion failed.

Lee's Secret Garden; request by Dean and Janice Donat to operate a nightly rental from property located at 392 Blackwell Ferry Road. Mr. Starrett clarified the request. Mr. Donat was present. Mr. Kitchen discussed opposition of neighbors. Mr. Caudill clarified the parking. Mr. Haes discussed access and the fence between the residence and this one. With no other discussion a motion was made by Mr. Haes based upon the decision of record. Seconded by Mr. Faubion. The vote to approve was unanimous.

Concepts:

Hinkle Workshop; a request by Andrew and Camille Hinkle to construct a pole barn for multi-use including construction of fishing lures, boat parking and other uses. The property is located at 226 Barbs Lane. Mr. Hinkle was present. Mr. Starrett presented a location map of the site. Discussion followed regarding deliveries, parking, opposition of neighbors and storage. The location of the structure has been changed since the site plan was turned in. Another driveway will be built accessing the structure. Road and Bridge will be contacted regarding coming off the County Road. There will be no signs. With no other discussion this project will proceed to public hearing next month.

122 Fieldstone Dr. Nightly Rental; a request by Jerry & Kathy Mottinger to operate a nightly rental business on property at the Villas of Fieldstone at Branson Creek. There was no representative present. Mr. Haes made a motion to postpone. Mr. Kitchen seconded. The vote to postpone was unanimous.

Beth's Breakaway's Nightly Rental; a request by Beth A. Hammond to operate a nightly rental business from an existing single family dwelling on property located at 186 Fairlane in Ridgedale. Ms. Lightfoot was present to represent the project. Mr. Starrett presented a location map of the site. Ms. Lightfoot stated that the homeowners association had been contacted. Mr. Caudill stated that there were other nightly rentals in the neighborhood in his opinion. Discussion followed regarding size of structure, parking, and lot size. This request will proceed to public hearing next month.

141 Monte Cristo Dr. Nightly Rental; a request by Thomas and Julie Strickler to operate a nightly rental business from property located at the villas of Fieldstone Branson Creek. Mr. Starrett clarified the request. Mr. Strickler was present. Mr. Caudill pointed out that there is another nightly rental on this street. Mr. Faubion clarified that the next door neighbor does not do nightly rental. Mr. Starrett pointed out the other nightly rentals and proposed nightly rentals on the map. Mr. Strickler has owned the property since 2011 and has rented since then. At this point there isn't a local person overseeing the rental, but there is a local person who cleans and maintains. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Mr. Haes discussed the denial process in making a motion.

Adjournment:

With no other business on the agenda for May 15, 2017, the meeting adjourned at 7:15 p.m.

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 12, 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, Doug Faubion, Randy Haes, Howard Kitchen, and Randy Fogle. 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:

Hinkle Workshop; a request by Andrew and Camille Hinkle to construct a pole barn to assemble fishing lures in, located at 226 Barbs Lane. Mr. Starrett read the staff report and presented pictures and location maps of the site. Mrs. Hinkle was present. Mr. Stewart asked if they live in the existing house. She stated that their son lives there. Rick Pickren whose in-laws own the adjoining property was concerned with fumes, compatibility, traffic, and expansion. Mrs. Hinkle addressed the concerns. The business is only a one man operation. There will be no fumes because the products are shipped out to be painted. There will be no customers, traffic or signage. The lures are made of acrylic. He does approximately 200 a month at this time. Mr. Kitchen discussed water and wastewater. With no other questions this request will proceed to final vote next week.

Beth's Breakaway's Vacation Rental; a request by Beth Hammond to operate a nightly rental business on property located at 186 Fairlane Drive, Ridgedale. Tracy Lightfoot was present with Ms. Hammond. Mr. Starrett read the staff report and presented pictures and a location map of the site. Ms. Hammond is the owner of the property. She stated that there are several trees buffering the property from the adjacent residential property and that she has a very good working relationship with them. Mr. Faubion reported a letter received from 140 Fairlane stating concerns regarding strangers in the neighborhood. Mr. Fogle asked if there were any other nightly rentals in the area, and if the bylaws addressed this. Ms. Lightfoot will email the bylaws to the office, which she stated do not address nightly rentals she reported there are other nightly rentals in the neighborhood. This road also accesses Big Cedar, so

there is tourist traffic passing by this property on a daily basis. With no other discussion this request will proceed to final vote next week.

141 Monte Cristo Drive Nightly Rental; a request by Tom and Julie Strickler to operate a nightly rental business on property located at 141 Monte Cristo Drive. Mr. Starrett read the staff report and presented pictures and location maps of the site. Mr. and Mrs. Strickler were present. Mr. Kitchen asked if he received a letter from the Assessor's office and if he provided a copy to the office. Mr. Strickler stated that he had and that he only rents part time to friends and friends of friends. Steve Lamberson a property owner next door who has lived there 3 years, expressed concerns regarding; noise, vandalism, traffic, overcrowding of the clubhouse, property values, and compatibility. Susan Smith also a property owner opposed the request and gave some statistics of the neighborhood such as number of nightly rentals, number of retirees living there, and floor plans of the villas. She also pointed out areas of the Code book that in her opinion covered nightly rentals. Pictures of some of the nightly rentals were presented. Sandra Strange another property owner in the Villas, presented a handout regarding mailouts from real estate companies and other pictures showing damage to some properties. She read a statement opposing the nightly rental use. Wes Strange who has lived there 10 years spoke in opposition to the request. Mr. Faubion pointed out that the developers not only lied to the property owners but to the County as well regarding allowing nightly rentals. Lisa Aguirre, another property owner in the Villas, also expressed concerns opposing the request and berated the staff regarding enforcement. Steve Lamberson spoke again regarding enforcement and continued berating the staff and Planning Commission. Mr. Strickler addressed some of the concerns and asked for any information concerning his property that had been turned in to the office. Mrs. Strickler stated that their villa had not been rented this year for money because they found out they needed to come thru the process. 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 June 12, 2017 the meeting adjourned at 7:40 p.m.

MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 19, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with eight members present. They were: Dave Stewart, Rick Caudill, Doug Faubion, George Cramer, Randy Fogle, Howard Kitchen, Brad Lawrence, and Randy Haes. 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, May 2017; a motion was made by Mr. Haes to approve the minutes with a correction on May 9, second paragraph spelling of Mr. Haes name. Seconded by Mr. Lawrence. The vote to approve the minutes with the correction was unanimous.

Final Votes:

Hinkle Workshop: a request by Andrew and Camille Hinkle to construct a pole barn to be used to assemble fishing lures located at 226 Barbs Lane. Mr. Starrett clarified the request and reviewed the proposed decision of record. Mr. Cramer clarified there would not be any employees. With no other discussion Mr. Cramer made a motion to approve based upon the decision of record. Seconded by Mr. Kitchen. The vote to approve was unanimous.

Beth's Breakaway's Vacation Rental: a request by Beth Hammond to operate nightly rental business on property located at 186 Fairlane Dr. Mr. Starrett clarified the request and reviewed the proposed decision of record with the addition of #9 regarding a timeframe of issuance of the certificate of compliance. Discussion followed. Mr. Cramer made a motion to include in the decision of record the addition of #9. Seconded by Mr. Lawrence. The vote to approve was unanimous. Mr. Haes made a motion to approve the project. Seconded by Mr. Cramer. The vote to approve was unanimous.

141 Monte Cristo Drive Nightly Rental: a request by Thomas & Julie Strickler to operate a nightly rental business on property located at 141 Monte Cristo Drive. Mr. Starrett clarified the request and reviewed the proposed decision of record with the

addition of item #9. Mr. Fogle clarified the square footage and occupancy, discussion followed regarding how this project was approved in the beginning. Mr. Faubion clarified Branson Creek was approved for nightly rental in the very beginning, and pointed out that the next door neighbor had no objections. With no other discussion a motion was made by Mr. Haes to approve based upon the decision of record with the addition of item #9. Seconded by Mr. Lawrence. The vote to approve was six in favor and two against approval with the chairman voting aye. The motion carried.

Concepts:

122 Fieldstone Drive Nightly Rental: a request by Jerry & Kathy Mottinger to operate a nightly rental business on property located at Unit B Villas of Fieldstone at Branson Creek. Mr. Starrett clarified the request and presented maps and pictures of the site. Mr. Mottinger was present to explain the reason for his request. Mr. Fogle asked if he had considered renting the property for long term rental. The Commission informed him that he could do this without a permit. The applicant stated that he had not thought of that. He doesn't know how long he might want to rent it. With no other discussion this project will proceed to public hearing next month.

Dollar General: a request by Bobbie & Barbara Thurman to construct a retail shopping business on property located at 125 Quincy Lane. Mr. Starrett clarified the request and presented location maps and a drawing of the site. A representative of Dollar General was present to explain the plans. A soils evaluation will be done later on. With no other discussion this project will proceed to public hearing next month.

670 Amanda Road Nightly Rental: a request by Talus Properties to operate a nightly rental business on property located at Oak Lake Estates Subdivision. Mr. Starrett clarified the request and presented location maps and pictures of the site. The property owner explained they want to nightly rental until they can relocate to this residence, which they estimate to be about 7 years. Discussion followed regarding management. With no other discussion this project will proceed to public hearing next month.

Harp Duplex: a request by Baldknobber Hill, LLC to construct a duplex on lots 3-4 Block 5 of Warnersville Subdivision. Mr. Starrett presented location maps and pictures of the site. The property owners were present to address questions from the Commission. There is an existing two bedroom house and two other structures on the property that will be left there. The other two structures are rented by the month. This request will be for the construction of the duplex and will also be rented by the month. With no other discussion this request will proceed to public hearing next month.

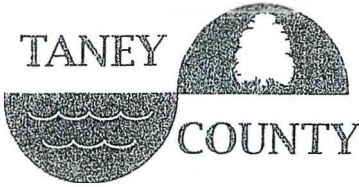
Old and New Business:

Mr. Starrett reported that he would not be able to attend the July 17 meeting. If they wished him to attend they could make a motion to move that meeting to the next week. A motion was made to move the meeting to July 24, by Mr. Caudill. Seconded by

Mr. Cramer. The vote to move the meeting date change was unanimous. Mr. Kitchen, Mr. Faubion, and Mr. Fogle will not be able to attend that meeting.

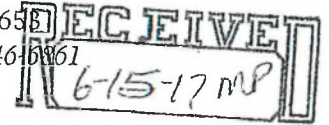
Adjournment:

With no other business on the agenda for June 19, 2017, the meeting was adjourned at 6:52 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65658
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org



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

17-27

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: Grannys K9 Club Joint + Grannys Tiny Paws Kennel

NAME OF APPLICANT: Lanya B. White
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 6-15-17
(Must be owner of record)

MAILING ADDRESS: 342 Sawese Road

TELEPHONE: 417-332-7464 **EMAIL:** GrannyT@1667.com

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Concept = ~~7-17-17~~ 7-24-17
PH = 8-14-17
FV = 8-21-17

Property Information

ACCESS TO PROPERTY (street # and name): 34A Savage Road
Kirbyville Mo

Number of Acres (or sq. ft. of lot size): 3 acres

PARCEL #: 16-26-09-000-000-010.007
(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: 9 TOWNSHIP: 22 RANGE: 20

NAME OF SUBDIVISION (if applicable): Hunters Pointe

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 # Septic

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 am a small business where I do grooming a few days a week from home, I also raise my dogs due to husband being disabled and this is our source of income for the last 35 years. I am certified and licensed by the State of Missouri and the USDA with no non compliance issues.

My Kennel is completely privacy fenced by 6ft. wood fence which is 16ft x 60 x 80. I also have a state & USDA inspected building for my mommy's which is heat / AC.

Jble



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DIVISION III PERMIT
APPLICATION/AFFIDAVIT
TANEY COUNTY PLANNING COMMISSION

Applicants Name: Tanya White Phone: 417-332-7464

Project Name (if applicable): Grannys K9 Clip Joint + Grannys Tiny

Mailing Address: 342 Savage Road

Description of Request: I am a small in home grooming shop

Required Submittals: and I raise yorkies I am MO state certified/licensed & lic by LSBA

- 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.

Tanya B. White
Applicant's Signature

6-15-16
Date of Application

17-28

**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: Misty Mtn. Dog Grooming

NAME OF APPLICANT: Verlin Haskins
(Must be owner of record)

SIGNATURE: Verlin Haskins **DATE:** 6-22-17
(Must be owner of record)

MAILING ADDRESS: 219 Misty Mtn Rd, Walnut Shade, Mo
65771

TELEPHONE NUMBER: cell # 469-834-3883

Representative Information

NAME OF REPRESENTATIVE: Sheila Bailey

MAILING ADDRESS (rep.): 219 Misty Mtn Rd, Walnut Shade, Mo 65771

TELEPHONE NUMBER (rep.): cell # 469-834-3883

Concept = 7-24-17
P.H = 8-14-17
FV = 8-21-17

Property Information

ACCESS TO PROPERTY (street # and name): Misty Mtn. Rd

Number of Acres (or sq. ft. of lot size): 62 AC

PARCEL #: 05-3.0-05-000-000-006.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 05 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): Misty Mtn Sub

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: _____

The business will be inside an existing building at Misty Mtn. RV Park. The dogs will be kept in kennels inside the grooming shop while they wait to be bathed and groomed. The waste ^(grey water) from the tub will be drained outside in a lateral pipe that is buried and will soak into the soil.

The dogs will be dropped off and picked up the same day.

The business will be 27' long and 12' wide. 8 ft. ceilings.

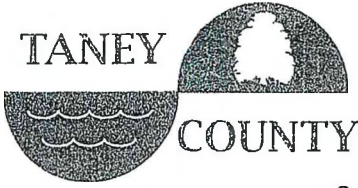
At the most 6 dogs will be groomed in one day.

Days open Monday - Friday. Saturdays
\$ By appt. only. Hours 8am - 5pm.



Misty Mountain Dog Grooming

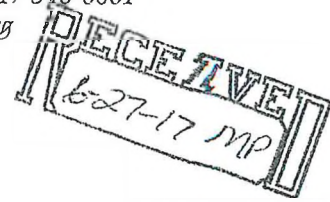




6/26/17

TANEY COUNTY PLANNING COMMISSION

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



Andrew
June 28
July 17

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

17-29

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: KINGS RIDGE

NAME OF APPLICANT: Vacation World, Inc
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 6/26/17
(Must be owner of record)

MAILING ADDRESS: 245 S. Wildwood Dr
Branson, Mo. 65616

TELEPHONE: (417) 335-0284 **EMAIL:** druda@thousandhills.com

Representative Information

NAME OF REPRESENTATIVE: <u>CHARLIE ENGRAM</u>	<u>BRAD MONCROD</u>
MAILING ADDRESS (rep.): <u>7804 Cozy Cove Road Branson, MO 65616</u>	<u>258 Pathway Branson MO 65616</u>
TELEPHONE NUMBER (rep.): <u>(417) 335-8860</u>	<u>417 861 5583</u>

Concept = July 24, 2017
PA = 8-14-17 Tom Gdovin
CV = 8-21-17 Gdovint@suddenlink.net

Property Information

ACCESS TO PROPERTY (street # and name): Bee Creek to Stinger Rd.

Number of Acres (or sq. ft. of lot size): 35 acres

PARCEL #: 08-5.0-21-000-002-012,000

(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: 21 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # City of Branson
Bee Creek Sewer Project

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: VACATION RENTAL

