



TANEY COUNTY PLANNING COMMISSION

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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.



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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.