

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.