



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

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, AUGUST 14, 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, Rick Caudill, Doug Faubion, Randy Haes, Howard Kitchen, Brad Lawrence, and Randy Fogle. Staff present; Scott Starrett and Bonita Kisse-Soutee.

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

Public Hearings:

Granny's K9 Clip Joint; a request by Tanya White to operate a dog grooming business from her residence located at 342 Savage Road. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mrs. White was present, and stated that she and her husband live on the property. This request will include breeding, grooming and kennel. There are 17 dogs on site at this time. She is moving her grooming business from Forsyth to this location. They have family that can help with the business if needed. Discussion followed regarding noise. Several neighbors signed up to speak. Scott Hodge was first and lives next door. He stated that the kennels are approximately 200' from his home. He stated that he has a medical condition that prevents him from tolerating the barking dogs. He has called the Sheriff's office to report the nuisance many times. Mr. Hodge reported that the Whites didn't live there until recently. Don Phillips another neighbor attested that he had been to Mr. Hodges property and that it is very noisy. He stated that the barking is constant. William Bradt lives about a half a mile from this property and said that he also hears the dogs barking from his place and also from Mr. Hodges place. Robert Rose is the home health aide for Mr. Hodges and he reported that the dogs are loud. He presented a video on his cell phone of the dogs barking. A report was sent with this video to the Prosecuting Attorney's office by Mr. Hodges. He stated that Mr. Hodges condition is such that this isn't good for him. Another neighbor reported that not only do the dogs bark all the time, the White's play music loud enough to try and drown out the barking. With no other discussion this project will proceed to final vote next week.

Misty Mountain Dog Grooming; a request by Sheila Bailey to operate a dog grooming business from an existing building located at 20 Misty Mountain Road. Ms. Bailey was present. Mr. Starrett read the staff report and presented location maps and

pictures of the site. There will be no boarding and any dogs kept inside the building will be waiting to be picked up before or after being groomed. With no other discussion this project will proceed to final vote next week.

King's Ridge; a request by Vacation World to develop 35 acres for a nightly rental community located off Stinger Drive. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Ingram was present to represent the project. A site plan was presented. Mr. Kitchen and Mr. Caudill discussed parking. There will not be any boat trailers parked in front of the condo's, another space for that will be provided. The property owner will only own the foot print and the developer will own the land. Mr. Stewart asked what the time frame is. Mr. Ingram stated that there will be no full time ownership and will go as fast as the pre-sales. Mr. Ingram pointed out where the construction road will be located and will not interfere with regular traffic. Mr. Faubion was concerned that there would only be one way in and out. Mr. Ingram stated that there would be an emergency exit. The project will give the appearance of being gated. Mr. Haes asked if the 2 1/2 acre plot was included in the access off Stinger Road. Mr. Ingram stated that it is. With no other discussion this project will proceed to final vote next week.

Old and New Business:

2581 Jones Road Nightly Rental; a request to continue the approval of a permit which was not recorded. Mr. Starrett presented the previous decision of record and location map. Mr. and Mrs. Nichols were present and stated that they didn't understand they needed to record. He wanted to make sure everything is in place before he spends the money for a sprinkler system. He asked for an explanation of #8 of the decision of record and if that included heirs. After discussion Mr. Faubion made a motion to allow the applicant to record the decision of record, with the addition of a new item regarding all items must be done before the C of C is issued. Discussion followed. Mr. Starrett explained each item of the decision of record for the applicant. Mr. Lawrence seconded the motion. The vote to approve was unanimous.

Mr. Caudill asked why the City of Branson didn't want control at the King's Ridge project. Mr. Fogel stated that it was because of the Bee Creek agreement. He also discussed that each owner would have to apply for their individual permit.

Adjournment:

With no other business on the agenda for August 13, 2017 the meeting adjourned at 7:05 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, AUGUST 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 eight members present. They were: Steve Adams, Dave Stewart, Rick Caudill, George Cramer, Randy Haes, Randy Fogle, Howard Kitchen, 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, July 2017; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Stewart. The vote to approve the minutes was unanimous.

Final Votes:

Granny's K9 Clip-Joint; request by Tanya White to operate a dog grooming business on property located at 342 Savage Road. Mr. Starrett clarified the request and reviewed the proposed decision of record. Mrs. White was present. Mr. Cramer asked about number of animals on the property at a time, and about the debarking procedure. She plans to do the debarking procedure. Mr. Lawrence asked how old the pups have to be when they are sold, Mrs. White stated that the law says 8 weeks. She and her husband live there about half the time and her son will be living there when they aren't there. Mr. Caudill asked if it would be cost effective to have the surgery done on that many animals. She stated that it will because it is her income. Mr. Fogle discussed the tickets she received. Mrs. White stated that they were dismissed. Discussion followed regarding mitigating the barking in the decision of record. After discussion Mr. Cramer made a motion to approve the addition of number 10 to mitigate the noise of barking within 60 days of approval. Further discussion followed. Seconded by Mr. Lawrence. The vote to add #10 was unanimous. A motion was made by Mr. Lawrence to approve the request based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was five in favor and three against. Mr. Adams, Mr. Haes, and Mr. Kitchen, voted no.

Misty Mountain Dog Grooming; request by Verlin Haskins to operate a dog grooming business on property located at 20 Misty Mountain Road. Mr. Starrett clarified the request and read the proposed decision of record. Sheila Bailey was present representing the applicant. With no discussion a motion was made by Mr. Cramer who asked if there would be breeding, she answered no then he made a motion to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was unanimous.

Kings Ridge; request by Vacation World to develop a nightly rental community on property located at Stinger Drive. Mr. Starrett clarified the request and read the proposed decision of record and made an addition to #5. The two representatives were present. Mr. Adams asked Mr. Ingram to explain the 2' of ownership around the structure. Mr. Cramer asked who inspected for fire codes. Mr. Ingram answered that the fire district does. Mr. Haes discussed drainage. Mr. Ingram explained that the runoff would go to the creeks. With no other discussion a motion was made by Mr. Lawrence to approve based upon the revised decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

Motion to enter Closed Session:

Pursuant to RsMo 610.021.1 (Litigation); A motion was made by Mr. Haes to go into closed session. Seconded by Mr. Cramer. The roll call vote to go into closed session was unanimous.

After discussion a motion was made by Mr. Haes to come out of closed session. Seconded by Mr. Lawrence. The roll call vote to come out of closed session was unanimous.

Old and New Business:

No discussion.

Adjournment:

With no other discussion on the agenda for August 21, 2017 the meeting adjourned at 7:47 p.m.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

**MINUTES
TANEY COUNTY PLANNING COMMISSION
WORK SESSION
WEDNESDAY, AUGUST 23, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Members present:

Steve Adams, Brad Lawrence, Dave Stewart, Randy Haes, Randy Fogle, Doug Faubion. Staff present: Scott Starrett. Others; Mike Scofield.

Discussion:

Taney County Development Guidance Code Amendments regarding buffering for nightly rentals, special use section.

After discussion the meeting was over at approximately 7:00 p.m.