



**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  
PUBLIC HEARING  
MONDAY, NOVEMBER 13, 2017 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

**Call to Order:**

In the absence of the Chairman and Vice-chairman, Mr. Cramer made a motion to elect Howard Kitchen temporary chairman, seconded by Mr. Caudill. The vote to elect Mr. Kitchen temporary chairman was unanimous. Mr. Kitchen called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were; Rick Caudill, Howard Kitchen, Randy Haes, Doug Faubion, 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. He explained the new procedure for signing up to speak.

**Public Hearings:**

Gary Billingsley, 226 Stoney Pointe Dr.; a proposal for type of buffering requirement for the hot tub. Marie Powers representing the proposal addressed questions from the Planning Commission. The Planning Commission tabled this until a new proposal for buffering had been turned in to the office, which was done and presented for this meeting. Ms. Powers presented an agreement between Mr. Billingsley and the homeowners association. Mr. Faubion discussed size of the Forsythia bushes being planted. Karen Murphy who lives in the neighborhood spoke against the request. Some items she pointed out were that the proposal in her opinion, did not comply with the development code, maintenance of the vegetative buffer, and posting of the contact information. Ms. Powers stated that she would do the posting, and fire inspection after approval is given. With no other discussion this project will proceed to final vote next week.

Arunakul Trust, 114 Fieldstone Drive Nightly Rental; a request to operate a nightly rental business from an existing three bedroom single family dwelling. The project is represented by Kevin Kueck of Heritage Properties USA, LLC. Mr. Starrett read the staff report and presented pictures and location maps of the site. Mr. Kitchen reported that an email was received addressing the lack of a floor plan or buffering drawing in the file. Mr. Starrett explained what the Code required regarding a sketch plan not a floor plan, nor a buffering plan. Mr. Kueck was present to address questions from the Planning Commission. He stated that he is waiting for approval before proceeding with the requirements. Sandra Strange opposing the request discussed the

common wall. She presented a copy of the blue prints of the thickness of the wall, which measures 10'. In her opinion for this reason this request should be denied. Steve Lamberson also opposing the request discussed the incompatibility of a nightly rental next to a residential property. Karen Murphy also opposed this request. She presented a picture of the structure, and discussed parking, aesthetics, and approval under a company name. Mr. Faubion discussed the homeowner's association rules requiring parking in the garages. Mr. Cramer asked if the homeowners association had taken any action to people parking in the garages. Susan Smith also a property owner opposing this request reiterated what the others had said, and pointed out there are in her opinion traffic problems, drug deals, and use of the community pool by renters, fitness center, permanent residents selling out, and questionable people staying in the nightly rentals. Mrs. Murphy stated that the homeowners association had discussed parking in the garages. Mr. Kitchen asked Mr. Starrett about issuing approval to a property owner or company. Mr. Starrett stated the Planning Commission decided to do this a while back. Mr. Kueck explained that the sale of the property is contingent upon approval from the Planning Commission. He also discussed buffering. With no other discussion this project will proceed to final vote next week.

MTS Ventures; a request to operate a nightly rental business on property located at Lot 40 Legends Lane. A six bedroom single family dwelling is proposed if approval is given. Mr. Starrett read the staff report and presented pictures and location maps of the site. Austin Miller was present to represent the request and address questions from the Planning Commission. Shelly Sanders who owns two lots in the area spoke in favor of the request. She pointed out that when the development was approved it was for nightly rentals as well as residential. She wanted to know if this permit had been rescinded. Mr. Starrett gave the opinion of legal counsel. Ms. Sander's concern was that she might not be able to do nightly rental in the houses she plans to build on her lots. Joann Katz who lives in the subdivision expressed opinions opposing the request. Mr. Starrett addressed the road question brought forth by Mrs. Katz. Mrs. Murphy discussed the problems with the homeowners association. Neil Murphy pointed out that the property owners do not want hotels in their neighborhood, and that in his opinion the big houses are as big as a hotel. Paul Katz pointed out his house on the map and how close these houses will be to him. He stated that there potentially could be 50 or 60 additional people in the neighborhood renting the houses at a time. Mr. Miller addressed the comments. With no other comments this project will proceed to final vote, next week.

#### Old and New Business;

Scott Hodges was present to complain about the approval of Granny's K9 kennel.

Discussion regarding moving to one Planning Commission meeting a month and changing the bylaws to reflect this. Mr. Starrett pointed out to the Commission that they can change their bylaws at any time they have six members present at a meeting.

Since there were only five members present the Commission decided to wait and discuss this when there were more members present.

Mr. Caudill thanked Mr. Kitchen for running the meeting this evening.

Adjournment:

With no other business on the agenda for November 13, 2017 the meeting adjourned at 7:31 p.m.



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### MINUTES

## **TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 20, 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 seven members present. They were; Dave Stewart, Rick Caudill, Doug Faubion, Randy Haes, Randy Fogle, Brad Lawrence, and Howard Kitchen. Staff present; Scott Starrett and Bonita Kisse-Soutee.

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

#### Review and Action:

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

#### Final Votes:

226 Stoney Pointe Drive Buffering Requirement; Mr. Starrett clarified the request and reviewed the proposed decision of record. Marie Powers was present representing the applicant. She presented a letter from the HOA approving the buffering plans. After the Commission reviewed the letter and discussed it, a motion was made by Mr. Caudill to approve the request based upon the decision of record. Seconded by Mr. Lawrence. The vote was five in favor and two against with the Vice-Chairman voting.

114 Fieldstone Drive Nightly Rental; request for a nightly rental business from an existing single family dwelling. Mr. Starrett clarified the request and reviewed the proposed decision of record. Kevin Kueck representing the applicant addressed questions from the Commission. After discussion a motion to approve was made based upon the decision of record by Mr. Faubion. Seconded by Mr. Haes. With the Vice-Chairman voting, the motion passed five in favor and two opposing.

Lot 40 at the Pinnacle, Legends Lane; request for a nightly rental business from a proposed six bedroom structure. Mr. Starrett clarified the request and reviewed the proposed decision of record. Austin Miller was present to address questions from the Commission. They reviewed the location map. After discussion a motion to approve was made by Mr. Caudill based upon the decision of record. Seconded by Mr. Lawrence, with the Vice-Chairman voting. The motion did not pass with three in favor and four

against. The Commission felt the project was not compatible with the surrounding neighborhood.

Concepts:

James Berry; a request to construct 6+ storage units on property located at 13245 US Hwy. 160. Mr. Starrett introduced the request. Mr. Berry explained to the Commission the location, and ingress and egress approved by MoDot. This request will proceed to public hearing next month.

Yiannios Property; a request to allow nightly rental from an existing structure located at 918 St. Hwy. 86 for a potential buyer. The request was represented by Brad Youngblood of Cheatham Creek Estates, LLC. The property has its own wastewater system, which will be reviewed for adequate size. This request will proceed to public hearing next month.

Yiannios Property; a request to allow nightly rental from an existing structure located at 920 St. Hwy. 86 for a potential buyer. The request was represented by Brad Youngblood of Cheatham Creek Estates, LLC. The property has its own wastewater system which will be reviewed for adequate size. This request will proceed to public hearing next month.

Jana Hilt; a request to allow nightly rental from an existing structure located at 166 Kings Way. Mr. Starrett introduced the request. Ms. Hilt was present to address questions from the Commission. She stated that the closest neighbors were not opposed to this use and presented a handout of the location of the property and the neighbors who were in favor. The land is sloped and it is hard to see the houses because of that and the vegetation. This request will proceed to public hearing next month.

Old and New Business:

Mr. Starrett asked for a vote to change the bylaws to read one meeting a month instead of the two. He presented the language. Discussion followed. After discussion a motion was made to have one meeting a month on the second Monday by Mr. Caudill. Seconded by Mr. Fogle. The vote to approve was unanimous.

Adjournment:

With no other business on the agenda for November 20, 2017 the meeting adjourned at 7:10 p.m.