

DRAFT

**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING/REGULAR MEETING/WORK SESSION
MONDAY, FEBRUARY 12, 2018, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Howard Kitchen called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Howard Kitchen, Dave Stewart, Rick Caudill, Doug Faubion, Brad Lawrence, Randy Haes, 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.

Review and Action:

January 8, 2018 Minutes; a motion was made by Mr. Caudill to approve the minutes. Seconded by Mr. Stewart, with the addition of Mr. Kitchen assuming control of the meeting after being nominated as Chairman. The vote to approve the minutes was unanimous.

Public Hearings and Final Votes:

#17-48 Gary Isaacs/Parkview Lodge, Proposed 7 park models or RV's for long term rental located at 5477 State Hwy. 165. Mr. Starrett read the staff report, proposed decision of record, and presented pictures and location maps of the site. No one signed up to speak either for or against the request. Mr. Isaacs was present to address questions from the Commission and stated that as far as he knew none of the neighbors had any problems with the project. Mr. Faubion suggested the applicant apply for a variance regarding the lot size. Mr. Stewart felt that the variance should be applied for first and that the Commission shouldn't approve it because it doesn't comply with the Code as applied for. Mr. Faubion agreed with Mr. Starrett in that applying for a variance should be a stipulation of the decision of record, and that the project could not proceed without a variance anyway. Mr. Fogle discussed if additional buffering was needed, and if park models are different from RV's. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record with the addition of #8 to maintain the 25' buffer. Seconded by Mr. Lawrence. The vote to approve was six in favor with one abstention by Mr. Stewart who wanted to go on record as being in favor of the motion.

#17-49 Amy Legg/Blane Gunter, Ozark Mountain Storage, proposed storage unit facility located at 3271 Ridgedale Road. The applicant was not present. Mr. Stewart

made a motion to postpone to the end of the meeting. Seconded by Mr. Faubion. The vote to postpone until the end of the meeting was unanimous.

Concepts:

#18-01 Angela Rodriguez & Linda Church/proposed nightly rental located at 847 Airport Road. Mr. Starrett presented location maps and clarified the request. Ms. Rodriguez was present to address questions from the Commission. She plans to have a local person do maintenance on the property. It is a residence but she will only be here part time. There is a vegetative buffer between the two residences. This project will proceed to public hearing and final vote next month.

#18-02 Kevin Bottom/proposed nightly rental located at 1544 Skyview Drive. Mr. Starrett presented location maps of the property and clarified the request. Mr. Bottom was present to address questions from the Commission. He stated that they plan to move to this house when they retire. Mr. Lawrence asked if there were any other nightly rentals in the area. Mr. Starrett pointed out on the map the sites that were nightly rentals in the neighborhood. This project will proceed to public hearing and final vote next month.

#18-03 Steve Holland/proposed veterinary clinic located at 1243 Forsyth-Taneyville Road. Mr. Starrett presented location maps of the site and clarified the request. Mr. Holland was present to address questions from the Commission. He plans to apply for a grant for a large animal clinic and to construct a building for the clinic and living quarters on one end. Sometime in the future a small animal clinic will be constructed. This project will proceed to public hearing and final vote next month.

#18-04 KC Hospitality of Branson Inc./Eddie Wolfe, Lodges at Chateau Cove, 40 Condo Units for nightly rental located at 1125 State Hwy. 265. Mr. Starrett presented location maps of the site and clarified the request. Mr. Wolfe was present to address questions from the Commission. He reported that a while back this property was approved for 200 condos but the applicant does not want to build that many. These will be platted with the land with the structure in case the owner ever wanted to sell. This project will proceed to public hearing and final vote next month.

#18-05 65 Park Place LLC/Don Gibson, 65 Park Place, proposed storage unit facility and office warehouse located at Buchanan Road and the SW Outer Road. Mr. Starrett presented location maps of the site and clarified the request. Mr. Gibson was present to address questions from the Commission. Discussion followed regarding use of the existing road, and buffering. This project will proceed to public hearing and final vote next month.

#18-06 L & J Log Cabins Ridgedale LLC/Michelle Torres, proposed nightly rental located at 180 Thomas Trail. Mr. Starrett presented location maps and clarified the request. Ms. Torres was present to address questions from the Commission. She

pointed out that they own approximately 6 acres and had petitioned to vacate the platted road that had not been built. This structure has been used as a nightly rental for several years. Mr. Haes reported that the vacation was being processed by the county commission. There will be a local person to do the maintenance. This project will proceed to public hearing and final vote next month.

Mr. Stewart made a motion to postpone the hearing and vote until next month for Ozark Mtn. Storage. Seconded by Mr. Fogle. The vote to postpone was unanimous.

Annual Review:

Year End Reports for 2017; no discussion.

Mr. Starrett reported on upcoming meetings. Discussion followed.

Adjournment:

With no other business on the agenda for February 12, 2018 the meeting adjourned at 6:47 p.m.