



TANEY COUNTY PLANNING COMMISSION

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MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING MONDAY, MAY 14, 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 eight members present. They were: Howard Kitchen, Rick Caudill, Doug Faubion, Devin Huff, George Cramer, Dave Stewart, Brad Lawrence, 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:

April 2018 minutes; 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.

Public Hearing and Final Votes:

#18-10, Gregory Stephenson; proposed nightly rental located at 122 Fieldstone Dr. Mr. Starrett presented the staff report and location maps of the site. Mr. Stephenson and Ms. Schumacher were present to clarify the request. Karen Murphy opposing the request spoke regarding procedures of the Planning Commission, Roberts Rules, and asked that this request be brought forward as a new concept. Mr. Starrett stated that the attorney had been consulted regarding procedures. Sandra Strange spoke in opposition of the request. Her concerns were also the procedures of the Planning Commission, and that the project should start over. She presented handouts. Susan Smith also spoke in opposition of the request. Her concerns were some of the same as Mrs. Murphy and Mrs. Strange, and also stated that people are selling out and moving because of the nightly rentals. She reported that the contacts are unreliable. The representatives addressed the concerns. With no discussion a motion was made by Mr. Caudill to approve based upon the decision of record. Mr. Lawrence seconded. The vote to approve was five in favor and three against.

#18-13, Turkey Crossing; proposed six single family homes for nightly rental, located at Jones and Seiler Roads. Mr. Starrett presented the staff report and location maps of the site. Discussion followed regarding access and location, compliance with county road standards or not, and phasing. Josh and Janet Weaver spoke in opposition of the request because of incompatibility, and they were not in favor of the wastewater

system being behind their house. Other concerns they had were noise, property values, and access. The representative addressed the concerns. With no discussion a motion was made by Mr. Stewart to approve based upon the decision of record. Seconded by Mr. Faubion. The vote was four in favor and four opposed. The motion failed.

#18-14, Dean Donat; proposed nightly rental located at 2395 Yandell Cove Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Donat was present. No one signed up to speak. With no discussion a motion to approve was made by Mr. Cramer. Seconded by Mr. Lawrence. The vote to approve was unanimous.

#18-15, Dr. Billye Brim; proposed nightly rental located at 434 Parksley Lane. Mr. Starrett presented the staff report and location maps of the site. Mr. Krukow was present to represent the applicant. No one signed up to speak. Mr. Krukow pointed out that the applicant lives across the street, and the church owns most of the land surrounding this site, therefore someone will always be in close contact. This will be basically a Christian retreat but will also be rented to others as well. After discussion a motion was made by Mr. Caudill based upon the decision of record. Seconded by Mr. Fogle. The vote to approve was unanimous.

#18-16, Michael Messenger; proposed Archery Range located at 633 Newport Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Messenger was present. This organization helps those in need. Christian Salley spoke in favor of the request, and reported plans for the future. Mark Childers, David Wilson Sr. and Joe Allen spoke in favor of the request. Mr. Allen stated that it would be extremely rare that an arrow would stray from this property and injure someone. Mr. Allen lives at Emory Creek. Tara Norback representing some surrounding property owners spoke in opposition to the request. Some of her concerns were; trash, safety, additional traffic, adequate parking, inadequate landscape buffer, and wastewater, and compatibility. Doug Ramey also spoke in opposition of the request. He presented several arrows he picked up out of the neighbors property that appeared during the last few shoots. Daniel Chinn who also opposed the request voiced concerns regarding humanitarian concerns. He stated that the applicant did not talk to any of the neighbors before applying for the approval. He suggested utilizing another more appropriate location. James Waller spoke against the use. He also stated that they should find a more appropriate location. The applicants addressed the concerns. They feel there is no danger to anyone. Mr. Cramer asked if the applicant would put up a screen surrounding the property to keep the arrows on the property. The applicant answered if it was cost effective. Further discussion followed. Mr. Caudill suggested issuing a special event permit. Mr. Faubion stated that in his opinion the property isn't big enough for safety reasons. Mr. Faubion made a motion to deny the request. Mr. Fogle seconded. The vote was unanimous to deny. The applicant asked if he could have a private range. The Planning Commission stated that he could, and that he could appeal this decision if he desired.

#18-17, Shawn Porter; proposed nightly rental located at 392 Foggy River Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Porter was present. He stated that the neighbor next door who is the new owner also wishes to do nightly rental. A firm will manage the property. Boat trailers will be parked in the driveway. This will be a family vacation home and to offset the cost he wants to rent as nightly rental. Lisa Rick spoke in opposition to the request because the covenants state that no nightly rentals can be operated in the subdivision. Mr. Caudill discussed his concerns about the covenants, flooding, and compatibility. After discussion a motion was made to deny the application by Mr. Cramer based on parking and being in the flood zone. Seconded by Mr. Huff. The vote for denial was seven in favor and one opposed.

#18-19, Lakestyle LLC; proposed dock parking located on Lot 21 of Happy Hollow Rd. Mr. Starrett presented the staff report and location maps of the site. Eddie Wolfe represented the applicant. No one signed up to speak. With no discussion a motion was made by Mr. Fogle to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

#18-20, MAPS Enterprise LLC; proposed RV and Boat Storage located at 745 Rinehart Road. Mr. Starrett presented the staff report and location maps of the site. There will be a half bath in the facility. Only one side of the building will be accessed. No one signed up to speak. With no discussion a motion was made by Mr. Faubion to approve based upon the decision of record. Seconded by Mr. Cramer. Mr. Kitchen abstained. The vote to approve was seven in favor and one abstention.

Concepts:

#18-18, Unified Covenant LLC; proposed nightly rental located at 2155 Lake Shore Dr. Mr. Starrett presented location maps of the site. The request was represented by Chris Powers who presented a power point presentation. Discussion followed regarding number of occupants, and the Rex Road vacation. With no other discussion this project will proceed to public hearing and final vote next month.

#18-21, Horvath Communication & Fortune Wireless; proposed wireless communications facility including a guyed tower, located at 615 Deer Lane. Mr. Starrett presented location maps of the site. The representative presented a fall zone letter. Discussion followed regarding the closest neighbor, and distance from the road. With no other discussion this project will proceed to public hearing and final vote next month.

#18-22, Bryan Charlton; proposed nightly rental located at 584 Hillcrest Dr. This request was postponed.

#18-23, Richard Fordyce; proposed car wash located on 11 acres off US Hwy. 160. Mr. Starrett presented location maps of the site. Mr. Fordyce was present. He

stated that they live on the property. The reason for the request is that there isn't a facility where he can wash his trash trucks close to his business. He will open the business to the public. Taney County Water District #1 will provide water. Access is existing. Wastewater will be provided by the applicant and approved by DNR. With no other discussion this request will proceed to public hearing and final vote next month.

#18-24, Michael Gilchrist; proposed nightly rental located at 422 Sundown Lane. Mr. Starrett presented location maps of the site. Mr. Gilchrist was present. Discussion followed regarding buffering, and parking. With no other discussion this project will proceed to public hearing and final vote next month.

#18-25, Emily and Jeremy Burcham; proposed nightly rental located at 351 Boston Dr. Mr. Starrett presented location maps of the site. Discussion followed regarding parking, buffering, and neighbors. With no other discussion this project will proceed to public hearing and final vote next month.

Old and New Business:

Mr. Kitchen discussed signing in and coming late to the meeting. Discussion followed regarding meeting procedures.

Adjournment:

With no other business on the agenda for May 14, 2018 the meeting adjourned at 8:44 p.m.