



TANEY COUNTY PLANNING COMMISSION

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MINUTES

TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING MONDAY, SEPTEMBER 10, 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, Rick Caudill, Doug Faubion, George Cramer, Devin Huff, and new members, Mike Braden for Cedar Creek Township and Randy Haes who is returning as representative of Beaver Township. 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:

August 13, 2018 minutes; with no additions or corrections a motion was made by Mr. Faubion to approve the minutes as written. Seconded by Mr. Caudill. The vote to approve the minutes was unanimous.

Public Hearing and Final Vote:

#18-30, KKAH Management & Developers LLC; proposed nightly rental for 7 cabins located at Homestead Acres Lane. Mr. Starrett presented the staff report and location map of the site. Mr. Loyd was present. Natural vegetation will be planted on some of the property lines. One person signed up to speak in favor of the request. No one was opposed. Mr. Caudill made a motion to approve based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

#18-31, FAMVEST LTD; proposed nightly rental located at 326 Happy Hollow Road. Mr. Starrett presented the staff report and location map of the site. The property owner Michelle Torres, was present. She stated that the fire pit would be removed. The property was purchased as a nightly rental which has had that use for a while. Melissa O'Brien who is the owner of Happy Hollow Resort expressed concerns regarding booking online, onsite management, name reference, general public using her amenities, emergency numbers posted, flooding, tent camping, renting to certain types of people, boat slip permit, and location of boat launching. Ms. Torres addressed the concerns, and reported there is a remote camera on the property. Discussion followed regarding campfires. Mr. Cramer made a motion to approve based upon the decision of

record with the addition of no camping and no wood burning fires. Mr. Faubion seconded. The vote to approve with additions to the decision of record was unanimous.

#18-32, Shawn and Shannon Bryant; proposed storage unit facility located at 987 E. State Hwy 76. Mr. Starrett presented the staff report and location map of the site. Mr. Bryant was present. He plans to leave the vegetation in place. Mr. Huff discussed contacting MoDot regarding the entrance. Justin Young who owns the tire shop next to the property expressed a concern regarding water runoff. Mr. Cramer suggested gutters on the building. Stormwater management plans will be required. Mr. Starrett explained how the process works regarding the stormwater management plan. With no other discussion a motion was made to approve based upon the decision of record by Mr. Faubion. Seconded by Mr. Haes. The vote to approve was unanimous.

#18-33, RT LLC; proposed church, youth activity area, food bank storage facility and cabins located on 56 acres off US Hwy. 65. Mr. Starrett presented the staff report and location map of the site. Mr. and Mrs. Rekate were present, and presented a site plan and packets of information for the Planning Commission. Mark Blackwell, Stillwaters Ministry, spoke in favor of the request. No one spoke in opposition of the request. Mr. Braden asked about sewer. Mr. Rekate stated that he is in touch with DNR. Mr. Starrett explained the requirements of DNR regarding wastewater. With no other discussion a motion was made to approve by Mr. Caudill. Seconded by Mr. Huff. The vote to approve was unanimous.

Concepts:

#18-35, Rob Kutch; proposed nightly rental located at 177 Kings Way. Mr. Starrett presented a clarification of the request and location maps of the site. Mrs. Kutch explained the request. Mr. Kitchen pointed out that at the Board of Adjustment there were several people in favor of the lot 4 appeal request, the lot next to Mrs. Kutch lot. After discussion Mr. Kitchen announced this will proceed to public hearing and final vote next month.

#18-36, Jeremy Dautenhahn; proposed nightly rental located at 250 Seiler Rd. Mr. Starrett presented a clarification of the request and location maps of the site. Dan Nelson representing the applicant addressed questions from the Commission. With no discussion this project will proceed to public hearing and final vote next month.

#18-37, Charles Richardson; proposed nightly rental located at 230 River Point Road. Mr. Starrett presented a clarification of the request and location maps of the site. Mr. Richardson was present to address questions from the Planning Commission. The Commission asked that Mr. Richardson talk to the next door neighbor about buffering. Plans are to rent a maximum of 12 – 16 times a year. There will be a local contact for maintenance. After discussion Mr. Kitchen explained that this will proceed to public hearing and final vote next month.

Old and New Business:

Bigfoot Farms; a business off St. Hwy. 248 operating without a permit. Mr. Starrett explained that some calls have come into the office regarding tours being held on this property. The owners are leaving a loud speaker on with a recording that comes on late at night. The actual Bigfoot attraction is not on this property but a bus takes the customers from there to this site for guests to see their Scottish Highland cows. Mr. Starrett asked the Commission if they felt it necessary to bring this through the Division III Process. Mr. Cramer made a motion to bring this project before them. Seconded by Mr. Haes. The vote was unanimous to hear the project.

Adjournment:

With no other business on the agenda for September 10, 2018 the meeting adjourned at 7:45 p.m.