



TANEY COUNTY PLANNING COMMISSION

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AGENDA

TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING & REGULAR MEETING MONDAY, FEBRUARY 11, 2019, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Vice-Chairman called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were; Dave Stewart, Rick Caudill, Randy Haes, Doug Faubion, Devin Huff, Randy Fogle, 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.

Review and Action:

January 2019 Minutes; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Faubion. The vote to approve the minutes was unanimous.

Public Hearings and Final Votes:

Mr. Stewart asked the speakers to please keep their comments to under 5 minutes.

#18-40, Joseph Kramek, proposed nightly rental located at 412 Timber Wolf Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Kramek was present to clarify his request. Mr. Cramer asked questions about the wastewater system, which the applicant did not know. Mr. Starrett stated there were no permits for building or wastewater system were found. Steve Creedon was the builder. His son was present and addressed some of the questions regarding the wastewater system. Mr. Caudill stated that the wastewater system was not big enough. Discussion followed regarding. Mr. Caudill made a motion to approve based upon the decision of record. Seconded by Mr. Faubion. The vote to approve was six in favor and one opposing.

#18-41, Benjamin Creedon, proposed duplex multi-family dwellings located on 19 lots in the Woodbridge Estates Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon clarified his request, and presented a preliminary plat. Mr. Caudill asked where the firewall would be. Mr. Creedon stated that he had planned to decide this after approval was given. Mr. Caudill was concerned that these were stacked, not side by side. Mr. Huff asked about the overlay on the road. Discussion included; floodplain, firewall, roadway, height of buildings, parking. Eight

people signed up to speak in opposition to the request. Their concerns were; roads, excess traffic, incompatibility, pedestrian safety, covenants and restrictions, density, access, setbacks, road width, property values, no egress, adequate access for delivery trucks, fire trucks, ambulances, and school buses, blasting, crime rate, and county road standards. A petition was presented from the surrounding property owners in opposition of the request. Mr. Creedon addressed some of the concerns. He stated that at this time there are no plans for sidewalks or streetlights. Mr. Caudill discussed compatibility and density. Mr. Faubion was concerned about ingress and egress. After discussion a motion was made by Mr. Cramer to deny the request based on access and density. Mr. Fogle seconded. Discussion followed regarding compatibility. The vote to deny the project was unanimous.

Permit # 42-43-44 were all heard at the same time since they are all in the Cross Creek Subdivision. All remarks apply to all three applications.

#18-42, Mathew Creedon, proposed nightly rental use for 6 duplexes located on Sunset Cove in the Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon presented his request. Mr. Huff discussed putting in a hammerhead, and if the road would be built to the end connecting to the other road. Mr. Faubion discussed the steepness of some of the lots and the possibility of retaining walls. Concerns from the neighbors were; safety, compatibility, following the restrictions, noise, narrowness and the maintenance of the roads, limited loans because of nightly rentals, increase of traffic, pollution in the lake, property values, building to current standards, and drainage. Mr. Creedon addressed some of the concerns. There was no discussion from the Commission. A motion was made by Mr. Cramer to deny the request based upon incompatibility. Mr. Fogle seconded. The vote to deny the request was unanimous.

#18-43, Mathew Creedon, proposed nightly rental use for 3 duplexes located on Sunrise Cove in the Cove at Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon clarified his request. A motion was made by Mr. Caudill to deny based upon incompatibility. Mr. Faubion seconded. The vote to deny was unanimous.

#18-44, Mathew Creedon, proposed nightly rental use for 10 single family homes located on Sunrise Cove in the Cove at Cross Creek Subdivision. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon clarified his request. Two people spoke in favor of the request stating nightly rentals have improved their property values, higher taxes, safety features, and no duplexes. A motion was made by Mr. Fogle based upon incompatibility. Mr. Haes seconded. The vote to deny was unanimous.

#18-45, Angela Rodriguez, proposed garage conversion into a single family home for nightly rental use located at 847 Airport Road. The applicant was not present.

Mr. Cramer made a motion to table giving the applicant time to contact the office. Mr. Fogle seconded. The vote to table was unanimous.

Concepts:

#19-01, Michael and Kelsey Bardwell, proposed nightly rental located at 130 Lugano Lane. Mr. Starrett clarified the request. The applicants were present. Mr. Caudill asked if the next door neighbor was nightly rental. Mrs. Bardwell stated that the owner is there three months and gone three months. They would like to offset the cost of the payments by nightly rental. Mr. Cramer asked if there would be local contacts. The applicants stated that Mr. Bardwell would be doing that. The structure is three bedroom including a loft. After discussion this project will proceed to public hearing and final vote next month.

#19-02, Ellis & Karrie Hackney, proposed nightly rental located at 290 Easy St. Mr. Starrett clarified the request. Mr. & Mrs. Hackney were present. They want to nightly rental until retirement. Discussion followed regarding; road easement, ingress and egress, and parking. After discussion this project will proceed to public hearing and final vote next month.

#19-03, Belinda Paul, proposed nightly rental located at 828 Estate Dr.
Withdrawn.

Old and New Business:

Robert & Beverly Newmire, Table Rock Customs located at 249 Fairlawn. This property was previously the same use as Mr. Newmire wants to do here. The question for the Commission is shall it be taken thru the Division III Process. More parking has been added up to an acre. Mr. Caudill felt this would be a big change in the neighborhood. Discussion followed. Mr. Faubion felt it didn't need to come thru since the same business is being continued. Mr. Cramer made a motion to let them continue as is. Mr. Haes seconded. The vote to approve the motion was four in favor and three opposing the motion.

Taney County Guidance Code, Special-Use Section 4.8, Medical Marijuana. Mr. Starrett reported on a meeting with the attorney and was advised to hold off until the state gets the regulations prepared.

Adjournment:

With no other business on the agenda for February 11, 2019 the meeting adjourned at 8:55 p.m.