



TANEY COUNTY PLANNING COMMISSION

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MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING & REGULAR MEETING MONDAY, MARCH 11, 2019, 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 six members present. They were; Howard Kitchen, Dave Stewart, Doug Faubion, Devin Huff, Randy Haes, 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:

February 11, 2019 minutes; a correction by Mr. Haes regarding #18-44 for the motion to deny which was omitted, a motion was made by Mr. Haes to approve the minutes with the change. Seconded by Mr. Cramer. The vote to approve the minutes was unanimous

Public Hearing and Final Votes:

#19-01; Michael and Kelsey Bardwell, proposed nightly rental located at 130 Lugano Lane. Mr. Starrett presented the staff report and location maps of the site. One person signed up to speak against the request. Mr. and Mrs. Bardwell were present to address the questions. Mrs. Bardwell read a prepared statement and discussed nightly rentals and how the Code addresses them, compatibility, and she presented a picture of a sign in front of Branson Creek that stated nightly rentals were allowed, occupancy, parking, lighting, smoke alarms, requirements of the Code, local manager availability, buffering, reservations on line, and screening of guests. Concerns of the surrounding neighbors were; parking and maneuverability of vehicles in driveways. The Commission discussed parking, boats and trailers in the driveway, limiting number of cars in driveway, and sprinkler systems. Mr. Cramer asked the next door neighbors if they would be ok with only two cars parked in the driveway. They stated that they would as long as there was no partying or noise, and they would work with the neighbors. With no other discussion a motion was made by Mr. Cramer to approve based upon only two cars off street at a time and making the driveway accessible to the neighbors. Mr. Stewart was not comfortable with putting a restriction on one villa and not the others. The applicant was agreeable to voluntarily limiting her parking. Discussion followed.

The motion was seconded by Mr. Faubion. The vote to approve was four in favor and two opposing.

#19-02; Ellis and Karrie Hackney, proposed nightly rental located at 290 Easy St. Mr. Starrett presented the staff report and location maps of the site. Mr. and Mrs. Hackney were present. He stated that this is his retirement home and will only rent out when he isn't using it. Eleven people signed up to speak against the request. The neighbor's concerns were; adequate turn-around, parking, lateral field, pedestrian safety, unruly guests, noise, narrowness of the road, security, topography, traffic safety, community well, compatibility, room for emergency vehicles, and control of guests. Mr. Hackney addressed the concerns. Mr. Haes asked if the boat ramp was for the public. It is according to Mr. Hackney. Mr. Cramer asked if boats would be allowed at the nightly rental dock. Mr. Hackney stated that it would, but there is only one slip. After discussion a motion was made by Mr. Cramer to deny based upon traffic safety, and compatibility. Mr. Haes seconded. The vote to deny was unanimous. The applicant will have the option to appeal.

Concepts:

#19-04; Myer Land Development, proposed amendment to the master plan for Whisper Cove allowing nightly rentals located in the Whisper Cove Development. Mr. Starrett presented the staff report and location maps of the site. Mr. Gail Myer was present and gave a brief history of the property. With no discussion this project will proceed to public hearing and final vote next month.

#19-05; SMBZ LLC, proposed nightly rental use for 19 single family homes located on Woodbridge Estates Dr. and Jamie Court. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon presented location maps and site plans of the project. He addressed a traffic study that had been done. Discussion followed regarding the concerns of the neighborhood from the last meeting. With no other discussion this project will proceed to public hearing and final vote next month.

#19-06; SMBZ LLC, proposed nightly rental use for 7 lots located in the Wolf Trail Estates. Mr. Starrett presented the staff report and location maps of the site. Mr. Creedon was present and addressed concerns from the Planning Commission. With no discussion this project will proceed to public hearing and final vote next month.

#19-07; Jeffrey Olson, proposed nightly rental located at 1428 Acacia Club Road. Mr. Starrett presented the staff report and location maps of the site. Mr. Olson was present and clarified his request. Mr. Kitchen discussed the requirements of nightly rental. With no discussion this project will proceed to public hearing and final vote next month.

#19-08; Tim Freund, proposed hotel/resort and fractional ownership condominiums located at 3721 St. Hwy. 86. Mr. Starrett presented the staff report and location maps of the site. Mr. Freund was present and clarified his request. With no discussion this project will proceed to public hearing and final vote next month.

#19-09; Jeffrey Sidfrid, proposed nightly rental located at 109 Stoney Pointe Dr. Mr. Starrett presented the staff report and location maps of the site. Gaye Lisby with Mrs. Sidfrid clarified the request. The Commission asked that a plan be presented at the next meeting, showing the buffering. With no other discussion this project will proceed to public hearing and final vote next month.

#19-10; David Afshar, proposed convenience store located at St. Hwy. F and US 65 outer road. Mr. Starrett presented the staff report and location maps of the site. Mr. Brandon Williams representing the request explained the plans. After discussion this project will proceed to public hearing and final vote next month.

#19-11; Missouri American Water, proposed public water supply well, well house and storage tank located at 1876 N. St. Hwy. 265. Mr. Starrett presented the staff report and location maps of the site. Andrew Holderness representing the request clarified the plans. After discussion this project will proceed to public hearing and final vote next week.

Old and New Business:

Discussion followed regarding setting time limit for speakers.

Adjournment:

With no other business on the agenda for March 11, 2019 the meeting adjourned at 7:55 p.m.