

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY October 13, 2020, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Tuesday, October 13, 2020 located at Taney County Courthouse in the County Commission Hearing room; 132 David Street, Forsyth, Missouri. Chairman Howard Kitchen called the meeting to order at 6:00 p.m.

Mr. Starrett established a quorum, read a statement outlining the procedures for the meeting and presented the exhibits.

Board Members Present

Howard Kitchen
Doug Faubion
Randy Haes
George Cramer
Randy Fogle

Board Members Absent

Roger Hoenes
Devin Huff
Dave Stewart

Also present was Planning and Zoning Administrator, Scott Starrett and Zoning Coordinator, Presley Cozort.

Review and Action:

Mr. Haes moved to approve the Regular Meeting Minutes from August 17, 2020. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), George Cramer (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

Mr. Haes moved to limit the time for each person who signed up to speak to four minutes each, except for the applicant. Mr. Faubion seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (ayes), George Cramer (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

Concepts:

#20-22: Jana Hilt was present for applicant Robin Price and a concept hearing was held.

#20-23: Mike Stalzer was present for applicant Lifestyle Contractors LLC and a concept hearing was held.

#20-24: Mike Stalzer was present for applicant MRG Group and a concept hearing was held.

#20-25: Michelle Torres was present for applicant Newton Lake Bluff and a concept hearing was held.

#20-26: Michelle Torres was present for applicant Newton Lake Bluff and a concept hearing was held.

Concepts, Public Hearing and Final Vote:

#20-14: Applicant Jana Hilt was present. A concept hearing was held and the board agreed to move onto the public hearing part of the meeting. Mr. Faubion moved to accept the application as presented. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-15: Kara Richards was present for applicant Bryan Richards. A concept hearing was held and the board agreed to move onto the public hearing part of the meeting. Mr. Cramer moved to approve the application as presented. Mr. Fogle seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-16: Miranda Stegeman was present for applicant Kyle Stegeman. A concept hearing was held and the board agreed to move onto the public hearing part of the meeting. Richard Sykes was present to speak against the application. Mr. Cramer moved to approve the application as presented. Mr. Faubion seconded the motion. The motion passed by show of hands vote: George Cramer (aye), Doug Faubion (aye) and Randy Haes (aye), Howard Kitchen (nay), Randy Fogle (nay), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-17: Applicant Halley Fleming and Chris Sidfrid, owner of Ozark Mountain Excavating were present. A concept hearing was held and the board agreed to move onto the public hearing part of the meeting. Jennifer Mullins, Krystal Isringhausen, Gerrie Moore, Jeffrey O'Dell, Gary Treat, Johnny Salley, Terry Hoskins, Bruce Greeno, Dennis Moore, Phillip Miller, Christy Berry, John Jensen, Mike Button and Darryl Moore were present to speak against the application. Mr. Kitchen moved to approve the application with these amendments to the Decision of Record; 10 glamping camp sites, the outdoor patio can stay open until 9:00 p.m. and no alcohol is allowed on the patio area. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), George Cramer (aye), Doug Faubion (aye), Randy Haes (aye), Randy Fogle (nay), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-18: Pam Wells was present for applicant Ken Wells. A concept hearing was held and the board agreed to move onto the public hearing part of the meeting. Mr. Cramer moved to approve the application as presented. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-19: Applicant Richard Wilson was present. A concept hearing was held and the board agreed to move into the public hearing part of the meeting. Adam Martin, owner of Nightly Vacations property management was present to speak for the application. Lynn Chase and Roger LeMasters were present to speak against the application. Mr. Fogle moved to deny the application to remain as a nightly rental due to Appendix E Special-Use Permits, Section 2 Procedures, 2.3 (f) of the Taney County Development Guidance Code due to the following statement "I don't recall the original application, the buffer is not adequate to separate between the residential homes, the noise level we've heard and the one complaint that may be on file, that's reason enough to go forward and deny the application". Mr. Faubion seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (nay), Randy Haes (nay), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

Mr. Haes moved to continue the meeting until 10:30 p.m. per the Taney County Planning Commission by-laws #3. Mr. Cramer seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-20: Adam Martin, owner of Nightly Vacations property management and applicant Matt Martin were present. A concept hearing was held and the board agreed to move to the public hearing part of the meeting. Mr. Faubion moved to approve the application as presented. Mr. Cramer seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (aye), Randy Haes (aye), Randy Fogle (nay), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

#20-21: Applicant Jeremy Dautenhahn was present. A concept hearing was held and the board agreed to move on to the public hearing part of the meeting. Mr. Cramer moved to approve the application as presented. Mr. Haes seconded the motion. The motion passed by show of hands vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

Amendment to Section 9, Zoning Districts, 9.2.4 Relative Policies, (b).of the Taney County Guidance Code

Mr. Haes moved to approve the recommendation amendment of Section 9 of the Taney County Guidance Code and send it to the County Commission for approval. Mr. Fogle seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Doug Faubion (aye), George

Cramer (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).

Old and New Business:

None

Adjournment:

Mr. Cramer moved to adjourn the meeting at 10:05 p.m. Mr. Haes seconded the motion. The motion passed by voice vote: Howard Kitchen (aye), Doug Faubion (aye), George Cramer (aye), Randy Haes (aye), Randy Fogle (aye), Roger Hoenes (absent), Devin Huff (absent) and Dave Stewart (absent).