

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY August 9, 2021, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, August 9, 2021 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 6:01 p.m.

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

Board Members Present

Randy Fogle
Howard Kitchen
George Cramer
Randy Haes
Devin Huff
Dave Stewart
Thomas Holman

Board Members Absent

Roger Hoenes
Doug Faubion

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

Review and Action

Mr. Huff moved to approve the July 12, 2021 Regular Meeting Minutes. Mr. Holman seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

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

Public Hearing & Final Vote

#21-004 Rezoning: Applicant Loretta Anna was present. No one signed up to speak for or against the application. Mr. Cramer moved to recommend the approval of application #21-004 Rezoning for an amendment to the Taney County Zoning Maps by Loretta Anna and Donald Boyd for the parcel located at 240 Boyd Ave, Branson, Missouri to be rezoned from A-1 to C-2 Zoning District in the form of a Resolution set to the Taney County Commission. Mr. Holman seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-005 Rezoning: Applicant Kenneth Thurman was present. Cory roebuck signed up to speak for the application. Mr. Haes moved to recommend the approval of application #21-005 Rezoning for an amendment to the Taney County Zoning Maps by Kenneth Thurman for the parcel located off of Hwy 160, Forsyth, Missouri to be rezoned from A-1 to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Cramer seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-014 CUP: Representative Jana Hilt was present. Alan Johnson, Gary Holtkaup, Jack Bishop & Daniel Ward were present to speak against the application. Mr. Haes moved to deny lot 40. Mr. Stewart seconded the motion. The reasons during discussion for the denial are, Article 023.000 Section 023.010.1 it would have a substantial adverse impact on the subdivision, Article 023.000 Section 023.010.4 it is not compatible since there are no other nightly rentals there in the subdivision, and the design of the home would not fit in that subdivision with the other homes. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-015 CUP: Representative Jana Hilt was present. Alan Johnson, Gary Holtkaup, Jack Bishop & Daniel Ward were present to speak against the application. Mr. Haes moved to deny lot 42. Mr. Stewart seconded the motion. The reasons during discussion for the denial are, Article 023.000 Section 023.010.1 it would have a substantial adverse impact on the subdivision, Article 023.000 Section 023.010.4 it is not compatible since there are no other nightly rentals there in the subdivision, and the design of the home would not fit in that subdivision with the other homes. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-016 CUP: Representative Courtney Gabel was present. Doug Helt, Ken Lizotte, Johnnie Groves, Andrew Lindsay and Susan Smith were present to speak against the application. Mr. Fogle moved to deny the application. Mr. Cramer seconded the motion. The reasons during discussion for the denial are, Article 023.000 Section 023.010.1, it would have an adverse

impact, Article 023.000 Section 023.010.2, and it would hinder the use would hinder the enjoyment of the adjacent property owners with their own properties. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-017 CUP: Mr. Fogle moved to postpone this application to the September 13, 2021 meeting. Mr. Cramer seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-018 CUP: Applicant Matthew Marshall was present. Bobby McTaggart, Jeana Rudolph, Jim McTaggart & Keef Hart were present to speak against the application. Mr. Stewart moved to deny the application. Mr. Cramer seconded the motion. The reasons during the discussion for the denial are, Article 023.000 Section 023.010.1, it would have a substantial adverse impact on the subdivision, Article 023.000 Section 023.010.4, it is not compatible with the neighborhood since there are no other nightly rentals, Article 023.000 Section 023.010.5, concerns with safety since the tiny home was mobile, and Article 023.000 Section 023.010.6, the tiny home is located in the middle of the subdivision with two ways in and out and narrow roads. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-019 CUP: Representative Cole Currier was present. Dee Stephens was present to ask the board questions. Mr. Huff moved to approve the application as presented. Mr. Fogle seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).

#21-020 CUP: *WITHDREW*

Old and New Business

None.

Adjournment

Mr. Haes moved to adjourn the meeting at 8:03 p.m. Mr. Cramer seconded the motion. The motion passed by voice vote: (Randy Fogle (aye), Howard Kitchen (aye), George Cramer (aye), Randy Haes (aye), Devin Huff (aye), Dave Stewart (aye), Thomas Holman (aye), Roger Hoenes (absent) and Doug Faubion (absent).