

MEETING MINUTES
TANEY COUNTY BOARD OF ADJUSTMENT
WEDNESDAY February 16, 2022, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

Call to Order

The Board of Adjustment held a meeting on February 16, 2022 at 6:00 p.m. located at the Taney County Courthouse in the County Commission Hearing Room at 132 David Street, Forsyth, Missouri. Vice Chairman David Herd called the meeting to order at 6:00 p.m. Scott Starrett established a quorum and an explanation of public hearing procedures, presentation of exhibits and governing statutes.

Present

Trent Edwards
David Herd
Rick Persinger
Rick Caudill
Cory Roebuck

Not Present

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

Election of Chairman & Vice Chairman

Planning Administrator Scott Starrett called for nominations for Chairman. Mr. Persinger nominated Trent Edwards for Chairman. No other nominations were made. The nomination passed by voice vote: Trent Edwards (aye), David Herd (aye), Cory Roebuck (aye), Rick Persinger (aye) and Rick Caudill (aye).

Mr. Edwards called for nominations for Vice Chairman. Mr. Persinger nominated David Herd for Vice Chairman. No other nominations were made. The nomination passed by voice vote: Trent Edwards (aye), David Herd (aye), Cory Roebuck (aye), Rick Persinger (aye) and Rick Caudill (aye).

Review and Action

Mr. Persinger moved to approve the December 15, 2021 Regular Meeting Minutes. Mr. Herd seconded the motion. The motion passed: 4 (aye) – 1 (abstain).

Chairman Trent Edwards swore in everyone who signed up to speak during the meeting.

Public Hearings

#22-001 Variance: Applicant Joe Bueker Jr. was present. No one was present to speak for or against the application. Mr. Roebuck moved to approve the 18 foot front property line setback and a 1 foot side property line setback variance request due to the privacy fence on the property line where the carport will be placed and the slope not causing a water issue with the neighboring property. Mr. Herd seconded the motion. The motion passed: 5 (aye) – 0 (nay).

#22-001 Appeal: ***POSTPONED TO THE MARCH 16, 2022 MEETING***

#22-002 Appeal: Representative Michael Dortch was present for applicant. Kenneth Coleman was present to speak against the application. Mr. Persinger moved to approve the appeal based on the property values being a subjective factor making there no way to know if nightly rental would lower the value or not. The operating characteristics would not injure the neighboring properties with the home being on Ruby's Rest Rd rather than Hampton Rd with it being a single family home like the other structures in the area. As well as the representative managing the home living on the same road the nightly rental will be on. Mr. Herd seconded the motion. The motion passed: 3 (aye) and 2 (nay).

#22-003 Appeal: Representative Matthew Martin was present for the applicant. Andrew Grossi was present to speak for the application. Cheryl Sinko, Tom Huff, Johnie Groves, Judy Ward, Ken Lizotte, Susan Smith, Andrew Lindsey and Chuck Hinrichsen were present to speak against the application. Mr. Roebuck moved to deny the appeal due to the Planning Commission making no error in part of their decision. Mr. Caudill seconded the motion. The motion passed: 3 (aye) – 2 (nay).

#22-004 Appeal: Applicant David Crowdus was present. Tom Hubbard was present to speak against. Mr. Roebuck moved to accept the appeal due to the criteria the Planning Commission used for the denial did not match the criteria for a Conditional Use- Permit in Section 023.010 and was not credible for denial. Mr. Persinger seconded the motion. The motion passed: 5 (aye) and 0 (nay).

Old and New Business

None.

Adjournment

Mr. Roebuck moved to adjourn the meeting at 8:41 p.m. Mr. Herd seconded the motion. The motion passed: 5 (aye) – 0 (nay).