



County of **TANEY** State of Missouri

**TANEY COUNTY PLANNING AND ZONING**

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**MINUTES**

**TANEY COUNTY PLANNING COMMISSION**

**PUBLIC HEARING & REGULAR MEETING**

**TUESDAY May 9, 2023, 6:03 P.M.**

**COUNTY COMMISSION HEARING ROOM**

**TANEY COUNTY COURT HOUSE**

The Taney County Planning Commission held a meeting on Tuesday, May 9, 2023 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 6:03 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

Thomas Holman

Devin Huff

Roger Hoenes

George Cramer

Board Members Absent

Randy Fogle

Devin Sonnenfelt

David Stewart

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

Review and Action:

Mr. Huff moved to approve the Regular Meeting Minutes from April 10, 2023. Mr. Cramer seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Mr. Huff moved to limit the speaking time to four minutes for those who signed up to speak, not including the applicant. Mr. Holman seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Public Hearing & Final Vote:

#23-006 Rezone: Christian Horton was present to represent the applicant. Andrea Turner, Paul Rose, Sharon Reyner and Randy Reyner were present to speak against the application. Mr. Holman moved to recommend the approval of the application #23-006 Rezone for an

amendment to the Taney County Zoning Maps by Bluebird Mountain Apartments LLC for the parcel located at 08-5.0-21-000-001-014.000, 1364 Bee Creek Rd, Branson, Missouri, with the added condition; a three-hundred (300) foot slow down and merge lane will be located at the entrance, to be rezoned from A-1 Zoning District to R-3 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Faubion seconded the motion. The motion passed by vote: Howard Kitchen (aye), Roger Hoenes (aye), Devin Huff (aye), Thomas Holman (aye), Doug Faubion (aye), George Cramer (nay), Randy Fogle (absent), Devin Sonnenfelt (absent) and David Stewart (absent).

#23-007 Rezone: Applicant Mike Ewoldsen was present. No one was present to speak for or against the application. Mr. Cramer moved to recommend the approval of application #23-007 Rezone for an amendment to the Taney County Zoning Maps by Mike Ewoldsen for the parcel located at 09-5.0-21-000-000-016.000, 7719 E State Hwy 76, Kirbyville, Missouri, to be rezoned from O Zoning District to R-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Huff seconded the motion. The motion passed by vote: Howard Kitchen (aye), Roger Hoenes (aye), Devin Huff (aye), Thomas Holman (aye), Doug Faubion (aye), George Cramer (aye), Randy Fogle (absent), Devin Sonnenfelt (absent) and David Stewart (absent).

#23-005 CUP: Applicant Melinda Trimble was present. Tom Aley, Charles Conover, Jason Smith, Timothy Krapf, Brandon Burkhardt, Matt Tervo and Marc Ramsey were all present to speak against. Mr. Cramer moved to approve the application as presented. Mr. Holman seconded the motion. The motion failed by vote: 0 (aye), 6 (nay) and 3 (absent). The Planning Commission's reasons for not approving the application was based on, the salvage yard is not compatible with the adjoining agricultural uses, the salvage yard will impede the normal and orderly development and improvement of the surrounding property and the Stormwater plan was not presented for the Planning Board members to review.

#23-006 CUP: Thomas Goldsworthy was present to speak against the application. Applicant Kenieshear Czetty was present. Kevin Blackwell and Teresa Gloyd were present to speak against. Mr. Faubion moved to approve the application with the addition of two, six feet tall privacy fences be added on each of their side property lines extending back two hundred and fifty feet. Mr. Hoenes seconded the motion. The motion failed by vote: 2 (aye), 4 (nay) and 3 (absent). The Planning Commission stated the reason for not compatible with the adjoining properties and the nightly rental would have a substantial impact on the safety and welfare of the adjoining properties.

#23-007 CUP: Roger Hoenes was present to represent the applicant. No one was present to speak for or against the application. Mr. Holman moved to approve the application as presented. Mr. Cramer seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 3 (absent).

Old and New Business:

None

Adjournment:

Mr. Huff moved to adjourn the meeting at 8:44 p.m. Mr. Hoenes seconded the motion. The motion passed by vote: 6 (aye), 0 (nay), 3 (absent).