



County of **TANEY** State of Missouri

TANEY COUNTY PLANNING AND ZONING

PO BOX 383, FORSYTH, MISSOURI 65653

Office: 417-546-7225 or 417-546-7226

www.taneycounty.org

MINUTES

TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY July 10, 2023, 6:03 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, July 10, 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 6:00 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
Thomas Holman
Devin Huff
Roger Hoenes
George Cramer
Dave Stewart
Devin Sonnenfelt

Board Members Absent

Randy Fogle

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

Review and Action

Mr. Stewart moved to approve the June 12, 2023 Regular Meeting Minutes with corrections. Mr. Hoenes seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

Mr. Huff moved to approve a four minute speaking time limit to everyone excluding the applicant. Mr. Cramer seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

Public Hearing & Final Vote

#23-010 Rezone: Representative Christian Horton was present for the applicant. Applicant David Cope was present to speak for the application. Kristi Breitenbach, Andrea Turner and Randy Reiner were present to speak against the application. Mr. Hoenes moved to recommend approval of application #23-010 Rezone for an amendment to the Taney County Zoning Maps by Bee Creek Estates, LLC for the parcel located at 08-5.0-21-000-001-014.000, 1364 Bee Creek Rd, Branson, Missouri, to be rezoned from A-1 Zoning District to R-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: Howard Kitchen (aye), Dave Stewart (aye), George Cramer (nay), Roger Hoenes (aye), Devin Huff (aye), Doug Faubion (aye), Devin Sonnenfelt (aye), Randy Fogle (absent), and Thomas Holman (aye).

#23-011 Rezone: Representative Cole Carrier was present for the applicant. No one was present to speak for or against the application. Mr. Holman moved to recommend approval of application #23-011 Rezone for an amendment to the Taney County Zoning Maps by Cole Carrier and Jeffrey Wait for the parcel located at 18-7.0-26-001-003-001.002, 2935 State Hwy 265, Hollister, Missouri, to be rezoned from A-1 Zoning District to NR-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Hoenes seconded the motion. The motion passed by vote: Howard Kitchen (aye), Dave Stewart (aye), George Cramer (aye), Roger Hoenes (aye), Devin Huff (aye), Doug Faubion (aye), Devin Sonnenfelt (aye), Randy Fogle (absent), and Thomas Holman (aye).

#23-012 Rezone: Applicant Jeremia Froyland was present. Jamie McLeod, Nathan Stover, Randall Castor, Don Hilliard, Rhonda Johnson, Larry Russell and Jonathan Norris were present to speak against the application. Cole Carrier was present to speak for the application. Mr. Stewart moved to recommend denial of the application. The motion died due to lack of a second. Mr. Holman moved to recommend approval of application #23-012 for an amendment to the Taney County Zoning Maps by Jeremia Froyland for the parcels located at 05-8.0-34-000-000-010.000, 7436 US Hwy 160, Walnut Shade, Missouri, to be rezoned from A-1 Zoning District to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Cramer seconded the motion. The motion failed by vote: Howard Kitchen (nay), Dave Stewart (nay), George Cramer (nay), Roger Hoenes (nay), Devin Huff (nay), Doug Faubion (nay), Devin Sonnenfelt (nay), Randy Fogle (absent), and Thomas Holman (nay).

#23-013 Rezone: Mr. Kitchen recused himself. Representative Mike Stalzer was present for the applicant. Eric Franklin, Don DeVoe, Michael Brower and Kenny Jones were present to speak against the application. Alicia Feigenberg was present to speak for the application. Mr. Faubion moved to recommend approval of application #23-013 Rezone for an amendment to the Taney County Zoning Maps by Bluegreen/ Big Cedars Vacations, LLC for the parcel located at 20-4.0-18-002-001-001.001, 769 State Hwy 86, Ridgedale, Missouri, to be rezoned from NR-1 Zoning District to R-3 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Stewart seconded the motion. The motion failed by vote: Howard Kitchen

(abstain), Dave Stewart (nay), George Cramer (nay), Roger Hoenes (nay), Devin Huff (nay), Doug Faubion (nay), Devin Sonnenfelt (nay), Randy Fogle (absent), and Thomas Holman (nay).

Old and New Business

-Discussion on moving Planning Commission meeting date of September 11, 2023.

Mr. Cramer made a motion to move the September 11, 2023 Planning Commission Regular Meeting to September 18, 2023. Mr. Holman seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

Adjournment

Mr. Cramer moved to adjourn the meeting at 8:20 p.m. Mr. Hoenes seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).