OFFICIAL COMMISSION MINUTES FEBUARY 20th, 2024 – 13th DAY OF THE JANUARY ADJOURN TERM

FORMAL AGENDA

The County Commission met in the Commission Hearing Room with Nick Plummer (present), Brandon Williams (present), and Sheila Wyatt (present).

PUBLIC COMMENT

None.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Nick Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

None.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Wyatt moved to approve Checks #474862 through Check #474907, Warrants #8333 through #8336 and one Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Williams moved to approve Regular Session Minutes for February 1st, 2024 and February 13th, 2024 and Executive Session Minutes for February 13th, 2024. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORGANIZED CRIME DRUG ENFORCEMENT TASK FORCES FY 2024 AGREEMENT #24-022S

Brad Daniels, Sheriff, was present. Presiding Commissioner Plummer referenced a letter from their Attorney.

Commissioner Williams moved to approve the Organized Crime Drug Enforcement Task Forces fiscal Year 2024 Agreement by and between United States Drug Enforcement Agency (USDEA) and Taney County. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

Organized Crime Drug Enforcement Task Forces FY 2024 Agreement

For the Use of the State & Local Overtime and Authorized			
Expenses / Strategic Initiative Program			

UEI #: $W \perp K Q C E 8 \perp C 5 V 6$ indicator Federal Tax Identification: $4 - 600060^{-1}$	
Amount Requested: \$3,500.00 Amount requested should match the amount calculated on the Initial Funding Form, Page 2 Number of Officers Listed: 2	OCDETF Investigation/Strategic Initiative Number: WC-MOW-0394 Operation Name: ICE POST
From: October 1, 2023 Beginning Date of Agreement To: September 30, 2024 Ending Date of Agreement	Federal Agency Investigations Number: IT-23-0013 Sponsoring Federal Agency (ies): 1
State & Local Organization Supervisor: Danny Stottle Phone Number: (417) 230-2036 Email Address: danny.stottle@taneycountymo.gov	Group / Squad Supervisor: Bryce M. Herkert, RAC Phone Number: (562) 307-3213 Email Address: Bryce.M.Herkert@dea.gov
State & Local Organization Name: Taney County Sheriff's Office State & Local Address:	Addendum Ain use? Y 🖌 N
Please provide the name, phone number, and email addre directly responsible for the billing on the Reimbursem the person responsible for the Sam.gov entity adminis	ent Request at the State & Local Organization and
Finance Contact: <u>Kimberly Schade</u> Phone Number: <u>(417) 546-7278</u> Email Address: <u>Kim, Schade etaney county</u> ne	SAM.gov Entity Administrator: Melanie Smith-Treasurer

Agreement Form - SLOT (FY24)

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PUBLIC HEARING FOR PLANNING AND ZONING REZONE REQUESTS

Scott Starrett, Planning & Zoning Administrator and Amber Epps, Planning & Zoning Assistant, were present.

RZ2023-019 ORDER #11-27-2023-01 K & H BUILDINGS LLC

The following individuals appeared in front of the Commission in reference to Order #11-27-2023-01:

- Cody Pender, Applicant 240 McCarty Rd., Cedar Creek, Mo.
- Chris Zillig 25131 US Highway 160, Kissee Mills, Mo.

Commissioner Williams moved to deny Order #11-27-2023-01. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 11-27-2023-01

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on November 13, 2023, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number H25, Swan Township, from A-1 Agricultural District to RV-1 RV Park District, requested by K & H Buildings LLC, parcel number: 10-6.0-24-000-000-009.000, located at 25123 US Hwy 160, Kissee Mills, Missouri and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Deny</u> and seconded, the Taney County Commission voted <u>3</u> in favor, <u>O</u> opposed, and <u>set and the Taney County, Missouri Zoning District map H25, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.</u>

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Mother as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
10-6.0-24-000-000-009.000	25123 US Hwy 160	H25	Swan	RV-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

3NI Nick Plumme

Presiding Commissioner

Sheile Wyate Sheila Wyatt Commissioner, Eastern District

Brandon Williams

Commissioner, Western District

ATTEST:

hanin Spence) ie Spencer, County Clerk 2/10/2024



RZ2024-001 ORDER #01-16-2024-01 AYAN LLC

The following individuals appeared in front of the Commission in reference to Order #01-16-2024-01:

- Scott Hall Attorney for the Applicant.
- Chirag Kothawala Ayan LLC Applicant
- Doug Ramey 803 Newport Road
- George Higgins 1169 Newport Road
- Daniel Chinn 1189 Newport Road

Commissioner Williams moved to approve Order #01-16-2024-01 changing it from A1 to R2. Presiding Commissioner Plummer seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (nay).

ORDER NUMBER: 01-16-2024-01

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on January 8, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F18 and E18, Jasper Township, from A-1 Agricultural District to R-2 One and Two Family Residential District, requested by Ayan LLC, parcel number: 05-8.0-33-000-000-034.000, located at 887 Newport Road, Walnut Shade, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Propressec</u>______ and seconded, the Taney County Commission voted <u>_______</u> in favor, <u>_______</u> opposed, and ______ abstain to amend the Taney County, Missouri Zoning District map F18 and E18, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District _________ amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
05-8.0-33-000-000-034.000	887 Newport Rd	F18 & E18	Jasper	R-2

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

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Nick Plummer Presiding Commissioner

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Sheila Wyatt Commissioner, Eastern District

181 _ Brandon Williams Commissioner, Western District

ATTEST:

Stephanie Spinces nie Spencer, County Clerk 2/20/2024



RZ2024-003 ORDER #02-20-2024-01 ALLEN AND JOYCE HANSEL

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-01:

- Allen and Joyce Hansel 269 Winkle Creek Rd. Applicants
- Jimmie Russell 1120 Brockman Rd.

Commissioner Williams moved to approve Order #02-20-2024-01 amending the request from C1 to A1 making the property to go from R1 to A1. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F24, Swan Township, from R-1 Single Family Residential District to C-1 Neighborhood Commercial District, requested by Allen and Joyce Hansel, part of parcel number: 03-8.0-27-003-021-001.004, specifically Lot #7, 120 James St, Taneyville, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Appendee</u> and seconded, the Taney County Commission voted <u>3</u> in favor, <u>0</u> opposed, and <u>0</u> abstain to amend the Taney County, Missouri Zoning District map F24 from R-1 Single Family Residential District to A-1 Agricultural District, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District _______ amended as follows and pursuant to the information below:

<u>Parcel Number</u> Part of	<u>Location</u> Specifically Lot #7 120 James St	Map Grid # F24	<u>Township</u> Swan	Zoning District A-1
03-8.0-27-003-021-001.004				

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

1

Nick Plummer Presiding Commissioner

Shele ligets Sheila Wyatt

Commissioner, Eastern District

Brandon Williams Commissioner, Western District

ATTEST:

Stephane Spincer Stephanie Spencer, County Clerk 2/20/2024



RZ2024-004 ORDER #02-20-2024-02 G W THESEUS LLC

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-02:

• Todd Chandler, Great River Engineering, representing applicant.

Commissioner Wyatt moved to approve Order #02-20-2024-02 zoning from A1 to RR1. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-02

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number 120, Scott Township, from A-1 Agricultural District to RR-1 Single Family Rural Residential District, requested by G W Theseus LLC, parcel number: 08-7.0-36-000-000-026.000, located at 1570 Cedar Park Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Applant</u> and seconded, the Taney County Commission voted <u>3</u> in favor, <u>0</u> opposed, and <u>1000</u> abstain to amend the Taney County, Missouri Zoning District map 120, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District $\underline{\beta} \underline{c}$ amended as follows and pursuant to the information below:

Parcel Number	Location	Map Grid #	Township	Zoning District
08-7.0-36-000-000-026.000	1570 Cedar Park Rd	120	Scott	RR-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

1 Nick Plummer

Presiding Commissioner

Thele Wyat Sheila Wyatt

Commissioner, Eastern District

Brandon Williams Commissioner, Western District

ATTEST:

Stephanie Spencer Stephanie Spencer, County Clerk 2/20/2024



RZ2024-005 ORDER #02-20-2024-03 E73 CAPITAL LLC

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-03:

• Ethan Ravencamp – Owner of E73 Capital LLC

Commissioner Williams moved to approve Order #02-20-2024-03 changing zoning from R1 to C2. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-03

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H22, Swan Township, from R-1 Single Family Residential District to C-2 General Commercial District, requested by E73 Capital LLC, parcel number: 09-2.0-09-000-002-005.001, located at 180 Austin St, Forsyth, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Approvide</u> and seconded, the Taney County Commission voted <u>3</u> in favor, <u>opposed</u>, and <u>abstain</u> to amend the Taney County, Missouri Zoning District map H22, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District <u>2</u> — amended as follows and pursuant to the information below:

Map Grid #

H22

<u>Parcel Number</u> 09-2.0-09-000-002-005.001 Location 180 Austin St <u>Township</u> <u>Zoning District</u> Swan C-2

Presiding Commissioner \mathcal{N}^{β} ; Eastern Commissioner $\mathcal{L}_{\mathcal{U}}$; Western Commissioner \mathcal{M}^{473}

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

Nick Plummer

Presiding Commissioner

Sheila Wyatt Commissioner, Eastern District

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Brandon Williams Commissioner, Western District

ATTEST:

Stephanic Spence >> Stephanie Spencer, County Clerk 2/20/2024



RZ2024-006 ORDER #02-20-2024-04 KENIESHIEAR CZETTY

The following individuals appeared in front of the Commission in reference to Order #02-20-2024-04:

- Kenieshier Czetty 2404 Victor Church Rd. Applicant
- Samuel Tucker Virnig 2506 Victor Church Rd.
- Shane Carder 2749 Victor Church Rd.

Commissioner Williams moved to deny Order #02-20-2024-04. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 02-20-2024-04

ORDER of the TANEY COUNTY COMMISSION FORSYTH, MISSOURI

DATE: February 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on February 12, 2024, the Taney County Planning Commission recommends not approving, to the Taney County Commission, the amendment to the Zoning District map grid number F16, Branson Township, from A-1 Agricultural District to NR-1 Single Family Nightly Rental District, requested by Kenieshiear Czetty, parcel number: 08-3.0-06-000-000-016.002, located at 2404 Victor Church Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of February 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to <u>Plany</u> and seconded, the Taney County Commission voted <u>3</u> in favor, <u>O</u> opposed, and <u>abstain to amend the Taney County, Missouri Zoning District map F16, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.</u>

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District <u>MoTB</u> amended as follows and pursuant to the information below:

 Parcel Number
 Location
 Map Grid #
 Township
 Zoning District

 08-3.0-06-000-000-016.002
 2404 Victor Church Rd
 F16
 Branson
 NR-1

 IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of February 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION

Nick Plummer

Nick Plummer Presiding Commissioner

Sheila Uyate Sheila Wyatt Commissioner, Eastern District

Brandon Williams Commissioner, Western District

ATTEST:

County Clerk 2/20/2024



RECESS: 11:25 A.M.

RECONVENE: 11:37 A.M.

DAILY STAFF REVIEW AND AGENDA REQUESTS

(Taney County Commission Conference Room) Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

Also present: Tami Koran, Commission Assistant, and Kim Lovelace, Deputy Clerk

The commission met with their staff to review the day's business and go over the agenda requests.

ADJOURNMENT

Commissioner Williams moved to adjourn. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ADJOURN: 11:46 A.M.

The minutes were taken by Kim Lovelace, Deputy Clerk and typed by Kim Lovelace, Deputy Clerk.