



County of **TANEY** State of Missouri

TANEY COUNTY PLANNING AND ZONING

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MINUTES

TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MONDAY January 8, 2024, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, January 8, 2024 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

Howard Kitchen

Devin Huff

Roger Hoenes

Doug Faubion

Devin Sonnenfelt

George Cramer

Thomas Holman

David Stewart

Board Members Absent

Randy Fogle

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

Review and Action

Planning Administrator Scott Starrett called for nominations for Chairman. Mr. Faubion nominated Mr. Kitchen for Chairman. No other nominations were made. The nomination passed: 8 (aye), 0 (nay), and 1 (absent).

Planning Administrator Scott Starrett called for nominations for Vice Chairman. Mr. Faubion nominated Mr. Stewart for Vice Chairman. No other nominations were made. The nomination passed: 8 (aye), 0 (nay), and 1 (absent).

Mrs. Sonnenfelt moved to approve the December 11, 2023 Regular Meeting Minutes. Mr. Cramer seconded the motion. The motion passed by vote: 8 (aye), 0 (nay), and 1 (absent).

Mr. Huff moved to approve a four minute time limit to everyone who signed up to speak minus the applicant. Mr. Holman seconded the motion. The motion passed by vote: 8 (aye), 0 (nay), and 1 (absent).

Public Hearing & Final Vote

#24-001 Rezone: Applicant Chirag Kothawala was present for Ayan, LLC. Doug Ramey was present to speak against the application. No one was present to speak for the application. Mr. Stewart moved to recommend approval of #24-001 for an amendment to the Taney County Zoning Maps by Ayan, LLC for the parcel located at 887 Newport Rd, Walnut Shade, Missouri, 05-8.0-33-000-000-034.000, 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 failed to pass: Dave Stewart (aye), Howard Kitchen (nay), Roger Hoenes (nay), Devin Huff (nay), Devin Sonnenfelt (nay), George Cramer (nay), Thomas Holman (nay), Doug Faubion (nay) and Randy Fogle (absent).

#24-002 Rezone: Applicant Karie Cherry was present. Gary Houpt, Brenda Chodrick, Will Hawes, Ronnie Smith and Megan McGuire were present to speak against. Lisa Boushehri was present to speak for and ask questions. Mr. Holman moved to recommend approval of #24-002 for an amendment to the Taney County Zoning Maps by Karie Cherry for parcel 19-6.0-14-001-006-017.000, Ridgedale, Missouri, to be rezoned from R-1 Zoning District to C-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Hoenes seconded the motion. The motion failed by vote: Dave Stewart (nay), Howard Kitchen (nay), Roger Hoenes (nay), Devin Huff (nay), Devin Sonnenfelt (aye), George Cramer (nay), Thomas Holman (nay), Doug Faubion (nay) and Randy Fogle (absent).

Discussion on Regarding Article 023.000 Conditional Uses

-Discussion Ensued

Old and New Business

None

Adjournment

Roger Hoenes moved to adjourn the meeting at 8:12 p.m. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: 8 (aye), 0 (nay), and 1 (absent).