



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 February 12, 2024, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, February 12, 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 6:08 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
Doug Faubion
Devin Sonnenfelt
Thomas Holman

Board Members Absent

Randy Fogle
David Stewart
Roger Hoenes
George Cramer

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

Review and Action

Mrs. Sonnenfelt moved to approve the January 8, 2024 Regular Meeting Minutes. Mr. Holman seconded the motion. The motion passed by vote: 5 (aye), 0 (nay), and 4 (absent).

Mr. Huff moved to approve a four minute time limit to everyone who signed up to speak minus the applicant. Mr. Faubion seconded the motion. The motion passed by vote: 5 (aye), 0 (nay), and 4 (absent).

Public Hearing & Final Vote

#24-003 Rezone: Applicants Allen and Joyce Hansel were present. Jimmie Russel was present to speak against the application. No one was present to speak for the application. Mr. Holman made a motion to recommend approval of #24-003 for an amendment to the Taney County Zoning

Maps by Allen Hansel for the parcel on lot #7 only located at 120 James St, Taneyville, Missouri, 03-8.0-27-003-021-001.004, 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. Faubion seconded the motion. The motion failed to pass by vote: Howard Kitchen (nay), Devin Huff (nay), Doug Faubion (nay), Devin Sonnenfelt (nay), Thomas Holman (nay), Randy Fogle (absent), David Stewart (absent), Roger Hoenes (absent), and George Cramer (absent).

#24-004 Rezone: Representative Brad Ferguson was present to speak for G W Theseus LLC. John White, Jimmy Harding, and Gloria Harding were present to speak against the application. Tim Barth was present to speak for the application. Mrs. Sonnenfelt made a motion to recommend approval of #24-004 for an amendment to the Taney County Zoning Maps by G W Theseus LLC for the parcel located at 1570 Cedar Park Rd, Branson, Missouri, 08-7.0-36-000-000-026.000, to be rezoned from A-1 Zoning District to RR-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Holman seconded the motion. The motion was passed by vote: Howard Kitchen (aye), Devin Huff (aye), Doug Faubion (nay), Devin Sonnenfelt (aye), Thomas Holman (aye), Randy Fogle (absent), David Stewart (absent), Roger Hoenes (absent), and George Cramer (absent).

#24-005 Rezone: Representative Ethan Ravencamp was present to speak for E73 Capital LLC. No one was present to speak against the application. No one was present to speak for the application. Mr. Huff made a motion to recommend approval of #24-005 for an amendment to the Taney County Zoning Maps by E73 Capital LLC for the parcel located at 180 Austin St, Forsyth, Missouri, 09-2.0-09-000-002-005.001, to be rezoned from R-1 Zoning District to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Faubion seconded the motion. The motion was passed by vote: Howard Kitchen (aye), Devin Huff (aye), Doug Faubion (aye), Devin Sonnenfelt (aye), Thomas Holman (aye), Randy Fogle (absent), David Stewart (absent), Roger Hoenes (absent), and George Cramer (absent).

#24-006 Rezone: Applicant Kenieshiear Czetty was present. Lauren Virnig, Tucker Virnig, John Gloyd, and Shane Carder were present to speak against the application. No one was present to speak for the application. Mr. Holman made a motion to recommend approval of #24-006 for an amendment to the Taney County Zoning Maps by Kenieshiear Czetty for the parcel located at 2404 Victor Church Rd, Branson, Missouri, 08-3.0-06-000-000-016.002, 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. Mrs. Sonnenfelt seconded the motion. The motion failed to pass by vote: Howard Kitchen (nay), Devin Huff (nay), Doug Faubion (nay), Devin Sonnenfelt (nay), Thomas Holman (nay), Randy Fogle (absent), David Stewart (absent), Roger Hoenes (absent), and George Cramer (absent).

#24-001 CUP James Wurster requested postpone to the March 11, 2024 meeting. Mr. Holman made a motion to accept the request. Mrs. Sonnenfelt seconded the motion. The motion was passed by vote: 5 (aye), 0 (nay), and 4 (absent).

Recess: 7:40 p.m.
Resume: 7:45 p.m.

Old and New Business

Discussion of the proposed Taney Zoning Regulations Amendments.

-Discussion Ensued

Adjournment

Mr. Huff moved to adjourn the meeting at 8:07 p.m., Mr. Holman seconded the motion. The motion was pass by vote: 5 (aye), 0 (nay), and 4 (absent).