



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 April 8, 2024, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, April 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 Stewart
David Stewart
Devin Huff
Thomas Holman
George Cramer
Roger Hoenes
Devin Sonnenfelt
Randy Fogle

Board Members Absent

Doug Faubion

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

Review and Action

Mrs. Sonnenfelt moved to approve the March 11, 2024 Regular Meeting Minutes. Mr. Stewart seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

Mr. Huff moved to limit the speaking time to four minutes per person excluding the applicant.

Mrs. Sonnenfelt seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

Public Hearing & Final Vote

#24-005 CUP: Applicant Allen Hansel was present. Ramona Blair was present to speak against the application. Belinda Moore, Randall Stewart and Ron Recklein Sr. were present to speak for the application. Mrs. Sonnenfelt moved to approve the application with the circumstances the auction is held once a week and a dog eared fence to be put up to the back of the building. Mr. Huff seconded the motion. The motion passed by vote: 6 (aye), 2 (nay) and 1 (absent).

#24-006 CUP: Applicant's Chris and Karen Whelan were present as CKW Properties, LLC. Lloyd Hurst was present to voice concern and ask questions. No one was present to speak for the application. Mr. Cramer moved to approve and to be issued to the buyer in reference to Rezone #2024-0008 when sold to Nick Jajjar at which time the tracts will be zoned RV-1, authorizing Long Term RVs and Manufactured Homes. Mr. Holman seconded the motion. The motion passed by vote: 7 (aye), 1 (nay) and 1 (absent).

#24-009 Rezone: Applicant India and Roy Davis were present. William Valbraht, Stacey Sullivan, George Scism, Dixon and Art Boscamp were present to speak against the application. Mr. Cramer moved to recommend approval of application #24-009 Rezone for an amendment to the Taney County Zoning Maps by Roy and India Davis/ Item Rentals LLC for the parcels located at 2088-2100 & 2136 Yandell Cove Rd, Kirbyville, Missouri, Lot #1 09-8.0-27-000-000-024.003 to be MH-1 Zoning District and all of Lot #2 09-8.0-27-000-000-024.000 to A-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).

#24-010 Rezone: Applicant Peggy Crosby was present. Gary Leach was present to speak against the application. Mrs. Sonnenfelt moved to recommend approval of application #24-010 Rezone for an amendment to the Taney County Zoning Maps by Peggy Crosby for the parcel located at 121 Yale St, Branson, Missouri, 08-4.0-17-000-000-013.000, to be rezoned from O Zoning District to C-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Stewart seconded the motion. The motion failed by vote: 1 (aye), 7 (nay) and 1 (absent).

Old and New Business

- Review of Zoning Regulations Amendments
- Discussion ensued.

Adjournment

Mr. Stewart moved to adjourn the meeting at 7:44 p.m. Mr. Fogle seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).