



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 13, 2025, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, January 13, 2025, 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. Stice established a quorum, read a statement outlining the procedures for the meeting and presented the exhibits.

Board Members Present

David Stewart

Devin Huff

Roger Hoenes

Doug Faubion

George Cramer

Thomas Holman

Board Members Absent

Howard Kitchen

Devin Sonnenfelt

Also present was Planning and Zoning Administrator, Scott Starrett, Cody Stice, Assistant, Permit Tech, Presley Coort and Amber Epps, Assistant.

Review and Action

Mr. Holman moved to nominate Howard Kitchen for Chairman. Mr. Hoenes seconded the motion. The motion passed by vote: 6 (ayes), 2 (absent), and 1 (abstain).

Mr. Holman moved to nominate George Cramer as Vice Chairman. Mr. Hoenes seconded the motion. The motion passed by vote: 6 (ayes), 2 (absent), and 1 (abstain).

Mr. Faubion moved to approve the December 9, 2024, Regular Meeting Minutes. Mr. Hoenes seconded the motion. The motion passed by vote: 7 (ayes), 0 (nays), and 2 (absent).

Mr. Huff moved to limit speaking time for those who signed up to four minutes. Mr. Hoenes seconded the motion. The motion passed by vote: 7 (ayes), 0 (nays) and 2 (absent).

Public Hearing & Final Vote

#2025-001 CUP: POSTPONED

#2025-002 CUP: Representative Terry McGuire was present for the applicant. Brandon Cox, Jim Cox and Rod Glaze were present to speak for the application. James and Sherre Lane, Renee Viebrock and Josh Smith were present to speak against the application. Mr. Holman moved to approve phase one and two as presented. Mr. Stewart seconded the motion. The motion passed by vote: 4 (ayes), 3 (nay) and 2 (absent).

Mr. Huff moved to approve a five-minute break at 7:12 p.m. Mr. Stewart seconded the motion. The motion passed by vote: 7 (ayes), 0 (nays) and 2 (absent).

Resume: 7:19 p.m.

#2025-001 Rezone: Applicant Matthew Creedon was present. No one was present to speak for or against. Mr. Hoenes moved to recommend approval of application #2025-001 Rezone for an amendment to the Taney County Zoning Maps by Matthew Creedon for the parcels #07-7.0-25-000-000-002.030, 07-7.0-25-000-000-002.000 and 07-7.0-25-000-000-002.013 located at TBD Expressway Ln, Branson, 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. Huff seconded the motion. The motion passed by vote: Dave Stewart (nay), George Cramer (nay), Roger Hoenes (aye), Thomas Holman (aye), Devin Huff (nay), Doug Faubion (aye), Rick Castro (aye), Devin Sonnenfelt (absent) and Howard Kitchen (absent).

#2025-002 Rezone: Applicant Matthew Creedon was present. No one was present to speak for or against. Mr. Hoenes moved to recommend approval of application #2025-002 Rezone for an amendment to the Taney County Zoning Maps by Matthew Creedon for the parcel #09-2.0-04-000-000-181.000 located at TBD E State Hwy 76, Forsyth, Missouri, to be rezoned from A-1 Zoning District to C-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Huff seconded the motion. The motion passed by vote: Dave Stewart (nay), George Cramer (nay), Roger Hoenes (aye), Thomas Holman (aye), Devin Huff (nay), Doug Faubion (aye), Rick Castro (aye), Devin Sonnenfelt (absent) and Howard Kitchen (absent).

Old and New Business

None

Adjournment

Mr. Hoenes moved to adjourn the meeting at 7:41 p.m. Mr. Huff seconded the motion. The motion passed by vote: 7 (ayes), 0 (nays) and 2 (absent).