



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, 14, 2025, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, April, 14, 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

Howard Kitchen  
Jack Cole  
Doug Faubion  
George Cramer  
Devin Sonnenfelt  
Dave Stewart  
Derrick Castro

Board Members Absent

Thomas Holman  
Roger Hoenes

Also present was Planning and Zoning Cody Stice, Administrator and Presley Cozort, Permit Tech.

Review and Action

Mr. Stewart moved to approve the March 10, 2025 Regular Meeting Minutes. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

Mrs. Sonnenfelt moved to limit the speaking time to four minutes per person excluding the applicant. Mr. Cramer seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

### Public Hearing & Final Vote

#2025-005 Rezone: Applicant Jeff Holden was present. No one was present to speak for or against the application. Mr. Stewart moved to recommend approval of application #2025-005 Rezone for an amendment to the Taney County Zoning Maps by Seamless Experts Inc for the parcel located at #20-4.0-17-000-000-025.001, TBD Ravenwood Way, Ridgedale, 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. Stewart seconded the motion. The motion passed by vote: Howard Kitchen (aye), Dave Stewart (aye), Roger Hoenes (absent), Devin Sonnenfelt (aye), Jack Cole (aye), Thomas Holman (absent), Doug Faubion (aye), George Cramer (aye) and Derrick Castro (aye).

#2025-006 Rezone: Applicant Chris Whelan was present. No one was present to speak for or against the application. Mr. Castro moved to recommend approval of application #2025-006 Rezone for an amendment to the Taney County Zoning Maps by CKW Properties LLC for the parcel #08-9.0-30-000-000-008.001, located at 2166 State Hwy 248, Branson, Missouri, to be rezoned from NR-1 Zoning District to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Cramer seconded the motion. The motion passed by vote: Howard Kitchen (aye), Dave Stewart (aye), Roger Hoenes (absent), Devin Sonnenfelt (aye), Jack Cole (aye), Thomas Holman (absent), Doug Faubion (aye), George Cramer (aye) and Derrick Castro (aye).

#2025-007 Rezone: Applicant Vanessa Huacuz was present. Cindy Reich was present to ask questions. Mr. Cramer moved to recommend approval of application #2025-007 Rezone for an amendment to the Taney County Zoning Maps by Hugo and Vanessa Huacuz for the parcel #08-5.0-16-000-000-023.000, located at 117 Calvin Dr, Branson, Missouri, 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. Stewart seconded the motion. The motion passed by vote: Howard Kitchen (aye), Dave Stewart (aye), Roger Hoenes (absent), Devin Sonnenfelt (aye), Jack Cole (aye), Thomas Holman (absent), Doug Faubion (aye), George Cramer (aye) and Derrick Castro (aye).

#2025-003 CUP: WITHDREW

### Old and New Business

None

### Adjournment

Mrs. Sonnenfelt moved to adjourn the meeting at 6:36 p.m. Mr. Faubion seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).