



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

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, July 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. Starrett established a quorum, read a statement outlining the procedures for the meeting and presented the exhibits.

Board Members Present

David Stewart  
Doug Faubion  
George Cramer  
Devin Sonnenfelt  
Jack Cole

Board Members Absent

Howard Kitchen  
Derrick Castro  
Thomas Holman  
Roger Hoenes

Also present were Planning and Zoning Administrator, Cody Stice and Assistant, Amber Epps.

Review and Action

Mr. Stewart moved to approve the June 9, 2025, Regular Meeting Minutes. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: 5 (ayes), 4 (absent), and 0 (nays).

Mrs. Sonnenfelt moved to limit the speaking time to three minutes per person except for the applicant. Mr. Stewart seconded the motion. The motion passed by vote: 5 (ayes), 4 (absent), and 0 (nays).

Public Hearing & Final Vote

#2025-014 Rezone: Applicant Jeff Miles was present. Jim Viebrock and Matt Bailey were present to speak for the application. Nanette Keenan, Gary Huston, Don Ehrhardt and Darin

Keenan were present to speak against the application. Mrs. Sonnenfelt moved to recommend approval of application #2025-014 Rezone for an amendment to the Taney County Zoning Maps by Jeff Miles for the parcels #09-3.0-07-001-018-004.000 – 001.005, 09-3.0-07-001-016-003.000 – 003.007 located at TBD Willi Oaks Rd, Forsyth, Missouri, to be rezoned from R-1 Zoning District to NR-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Faubion seconded the motion. The motion failed by vote: David Stewart (nay), Doug Faubion (nay), Jack Cole (nay), Devin Sonnenfelt (nay), George Cramer (nay), Doug Faubion (nay), Howard Kitchen (absent), Thomas Holman (absent), Roger Hoenes (absent) and Derrick Castro (absent).

#2025-015 Rezone: Applicant Jeff Miles was present. Jim Viebrock and Matt Bailey were present to speak for the application. Nanette Keenan, Don Ehrhardt and Darin Keenan were present to speak against the application. Mr. Stewart moved to recommend approval of application #2025-014 Rezone for an amendment to the Taney County Zoning Maps by Jeff Miles for the parcels # 09-3.0-07-001-007-001.000, located at TBD Willi Oaks Rd, Forsyth, 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. Mrs. Sonnenfelt seconded the motion. The motion passed by vote: David Stewart (aye), Doug Faubion (aye), Jack Cole (aye), Devin Sonnenfelt (nay), George Cramer (nay), Doug Faubion (aye), Howard Kitchen (absent), Thomas Holman (absent), Roger Hoenes (absent) and Derrick Castro (absent).

#2025-016 Rezone: Representative Aimee Dixon Plumlee was present for the applicant. No one was present to speak for or against the application. Mrs. Sonnenfelt moved to recommend approval of application #2025-016 Rezone for an amendment to the Taney County Zoning Maps by White River Water LLC for the parcel #09-8.0-28-000-000-037.000, located at 2484 State Hwy K, Kirbyville, Missouri, to be rezoned from R-1 Zoning District to R-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Faubion seconded the motion. The motion passed by vote: David Stewart (aye), Doug Faubion (aye), Jack Cole (aye), Devin Sonnenfelt (aye), George Cramer (aye), Doug Faubion (aye), Howard Kitchen (absent), Thomas Holman (absent), Roger Hoenes (absent) and Derrick Castro (absent).

#2025-017 Rezone: Representative Karen Best was present for the applicant. No one was present to speak for or against the application. Mrs. Faubion moved to recommend approval of application #2025-017 Rezone for an amendment to the Taney County Zoning Maps by Sunny Branson LLC for the parcel #18-6.0-14-003-008-029.005, located at 195 Meadow Brook Unit 5, Branson, Missouri, to be rezoned from R-3 Zoning District to NR-3 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Faubion seconded the motion. The motion passed by vote: David Stewart (aye), Doug Faubion (aye), Devin Sonnenfelt (aye), George Cramer (aye), Doug Faubion (aye), Jack Cole (aye), Howard Kitchen (absent), Thomas Holman (absent), Roger Hoenes (absent) and Derrick Castro (absent).

#2025-008 CUP: Representative Tim Davis was present to speak for the applicant. Sean Klin and Juke Johnstson were present to speak for the application. Michael Brower was present to speak against the application. Mrs. Sonnenfelt moved to approve the application with conditions being

quite hours start at 10:00p.m., and there must be access off Seiler Road. Mr. Stewart seconded the motion. The motion passed by vote: 3 (aye), 2 (nay) and 4 (absent).

#2025-006 CUP: Representative Andrew Urich was present for the applicants. Tom Chritson was present to speak for the application. No one was present to speak against the application. Mrs. Sonnenfelt moved to approve the application as presented. Mr. Faubion seconded the motion. The motion passed by vote: 5 (aye), 0 (nay) and 4 (absent).

#2025-007 CUP: Applicant Megan Fountain was present. No one was present to speak for or against the application. Mr. Faubion moved to approve the application as presented. Mr. Stewart seconded the motion. The motion passed by vote: 5 (aye), 0 (nay) and 4 (absent).

#2025-018 Rezone: Representative Tim Davis was present to speak for the applicant. Sean Klin and Juke Johnston were present to speak for the application. No one was present to speak against the application. Mrs. Sonnenfelt moved to recommend approval of application #2025-018 Rezone for an amendment to the Taney County Zoning Maps by Cedar Farmstead LLC for the parcel #20-4.0-19-000-000-005.000, located at 165 Seiler Rd, Ridgedale, Missouri, 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. Mr. Faubion seconded the motion. The motion passed by vote: David Stewart (aye), Doug Faubion (aye), Devin Sonnenfelt (aye), George Cramer (aye), Doug Faubion (aye), Jack Cole (nay), Howard Kitchen (absent), Thomas Holman (absent), Roger Hoenes (absent) and Derrick Castro (absent).

#### Old and New Business

None

#### Adjournment

Mrs. Sonnenfelt moved to adjourn the meeting at 7:49 p.m. Mr. Faubion seconded the motion. The motion passed by vote: 5 (aye), 0 (nay) and 4 (absent).