



County of **TANEY** State of Missouri

TANEY COUNTY PLANNING AND ZONING

PO BOX 383, FORSYTH, MISSOURI 65653

Office: 417-546-7225 or 417-546-7226

www.taneycounty.org

MINUTES

TANEY COUNTY PLANNING COMMISSION

PUBLIC HEARING & REGULAR MEETING

MONDAY, December 8, 2025, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, December 8, 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 6:02 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

Doug Faubion

George Cramer

Devin Sonnenfelt

Howard Kitchen

Derrick Castro

Jack Cole

Board Members Absent

Thomas Holman

Roger Hoenes

Also present was Planning and Zoning Administrator, Cody Stice, Administrator Assistant, Amber Ragland and Assistant, Maggie Daniels.

Review and Action

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

Mrs. Sonnenfelt moved to limit the speaking time to 4 minutes minus the applicant. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent), and 0 (nay).

Public Hearing & Final Vote

#2025-025 Rezone: James Blinger was present to represent the applicant JKKB Real Estate Investments, LLC. Julie Beck, John Russwurm, Kenneth Yates, Michael Sutter, Randy Mattox, Luke Nixon and Leah Edwards were present to speak against the application. No one was present to speak for or against the application. Mr. Stewart moved to recommend approval of application #2025-025 Rezone for an amendment to the Taney County Zoning Maps by JKKB Real Estate Investments LLC for parcel #18-7.0-35-004-016-001.000 located at 1225 Clevenger Cove Rd, Hollister, 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. Mrs. Sonnenfelt seconded the motion. The motion failed to pass by vote: Howard Kitchen (nay), David Stewart (nay), Doug Faubion (nay), Jack Cole (nay), Derrick Castro (nay), George Cramer (nay), Devin Sonnenfelt (nay), Thomas Holman (absent) and Roger Hoenes (absent).

#2025-014 CUP: Applicants Kathy Stewart and Taylor Salkil were present to represent the application. Dan Brooks was present to speak against 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 failed to pass by vote: 0 (aye), 7 (nay) and 2 (absent). The reasoning for the denial is because the property is not compatible with the adjacent uses including traffic generation and other external impacts. Adequate public safety services and access not available.

#2025-015 CUP: Applicant Steven Judd was present to represent the application. Robert Cox, Roger and Kristi Beeler, Eric Walters, Mitch Holmes, Michelle Feldhaus, Mark Reynolds, Kathleen Bleske, Lisa Taylor, Judy Walters and Chris Baldwin were present to speak against the application. No one was present to speak for the application. There was no motion to vote on the application as the applicant withdrew.

Mr. Cramer made a motion for a ten minute recess. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

Recess: 7:33 p.m.

Resume: 7:44 p.m.

#2025-016 CUP: Representatives Justin Singletary and Brian Bridges were present for the application. Jeramie Worley, Luke Johnson, Tim Davis, Jennifer Sundahl, Derric Hartzell and David Junge were present to speak for the application. Dan Vlrich, Melissa Terhardt, Thomas Hughes, Beverly Woody, Andy Holloway, Ruth and Jim Putman, Don Brazzeal, Angel Hartzell, Drew Callison, Diane Holly, Steven Burdine, Sherry Holloway, Sarah Rein, Kevin Hutchesen and Jill Lunnberg were present to speak against the application. Mr. Cramer moved to extend the meeting by thirty minutes to 10:00 p.m. Mr. Stewart seconded the motion. The motion passed by vote: 7 (aye), 0 (nay), and 2 (absent).

Mr. Cramer moved to approve the application as presented. Mrs. Sonnenfelt seconded the motion. The motion failed to pass by vote: 0 (aye), 7 (nay) and 2 (absent). The reasoning for the

denial is that the development did not meet the following: 1- Adequate public safety, transportation and utility facilities and services, buffering, access roads, drainage, open spaces and other necessary public services will be available to serve the subject property while maintaining adequate levels of service of existing development. 2- Adequate access routes will be provided and designed to provide ingress and egress as to minimize traffic congestion, maximize traffic safety and prevent traffic hazards on the public roads. 3- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics, including, but not limited to hours of operation, traffic generation, lighting, noise, odor, dusts and other external impacts. 4- The establishment, maintenance, or operation of the Conditional Use in its proposed location will not have a substantial adverse impact, be detrimental to or endanger the public health, safety, morals, comforts or general welfare. 5- The Conditional Use will not injure the use and enjoyment of other property in the immediate vicinity for the purpose already permitted and will not substantially and materially cause injury or property values within the area. 6- The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning Districts.

Old and New Business

None

Adjournment

Mrs. Sonnenfelt moved to adjourn the meeting at 9:49 p.m. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), (absent), and 0 (nay).