



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 13, 2026, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, April 13, 2026, 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 (arrived late)

Thomas Holman

Howard Kitchen

Derrick Castro

Jack Cole

Roger Hoenes

William Stuart

George Cramer

Board Members Absent

Devin Sonnenfelt

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

Review and Action:

Mr. Castro moved to approve the March 9, 2026, Regular Meeting Minutes. Mr. Cramer seconded the motion. The motion passed by vote: 7 (aye), 0 (nay), and 2 (absent).

Mr. Castro moved to limit the speaking time to everyone who signed up to speak to four minutes, excluding the applicant. Mr. Hoenes seconded the motion. The motion passed by vote: 7 (aye), 0 (nay), and 2 (absent).

Public Hearing & Final Vote:

#2026-004 Rezone: Applicant Jamie Berry was present for the application. Shelly Trout was present to speak against the application. No one was present to speak in favor of the application. Mr. Cramer moved to recommend the approval of application #2026-004 Rezone for an amendment to the Taney County Zoning Maps by Jamie and Sharol Berry for parcel #08-2.0-03-000-000-019.002 located at 2910 State Hwy F, Branson, Missouri, to be rezoned from RR-1 Zoning District to A-1 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Hoenes seconded the motion. The motion passed by vote: Howard Kitchen (aye), David Stewart (absent), Thomas Holman (aye), Roger Hoenes (aye), Jack Cole (aye), George Cramer (aye), Derrick Castro (aye), William Stuart (aye) and Devin Sonnenfelt (absent).

#2026-005 Rezone: Applicant's Olan and Rhonda Way were present for the application. Juanita Mullen, and Walter Collins were present to speak against the application. No one was present to speak in favor of the application. Mr. Cramer moved to recommend approval of application #2026-005 Rezone for an amendment to the Taney County Zoning Maps by Olan and Rhonda Way for parcel #04-7.0-36-003-005-001.000 located at TBD Marlin St, Kisse Mills, 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. Hoenes seconded the motion. The motion failed to pass by vote: Howard Kitchen (nay), David Stewart (nay), Thomas Holman (nay), Roger Hoenes (nay), Jack Cole (nay), George Cramer (nay), Derrick Castro (nay), William Stuart (nay) and Devin Sonnenfelt (absent).

#2026-005 CUP: Neither Applicant nor a Representative were present for the application. The board decided to move forward. Steven Cartwright, Riger Oedelwaldt, and Dick Gass were present to speak against the application. No one was present to speak in favor of the application. Mr. Cramer moved to table the application until the next regular scheduled meeting. Mr. Castro seconded the motion. The motion passed by vote: 8 (aye), 0 (nay), and 1 (absent).

#2026-006 CUP: Applicant Nick Schaefer was present. Steve Beaumont and Steve Hagler were present to speak against the application. No one was present to speak in favor of the application. Mr. Hoenes moved to approve the application as presented. Mr. Castro seconded the motion. The motion passed by vote: 8 (aye), 3 (nay), and 1 (absent).

#2026-007 CUP: Representative's Kyla Beverd and Jason Shaw were present for the application. Jeff Mitten was present to speak in favor of the application. No one was present to speak against the application. Mr. Hoenes moved to approve twenty electric-only RV sites. Mr. Castro seconded the motion. The motion passed by vote: 8 (aye), 0 (nay), and 1 (absent).

#2026-001 PUD: Applicant Jason Singletary was present. Representative Todd Chandler and John McCart were present. Daniel Williams, Wayne Weiseman, Melody Alms, Matt Hartzell, Greg Gardner, Delsin Skaggs, Mike Vickers, Lule Johnston, David Junge, Samantha Luitjens, Roland Alexander and Jennifer Sundahl were all present to speak in favor of the application. Jill

Lundberg, Don Brazzeal and Beverly Woody were all present to speak against the application. Mr. Cramer moved to extend the meeting by thirty minutes. Mr. Hoenes seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent). Mr. Cramer moved to recommend approval of application #2026-001 PUD for an amendment to the Taney County Zoning Maps by Restorah, LLC for parcels #08-2.0-09-000-000-050.000, 050.001, 050.002, 035.001, 08-2.0-10-000-000-035.000 located at 395 Tracy St, Branson, Missouri, from A-1 Zoning District to PUD Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Stewart seconded on the motion. The motion passed by vote: Howard Kitchen (aye), David Stewart (aye), Thomas Holman (aye), Roger Hoenes (aye), Jack Cole (nay), George Cramer (aye), Derrick Castro (aye), William Stuart (aye) and Devin Sonnenfelt (absent).

New & Old Business:

None

Adjournment:

Mr. Stewart moved to adjourn the meeting at 9:33 p.m. Mr. Holman seconded the motion. The motion passed by vote: 8 (aye), 0 (nay) and 1 (absent).