



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, May 11, 2026, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, May 11, 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

William Stuart

George Cramer

Board Members Absent

Devin Sonnenfelt

Roger Hoenes

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

Review and Action:

Mr. Holman moved to approve the April 13, 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. Stuart seconded the motion. The motion passed by vote: 7 (aye), 0 (nay), and 2 (absent).

Public Hearing & Final Vote:

#2026-006 Rezone: Representative TJ Davison was present for the applicant. No one was present to speak for or against the application. Mr. Cramer moved to recommend approval of application #2026-006 Rezone for an amendment to the Taney County Zoning maps by BEM Family Trust for the parcels #05-4.0-19-000-000-005.000 and #06-6.0-24-000-000-020.004 located at 3996 US Hwy 160, Walnut Shade, Missouri, from RR-1 zoning district to A-1 zoning district in the form of a resolution sent to the Taney County Commission. Mr. Castro seconded the motion. The motion passed by vote: Howard Kitchen (aye), David Stewart (aye), Thomas Holman (aye), William Stuart (aye), George Cramer (aye), Derrick Castro (aye), Jack Cole (aye), Roger Hoenes (absent), and Devin Sonnenfelt (absent).

#2026-007 Rezone: Applicant TJ Davison was present. No one was present to speak for or against the application. Mr. Stuart moved to recommend approval of application #2026-007 Rezone for an amendment to the Taney County Zoning maps by Thomas and Sarah Davison for the parcels #06-6.0-24-000-000-020.003, #05-4.0-19-000-000-005.004 and #05-9.0-30-000-000-003.000 located at 3994 US Hwy 160, Walnut Shade, Missouri, from RR-1 zoning district to A-1 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), David Stewart (aye), Thomas Holman (aye), William Stuart (aye), George Cramer (aye), Derrick Castro (aye), Jack Cole (aye), Roger Hoenes (absent), and Devin Sonnenfelt (absent).

#2026-008 Rezone: Representative Dan Britton was present. No one was present for or against the application. Mr. Cramer moved to recommend approval of application #2026-008 Rezone for an amendment to the Taney County Zoning Maps by Planning Commission for parcel #18-1.0-11-004-002-005.005 located at TBD State Hwy 165, Branson, Missouri, from INC zoning district to A-1 zoning district in the form of a resolution sent to the Taney County Commission. Mr. Castro seconded the motion. The motion passed by vote: Howard Kitchen (aye), David Stewart (aye), Thomas Holman (aye), William Stuart (aye), George Cramer (aye), Derrick Castro (aye), Jack Cole (aye), Roger Hoenes (absent), and Devin Sonnenfelt (absent).

#2026-009 Rezone: Representative Dan Britton was present. No one was present for or against the application. Mr. Cramer moved to recommend approval of application #2026-009 Rezone for an amend to the Taney County Zoning maps by Planning Commission for the parcel #18-1.0-11-004-002-005.005 located at TBD State Hwy 165, Branson, Missouri, from INC zoning district to A-1 zoning district in the form of a resolution sent to the Taney County Commission. Mr. Holman seconded the motion. The motion passed by vote: Howard Kitchen (aye), David Stewart (aye), Thomas Holman (aye), William Stuart (aye), George Cramer (aye), Derrick Castro (aye), Jack Cole (aye), Roger Hoenes (absent), and Devin Sonnenfelt (absent).

#2026-005 CUP: Applicant Stephan Sarkisyan was present. Steven Cartwright, Dale Cope and Susan Rewoldt were all present to speak against the application. Mr. Holman moved to approve the application based on the restaurant closing hours on the weekend be 11PM and on the weekdays 10PM, no harsh lighting on the patio or loud music, only ambiance style of music, and

the applicant must clean up the whole property and remove debris and fallen trees before opening. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

#2026-008 CUP: Applicant Mitchell Scott was present. No one was present to speak for or against the application. Mr. Cramer moved to approve as presented. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

#2026-009 CUP: Applicant Brock Meadows was present to speak. No one was present to speak for or against the application. Mr. Stewart moved to approve the application as presented. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

#2026-010 CUP: Applicant Johnny Salley was present. No one was present to speak for or against. Mr. Stewart moved to approve as presented. Mr. Cramer seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).

New & Old Business:

None

Adjournment:

Mr. Holman moved to adjourn the meeting at 7:30 p.m. Mr. Castro seconded the motion. The motion passed by vote: 7 (aye), 2 (absent) and 0 (nay).