



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 19, 2008, 7:00 P.M.
ASSOCAITE CIRCUIT COURT, DIVISION II COURTROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with six members present. They were: Sarah Klinefelter, Joey Staples, Jim Brawner, Craig Trotter, Frank Preston, Ray Edwards, Shawn Pingleton, and Mark Blackwell. Staff present: Eddie Coxie, Marla Pierce, Bonita Kisse, Dan Nosalek, Keith Crawford, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes, April 2008: with no additions or corrections a motion was made by Ray Edwards to approve the minutes as written. seconded by Shawn Pingleton. The vote to approve was unanimous.

Final Votes:

Holiday Hills Condo Association: a request to construct an office/shop building for the homeowners association located at Rockford Dr. Denise Bart represented the applicants. With no discussion, Shawn Pingleton made a motion to approve based upon the decision of record. Seconded by Joey Staples. The vote to approve was unanimous.

Combs-Redfern Apartments: a request by the Taney County Board for the Developmentally Disabled to construct a 15 unit apartment building for adults with developmental disabilities located behind Tantone Industries. Max Lytle representing the applicants presented a new site plan with the change discussed last week turning the building in such a way that it will be further away from the residential subdivision next door. He also stated that there will be low lighting as to not offend the neighbors. Shawn Pingleton asked that a privacy fence be installed between the property and the subdivision. Mr. Lytle agreed to this. Mrs. Klinefelter asked Mr. Lytle to explain what the Taney County Board of the Developmentally Disabled is and how it came to be in Taney County. After discussion a motion was made by Jim Brawner to approve based upon the decision of record. Shawn Pingleton seconded with the addition of; a 6' wooden privacy fence where the property abuts single family residential on the north and east sides. The vote to approve was unanimous.

Emerald Pointe: a request by Emerald Pointe, LLC to plat 50 acres more or less for 160 residential lots to become Phase 12 of the development located at St. Hwy. 265. Bruce Menke represented the applicant. Shawn Pingleton clarified that there will be no access through Hill Haven. After discussion a motion was made by Joey Staples to approve based upon the decision of record with the addition that there will be no other access except through Emerald Point. Ray Edwards seconded. The vote to approve was unanimous.

165 Commercial: a request by Daniel C. Ruda to subdivide 5 acres for commercial purposes located off St. Hwy. 165. Eddie Wolfe represented the applicant and clarified the request. Ray Edwards asked if the platted road to the back lot would be used as access. Also Mr. Edwards asked about the vacant lot and stated that the Planning Commission does not approve vacant land. Mr. Coxie stated that if approval is given the applicant would have to seek Planning Commission approval at a later time, and if it was annexed to the City would retain commercial status for their purposes. After discussion a motion was made by Ray Edwards to approve based upon the decision of record with the addition that the vacant lot would be clarified as residential. Jim Brawner seconded. The vote to approve was unanimous.

Highway 248 Business Park: request by Table Rock Inv. LLC to construct a maintenance shop, retail office and warehouse located off Dawn Road. Eddie Wolfe represented the applicant. Mr. Wolfe stated that the runoff problem is still being addressed. Staff discussed the issue with the Sewer District who will address the problem before any construction could begin. Mr. Preston discussed the possibility of traffic congestion because of the construction trucks coming in and out. Mr. Wolfe stated that there will not be a lot of trucks in and out because this is only for maintenance. This request also includes splitting the property between the maintenance facility and the rest of the development. Mr. Wolfe explained to Mr. Preston where the tanks and other structures would be located on the maintenance section. After discussion a motion was made by Ray Edwards to approve based upon the decision of record. Shawn Pingleton seconded. The vote to approve was unanimous.

B.A. Guns: a request by Gene Meadows to operate a gun shop in the existing structure presently being used as Meadows of Eden Reception and Banquet Hall located on St. Hwy. 176. Mrs. Klinefelter clarified the request. Mr. Meadows was present. After discussion Jim Brawner made a motion to approve based upon the decision of record with the addition of all other state and federal requirements met. Joey Staples seconded. The vote to approve was unanimous.

Bear Creek Spirits: a request by James D. Blansit to operate a distilled spirits plant to produce fruit brandies from locally grown fruit located off Day Road. Mrs. Klinefelter clarified the request. Mr. Blansit was present to address questions from the Commission. The Commission reviewed questions and discussion from the last meeting. Mr. Blansit has talked to DNR and the Taney County Regional Sewer District regarding wastewater disposal and reported that all the neighbors were ok with his plans. After discussion a motion was made by Frank Preston to approve based upon the decision of record with the addition of all state and federal regulations be met. Shawn Pingleton seconded. The vote to approve was unanimous with one abstention.

Verizon Wireless: a request by KOMC-KRZK, LLC to allow Verizon Wireless to construct a cell tower on property located at 11307 US Hwy. 160 at Walnut Shade. The representative was not present due to car trouble. Discussion followed regarding that there were no property owners to ask any questions at either meeting. Frank Preston made a motion to approve based upon the decision of record. Joey Staples seconded. The vote to approve was unanimous.

Concepts:

Wildflower Learning Center: a request by carla & Rick Quincey to use the upper level of their home for a private school for 1-4 children at any given time for 2-4 hours at a time, from 8:00 to 5:00. The property is located at 160 Old Glory Road in the Rockwood Hills Subdivision Lot 13. carla Quincey explained her request and location. She reported that there is a day care next door, church and jewelry repair shop in the neighborhood. To be a private school she needs health, safety, and zoning codes. Mr. Coxie explained this is possibly special use, and she should check with the fire district. Mr. Preston was concerned about the turn-around. Mrs. QUincey explained there would only be one car at a time coming to her home. Mr. Edwards expressed a concern regarding commercial businesses being approved within residential areas. Discussion

followed. Mr. Staples explained the process in becoming accredited. This project will proceed to public hearing next month.

Branson Storage: a request by Gus Dahlberg to split property into two lots with existing storage units on Lot 2. The property is located at St. Hwy. 248, Eddie Wolfe representing the applicant explained the request and location. There will be no use on the remaining lot, all the buildings will be on lot two. This project will proceed to public hearing next month.

Stambaugh Properties, LLC: a request by Terry L. Stambaugh to operate a weekly/monthly vacation rental from an existing single family dwelling with 3 bedrooms and two baths. The property is located at 189 Boston Dr. Mr. Stambaugh explained the request and stated that behind the property is commercial, and in front is apartments. Mr. Edwards explained that the Commission is reluctant to approve weekly rentals in residential neighborhoods, and asked the applicant to consider monthly rentals. This request will only be for three months out of the year. Mr. Brawner asked for a site plan showing placement of the structure on the property. Mr. Coxie reminded the applicant that he must contact the fire department. This project will proceed to public hearing next month.

Addition to Forest Lake at StoneBridge Village: a request by Missouri Partners, Inc. to develop an addition to Forest Lake to consist of 324 single family lots, 284 condominium cabins, snackbar, 9 hole golf course, and ponds located at Limestone Dr. Steve Redford presented the request and site plan. He explained that the other portion is in Stone County and that the total project is over 300 acres, 120 acres is in Taney County. This is a 9 hole addition to an 18 hole golf course and counting the portion in Stone County the golf course will be three 9 hole courses. There will be 180 lodges on the request, the Taney County portion will have 186 lots which will all be single family lots. Mr. Redford discussed water, wastewater, and other utilities. To the north is undeveloped and to the south is the railroad. The highroad is to the west which will be accessed. Mr. Preston explained that at this time new County Road standards are being developed but would not be in place before this project receives approval. Mr. Redford explained that all roads are being built according to the current county road standards. This project will proceed to public hearing next month.

RKC Properties: a request by New Horizons Community Church to construct a basketball gym for private use, office space, and warehouse located at 1192 Bird Road. Eddie Wolfe representing the applicant explained the request and location. This property will be split into two lots which will each contain a warehouse. One of the lots has a building to be razed, and then the warehouse will be built which will contain a gym, and office. The request originally called for a daycare on this part but the applicant wishes to drop it from the request. There is no existing easement on the driveway but the property owner will allow the driveway to be used for the single family dwelling which is behind this property. Mr. Wolfe will bring plats of the property for the Commission to view. The property owners have the right to access to their house. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie reported that he received a call from Paul Simon who wishes to operate a tire shop on his property. The Commission wishes Mr. Simon to apply for a Division III permit.

Adjournment:

With no other business on the agenda for May 19, 2008 a motion was made by Jim Brawner to adjourn. Seconded by Shawn Pingleton. The vote to adjourn was unanimous. The meeting adjourned at 8:35 p.m.