



TANEY COUNTY PLANNING COMMISSION

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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, JANUARY 14, 2008, 7:00 P.M.**  
**ASSOCIATE CIRCUIT COURT, DIVISION II COURTROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. Chuck Pennel, Danny Strahan, and Mrs. Klinefelter presented a plaque to Administrator Kurt Larsen thanking him for his service Taney County. A brief party was held in his honor. Mrs. Klinefelter introduced Mr. Larsen's family, Board of Adjustment Chairman Dave Clemenson, and other guests. The meeting was called back to order and a quorum was established with seven members present. They were: Sarah Klinefelter, Randall Cummings, Frank Preston, Craig Trotter, Jim Brawner, Joey Staples, and Shawn Pingleton. Staff present: Kurt Larsen, Eddie Coxie, Bonita Kisse, Dan Nosalek, Marla Pierce, Keith Crawford, and Bob Paulson.

Election of 2008 officers was held. Mrs. Klinefelter accepted nominations from the floor. Jim Brawner nominated Sarah Klinefelter as Chairman and Shawn Pingleton as Vice Chairman. Randall Cummings made a motion for nominations to cease. The vote to elect both again for a second year, was unanimous.

Eddie Coxie read a statement explaining the meeting procedures. Randall Cummings made a motion that the summary be only read once on all staff reports for the evening. Craig Trotter seconded. The vote to approve was unanimous.

Public Hearings:

Lakeshore Condominiums: request by David and Dawn Fandel to construct 8 additional units to be platted as condominiums located off Lakeshore Dr. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Coxie reminded the Commission that a letter was received from Empire District Electric regarding the take line. Sherron Moore who lives just past the project on Lakeshore Dr. spoke in favor of the request. Mark Roy who lives on Lakeshore Dr. also spoke in favor of the request. Eddie Wolfe representing the applicant explained the plans and stated that this project will be whole ownership. The applicant explained that the new units would resemble the existing ones. All construction will be above the 718 elevation line according to Mr. Wolfe, who

stated this must be done to stay *above* the floodplain line. Amount of traffic on Lakeshore Dr. was discussed. This project will proceed to final *vote* next week.

Del Mar Condominiums: request by David and Dawn Fandel to construct 6 new units platted as condominiums for a total of 12 units located off Lakeshore Dr. Mr. Coxie read the staff report and presented pictures and a *video* of the site. Staff reported that the access into the property is *very* narrow. Pat Barnett representing Empire Electric stated that they do not oppose the project but wanted to know which structures would be utilized. Mr. Barnett reported that Empire has a long standing policy that if an entity has existing buildings on their property they should enter into a lease with them, Empire wishes to work with the developers toward this goal. Sharron Moore stated that she didn't *believe* the County should have anything to do with the issue with Empire and the property owners. She is also in favor of this project. Rich Stalzer who has done the architectural drawings for the Fandels explained the project. Mr. Wolfe explained that a 24' access is planned widening the current access. The applicants reported that the resort is closed for the season, but plans are to reopen in March. Mr. Wolfe discussed water and sewer, and explained there is enough capacity for wastewater with the County. Mr. Staples asked for a copy of the traffic study. This project will proceed to final *vote* next week.

Headwaters Boat and RV Storage: request by Gerald M. Causey to construct storage units for inside and outside storage located at 481 Headwaters Road. Mr. Coxie read the staff report and presented pictures and a *video* of the site. Eddie Wolfe represented the applicant and presented new drawings of the plans showing placement of the buildings, parking, and office. There will be 381 units. This project will proceed to final *vote* next week.

Airpark South: request by Mustang Holdings LLC to construct 33 condo buildings, bank, convenience store, and retail center off Maple Street. Mr. Coxie read the staff report and presented pictures and a *video* of the site. Mary Heiss who owns property with her husband bordering this property, discussed acreage, water, sewer, traffic, and blasting. Eddie Wolfe representing the developer stated that there is 26 acres at the site. City of Hollister will be notified regarding hooking to their water and wastewater. If they do not have capacity the developer will do his own on the property. Mr. Wolfe stated that it is the developers intent to use a portion of the property as commercial. Mr. Preston asked about the fuel tank shown on the *video* and had a concern that it was too close to the road. Mr. Wolfe stated that this was not on this particular site, he also stated that a considerable cut would need to be made into the bluff. There will be some green space will be left. Mr. Wolfe addressed the blasting question and stated that studies will be done by the company that does the work. Mr. Pingleton discussed availability of sewer and water and this will be addressed on the decision of record. Mr. Wolfe stated there would be two units on the main

floor and two upstairs. Mr. Preston discussed with Mr. Wolfe stormwater drainage plans. Mr. Wolfe stated that if stormwater detention is needed it will be done. This project will proceed to final vote next week.

Cerretti Construction Shop: request by Randy Cerretti to construct a shop building for wood working located off St. Hwy. 86. Mr. Coxie read the staff report and presented pictures and a video of the site. Randy Cerretti explained his plans and stated that the property is now bigger than when the application was turned in. He plans to use the shop for warehousing as well. Hours of operation were discussed, and there will be two employees at the most. Plans are to use the facility as needed. This project will proceed to final vote next week.

Integrity Hills Chapel: request by Robert Voss to construct a chapel, restroom, parking lot and cemetery located at 385 Honesty Trail. Mr. Coxie read the staff report and presented pictures and a video of the site. Del Haney who lives on Tate Road and joins this property, had questions about the rules on Chapels and cemeteries, access to the facilities and if the driveway will come off Tate Road. Eddie Wolfe representing the applicant, reported that the Chapel will be used for weddings primarily. Mrs. Klinefelter reminded Mr. Wolfe that there were state regulations regarding cemeteries, and that it will only be for the applicant and his wife. Mr. Paulson stated that the decision of record should address this. Mr. Wolfe presented site plans and stated that a replat should be done. Mr. Voss lives in a house on the property and his mother lives in another house on the same property. This project will proceed to final vote next week.

Images at the Cross: request by Dean Brown to erect a 20 story high cross and museum located at 4180 US Hwy. 65 North. Mr. Coxie read the staff report and presented pictures and a video of the site. Andy Bennett representing an adjacent property owner Missouri Sky Estates who opposes the request because they feel the size and height of the cross would impede the view making their property harder to sell. He also pointed out that because the cross will be lighted and on top of a hill would create a dangerous precedence for the county. Gary Martin who is doing the development of Missouri Sky Estates which is across the highway, reported that 85% of the homes planned would be facing this property and the cross would shine into the houses and backyards. Roger Recate who owns property bordering this request is in favor of the project and wanted to know more about wastewater and water plans. Brian Caperton also owns property close to this request stated that he wants to keep his property in its natural state and doesn't mind the buildings, but feels the cross would be visible from all his horseback riding trails on his property. Jim Duncan who does not live in the area close to this request but wanted to discuss building heights and what would happen if the cross was abandoned, and that it could also be a positive thing for the area on both sides. Don Ingram asked if the height amendment had been passed. Mr. Paulson stated that it had but the Commission

was in the process of amending it. Mr. Ingram representing another property owner bordering this request stated concerns regarding the lighting and that it might have an impact on future developments in the area. Mr. Brown addressed the issues and presented information regarding the property and himself. He reported that he is donating the property as a non-profit project and that if it were to fall through would go to other non-profit organizations. Mrs. Klinefelter asked if there were any changes from the project previously. Mr. Brown reported that the project would change in the way that the building has been *moved over* to the side and below the cross. Mrs. Klinefelter asked for a new site plan showing this and if this would affect the height of the cross. Mr. Brown answered that it would not. The cross would be approximately 200' tall. Discussion followed regarding the project being non-denominational, status of Fantasy Village, and parking standards. The other building planned for the museum is 144 x 144. Mrs. Klinefelter asked how the cross would be constructed. Mr. Brown stated that it would be pinned with steel and concrete deep in the ground. There will be a board of directors for the project if approved who will *oversee* the finances and development. The project will cost approximately \$26 million dollars and no money will be raised until approval is obtained. Mr. Brown reported that the cross must be this particular size in order for the project to work. There will be a *moveable* platform within the horizontal piece taking the visitor through the life of Christ. Craig Trotter made a motion to continue the public hearing until a new site plan and engineering plans can be presented. Randall Cummings seconded. The *vote* to approve was unanimous. This project will proceed to public hearing February 11, 2008 if an updated site plan is provided. Mr. Preston made a statement as a citizen of Taney County that he has lived in a lot of different places and he has *never* felt religion like here, so if we can't build the cross here, where can we build it?

#### Old and New Business:

Mr. Coxie reported that the Cross Creek Development project has been purchased and the owners *have* asked if they should appear for added construction to the project and if this meeting could be *viewed* as the Concept hearing and allow them to bring their request to public hearing next month. The Planning Commission *waived* the deadline and allowed the developer to appear for public hearing next month.

Mr. Coxie also reported that an office building will be replaced on the property located at. The old one will be torn down and another built however it will be constructed before the other one is torn down. The use of the property will not change only the site. The Planning Commission directed staff to issue a *Division II* Permit. Frank Preston made the motion to issue a *Division II* Permit and Randall Cummings seconded. The *vote* to approve was unanimous.

#### Adjournment.

With no other business on the agenda for January 14, 2008 Mrs. Klinefelter announced the meeting to be adjourned at 9:35 p.m.