



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**BRANSON STORAGE**  
**JUNE 9, 2008**  
**#08-34**

Public Hearing for Branson Storage in the Branson Township Sec. 7 Twp. 23 Rng. 21.

The applicant, Gus Dahlberg requests approval to split an existing parcel into two lots with improvements on one lot.

History: Approved for Concept May 19, 2008.

General Description: The subject property contains approximately 1 acre and is located off St. Hwy. 248. The adjoining properties consist of commercial, multi-family, and agricultural.

Review: The proposed site will consist of existing storage units on lot 2 with no improvements on lot 1. No sewer or water are needed on the property.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letter from the Fire District (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).