



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION **2007 YEARLY REPORT** **FROM THE ADMINISTRATOR**

The following is a summary of the caseload that has occurred in the Planning Department for the year 2007. Please find attached reports outlining Division I Permits issued, Division II, III, and Board of Adjustment.

In 2007 there were 79 Division III permits applied for, with 58 approvals, 5 denials, 5 withdrawals, and 7 pending. There were 34 Board of Adjustment requests, with 18 approvals, 14 denials, 1 withdrawal, and 4 requests for rehearing. Two rehearings were denied, 1 was reheard and 1 is pending.

Administrative Operations:

Final Plats	94
Amended Plats	21
Minor Subdivisions	17
Exempted Plats	2
Replats	18
Land Disturbance	28
Certificate of Conformance	149
Division III Permit Extensions	13, 24 Div. II
Flood Plain Permits	0
Notice of Violations	16, 8 letters of correction
Security Deposits Balance	\$147,200.00
Permit Fees	\$ 24,460.00
Division II Permits	96

We now have all Division II permits scanned into the computer system up to June of 2006. All Division I Permits through December of 2006 have also been scanned as well as Division III through April of 2006. When we get the opportunity to use the scanner again, we will begin scanning the minutes and general files into the system, so archiving can continue.

The Planning Department website is still up and running with all information including minutes, meeting agendas, Development Code complete with amendments, Master Plan, and staff reports for both Planning Commission and Board of Adjustment.

At this time the status on updating the Master Plan lies with the County Commission.

In 2007 the following amendments to the Code were approved by the County Commission:

- Height Amendment
- Infrastructure Amendment
- Condo Driving Width
- Minor Subdivision rewrite

None, to our knowledge have been recorded.

In June of 2007 the County Commission verbally directed our office to cease requiring fireworks stands to apply for Special Use Permits. We were also directed by the Commission in November 2007 to cease applying Development Code number 33 in Chapter II Page 7, titled Junk or Salvage Yard to residential property. We have complied with both Directives.

My tenure as Administrator for Planning and Zoning will end on January 18, 2008. I want to thank both Boards for their help, assistance, cooperation, and support in the daily operation of the Planning and Zoning Office.

Kurt Larsen



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YEAR END REPORT

DIVISION I PERMIT BREAKDOWN

2007

<u>Single Family Dwellings</u>	<u>398</u>
<u>Manufactured Homes</u>	<u>42</u>
<u>Duplexes on more than 3 acres</u>	<u>1</u>
<u>Accessory Buildings, Building Structures And Appurtenances</u>	<u>148</u>
<u>Total 2007 Permits</u>	<u>589</u>

Note:

The term "Manufactured Homes: includes mobile homes, modular homes, manufactured homes and perk models. "Accessory Building, Building Structures and Appurtenances" includes additions, carports, garages, sheds, decks, storage buildings, pools, temporary structures such as tents and fireworks stands and all other buildings that are not used for agricultural purposes. All agricultural structures are exempt.



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**5 YEAR COMPARISON REPORT
 ALL PERMIT DIVISIONS**

<u>YEAR</u>	<u>DIV. I</u>	<u>DIV. II</u>	<u>DIV. III</u>	<u>LNDGRD</u>	<u>SIGNS</u>	<u>C OF C</u>	<u>TOTAL</u>
2003	536	65	54	19	8	59	741
2004	643	86	67	27	1	54	878
2005	525	192	57	30	0	83	887
2006	511	192	47	33	2	103	888
2007	589	96	77	28	2	149	941

DIVISION I Single Family Residential, Decks, Carport, Garages, Sheds and/or any accessory building, structure, or appurtenance greater than 100 sq. ft., which is not classified as an agriculture structure. The cost of the application is \$15.00.

DIVISION II Multi-family residential, commercial, industrial or institutional structures, church structures, and home occupations whether within a home or an accessory building. The cost of the application is \$25.00.

DIVISION III Rezoning, land use changes, including all subdivisions and replats, and special use permits. The cost of the application is \$100.00 and the cost of a special use application is \$25.00.

LANDGRADING Areas greater than an acre to be cleared of vegetation, retention structures, buffers, access roads, and future building locations. The cost is \$25.00.

SIGNS Off premise or outdoor advertising structures greater than 32 square feet. The cost is \$25.00.

CERTIFICATE OF CONFORMANCE Issued before opening a business, or occupying any rental rental units.