



## 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***

#### ***CERRETTI CONSTRUCTION SHOP***

***JANUARY 14, 2008***

***#07-79***

Public Hearing for Cerretti Construction Shop located off St. Hwy. 86 in the Oliver Township, Sec. 14 Twp. 21 Rng. 22.

The applicant, Randy Cerretti, requests approval to construct a shop building for wood working.

History: Approved for Concept December 17, 2007.

General Description: The subject property is 65' x 180' and is located in the Oakmont Subdivision Lots 40-41 Block 1. The adjoining properties to the request consist of commercial, residential, and multi-use.

Review: The proposed site will consist of a 50' x 80' shop building to be used for the construction of cabinets. The property will be serviced by individual well and septic. Mr. Cerretti is purchasing the two lots from separate property owners.

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 letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable strictures in the development (Chapter 3 Sec. I Item B).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).