



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

INTEGRITY HILLS CHAPEL

JANUARY 14, 2008

#07-77

Public Hearing for Integrity Hills Chapel located at 385 Honesty Trail in the Oliver Township, Sec. 14 Twp. 21 Rng. 22.

The applicant, Robert Voss requests approval to construct a chapel, restroom, parking lot and cemetery.

History: Approved for Concept December 17, 2007.

General Description: The subject property contains two acres and is located off Tate Road to Honesty Trail in Integrity Hills Estates Subdivision Lots 1, 2, 3A. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed site will consist of Lot 2 part of Lot 2 and part of Lot 3A for the construction of the chapel and cemetery. There is 30 to 40 parking spaces planned. The property will be serviced by individual well and septic.

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. All interior roads shall meet minimum County Standards.
6. 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).