



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BEAR CREEK SPIRITS
MAY 12, 2008
#08-31

Public Hearing for Bear Creek Spirits in the Jasper Township Sec.7 Twp. 24 Rng. 21.

The applicant, James D. Blansit requests approval to operate a business to produce distilled spirits.

History: Approved for Concept April 21, 2008.

General Description: The subject property contains approximately 1.4 acres and is located off Day Road. The adjoining properties to the request consist of agriculture and residential.

Review: The proposed site will consist of a 2016 sq. ft. building with a cellar to be used for production and upper level for storage. The property is serviced by private sewer and water.

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 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).