



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 17, 2007, 7:00 P.M.
ASSOCIATE CIRCUIT COURT, DIVISION II COURTROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Ray Edwards, Joey Staples, Mark Blackwell, Craig Trotter, and Frank Preston. Staff present: Eddie Coxie, Kurt Larsen, Bonita Kissee, Marla Pierce, Dan Nosalek, and Bob Paulson.

Eddie Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes: November 2007: with no additions or corrections a motion was made by Ray Edwards to approve the minutes as written, and seconded by Frank Preston. The vote to approve the minutes was unanimous.

Final Votes:

Smoke Tree Hills: a request by Dakota Ventures, Inc. to develop a single family residential subdivision located at Powell Road. Mrs. Klinefelter clarified the request. Eddie Wolfe represented the developer. With no discussion a motion was made by Ray Edwards to approve based upon the decision of record. Craig Trotter seconded. Shawn Pingleton abstained. The vote to approve was unanimous.

Deer Run K-8: a request by Chester D. and Ardyth E. Dixon to develop a multi-family subdivision located at 2484 St. Hwy. K. Amy Dixon Plumlee represented the project. Frank Preston asked if the wastewater plans had been addressed. Mrs. Plumlee stated that a new system will be installed for the addition, and the noise and smell from the old system will be addressed. With no other questions a motion was made by Joey Staples to approve based upon the decision of record. Frank Preston seconded. Shawn Pingleton abstained. The vote to approve was unanimous.

Murder Rock Cabana: a request by Tim Mahoney to construct 80 units to be platted as fractional ownership located at Golf Club Dr. Eddie Wolfe

represented the developer. Mrs. Klinefelter clarified the request. Mr. Wolfe explained fractional ownership and discussion followed. There will be 40 buildings north of the Murder Rock Clubhouse. With no other discussion a motion was made by Mark Blackwell based upon the decision of record. Ray Edwards seconded. Shawn Pingleton abstained. The vote to approve was unanimous.

Myer Land: a request by Dwight Clamors to place a temporary office for the development of Whisper Cove sales and construction located at St. Hwy. 265. Eddie Wolfe represented the applicants. With no discussion a motion was made by Ray Edwards to approve based upon the decision of record. Seconded by Mark Blackwell. Shawn Pingleton abstained. The vote to approve was unanimous.

Snadon Minor Subdivision: a request by Patsy A. Snadon to subdivide 7.84 acres into 2 lots located at Bee Creek Road. Mrs. Klinefelter clarified the project. Shawn Pingleton discussed the right of way to the north and that it would remain open. With no other discussion a motion was made by Mark Blackwell based upon the decision of record. Joey Staples seconded. Shawn Pingleton abstained. The vote to approve was unanimous.

Butler Office Building: a request by construct an office building on property located at Bee Creek Road. Ray Edwards made a motion to approve based upon the decision of record. Joey Staples and Shawn Pingleton abstained. The motion was seconded by Mark Blackwell. The vote to approve was unanimous.

Missouri Sky Estates: a request by Murray M. Bonitt to develop a single family residential subdivision located on 65 acres in Davidson Estates Subdivision. Mrs. Klinefelter clarified the request. With no discussion a motion was made by Craig Trotter to approve based upon the decision of record. Frank Preston seconded. The vote to approve was unanimous.

Concepts:

Air Park South: a request by Mustang Holdings, LLC to develop 33 condominium buildings with 4 units per building, 3.38 acre commercial tract for a bank and retail center and a 3.26 acre commercial tract for a convenience store located at Hwy. 65 to Maple Street. Eddie Wolfe presented the plans on behalf of the developer and explained the location and reported that there will be 122 units sold as timeshares. Depending on a feasibility study there may be a private well and wastewater plant. There is a possibility that the City of Hollister could provide these services. Discussion followed. This project will proceed to public hearing next month.

Del Mar Condominiums: a request by David and Dawn Fandel to construct 12 additional units to be platted as condominiums located off Lakeshore Dr. Eddie Wolfe represented the developer and explained the plans and location and stated that the same people own this site and the project following. The structures on this property will be torn down and replaced with condo buildings except the buildings for the resort. This property is on County sewer and water. Both buildings will be two story. Mr. Wolfe reported that the road will be widened. Mrs. Klinefelter asked Mr. Coxie to research the projects that have been approved and denied on Lakeshore Dr. and why, so the Commission can be consistent. This project will proceed to public hearing next month.

Lakeshore Condominiums: a request by David and Dawn Fandel to add eight additional units to be platted as condominiums located at Lakeshore Dr. Mr. Wolfe representing the developer explained the plans and location. He reported that one of the buildings on this plan possibly is on property belonging to Empire District, and if so that unit will not be built. These buildings will be two story. Plans are to hook to County sewer and water. This project will proceed to public hearing next month.

Headwaters Boat and RV Storage: a request by Gerald M. Causey to construct an RV, boat, mini, climate controlled storage, covered canopy, outside storage, and a rental house located at 481 Headwaters Road. Mr. Causey presented his plans and location which is south of Northpointe Development previously approved by the Commission. The site consists of 10 acres. The project will consist of phases and Mr. Causey explained each phase. Mrs. Klinefelter suggested a color coded map. DNR and the County road department have been contacted. Mr. Causey already has a boat and RV storage at a different site. The house on the property is occupied and will be until the property is developed, and the other house will be torn down. Mr. Larsen stated that provisions have been made for detention ponds. Discussion followed regarding phasing. Mr. Causey stated there won't be an office on site for a couple of years. Mrs. Klinefelter asked for accesses to the units. Suggestion was made by the Commission that the plans should be more detailed. This project will proceed to public hearing next month.

Integrity Hills Chapel: a request by Robert Voss to construct a chapel and dedicate 2 acres for a cemetery located at Tate Road to Honesty Trail. Eddie Wolfe representing Mr. Voss explained the request and location. Two houses are built on this property with a security gate. Mr. Wolfe stated that the chapel will be very extravagant. The cemetery will consist of a mausoleum. This will require replatting the property. Roads are all done according to standards. This subdivision was previously approved by the Planning Commission. Staff advised that there are some additional regulations concerning cemeteries. Mr. Wolfe will

present additional information at the next meeting. This project will proceed to public hearing next month.

Moments By Pat Photography: a request by Pat Lambert to operate a home occupation photography studio located at 189 Sterling Way off Iowa Colony Road. Mr. and Mrs. Lambert presented the plans and location of the request. Mrs. Lambert has been doing business in this location and did not know she needed a permit. Mrs. Klinefelter asked how much of the home is used for the business, and how much traffic would be coming to the home. Mrs. Lambert stated that one bedroom upstairs is used, and one room downstairs which is a walkout basement. She stated that in the past year she had approximately 60 clients to the home. Mrs. Lambert stated that she does specialized photography and fine art. The bedroom upstairs is used for sales. Mr. Coxie reported that this home is a duplex purchased from Chuck Liedtke at Sterling Estates. Mrs. Lambert stated that after this home was purchased and business started, the covenants were changed to state that a business could not be done there. Mrs. Klinefelter informed the applicant that the Commission does not enforce private restrictions. The applicant asked to postpone until the February meeting the public hearing and final vote. This project will proceed to public hearing in February. The applicant will be allowed to continue business until after a decision has been made.

Cerretti Construction Shop: a request by Dee C. and Joan A. Zanders and Treva C. George to construct a shop building located at St. Hwy. 86. Mr. Cerretti explained his plans and location, and stated that he wants to move his current office to this location. He has also purchased more land and asked that this property be added to this request. The building plans would not change, but the existing house would be torn down. This is a cabinet shop with wood working tools. Mrs. Klinefelter asked that a land use plan be presented at the next meeting. Private well and septic will serve the property. The driveway will be widened to service the entrance to the property. No sales will take place from this building. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie reported that Dean Brown contacted the office regarding his request for a cross off St. Hwy. 65. He asked if he should go ahead and proceed through the process in light of the height amendment, and take his chances on approval, revise his plan or abandon the project. Mr. Paulson advised that the Planning Commission cannot recommend to an applicant how to proceed. Discussion followed regarding the height amendment. Mr. Brown stated that he is not willing to make the cross smaller. Discussion followed.

Mr. Crawford discussed the notice of violation on Pats Photography. The application was an effort to comply with the Code.

Adjournment:

With no other business on the agenda for December 17, 2007 a motion was made by Craig Trotter to adjourn. Mrs. Klinefelter adjourned the meeting. The meeting adjourned at 8:30 p.m.

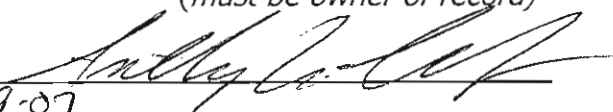
07-80

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: GINGER LLC.

NAME OF APPLICANT: ANTHONY W. COLLIER
(must be owner of record)

SIGNATURE 
DATE: 12-19-07
(must be owner of record)

MAILING ADDRESS: 15366 U.S. HWY 160 FORSYTH, MO. 65653

TELEPHONE NUMBER: 417-546-4796

NAME OF REPRESENTATIVE: JERRY HOLVICK / KEVIN HAMPTON

MAILING ADDRESS (rep.): 15366 U.S. HWY 160 FORSYTH, MO. 65653

TELEPHONE NUMBER (rep.): 417-546-4796 Ext. 2154 or 2115

ACCESS TO PROPERTY (street # and name): MO EAST HWY 76 - 10203

6.79 # of Acres (or sq. ft. of lot size):

PARCEL # _____

SECTION: 9 TOWNSHIP: 23N RANGE: 20W

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL MULTI-FAMILY RESIDENTIAL

AGRICULTURAL MULTI-USE MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL ^{#1} PW DISTRICT COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)
YES NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL

SPECIAL-USE OTHER

**Please give a description of your proposed project including all uses:
(IMPORTANT: Make this description as complete as possible as your
public notice will be based on the information provided here.)**

See ATTACHED

12/19/2007

Description of Proposed Use for Ginger LLC. Dietary Supplement Manufacturing Facility located on East MO. Hwy 76.

Ginger LLC. is proposing a new Dietary Supplement Manufacturing Facility. The proposed project will be completed in 3 separate phases, adjoining to each other, with a projected estimation of completion within 10 years.

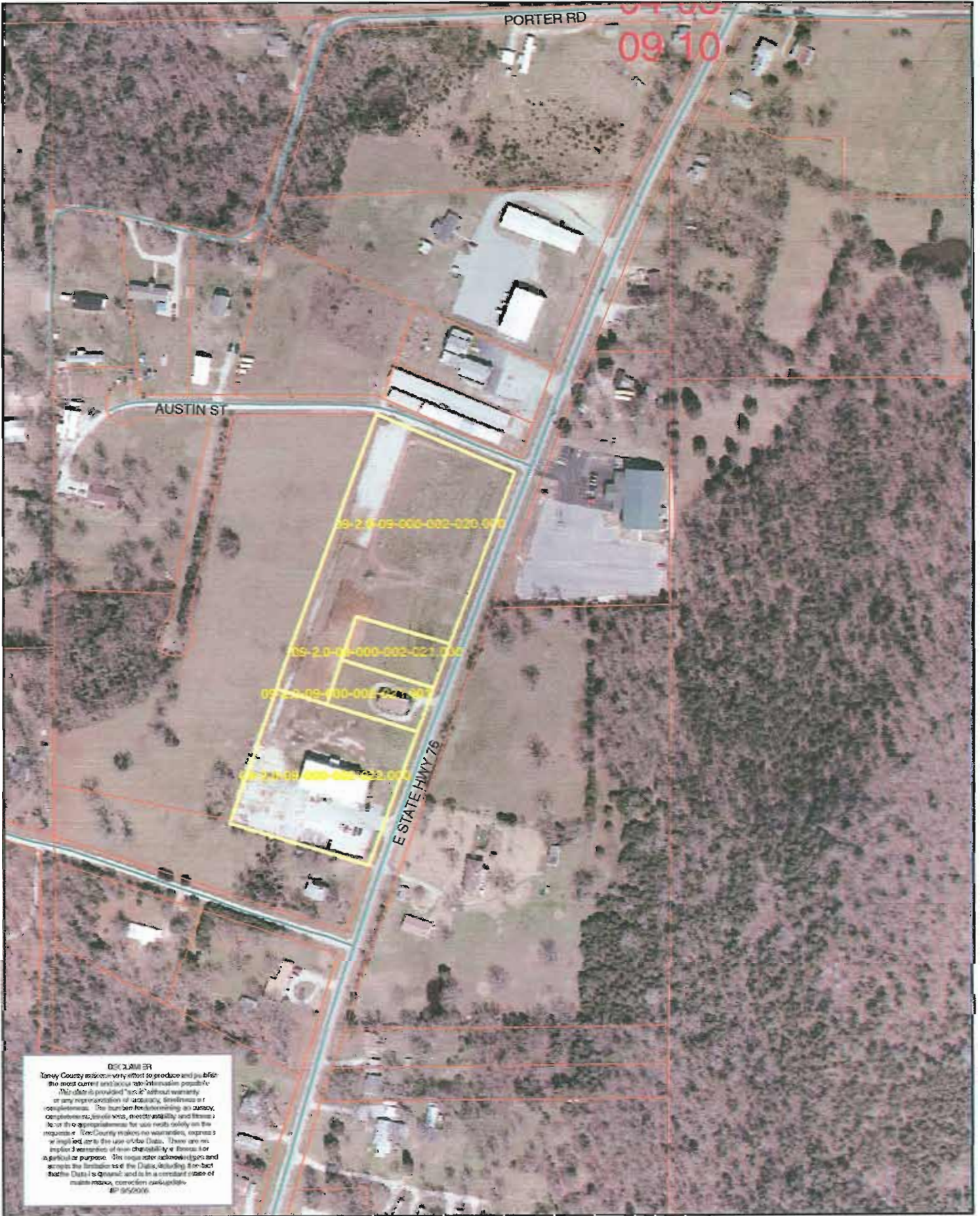
First Phase will begin after approval of all governing bodies and appropriate permits are obtained. This portion of the facility will consist of a building 142' x 74' (10,508 sq. ft.). The primary utilization of this structure will be for purpose of manufacturing dietary supplements using natural food ingredients. The building consists of a staging warehouse, blending facility, restrooms and dining facilities for existing employees. We anticipate the transfer of seven employees to operate this portion of the facility.

Phase II will consist of a structure 142' x 134' (27,000 sq. ft.) with a staging warehouse, encapsulation facilities, office areas and additional restrooms.

Phase III will consist of a structure 142' x 110' (15,620 sq. ft.) with a staging/ shipping warehouse and packaging facilities. The final completed project will consist of a staging warehouse, blending, encapsulation, packaging, and office areas in a structure 142' x 350' (43,310 sq. ft.).



Ginger LLC



DISCLAIMER
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 BP 05/00/06



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**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

07-81

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NAME OF PROJECT: OPV, Block 40, Lots 1-8 + 33-43 change to Commercial

NAME OF APPLICANT: Oakmont Community Improvement Assoc
(Must be owner of record)

SIGNATURE: Robert E West **DATE:** 12-19-07
(Must be owner of record)

MAILING ADDRESS: P.O. Box 230, Ridgedale, MO 65739

TELEPHONE NUMBER: 417-334-2106

Representative Information

NAME OF REPRESENTATIVE: Bob West, President

MAILING ADDRESS (rep.): P.O. Box 230, Ridgedale, MO 65739

TELEPHONE NUMBER (rep.): 417-334-2106

Property Information

ACCESS TO PROPERTY (street # and name): Delta Drive

Number of Acres (or sq. ft. of lot size): _____

PARCEL #: 19-1.0-12-003-011-023.000 → Lots 1-5
19-6.0-13-002-001-002.000 → Lots 6-8
19-1.0-12-003-011-011.000 → Lots 33-43

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 12 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Drarks Paradise Village

Lot # (if applicable) 1-8 and 33-43 BLOCK # 40

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

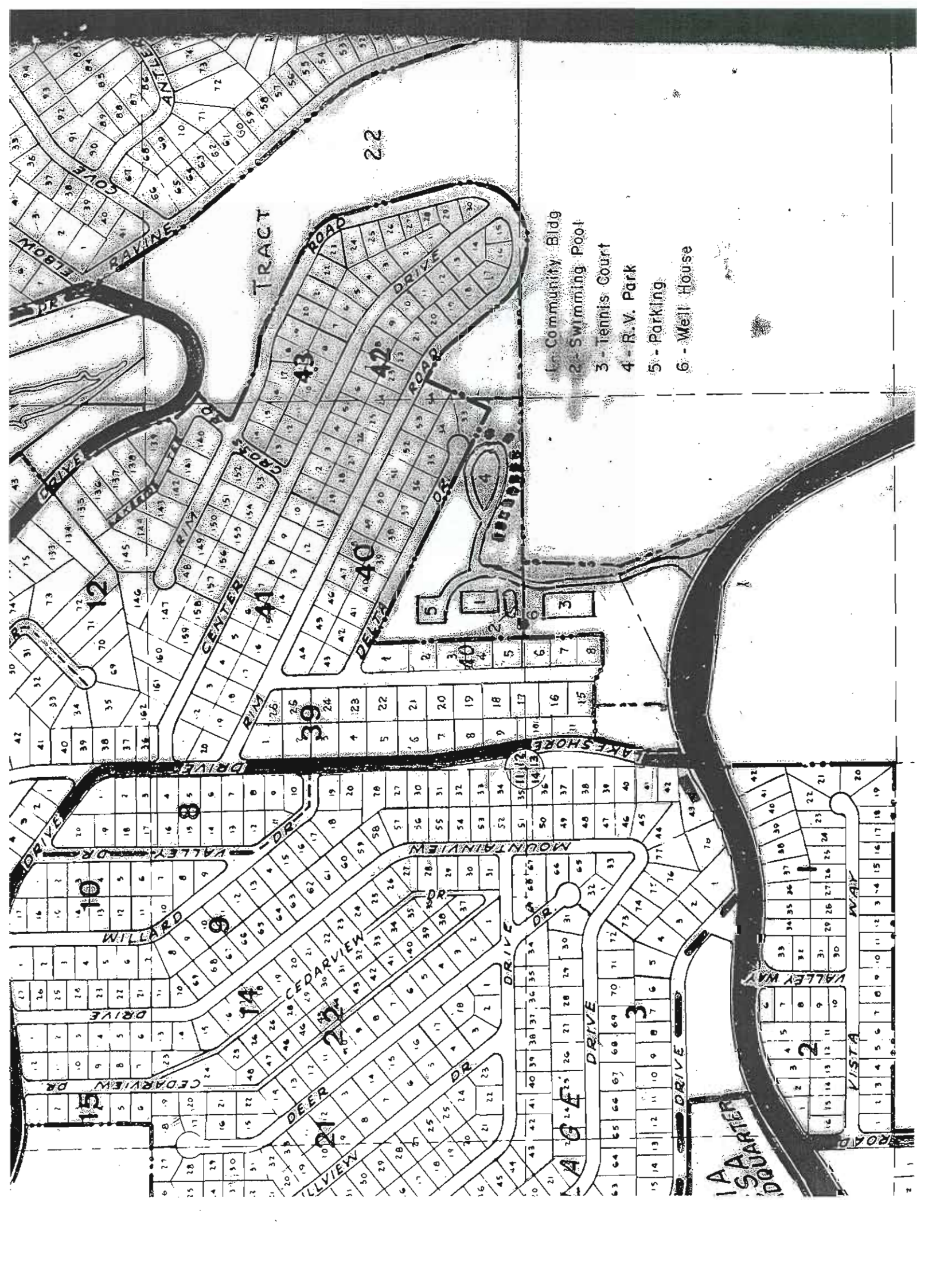
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

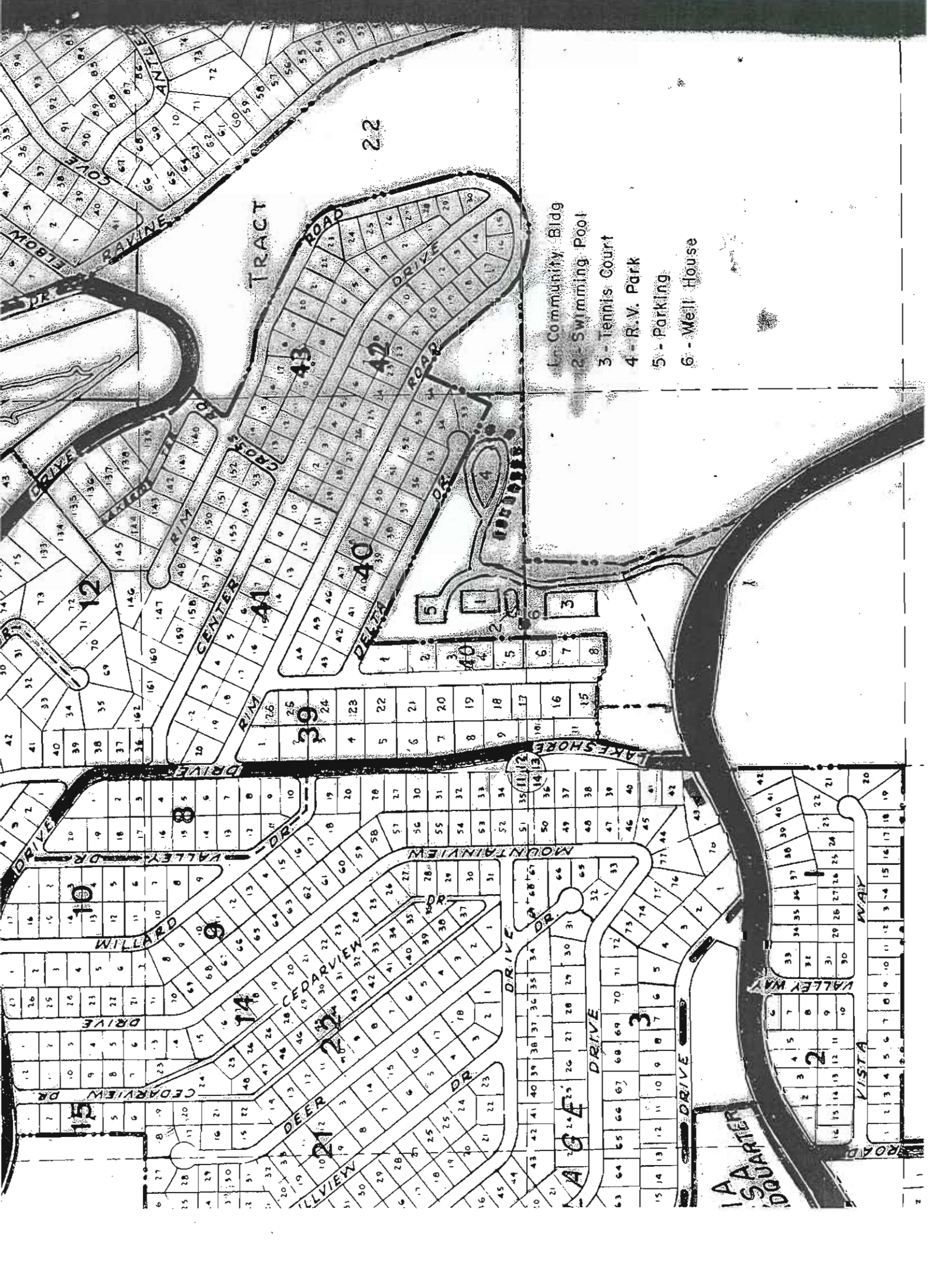
- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Oakmont would like to change Lots 1-8 and 33-43, Block 40, OPV from residential to commercial. All of these lots are owned by Oakmont and border Oakmonts Recreational Facilities. We would like this change to be down because someday we would like to expand our facilities that we have available for our community.



- 1 - Community Bldg
- 2 - Swimming Pool
- 3 - Tennis Court
- 4 - R.V. Park
- 5 - Parking
- 6 - Well House





Oakmont/POV Block 40, Lots 1-8 & 33-43



DISCLAIMER

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MP 954000

12-12-07

RECVD
12-31-07



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08-1

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NAME OF PROJECT: BUILDERS MARKETPLACE

NAME OF APPLICANT: PAUL KWEGER
(Must be owner of record)

SIGNATURE: [Signature] DATE: 12-26-07
(Must be owner of record)

MAILING ADDRESS: 1025 COY BLVD FORSYTH MO 65653

TELEPHONE NUMBER: 417-337-3077

Representative Information

NAME OF REPRESENTATIVE: PAUL KWEGER

MAILING ADDRESS (rep.): 1025 COY BLVD

TELEPHONE NUMBER (rep.): 417.337.3077

Property Information

ACCESS TO PROPERTY (street # and name): Jim Perry RD

OFF OF BEE CREEK RD.

Number of Acres (or sq. ft. of lot size): 7 +-

PARCEL #: 08-5.0-21-003-002-003.001
08-5.0-21-003-002-003.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: _____ TOWNSHIP: _____ RANGE: _____

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____ ? BEE CREEK TREATMENT PLANT

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 2

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

WE ARE PROPOSING A QUALITY^u BUILDERS
MARKET PLACE^u OF COMBINATION WAREHOUSE
& RETAIL/WHOLESALE TO SERVICE HOME
BUILDERS & RETAIL CUSTOMERS IN A
QUALITY FORMAT WHICH FEATURES INDIVIDUAL
BUSINESSES IN A CENTRALIZED LOCATION.



Builders Market Place



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M2 05/2020

Recvd 12-31-07

APPLICATION FOR CONCEPT

**DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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08-2

NAME OF PROJECT: FOURTY POINT DUPLEXES

NAME OF APPLICANT: Harry Hodges
(must be owner of record)

SIGNATURE: [Signature]
DATE: 12-31-07
(must be owner of record)

MAILING ADDRESS: PO BOX 556 HOLLISTER MO 65673

TELEPHONE NUMBER: 417 294 5700

NAME OF REPRESENTATIVE: JEFF HODGES / Box 556 Hollister Mo. 65673

MAILING ADDRESS (rep.): ~~2290 Fourty Point Road 65676~~

TELEPHONE NUMBER (rep.): 417 294 5700

ACCESS TO PROPERTY (street # and name): DALE AVE & WINKEL

1.6 # of Acres (or sq. ft. of lot size): 48,812

PARCEL # 18-8,0.27-004-007-005.000

SECTION: 27 TOWNSHIP: 22 RANGE: 22

Bonita - mail all corresp. to JEFF

NAME OF SUBDIVISION (if applicable): DOVERTY POINT

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL MULTI-FAMILY _____ RESIDENTIAL _____

AGRICULTURAL _____ MULTI-USE _____ MUNICIPALITY _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL _____ COMMUNITY WELL _____ PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES NO _____

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL _____

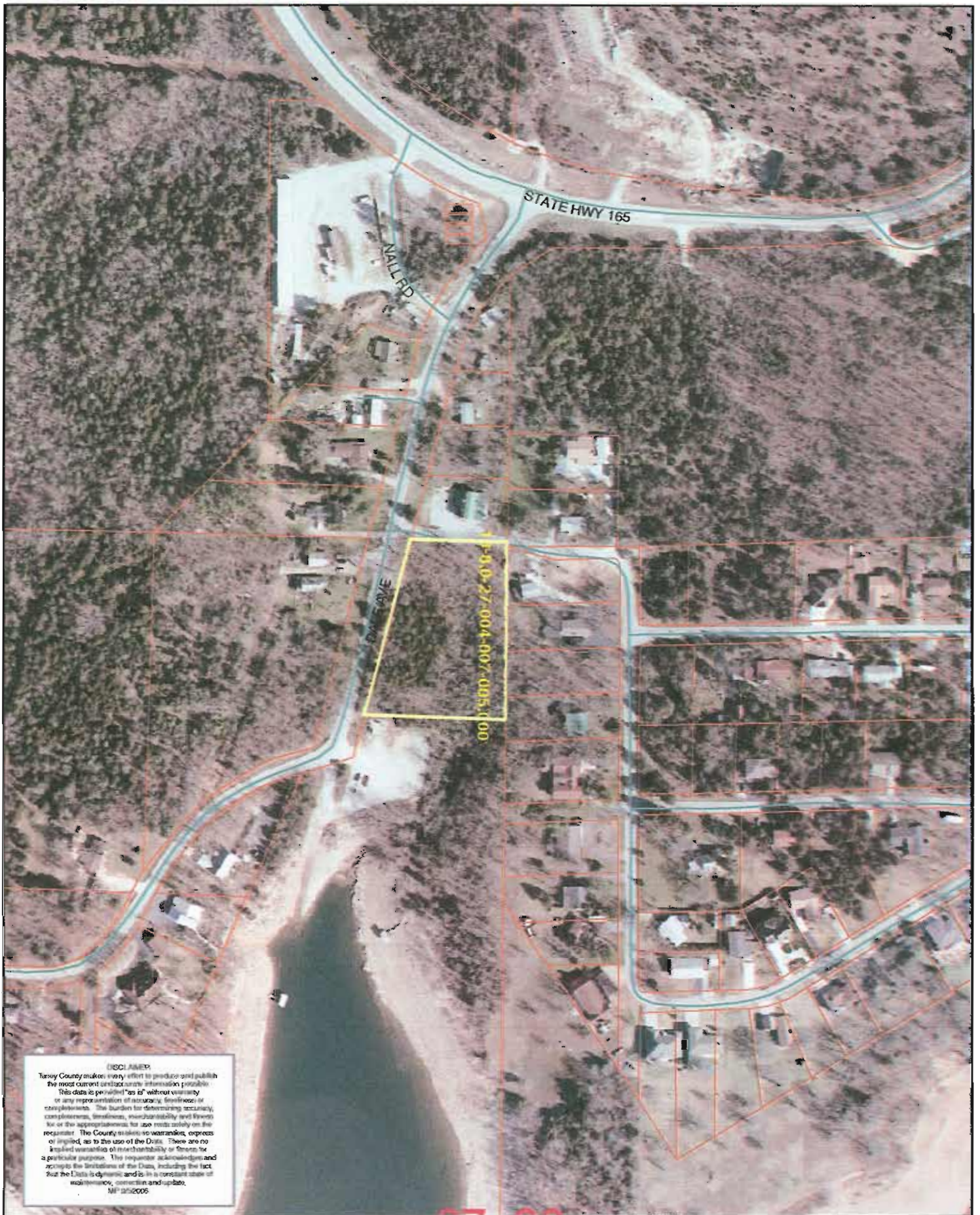
SPECIAL-USE _____ OTHER _____

**Please give a description of your proposed project including all uses:
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WHOLE OWNED SHIP DEPOT



Poverty Point Duplexes



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NP 050005

Recvd 12-31-07

APPLICATION FOR CONCEPT

DIVISION III TANEY COUNTY PLANNING COMMISSION

083

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NAME OF PROJECT: Vista Royal

NAME OF APPLICANT: JAS, LLC (contract to purchase)
(must be owner of record)

SIGNATURE _____
DATE: _____
(must be owner of record)

MAILING ADDRESS: 128 Bunker Ridge 50-12 Branson Mo 65616

TELEPHONE NUMBER: 417 844-6512

NAME OF REPRESENTATIVE: Steven Ja Valde

MAILING ADDRESS (rep.): 128 Bunker Ridge 50-12

TELEPHONE NUMBER (rep.): 417 844-6512

ACCESS TO PROPERTY (street # and name): 2307 & 2291 N. State Hwy 265

2.70 # of Acres (or sq. ft. of lot size): _____

PARCEL # _____

SECTION: 3 TOWNSHIP: 22N RANGE: 22W

NAME OF SUBDIVISION (if applicable): Royal Point / Brascigne

Lot # (if applicable) 1A32A BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL MULTI-FAMILY _____ RESIDENTIAL

AGRICULTURAL _____ MULTI-USE _____ MUNICIPALITY _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL City of Brascigne TREATMENT PLANT INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL _____ PRIVATE WELL _____

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES _____ NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL _____ MULTI-FAMILY _____ COMMERCIAL _____ INDUSTRIAL _____
SPECIAL-USE _____ OTHER _____

**Please give a description of your proposed project including all uses:
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To Be Jaxed

