



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, OCTOBER 20, 2008, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with seven members present. They were: Joey Staples, Frank Preston, Ray Edwards, Sarah Klinefelter, Shawn Pingleton, Carl Pride, Mark Blackwell, and Randall Cummings. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Keith Crawford, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedure.

Review and Action:

Minutes, September 2008: with no additions or corrections a motion was made by Joey Staples to approve. Seconded by Ray Edwards. The vote to approve the minutes was unanimous.

Final Votes:

Alltel Communications Tower: request by Luther Harkins to allow Alltel Communications to place a telecommunications tower on his property located at Fall Creek Road. Mrs. Klinefelter clarified the request. Ms. Bodie stated that Alltel would be willing to look into asking the land owner to move the structures that are close to the tower. Discussion followed. A motion was made by Mark Blackwell based upon the decision of record with the addition of structures being no more than 130' radius from the tower. Shawn Pingleton seconded. The vote to approve was unanimous.

Branson Hills Storage: request by Branson Ozarks Properties, LLC to expand an existing storage business located at 4030 State Highway 248. Mrs. Klinefelter clarified the request. Joey Staples made a motion to approve based upon the decision of record. Seconded by Randall Cummings. The vote to approve was unanimous.

VEDO Hair Salon: request by Veronica Reyes to operate a hair salon from an existing residence located at 129 Thomas Eugene St. Mrs. Klinefelter clarified

the request. Mark Blackwell made a motion to approve based upon the decision of record with the addition of a handrail being placed along the walkway down to the shop. Carl Pride seconded. The vote to approve was unanimous. This project is special use.

Concepts:

Elite Automotive: a request by Richard E. Deppe to operate a used car dealership at 610 Beaumont Lane. Mr. Deppe explained his request and stated he would like to add the two acres adjacent to the existing business to be able to extend the business there. This project would move from special use to commercial. Mr. Deppe stated that sometime in the future his wife would like to operate a kennel on the property, but the Commission advised this would have to be applied for later. The road is owned by Mr. & Mrs. Deppe and connects Victor Church and Beaumont. The Commission asked for a site plan of the project. Maximum number of cars would be 20. Discussion followed. This project will proceed to public hearing next month.

Southern Oaks: a request by Nick Plummer to replat lot #29 of Southern Oaks Subdivision into two lots for residential use. Eddie Wolfe representing Mr. Plummer explained the request. Mr. Wolfe discussed a problem with a road in the project. The project will be service by individual septic tanks and public water. The Commission discussed whether they should hear or approve the project without the road issue being resolved. The discussion ended with the Commission clarifying that if the road issue is resolved they can proceed with approval. If the road issue is not resolved the property can be divided as is. This project will proceed to public hearing next month.

Bangma Machine Works: a request by Daniel Bangma to operate a machine shop, construction company and equipment storage located at 112 Highway T. This is an existing building at the corner of St. Hwy. 76 and St. Hwy. T, which was previously a church, with a natural barrier of the storage units in the back. Teresa Bangma the applicant's sister presented a site plan and explained the request. There will be ample parking according to Ms. Bangma, who stated that there won't be very many customers coming to the business. No building will take place, the existing structure will be utilized. There will be no eighteen wheel trucks coming through for delivery. There will be three to five full time employees to start, with no multiple shifts. The house will become the offices for the business. This project will proceed to public hearing next month.

Layton Auto Service: a request by Gail Layton to convert an existing building into a commercial auto and repair shop on 9.8 acres located at 282 Wabash Lane. Mr. Layton explained his request and location of the property. Eight to Five Monday through Saturday will be the hours. A small sign might be erected at a neighbor's property. Fluids will be recycled and kept inside the shop.

There will only be one or two more employees in the future but not at this time. The Commission would like to have a drawing. Maximum number of cars would be 12 at a time. This project will proceed to public hearing next month.

DanO's Gun Locker: a request by Dan W. Owen to operate a gunsmithing business from the basement of his home located at 598 Baker St. This project was withdrawn because a permit had been issued several years ago and nothing had changed.

Integrity Hills Development: a request by Quality Structures to develop a condominium project with a total of 366 units, amenities, and utilize an existing building as a clubhouse. The construction will be cabins, duplexes and four, 12 plexes to be sold as whole ownerships. The property is located 1/2 mile down Tate Road. Eddie Wolfe representing the applicant explained the location and plans. The chapel is under construction and was approved previously. Sewer and water will be onsite. This project will be at least 150' from the neighboring property. Mr. Wolfe presented new plats of the request. Buffering was discussed next to the multi-family. Mr. Wolfe indicated that there would be room for a buffer. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie reported on a request for an extension by Quality Structures which was approved four years ago. The approval has only done land grading, and 50% of the infrastructure has not been in place. There are storage units on site with materials ready to build. Mr. Pingleton asked the applicant if this is a mining operation or a storage warehousing project. Mr. Shaver, the applicant, explained why his project has taken so long. Discussion followed. Mrs. Klinefelter asked how much longer it would take to proceed with the project. Mr. Shaver thought about six months to get the land ready to build on. Mrs. Klinefelter felt that this project is different today than it was when it was approved. Mr. Edwards agreed and discussed what was approved in the past. The Commission agreed that when the applicant gets the land ready to build, he must come back before the Commission for approval. Mr. Shaver may proceed with clearing the land with the proper permits.

Mr. Coxie reported that he and Mr. Crawford met with the County Commission regarding the code restructure and some items they want to go over. They will meet with the Commission this week.

Mr. Edwards discussed projects which are denied by the Planning Commission coming before the Board of Adjustment with significant changes. Discussion followed.

Mrs. Klinefelter asked Mr. Coxie to report on the previous Board of Adjustment meeting with the Hwy. 65 project. The request was continued until next month. Mr. Paulson clarified the arguments of the other two lawyers. Mrs. Klinefelter stated that it was discussed if the Planning Commission has the right to rehear a project without having gone to the Board of Adjustment, or without significant change. Also discussed was the self imposed fines by the developer.

Adjournment:

With no other business on the agenda for October 20, 2008 a motion was made by Randall Cummings to adjourn. Seconded by Joey Staples. The vote to adjourn was unanimous. The meeting adjourned at 8:35 p.m.