



TANEY COUNTY PLANNING COMMISSION

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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 15, 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 not established with only four members present. They were: Sarah Klinefelter, Frank Preston, Ray Edwards, Joey Staples. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Keith Crawford, Marla Pierce and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes, August 2008: will be voted on at the next meeting.

Final Votes: All votes will be taken at a special meeting September 22, 2008.

Glade Top Adventures: request by Gary Martin to operate an ATV guided tour business and to construct up to 12 small cabins, and to divide 120 acres into three parcels located at St. Hwy. 125.

Cozy Creek Bed and Breakfast: request by Michel Ann Walters to allow her sister Tony Knight to operate a bed and breakfast on property located at 732 St. Hwy. O. This representative did not appear at the public hearing. The Commission voted to deny the project at that hearing.

Universal Auto and Accessories: request by Brian Karn to operate a used car dealership from an existing car wash building located at 1225 Ridgedale Road.

Murder Rock Lodge: request by Country Land to develop a condominium project located at Golf Club Dr.

Walkington Storage: request by Tri-Sons Properties to construct 4 storage buildings located at Walkington Lane.

Concepts: All concepts will be heard at the special meeting September 22, 2008.

Hill Haven Estates Dock Owners Association Easement: a request by Eric Token to develop three lots for residential use and parking for a private boat dock located at Hill Haven Road.

Branson Hills Storage: a request by Branson Ozarks Properties, LLC to construct 40 additional storage buildings for 100 units located at 4030 St. Hwy. 248.

Hamon Subdivision Lot Split: a request by Carrol Hamon to split off 3.69 acres from an existing parcel for residential use located off JJ Hwy.

VEDO Hair Salon: a request by Veronica Reyes to operate a beauty salon from her home located 129 Thomas Eugene St. The shop will consist of one station.

Old and New Business:

Mr. Coxie discussed a commercial operation requesting to be built in Cedar Creek. The operation is wind mills to generate electricity. Discussion followed.

Barbara Jernigan asked Mr. Coxie to discuss with the Commission if she could split the lots which she was denied recently, without constructing a cul de sac. Discussion followed.

Extensions were discussed by Mr. Coxie regarding how the Code book reads, and historically has not been followed. When issues occur regarding this situation the Commission wants to discuss under old and new business. Discussion followed.

Hill Haven Dock Owners; Mr. Coxie reported that a land use change must be obtained, and a road must be platted running through the property meeting county road standards. In Mr. Coxie's opinion the applicant cannot comply with the requirements of the code as it is laid out at this point. The applicant has been apprised of this, but still wants to come before the Commission. Mr. Edwards discussed changing the policies on boat docks that a requirement should be made that the governing body which permits boat docks should notify the Commission that they have or have not received approval for the dock. Mr. Edwards also felt that this should apply to other issues as well. Mrs. Klinefelter asked Mr. Coxie to contact the Corps regarding their rules. Mr. Coxie suggested the Commission look at the road. Further discussion followed.

Adjournment:

With no other business on the agenda for September 15, 2008 the chairman called the meeting adjourned. The meeting adjourned at 7:55 p.m.