



TANEY COUNTY PLANNING COMMISSION

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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, SEPTEMBER 22, 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: Jim Brawner, Joey Staples, Frank Preston, Ray Edwards, Sarah Klinefelter, Shawn Pingleton, and Carl Pride. Staff present: Eddie Coxie, Dan Nosalek, Keith Crawford, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedure. Mrs. Klinefelter explained that this meeting is to replace last weeks meeting because there was no quorum present to vote.

Review and Action:

Minutes, August 11, 2008 and August 18, 2008; with no additions or corrections a motion was made by Joey Staples to approve. Seconded by Frank Preston. The vote to approve the minutes was unanimous.

Final Votes:

Glade Top Adventures: request by Gary Martin to operate an ATV guided tour business, to construct up to 12 small cabins, 12 RV pads, shower facilities, and pavilion, for nightly rental, and to divide 120 acres into three parcels located at St. Hwy. 125. Shawn Pingleton made a motion to approve based upon the decision of record with four additions; a. the Planning Commission can only approve the request for the individual property. Off site tours must be approved by the entity owning the property. B. On site sewer hookups for each RV site required details to be approved by the Taney County Regional Sewer District. c. Fuel storage to be up to a 50 gallon tank with storage, containment, and dispensing to be approved by proper regulatory agencies. d. The Forest Service has requested that if approved the decision of record would state that the Applicant may make application and complete all reviews and approvals set forth by the Mark Twain National Forestry Service. While we are not approving this business to conduct guided tours on Forest property we may want to mention in

our decision of record proper authorization must be obtained before operating guided tours any place other than the applicant's property. The motion was seconded by Ray Edwards. The vote to approve was 5 in favor with one opposing.

Universal Auto: request by Brian Karn to operate a used car dealership from an existing car wash building located at 1225 Ridgedale Road. This request includes vehicles owned by the applicant and consignment vehicles and use of the existing car wash for the purpose of making ready and detailing of the vehicles offered for sale. Jim Brawner made a motion to approve based upon the decision of record with the addition of no repair to be preformed on cars, the car wash will be used for detaining vehicles for sale and the detailing will also be offered to the public. The maximum number of vehicles including consignment vehicles shall be 20. There will be no additional lighting. Joey Staples seconded. The vote to approve was unanimous.

Murder Rock Lodge: request by Country Land to construct condominiums located at Golf Club Dr. Jim Brawner made a motion to approve based upon the decision of record with two additions, a. Branson Creek Properties to manage nightly rentals, b. Project to notify Taney County Assessor of nightly rental status for proper tax assessment. Ray Edwards seconded. The vote to approve was unanimous.

Walkington Storage: request by Tri-Sons Properties to construct 4 storage buildings up to 148 units located at Walkington Lane. This request is not necessarily a mini-storage and will utilize some larger trucks. Carl Pride made a motion to approve based upon the decision of record with the addition of a 50' easement required and replat of .3 of an acre for the office building. The project shall be fenced with visual screening. Frank Preston seconded. Ray Edwards stated that if the easement does not exist the project will die. The property will be divided in the future for the purpose selling off the office building.

Concepts:

Hill Haven: a request by Eric Token to develop 3 lots for single family residential, and private boat dock with parking lot located at Hill Haven off St. Hwy. 265. The Planning Commission referred the project to the Board of Adjustment for a variance on the boat dock parking, lot size and 30' road easement.

Branson Hills Storage: a request by Branson Ozarks Properties, LLC for 40 2000 sq. ft. metal mini storage buildings totaling 100 units located at 4030 St. Hwy. 248. The Planning Commission asked the applicant to bring a more defined plan, with building size and driveway width. This project will proceed to public hearing next month.

Alltel Communications Point Lookout Tower Site: a request by Luther Harkins to allow Alltel to place a communications tower on his property located off Fall Creek Road. The Commission discussed the distance between the tower and the mobile homes and if they are occupied. The applicant will produce this information at the next meeting. This project will proceed to public hearing next month.

Hamon Lot Split: a request by Carrol Hamon to split 3.69 acres for residential located off JJ Hwy. Joey Staples made a motion to approve the request without proceeding through the process. Shawn Pingleton seconded. The vote to approve was unanimous.

VEDO Hair Salon: a request by Veronica Reyes to operate a hair salon from her home located at 129 Thomas Eugene St. The applicant has checked with the state health department and sewer departments and they have given their approval. Hours will be from 9:00 a.m. to 6:00 p.m., 6 days a week. Mrs. Reyes has been a licensed beautician for 8 years. This request will proceed to public hearing next month.

Old and New Business:

Mr. Paulson discussed cancelling the meetings if there is no quorum, and special use. Mr. Coxie reported that starting with the concepts on this agenda; all projects will be scored by staff.

Adjournment:

With no other business on the agenda for September 22, 2008 a motion was made by Ray Edwards. Seconded by Shawn Pingleton. The vote to adjourn was unanimous. The meeting adjourned at 9:07 p.m.