



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, NOVEMBER 10, 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: Sarah Klinefelter, Mark Blackwell, Frank Preston, Ray Edwards, Carl Pride, Randall Cummings and Jim Brawner. Staff present: Eddie Coxie, Bonita Kisse, Marla Pierce, Dan Nosalek, Keith Crawford, and Bob Paulson. Mrs. Klinefelter asked for a moment of silence in memory of Kurt Larsen who passed away this past week.

Eddie Coxie read a statement explaining the meeting procedures.

Public Hearings:

Southern Oaks: request to replat Lot 29 into two lots for residential use located at Powell Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe representing the applicant reported on a meeting with the County Commission regarding the road. Mr. Wolfe stated that the County Commission agreed that they would take care of the road with all three property owners agreeing to sign their interest of that portion of the road over to the County. Discussion followed. No one signed up to speak. This project will proceed to final vote next week.

Bangma Machine Works: request to operate a machine shop/construction company and equipment storage located at 112 St. Hwy. T. Mr. Coxie read the staff report and presented pictures and a video of the site. Eugene Gobel who owns the property is selling it to Mr. Bangma. Mr. Gobel addressed the access and reported that it is the maximum the County will allow. Teresa Bangma the applicant's sister addressed questions from the Commission. Ms. Bangma stated that she had obtained a letter obtained from MoDot regarding the size of the access. She stated that the property is serviced by an individual septic system. Discussion followed. No one else signed up to speak. This project will proceed to final vote next week.

Integrity Hills Development: request to construct cabins, duplexes, and twelve plexes off Tate Road. Mr. Coxie read the staff report and presented pictures and a video of the site. He expressed a concern regarding the closeness of the units to the front of the property to the road. Eddie Wolfe representing the applicant addressed the negatives on the policy checklist and gave a brief history of the project. Mrs. Klinefelter asked for a summary of the number of residences at completion. The preliminary plat states there will be 730 units. The existing road will be abandoned. Mrs. Klinefelter discussed the number of units and life services for the habitants at build out. Discussion followed regarding landgrading, bonding, and revegetation. No one signed up to speak. This project will proceed to final vote next week.

Layton Auto Service: request to convert an existing building into a commercial auto repair shop located at 282 Wabash Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Layton addressed questions from the Commission, and stated that he would like to be approved as special use. He stated there would be approximately 12 cars outside he would be working on but would not store any equipment outside. There would rarely be twelve cars on the property at a time, according to Mr. Layton. He will not sell any cars, and does not plan to do any body work. Hours of operation will be Monday through Friday, 8:00 a.m. to 5:00 p.m. with the occasional Saturday. No chemicals will be stored on the property. If the additional building is added the applicant would need to appear again for approval and the project would no longer be special use. Bob Beatty a neighbor presented a copy of the restrictions on the property, and stated that no commercial use can be done on the property. Mr. Beatty does not feel the small road would handle the added traffic. Mr. Paulson stated that private restrictions can be civilly enforced and that the Planning Commission does not enforce them. Larry Wilson who lives close to this property reported that from his property he can't see the Layton property and he doesn't have any objections to this request. Mr. Coxie discussed the road width of Wabash. There is a road easement across Mr. Layton's property to allow Mr. Beatty to access his property. Mr. Layton stated he would be willing to put up a privacy fence between himself and Mr. Beatty's property. This project will proceed to final vote next week.

Elite Automotive: request to utilize an additional lot for sales and future shop for Elite Automotive and Repair located at 575 Beaumont Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. He stated that if Mr. Deppe would move the lean to which houses an air compressor he could obtain more points on the checklist. Mr. Deppe addressed questions from the Commission who stated that his neighbors are in favor and they are all his clients. This request will be for two additional buildings for the future. There will

be no more than 20 cars maximum on the property at one time. This project will proceed to final vote next week.

Old and New Business:

Mr. Coxie explained and discussed the scoring system.

Tri-Lakes Ford wants to add another building within their business. Mr. Coxie asked if they want to hear the request. Dave Williams representing the business presented site plans of the project. Since this is in the middle of the property and there is plenty of room and no buffer is needed, the Commission would allow this project to be handled administratively.

Fee Structure: Mr. Coxie asked the Commission if they would like staff to look at raising the fees on all permits. Discussion followed regarding funding the costs of the office. Comparative studies have been done. Mr. Paulson discussed how much more could be charged for fees. Mr. Preston reported that Taney County is on the low end of the fee structure. The Commission would like staff to bring the studies for them to look at.

Mr. Coxie stated that in the past the February meeting had been used solely for amending the Code. He asked the Commission if there were some topics they would like staff to look at to present to the County Commission for change to the Code. Some different topics were discussed, and staff reported on some issues which have been sent to the prosecutor. The Commission will not hear projects at the 2009 February meeting.

Mr. Nosalek discussed instances when cell towers need more room in their fenced in area if they need a Division III or Division II. The Commission feels a Division II would be appropriate.

Branson Underground is expanding and asked if they needed a permit. The Commission stated that they would.

Mr. Brawner asked if the scoring system was an amendable document. Mr. Coxie stated that if the Code Book is changed the process must be met.

Adjournment:

With no other business on the agenda for November 10, 2008 a motion was made by Randall Cummings to adjourn. The meeting adjourned at 8:50 p.m.