



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 8, 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 eight members present. They were: Sarah Klinefelter, Mark Blackwell, Frank Preston, Ray Edwards, Carl Pride, Randall Cummings, Jim Brawner, and Shawn Pingleton. Staff present: Eddie Coxie, Bonita Kisse, Marla Pierce, Dan Nosalek, Keith Crawford.

Eddie Coxie read a statement explaining the meeting procedures.

Public Hearings:

Tri-Sons Storage 10772 Hwy. 76: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located at 10772 St. Hwy. 76. Mr. Coxie read the staff report and presented pictures and a video of the site. Michael Mathews representing the developer addressed questions from the Commission. He reported that the trucks to be used are moving trucks, not 18 wheelers. Mr. Coxie stated the project has approval for a couple more buildings on the site. Mr. Brawner discussed adding to the decision of record not to allow 18 wheelers on site. Mr. Creedon owns an easement along side the driveway. Discussion followed regarding size of access and site distance. Applicant must produce a letter from MoDot. An office will not be needed for rental. Mr. Dave Oliphant who owns property on the other side of the easement and the road going in discussed use of the easement. The Commission wants to see a copy of the agreement allowing the developer to use this easement, and number of vehicles to be stored on the property. This project will proceed to final vote next week.

Tri-Sons Storage Guillian Road: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located off Guillian Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Mathews also represented this project. Roy Montgomery an adjacent property owner representing the property owners association voiced the concerns of the property owners regarding the entrance being too narrow and

steep. He stated that the site distance is poor. Robert Donabedian, who also lives close to this property. He is a truck driver and stated that in order to get a large truck in this entrance would be difficult, and the vehicle would have to swerve into the opposite lane, and would scrape the asphalt. Mr. Mathews explained that the developer would like to take advantage of the facility for this use. He agreed with the concerns of the property owners, and suggested a sign be placed there warning the traffic of the turn. Mrs. Klinefelter asked Mr. Mathews to bring the number of trucks he plans to have on the property to the next meeting. The Planning Commission had concerns regarding access, and slope. This project will proceed to final vote next week.

Tri-Sons Storage Walkington Lane: request by Steve Creedon to open a truck and trailer rental service at an existing self storage business located at 658 Walkington Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. He stated that the original approval has not been built yet or plat filed. Until this is done this project cannot be approved. Mr. Mathews again representing this project stated the existing office would be utilized for the rentals. Mr. Mathews stated that the manager would meet the customer on site. The developer is working on the easement to this property with the owner of the easement. Mrs. Klinefelter asked for something in writing of this, and would like to know the number of units. This project will proceed to final vote next week.

Cherokee Landing: request by KuKorp LLC to subdivide 7.3 acres for residential purposes. This project withdrew.

Hill Haven Estates and Parking Lot: request by Eric Token to replat three lots for residential use and one substandard lot for boat dock parking located off Hillhaven Road. Mr. Coxie reported that Mr. Token has met with the Board of Adjustment for the variance the Commission suggested he get before hearing this request. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Token was present to address questions from the Commission. Mr. Edwards asked if the road would meet the County Road standards. Mr. Coxie reported that road and bridge are okay with the road but will it does not make it a county road. The Code requires that any road approved by them meet County Road Standards. This project will proceed to final vote next week.

Old and New Business:

Ken Barth: Wildwood Subdivision approved a few years ago by Mr. Barth, requests an extension on this property. Nothing has been done thus far and three extension have been granted. A motion was made by Jim Brawner to approve the extension for another year. Ray Edwards seconded. The vote to approve was unanimous.

Gateway to Branson: Chris Taylor is requesting approval to split this property. Mr. Coxie stated the applicant would need a professionally drawn plat. A motion was made by Randall Cummings to allow staff to handle administratively. Mark Blackwell seconded. The vote to approve was unanimous.

Mr. Coxie reported on some old and new business for next week.

Adjournment:

With no other business on the agenda for December 8, 2008 a motion was made by Randall Cummings to adjourn. The vote to adjourn was unanimous. The meeting adjourned at 8:05 p.m.