



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
PUBLIC HEARING
TUESDAY, JANUARY 12, 2009, 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, Frank Preston, Carl Pride, Randall Cummings, Jim Brawner, Shawn Pingleton, and Joey Staples. Staff present: Eddie Coxie, Bonita Kissee, Marla Pierce, Dan Nosalek, and Bob Paulson.

Mrs. Klinefelter entertained nominations from the floor for Chairman and Vice-Chair for the 2009 year. Jim Brawner made a motion to nominate both current officers, Sarah Klinefelter as Chairman and Shawn Pingleton as Vice-Chairman. Joey Staples made a motion that nominations cease. The vote to retain the current officers was unanimous.

Eddie Coxie read a statement explaining the meeting procedures, and presented the exhibits.

Public Hearings:

Debbie Do's Hair and Nail Salon: a request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mr. Coxie read the staff report and presented pictures and video of the site, and informed the Commission that this is a special use permit. Mr. Brawner asked the applicant if she had met with any of the neighbors. Ms. Miller reported that she had met with the president of the homeowners association who indicated there would be no problem with this request and asked that she not put up a sign. Discussion followed regarding if the covenants for the subdivision asked for no home occupations. Ms. Miller stated that there are several businesses operating in the neighborhood. Hours of operation would be from 5:00 to 8:00 in the evening. There would be no more than two cars in the driveway at a time. She is licensed by the Missouri State Cosmetology Board. No one signed up to speak. This project will proceed to final vote next week.

Red Rock Hollow: a request by Frank Turner to develop a single family residential subdivision located off Tate Road. Mr. Coxie read the staff report and presented pictures and a video of the site. No one signed up to speak. Mr. Pingleton discussed the substandard road. This project will proceed to final vote next week.

Schaeffges Acres Replat Lot 6A, 6B: a request by Dennis L. Clevenger to split a lot in the existing subdivision located off Foxx Road. Mr. Coxie read the staff report and presented pictures and a video of the site. There was a concern from a property owner regarding setting a precedence. Discussion followed. This project will proceed to final vote next week.

Old and New Business:

Billy Gunter, Iowa Colony Road: this was handled administratively.

Pierson Lot Split: a request that would increase density in a subdivision which Mr. Coxie needed direction from the Commission regarding hearing as Division III or administratively. The Commission asked to hear this request.

Mr. Paulson reported on the Stone County Planning and Zoning issue and presented a copy of the court case. The Stone County Code is similar to Taney County's. Discussion followed. This issue will be addressed at the February meeting. Dave Clemenson, Board of Adjustment Chairman was present to discuss this issue as well with the Planning Commission.

Adjournment:

With no other business on the agenda for January 12, 2009 a motion was made by Shawn Pingleton to adjourn. Seconded by Randall Cummings. The meeting adjourned at 7:55 p.m.