



TANEY COUNTY PLANNING COMMISSION

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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 20, 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, Shawn Pingleton, Joey Staples, Mark Blackwell, Jim Brawner, Frank Preston, Randall Cummings, and Carl Pride. Staff present: Eddie Coxie, Bonita Kissee, Dan Nosalek, Marla Pierce, and Bob Paulson.

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

Review and Action:

Minutes, December 2008: with no additions or corrections a motion was made by Jim Brawner to approve the minutes as written. Seconded by Joey Staples. The vote to approve was unanimous.

Final Votes:

Debbie Do's Hair and Nail Salon: request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mrs. Klinefelter clarified the request and stated that this is a special use permit. Ms. Miller reported that the cosmetology board will inspect when it is done, and there will be no inspection done by the health department. Discussion followed regarding covenants and signage. After discussion a motion was made by Frank Preston to approve based upon the decision of record. Seconded by Shawn Pingleton. The vote to approve was unanimous.

Red Rock Hollow: request by Frank Turner to develop a single family residential subdivision located off Tate Road. Ms. Klinefelter clarified the request. Eddie Wolfe addressed questions regarding the size of the lots. After discussion a motion was made by Jim Brawner to approve based upon the decision of record. Seconded by Joey Staples. The vote to approve was unanimous.

Schaefges Acres Replat Lot 6A, 6B: request: request by Dennis L. Clevenger to split a lot in an existing subdivision located off Foxx Road. Ms. Klinefelter clarified the request. Jim Brawner made a motion to approve based upon the decision of record. Randall Cummings seconded. Discussion followed regarding the entrance being made larger to comply with the requirements. The vote to approve was unanimous.

Concepts:

Snips and Clips: request by Marlyn and Rhoda Rusch to operate a single person beauty salon from a single family residence located at 3035 Fruit Farm Road. Roxanne Hogue explained her request. Discussion followed regarding splitting a lot from the property. This will be special use. This request will proceed to public hearing in March.

Altom Construction Office: request by Kevin Altom to construct an office building and yard for construction business located at Blansit Road. Mr. Coxie clarified the project. Thomas Treat representing the applicants explained the plans. Mr. Treat indicated that the section next to the residential neighborhood will be fenced. A retention pond is planned. This will act as a business office as well with three employees. MoDot has given tentative approval, and an entrance has been discussed with the Taney County Road Department. Sewer approval has been applied for as well. The applicant needs to vacate the property he is currently on and would like to do minimum site work and to move some equipment there until approval is given. The fence will be installed before this would happen. Mr. Preston discussed preventive measures to be taken to prevent contaminants from leaching into the creek. They are requesting between 5 and 10 pieces of equipment for only 30 days until approval is given. The Commission stated that special permission cannot be given at this point. This project will proceed to public hearing in March.

Old and New Business:

Orlando Meadows: request for extension explained by Eddie Wolfe who stated that the property was repossessed and there is a new owner. The permit was not extended before the property changed hands. Mr. Wolfe stated that the new owner wants to do a lesser use. Mr. Paulson stated that since the previous owner signed the Decision of Record, there is no one to hold responsible for adhering to it. Discussion followed. A motion was made by Shawn Pingleton to extend the permit for another year. Jim Brawner seconded. Mark Blackwell voted no. The vote to approve was seven in favor and one against.

Hot Dog Wagon: a request to operate a portable hot dog stand was explained by Mr. Coxie. The Commission ruled that unless this is operated in one spot for an extended period of time they would not need to approve a use.

Mr. Coxie reported on a meeting with the County Commission today regarding changing the planning and zoning codes.

Adjournment:

With no other business on the agenda for January 20, 2009 a motion was made by Randall Cummings to adjourn. The meeting adjourned at 8:00 p.m.