



# County of **TANEY** *State of Missouri*

## TANEY COUNTY PLANNING AND ZONING

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### MINUTES

#### TANEY COUNTY PLANNING COMMISSION

#### PUBLIC HEARING & REGULAR MEETING

MONDAY, July 13, 2026, 6:01 P.M.

#### COUNTY COMMISSION HEARING ROOM

#### TANEY COUNTY COURT HOUSE

The Taney County Planning Commission held a meeting on Monday, July 13, 2026, located at Taney County Courthouse in the County Commission Hearing room; 132 David Street, Forsyth, Missouri. Chairman Howard Kitchen called the meeting to order at 6:01 p.m.

Mr. Stice established a quorum, read a statement outlining the procedures for the meeting and presented the exhibits.

#### Board Members Present

Howard Kitchen

Derrick Castro

Jack Cole

William Stuart

George Cramer

Roger Hoenes

#### Board Members Absent

Thomas Holman

Also present were Planning and Zoning Administrator, Cody Stice, and Permit Tech, Presley Cozort.

#### Review and Action:

Mr. Hoenes moved to approve the, June 8, 2026, Regular Meeting Minutes. Mr. Cramer seconded the motion. The motion passed by vote: 6 (aye), 1 (absent) and 0 (nay).

#### Public Hearing & Final Vote:

#2026-011 Rezone: Representative Ben Creedon was present for the applicant. No one was present to speak for or against the application. Mr. Cramer moved to recommend approval of #2026-011 Rezone for an amendment to the Taney County Zoning Maps by RF Real Estate Investments, LLC, for the parcel #17-3.0-06-002-007-002.000, located at 675 Fall Creek Rd, Branson, Missouri, to be rezoned from A-1 Zoning District to C-2 Zoning District in the form of a Resolution sent to the Taney County Commission. Mr. Hoenes seconded the recommendation.

The motion failed by vote: 6 (nay), 1 (absent) and 0 (aye). Howard Kitchen (nay), George Cramer (nay), Roger Hoenes (nay), Jack Cole (nay), William Stuart (nay), Derrick Castro (nay) and Thomas Holman (absent).

#2026-016 CUP: Representative Beth Hammond and Braden Hammond were present for the application. John Barrett, Jim Wicks and Mark Robertson were all present to speak against the application. No one was present to speak in favor of the application. Mr. Stuart moved to approve the application as presented. Mr. Castro seconded the motion. The motion failed by vote: 6 (nay), 0 (aye) and 1 (absent). Motion failed due to mainly numbers one, the establishment, maintenance, or operational of the Conditional Use in its proposed located will not have a substantial adverse impact, be detrimental to or endanger the public health, safety, morals comfort or general welfare and number two, the Conditional Use will not injure the use and enjoyment of the other property in the immediate vicinity for the purpose already permitted and will not substantially and materially cause injury or property values within the area.

New & Old Business:

None

Adjournment:

Mr. Stuart moved to adjourn the meeting at 6:48 p.m. Mr. Hoenes seconded the motion. The motion passed by vote: 6 (aye), 0 (nay) and 1 (absent).