

CITY OF BRANSON PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
September 7, 2004

CALL TO ORDER: Chairperson Davis called the regular meeting of the City of Branson Planning and Zoning Commission meeting to order at 7:30 P.M. in the Council Chambers, 110 West Maddux, Branson, Missouri.

SPECIAL ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.

Commissioners Present:

Commissioners Butler, Hartley, Williams, Weisz, Vice-Chairperson Harris and Chairperson Davis.

Commissioners Absent:

Commissioners Boyce, Edie, Roeger and VanderNaald.

Staff Present:

Don Stephens-Director of Planning and Development, Dan Wichmer-City Attorney, Ruth Denham-Acting Assistant Director and Lesley Davis-Acting Administrative Assistant.

2. Approve Agenda.

Recommended Action:

Approve the format of September 9, 2004 agenda.

MOTION:

Motion by Commissioner Wiesz seconded by Commissioner Butler and unanimously carried to approve the format of the September 9, 2004 agenda with the following amendment:

Delete Item #4 and renumber accordingly.

3. Approve Minutes.

A. August 3, 2004.

Recommended Action:

None.

MOTION:

Motion by Commissioner Harris, seconded by Commissioner Weisz and unanimously carried to approve the minutes of the August 3, 2004 meeting.

OLD BUSINESS

PUBLIC HEARINGS

4. Request For Approval Of A Final Subdivision Plat For Turtle Crossing, Located Off Of Fall Creek Road, Branson, Missouri. Resolution No. P-2004-030.

Applicant: William Lance Long/The Long Company Properties, LLC.

Don Stephens, Planning and Development Director, presented the staff report as filed with the Planning Division.

SPEAKING IN FAVOR:

William Lance Long, applicant, was available to answer any questions from the Commissioners.

SPEAKING IN OPPOSITION:

None.

MOTION:

Motion by Commissioner Butler, seconded by Commissioner Hartley to approve Resolution No. P-2004-030.

AYES: Commissioners Butler, Hartley, Weisz, Williams, Vice-Chairperson Harris and Chairperson Davis.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Boyce, Edie, Roeger and VanderNaald.

Motion to approve Resolution No. P-2004-030 carried 6-0.

5. Request To Amend The Branson Municipal Code, Title IV, Land Use, Chapter 445, Sign Regulations. Resolution No. P-2004-031.

Applicant: City of Branson.

Don Stephens, Planning & Development Director, presented the staff report as filed with the Planning Division.

SPEAKING IN FAVOR:

None.

SPEAKING IN OPPOSITION:

None.

Commissioner Butler stated that he believed the wording in the resolution should be changed so that the intent of the ordinance will be better served. Chairperson Davis and Commissioner Butler discussed an addition to the ordinance and how best to facilitate the change.

MOTION:

Motion by Commissioner Weisz, seconded by Commissioner Harris to approve Resolution No. P-2004-031.

MOTION:

Motion by Commissioner Butler seconded by Commissioner Weisz to amend Resolution No. P-2004-031 as follows:

- Inspection.* Signs may be inspected periodically by the Planning and Development Department for compliance with the Branson Municipal Code. **In addition, a final inspection is required on all signs. If, at the time of application for a sign permit, any existing sign permits, held by the applicant or sign contractor, are over ninety (90) days old and have not received final inspection approval, the Planning and Development Department may deny issuance of the requested permit, until such time that the existing sign has been inspected and approved.**

Chairperson Davis asked if there was any further discussion to which there was none. He then called for the vote regarding the amendment to Resolution No. P-2004-031.

AYES: Commissioners Butler, Hartley, Weisz, Williams, Vice-Chairperson Harris and Chairperson Davis.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Boyce, Edie, Roeger and Vandernaald.

Motion to approve Amendment to Resolution No. P-2004-031 carried 6-0.

MOTION:

Motion by Commissioner Weisz, seconded by Commissioner to approve Resolution No. P-2004-031 as amended.

Chairperson Davis asked for any further discussion from the Commission and then from the audience. Being none, Chairperson Davis called for the vote on the resolution as amended.

AYES: Commissioners Butler, Hartley, Weisz, Williams, Vice-Chairperson Harris and Chairperson Davis.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Boyce, Edie, Roeger and Vandernaald.

Motion to approve Resolution No. P-2004-031, as amended, carried 6-0.

OTHER BUSINESS

Chairperson Davis asked Don Stephens for his report at this time.

Mr. Stephens informed the Commissioners of staff changes. Ruth Denham has been placed in the position of Acting Assistant Director and Lesley Davis has been placed in the position of Acting Office Specialist.

Mr. Stephens concluded his report by asking if the Commissioners had any further questions.

Commissioner Hartley asked if the tethered balloon ride that was approved earlier in the year, was in operation. Mr. Stephens and Commissioner Weisz responded in the affirmative. There was general discussion regarding the amusement attraction.

Commissioner Hartley asked if the theater that was to be built at 1820 W. Highway 76 was under construction. Mr. Stephens confirmed that the theater in question was the Lucci Theater being proposed by the Morris Group. Commissioner Weisz said it was in process at this time. Mr. Stephens explained that the developer was in conformance with all ICC building code and that the project was going forward at this time. Chairman Hartley voiced her concern about the piles of dirt on the site. Mr. Stephens explained that the permits stay active for six months and are renewed each time an inspection is done on the project.

Vice Chairman Harris asked Mr. Stephens for an update on about the trails project. Mr. Stephens responded that the departments involved were continuing to work on the funding for the trails at this time. The City of Branson had applied for a grant for the placement of a trail from Skaggs hospital to Stockstill Park and unfortunately it was denied. The trail systems being focused on at this time are from Lakeside Wilderness Forest to Sunset Park, the Branson Landing Project and the proposed Westgate Resort Trail to Henning Park. Dr. Blue's project includes a trail area along the lake also. Mr. Stephens stated that he will provide an update at next months Planning and Zoning Meeting.

Commissioner Weisz asked when the Branson Landing project will begin construction. Mr. Stephens replied that the Engineering Department is overseeing the project at this time. Commissioners discussed the Branson Landing for a moment.

ADVISORY RECOMMENDATIONS

ADJOURNMENT

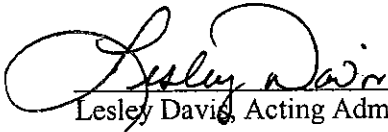
Motion by Chairperson Davis was unanimously carried to adjourn the meeting at 8:00 p.m.



Rick Davis, Chairperson

10-5-04

Date



Lesley Davis, Acting Administrative Assistant

10-6-04

Date