

**CITY OF BRANSON PLANNING & ZONING COMMISSION  
REGULAR MEETING – MINUTES  
MARCH 1, 2005**

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, Boyce, Edie, Hartley, VanderNaald, Weisz, Vice-Chairperson Harris and Chairperson Davis.

Commissioners Absent: None.

Staff Present: Don Stephens – Director of Planning and Development, Ruth Denham – Acting Assistant Director and Lesley Davis – Acting Administrative Assistant.

**2. Approve Agenda.**

Recommended Action: Approve the format of March 1, 2005 agenda.

**MOTION:**

Motion by Commissioner Butler, seconded by Commissioner Weisz to amend the March 1, 2005 agenda by removing item 4, as requested by the applicant, carried unanimously.

**MOTION:**

Motion by Vice-Chairperson Harris, seconded by Commissioner VanderNaald and unanimously carried to approve the amended format of the March 1, 2005 agenda.

**3. Approve Minutes.**

A. February 1, 2005.

Recommended Action: None.

**MOTION:**

Motion by Vice-Chairperson Harris, seconded by Commissioner Hartley and unanimously carried to approve the minutes of the February 1, 2005 meeting.

**OLD BUSINESS**

**PUBLIC HEARINGS**

**ITEM #4 HAS BEEN PULLED FROM THE AGENDA**

**4. Request For A Special Use Permit For A Tour Bus Parking Lane On The Boulevard On Property Located At 1835 West Highway 76, Branson, Missouri. Resolution No. P-2005-008.**

Applicant: Renae Peters

**5. Request For A Special Use Permit For An Early Childhood Education Center Located At 1940 State Highway 165, Suite 100, Branson, Missouri. Resolution No. P-2005-009.**

**Applicant:** Branson Foundation for Living and Learning/Toddler Town

Chairperson Davis recognized Commissioners Butler and Edie, who recused themselves from items #5 and #6, due to conflict of interest at 7:35 p.m.

Ruth Denham, Acting Assistant Director of the Planning and Development Department, presented the staff report as filed with the Planning Division.

Dr. Bill Wheeler was available to answer questions from the commissioners.

Vice-Chairperson Davis asked who would be served by the early childhood center and if the staff would be certified by the State of Missouri. Dr. Wheeler stated that children from six (6) weeks to five (5) years of age would be served and his wife will be the director. Mrs. Wheeler has a doctorate in education and other staff members will have the proper certification.

Chairperson Davis asked what the hours of operation would be for the center and Dr. Wheeler explained that it would be according to the requirements of the applicants. It could vary and possibly stay open until 11:00 p.m. if necessary.

Commissioner Hartley asked if it was a public center and Dr. Wheeler said that it was open to any child in that age group.

**SPEAKING IN FAVOR:**

None.

**SPEAKING IN OPPOSITION:**

None.

**MOTION:**

Motion by Vice-Chairperson Harris, seconded by Commissioner Weisz to approve Resolution No. P-2005-009.

**AYES:** Commissioners Boyce, Hartley, VanderNaald, Weisz, Vice-Chairperson Harris and Chairperson Davis.

**NOES:** None.

**ABSTAIN:** Commissioners Butler and Edie.

**ABSENT:** None.

Motion to approve Resolution No. P-2005-009 carried with a 6-0 vote.

**6. Request For A Special Use Permit For Technical College Classes Located At 1940 State Highway 165, Suite 300, Branson, Missouri. Resolution No. P-2005-010.**

**Applicant:** Branson Foundation for Living and Learning/Branson Technical College

Ruth Denham, Acting Assistant Director of the Planning and Development Department, presented the staff report as filed with the Planning Division.

Dr. Bill Wheeler was available to answer questions from the commissioners. He explained the new college would be a branch campus of Texas County Technical Institute, which is located in Houston, Missouri. Texas County Technical Institute is a nationally accredited associates degree college. The

desire of the applicant is to bring Practical Nursing, Registered Nursing, Medical office occupations and other similar courses to the Branson area. The Toddler Town application is to facilitate child-care for students attending these college courses.

Chairperson Davis stated that he felt the local hospital would benefit from this type of program in Branson.

Commissioner Hartley asked if GED classes would be available at the campus also. Dr. Wheeler said there would be GED classes available at their Family Literacy Center, which would be affiliated with the college. The applicant is attempting to give pregnant and parenting teen-agers, as well as others, the ability to finish high school and begin college at the same location.

Vice-Chairperson Harris asked if the deadlines existing on the resolution would be sufficient for the applicant's time frame. Dr. Wheeler asked that the deadline for the construction to be extended to March of 2006.

**SPEAKING IN FAVOR:**

None.

**SPEAKING IN OPPOSITION:**

None.

**MOTION:**

Motion by Vice-Chairperson Harris, seconded by Commissioner Weisz to amend Resolution No. P-2005-010 as follows:

- 3) *all conditions of this resolution shall be met on or before ~~September 1, 2005~~ April 1, 2005.*

AYES: Commissioners Boyce, Hartley, Weisz, VanderNaald, Vice-Chairperson Harris and Chairperson Davis.

NOES: None.

ABSTAIN: Commissioners Butler and Edie.

ABSENT: None.

Motion to approve amendment to Resolution No. P-2005-010 carried with a 6-0 vote.

**MOTION:**

Motion by Commissioner Hartley, seconded by Commissioner Boyce to approve Resolution No. P-2005-010, as amended.

AYES: Commissioners Boyce, Hartley, Weisz, VanderNaald, Vice-Chairperson Harris and Chairperson Davis.

NOES: None.

ABSTAIN: Commissioners Butler and Edie.

ABSENT: None.

Motion to approve Resolution No. P-2005-010 as amended carried with a 6-0 vote.

Commissioners Butler and Edie rejoined the proceedings at 7:45 p.m.

**7. Request For A Zoning Change From "R-1" Single Family Residential To "R-3" Multi-family Residential, For Property Located At Lot 4A, Rainbow Shoals Subdivision, Walker Road, Branson, Missouri. Resolution No. P-2005-011.**

**Applicant:** Brinton Investments, LLC

Ruth Denham, Acting Assistant Director of the Planning and Development Department, presented the staff report as filed with the Planning Division.

Chairperson Davis opened the floor to the Commissioners. Commissioner Weisz asked Ms. Denham if this was the same property that had been zoned "R-1" Residential not too long ago. Ms. Denham said it was a portion of the same property. Chairperson Davis clarified further that the lot was split and a single-family house was built on Lot 4B.

Jason Brinton, the applicant, came forward to answer any questions the Commissioners might have. Mr. Brinton explained his request for the zoning change was to facilitate the construction of apartment buildings on Lot 4A. Mr. Brinton and his wife own several apartment buildings on adjacent lots and due to the lack of vacancies; they would like to build more. Mr. Brinton said he understood there were objections from neighboring property owners but he would like to work with them to alleviate their concerns. Mr. Brinton stated he would like to build an eight unit, two-story apartment building. He went on to say he was flexible in this regard and would consider two (2), four-plex buildings.

Commissioner Harris asked if the applicant owned the property and Mr. Brinton responded that he did not. He said he was currently in contract to buy the property based on the rezoning approval. Mr. Brinton stated the apartments would be an upgrade in relation to the existing apartments in the area.

Chairperson Davis made Mr. Brinton aware of the petition the Commission had received from fifty property owners in the adjacent Rainbow Shoals Subdivision. The petition stated the opposition of the rezoning was due to increased traffic flow, excessive late night noises, overflowing trash dumpsters and undesirable intrusion into a single-family residential neighborhood.

**SPEAKING IN FAVOR:**

None.

**SPEAKING IN OPPOSITION:**

Terry Hicks, a property owner directly across the street from Lot 4A, came forward and stated he was opposed to the rezoning. Mr. Hicks stated he went out every day and picked up papers that had been thrown out in the yards of the existing apartment buildings and had blown into his yard. He said the lawn care at the apartments was such that the leaves were never raked and would blow across into his yard. He stated the neighborhood already had enough problems with the existing apartments and did not want any more. Mr. Hicks said he would not change his opinion.

Commissioner Weisz asked Mr. Hicks if the signatures were all from homeowners in the Rainbow Shoals Subdivision. Mr. Hicks responded that they were and he had helped circulate the petition.

Robert Bussing, another neighboring property owner came forward and restated the signatures were all from property owners in the adjacent subdivision. He stated the residential neighborhood was opposed due to the debris, noise and traffic from the apartments already nearby.

Commissioner Hartley asked Mr. Bussing if he would explain the traffic situation in more detail. Mr. Bussing said it was a forty (40) foot road width and traffic would be a significant problem.

Commissioner Boyce asked Mr. Brinton about the access to the proposed apartment building parking lots. Mr. Brinton said the access would be off of Walker Road to the south of the lot.

Commissioner Edie asked the two gentlemen representing the opposition if the proposed apartment building would change the character of the neighborhood. Mr. Hicks responded that it was a nice neighborhood but additional apartments in the area would overwhelm the single-family homes. Commissioner Edie asked if the current apartment buildings were there when he purchased his house. Mr. Hicks said yes, but the previous owner kept the buildings and lawn in better condition than the new owner. Mr. Bussing stated the lot now had huge oak trees on it that would have to be removed in order to build the proposed apartments. He felt this would change the atmosphere of the neighborhood.

Commissioner Weisz stated he believed it would change the character of the neighborhood. He informed the Commission that recently the home on Lot 4B had been sold and a family had moved into it. He said he believed that to rezone this property under these circumstances wherein a developer could buy a lot at a residential cost and build right beside an "R-1" Residential lot would be unfair.

**MOTION:**

Motion by Commissioner Weisz, seconded by Commissioner Hartley to deny Resolution No. P-2005-011.

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

Motion to deny Resolution No. P-2005-011 carried with a 7-1 vote.

**8. Request For A Zoning Change From "R-3" Multi-family Residential To "C" Commercial, For Property Located At James F. Epps and Roark Valley Road, Branson, Missouri. Resolution No. P-2005-012.**

**Applicant:** Joe Reish

Chairperson Davis recognized Commissioner Weisz, who recused himself from item #8, due to a conflict of interest at 8:04 p.m.

Ruth Denham, Acting Assistant Director of the Planning and Development Department, presented the staff report as filed with the Planning Division.

Joe Reish, the property owner, came forward and with the use of the overhead, he explained the legal description on file with the county was not accurate at this time. Mr. Reish stated that the new James F. Epps Road extension would split his property into two (2) parcels. Mr. Reish explained that the court would soon complete its ruling and the legal description would then be recorded with the Taney County Recorder's office.

Chairperson Davis asked Mr. Reish if it was his intention to build condominiums on the property. Mr. Reish said yes but he was not sure when he would. Chairperson Davis asked if the request was to build the condominiums on the western side of the property and Mr. Reish said yes. Mr. Reish explained that he couldn't really conceive of anything else being built on that location.

Commissioner Edie said it was his understanding that Mr. Reish did not require a zoning change to build condominiums on "R-3" Multi-family Residential. Mr. Reish said that he understood that to be the case, however, he would like to sell the eastern portion of the property as "C" Commercial use, in order to finance the construction of the condominiums. Mr. Reish explained that by zoning all of the property Commercial at this time, he could do both.

Chairperson Davis said the Commission usually took the rezoning from "R-3" to "C" with great caution. He further explained the proximity of the prevalent residential neighborhood would further cause the Commission to proceed hesitantly. He asked Mr. Reish if he would consider a "PD" Planned Development zoning instead.

Vice-Chairperson Harris concurred with Chairperson Davis due to the size of the lot in question and its location.

**SPEAKING IN FAVOR:**

None.

**SPEAKING IN OPPOSITION:**

None.

Commissioner Boyce asked Mr. Reish if he had any opposition to meeting with the city staff about the Planned Development. Mr. Reish said he was not in opposition.

Commissioner Edie asked Don Stephens, Director of Planning and Development, if the "PD" Planned Development zoning would be beneficial to Mr. Reish. Mr. Stephens replied that if the only development Mr. Reish wanted to do on the property was the construction of condominiums, then the existing "R-3" Multi-Family zoning would be sufficient. Mr. Stephens added that if anything else was to be constructed, such as businesses, then a planned development could be considered.

**MOTION:**

Motion by Commissioner Edie seconded by Commissioner Butler, to table Resolution No. P-2005-012.

**AYES:** Commissioners Boyce, Butler, Edie, Hartley, VanderNaald and Vice-Chairperson Harris.

**NOES:** None.

**ABSTAIN:** Chairperson Davis.

**ABSENT:** None.

Motion to table Resolution No. P-2005-012 carried with a 7-0 vote.

**9. Request For A Zoning Change From "R-1" Single Family Residential To "R-3" Multi-family Residential, For Long Company Property Located Off Of Fall Creek Road, South Of Jupiter Way, Branson, Missouri. Resolution No. P-2005-013.**

**Applicant:** William Lance Long

Ruth Denham, Acting Assistant Director of Planning and Development, presented the staff report as filed with the Planning Division.

Bill Yung from Yung Design, came forward to present the request to the Commission. Mr. Yung explained that there were financial reasons for requesting the rezoning. The construction costs for single-family homes and cost of the lots would cause the developer to receive no profit on the homes that were planned originally. The "R-3" Multi-family zoning will allow the developer to build affordable housing, as is his desire, without potentially harming the company's finances. Mr. Yung stated he believes that due to the property's location on a high traffic street that the "R-3" use will be appropriate. The zoning may even be considered a "buffer" use between the existing "R-1" Residential zoning and this major "arterial" street and the city sewer plant.

Mr. Yung referred to a packet that he had passed out to the Commissioners right before the meeting began. He explained some of the elevation issues and how the developer hopes to address the slope and

vegetation that exists on the property. Mr. Yung said the developer was proposing to save a thirty (30) foot strip of trees that currently stand between the single-family residences on the adjacent property and this parcel. The three apartment buildings would be three-story structures but it would be 'one up and one down', in order to keep the profiles of the buildings to a minimum. The buildings will appear only two-stories when viewed from the parking lot.

Commissioner Boyce asked if the road existed at this time. Mr. Yung said no it was not.

Chairperson Davis asked if the two sections shown on the sketch were on the same topographical level. Mr. Yung said no, the building closest to the road would be on a higher elevation in comparison to the other two buildings. It would be the goal of the developer to terrace down the slope. Mr. Yung stated the reason for this is the attempt to keep the excavation to only the buildings and the parking lot. Any clearing on property will be kept to a minimum.

Chairperson Davis asked if in Mr. Yung's opinion, the homeowner's on the adjacent property would be able to see the apartments through the thirty (30) foot proposed buffer. Mr. Yung said they would be able to see through it but the buffer could be augmented possibly to decrease the visibility. Additional screening could be added if necessary.

Vice-Chairperson Harris asked if the proposed road would be a private road. Mr. Yung said yes, it would be private. Vice-Chairperson Harris asked David Miller, Engineer for the City of Branson, what was required to ensure accessibility for fire trucks on private road, as well as minimizing storm water run-off issues. Mr. Miller said in this instance it would be considered a parking lot rather than a street and parking lots would have no regulations on slope. Mr. Miller also stated that storm water run-off would have to be addressed according to ordinance requirements.

Commissioner Weisz asked Mr. Yung what the density would be for the development. Mr. Yung explained there would be sixty-nine (69) units, on 4.57 acres, which comes to 15 units per acre.

Chairperson Davis asked if Mr. Yung had any projection of the cost to lease or rent the units. Lance Long, the developer, came forward to answer the question. He explained more of the complications he had found in building single-family homes on the property. He stated he planned on building apartments or condominiums that would be rented for a minimum of six hundred dollars a month. He said another possibility would be that he would split the units as condominiums and sell them individually for one hundred thousand dollars each. He said there would be covenants and restrictions for the property to help regulate the upkeep.

Commissioner Butler stated he understood the concept of the change. He said the plan looked good, however, from time to time a project presented before the Commission was changed drastically upon construction. He stated the buffer is critical in his opinion between the "R-1" Single-family residential and the requested "R-3" Multi-family zoning. He said a "PD" Planned Development might be a better option to clarify the green space buffer. Mr. Long stated he had not thought of Planned Development since the entire property would be one zoning. He said he would be glad to plant more shrubbery if required by the Commission. Mr. Yung said the single-family homes that are adjacent actually would be looking at the roof area of the apartments rather than directly out at a wall of the apartment building. A properly planted line of shrubs would take care of the buffer issues.

Commissioner Weisz asked Mr. Stephens what the ordinance required for buffering between "R-3" and "R-1". Mr. Stephens said the buffering requirement was twenty-five (25) feet. Commissioner Weisz stated that Mr. Long was purposing a thirty (30) foot buffer. He asked if the rezoning could be amended to state it was approved on the condition of this being provided. Commissioner Butler said that he felt in some ways the Branson Municipal Code should address the question of what type of buffer could be provided, including degrees of visibility, in addition to the depth of the buffer.

Mr. Long stated he had spoken with the closest neighboring property owner and she was very concerned about the proposal. After they had talked, she realized the apartments would actually block her view of the sewer treatment plan. She then believed it was a benefit to her.

Commissioner Edie asked if the Planning Division had received any negative phone calls or letters in opposition to the rezoning. Ms. Denham responded no.

**MOTION:**

Motion by Commissioner Weisz, seconded by Commissioner VanderNaald to approve Resolution No. P-2005-013.

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

Motion to approve Resolution No. P-2005-013 carried with a 7-1 vote.

**10. Request For Approval To Amend Planned Development PD#98-007, Branson City Limits, Located At Branson, Missouri. Resolution No. P-2005-014.**

**Applicant: Yakov Smirnoff**

Ruth Denham, Acting Assistant Director of Planning and Development, presented the staff report as filed with the Planning Division.

Bill Yung of Yung Design, came forward to present the applicant's request. The request to amend the Branson City Limits Planned Development basically deals with three main items in the sign plan. The first portion of the request is to move an existing sign (designated as #P1 in the PD) slightly and give it a new format. The second portion is regarding the sign (#P2) that is visible from Missouri State Highway 65 and is not an aesthetic benefit to the area. It is requested that this sign be relocated to State Highway 248 between two other existing signs (#P7 and #P6). The third portion is regarding removing the "Branson City Limits" logo from all the existing signs that currently have the logo on them.

Commissioner Butler asked why the Commission was given the sign plans to digest so late and after the packets for the agenda had already been delivered to them. Mr. Yung stated that he had only completed it a week ago.

Chairperson Davis asked if any of the signs were being enlarged. Mr. Yung said the signs would all fall within the approved square footage.

Chairperson Davis asked if the landscaping shown on the plan would be installed. Mr. Yung said yes it would. He explained that was part of the problem with the existing signage. Landscaping as shown on the plan was never planted. Chairperson Davis asked about the shown pole cladding that was never placed on the signs. Mr. Yung said pole cladding would be installed as shown in the sign plan also.

Vice-Chairperson Harris asked about the portion of the sign plan that specifically addresses "Special Event Temporary Banners". In this portion it speaks of poles on the north side of the property and that temporary banners would be allowed there for special event advertising. Mr. Yung said the poles were already in place and only the logo would be changed. Chairperson Davis asked if the poles were used at this time. Mr. Yung said he was not aware if they were used. Chairperson Davis explained that more recent Planned Developments did not include the temporary banners as outlined in this plan.

Chairperson Davis asked Don Stephens, Director of Planning and Development, to outline the regulations for special event temporary banners as allowed per current city ordinance. Mr. Stephens explained the process and regulations.

Mr. Stephens asked Mr. Yung if the plan included the reduction of the height of the signs when the "Branson City Limits" logo was removed. Mr. Yung said that in the event that the logo was not originally included in the total allowable square footage of the sign, then the sign height would be decreased when the logo is removed.

Yakov Smirnoff, entertainer and applicant for the amendment, came forward to help answer questions regarding the height of the signs and the logo. Mr. Smirnoff explained there were two signs that did not currently have the logo on the top of them and no logo or addition would be placed on them. The other three signs have the logo and the logo was included in the original square footage of allowable signage.

**MOTION:**

Motion by Vice-Chairperson Harris, seconded by Commissioner Butler, to amend Resolution No. P-2005-014 as follows:

**TEMPORARY (SPECIAL EVENT) BANNERS;**

**Temporary banners will be allowed through out the planned development ~~for various special events not exceeding 5 events per year and each event not to exceed 45 days.~~ subject to city ordinances.**

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

Motion to amend Resolution No. P-2005-014 carried with an 8-0 vote.

**MOTION:**

Motion by Commissioner Weisz seconded by Commissioner Boyce to approve Resolution No. P-2005-014 as amended.

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

Motion to approve Resolution No. P-2005-014 as amended carried with an 8-0 vote.

**OTHER BUSINESS**

**11. Planning and Development Director Report.**

**Recommended Action:** None.

Don Stephens explained he had an item to put before the Commission in regards to signage. Mr. Stephens passed around photos of a sign that is currently standing. The sign is in violation of the ordinance and its placement had brought up concerns about real estate signage allowed in the city. Mr. Stephens explained he did not like situations where the existing ordinance had to be amended because of a specific violation, but in this instance he was requesting the Commission to help determine how the issue could be resolved.

Mr. Stephens stated that the current sign ordinance contained regulations for real estate signs that include a definition and an allowance for these signs. To summarize, the ordinance basically defines the allowable signs, as a sign located on the property, identifying that the property is for sale, lease or rent. The State of Missouri Real Estate Law states that the sign must identify the name of the company and if the seller is the owner, broker or owner's agent; as well as the phone number for contact.

The sign in question was in violation due to its presentation in a way that it advertises the realtor's business rather than the sale or leasing of the property it was placed on. This creates an off-premise advertisement, which is not allowed in the sign ordinance.

Mr. Stephens said he sent the Code Enforcement Officer to the site to notify the property owner of the violation and at that time the sign was removed. The owner complained stating there was a contract for the sale of the property and the business. The sign did not say the property was for sale. The sign was returned to the owner at his request and tiny letters were added at the bottom of the sign stating 'for sale'. This is not the intent of the ordinance.

Mr. Stephens would like to propose a change in the ordinance wording, which would clarify the definition of real estate signs. Mr. Stephens said he would prefer not to be forced to change the ordinance. He explained he had contacted the local Branson Realty Board and he is hoping they would find a way to regulate their member's signs without having to change the ordinance, but they had been unsuccessful.

The majority of the Commission agreed that the ordinance could be clarified to eliminate any confusion by realtors placing signs.

Chairperson Davis asked Commissioner Weisz, a local realtor, if he perceived any problems with rewording the sign ordinance. Commissioner Weisz said he was in agreement that something must be done about signs that were off-premise advertising. He said his concern was that the guidelines would become so strict that he and other realtors would not have the freedom to describe the property fully on the sign. Mr. Stephens said he would keep that in mind if he rewrote the ordinance.

The Commission was in agreement with this recommendation.

Chairperson Davis recognized Commissioner Butler, who asked to speak on another issue. Commissioner Butler stated that he believed the accepting of late materials for Planning and Zoning Commission Agenda must be disallowed. He said he did not have a preference on how it was handled, whether it would be policed by the Planning Division staff or refused by the Planning and Zoning Commission itself.

Don Stephens explained that the staff encourages the applicant as much as possible to turn in all the necessary documents by the deadline date. He went on to explain that staff tried to be of service to the applicant as much as possible.

Chairperson Davis stated he understood the desire to give good customer service. However, the Commissioners did not have time to look over the information when certain items were received on the Friday before the Tuesday meeting date.

Don Stephens stated that he appreciated the Commissioners taking this stance in order to take the pressure from the applicants off of the Planning Division staff.

Commissioner Butler suggested that the information for each agenda item should be turned in to the Planning and Development Department no later than two weeks (14 days) before the scheduled Planning and Zoning Commission meeting.

Chairperson Davis concurred with this suggestion and further stated that if the applicant wanted to voice an objection to this requirement then they could come before the Commission.

Several other Commissioners voiced that they required more time to examine information and they agreed with the two-week deadline.

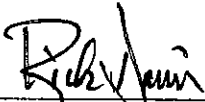
Chairperson Davis asked for confirmation from the Commissioners and the request was unanimous.

Don Stephens, Director of Planning and Development, then announced that he had received a letter of resignation from Commissioner Don Williams. Mr. Stephens informed the Commissioners that recognition for Mr. William's service to the City of Branson and the community would be forthcoming and the Commissioners will be notified.

**ADVISORY RECOMMENDATIONS**

**ADJOURNMENT**

Motion by Chairperson Davis was unanimously carried to adjourn the meeting at 9:33 p.m.

  
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Rick Davis, Chairperson

4-5-05  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Lesley Davis, Acting Administrative Assistant

4-6-05  
\_\_\_\_\_  
Date