

**PLANNING COMMISSION
STUDY SESSION**

August 7, 2018

6:30 PM

Planning and Development Conference Room

ROLL CALL

Commissioners Present: Commissioners Howden, Loyd, O’Day, Romine, Skains and Vice-Chairperson Pinkley

Commissioners Absent: Commissioners Burney, Nichols, Richards and Chairperson Harris

Staff Present:

Joel Hornickel	Director of Planning & Development
Perry Eckhardt	Senior Planner
Amy Jackson	Planner
Tara Norback	Utilities Plans Examiner
Matt Filice	Assistant City Engineer

AGENDA

1. DISCUSSION OF PREVIOUS AGENDA ITEMS

Mr. Hornickel provided an update regarding the request to modify the required landscape buffer from the June Planning Commission meeting. He stated the deadline for an appeal had passed without the applicant having made one. He stated the approved site plan for the project was still valid if the applicant continues to move forward with the project.

Commissioner Richards arrived at 6:32 pm.

Mr. Hornickel stated the Pointe Royale Planned Development had successfully been amended to include the massage business per the applicant’s request. He stated the applicant’s business license was then approved the following.

Mr. Hornickel stated the code amendments pertaining to food trucks and the maximum number of unrelated persons living together were approved by the Board of Aldermen without issue or concern.

2. ONGOING PROJECTS

Mr. Hornickel stated preparations for the updated sign code were moving along largely in part to the great comments and feedback received from the community. He stated the consultant was actively drafting the new code language with a draft ready for distribution later in the year.

Mr. Hornickel stated that a Schlotzsky's Deli was being built next to the Olive Garden, Wonder Works was redeveloping the former Baldknobber's Theatre, the Landing would be opening a few new stores including Andy B's, and the indoor waterpark project at Roark Valley Road and Shepherd of the Hills Expressway remains active.

3. REVIEW OF AUGUST 7, 2018, PLANNING COMMISSION AGENDA

- a. Request for a Site Plan Review Pertaining to an Entertainment Structure within the Property Located at 2435 W. State Highway 76, Branson, Missouri.
Project No. 18-13.2 (18-01300002)
Applicant: Recreational Management, Inc. / Bill Stark and Jim Hendrix**

Mr. Hornickel stated the request was for an entertainment structure to be placed at one of The Track properties on State Highway 76. He stated the new structure would replace the existing kiddie track.

- b. Request to Amend Planned Development PD 98-007, known as Pointe Entertainment and Office Complex, for the Properties Located at 448 State Highway 248, Branson, Missouri.
Project No. 18-5.1 (18-00500001)
Applicant: Mercy Health Springfield Communities**

Mr. Hornickel stated that the request was due to the specificity of the current Planned Development regarding signage. He stated the planned development would not allow for all of the needs of the applicant and therefore the amendment was requested. He stated access to Mercy would be provided via the private road currently shared with the Yakov property. He stated individuals would then have access to either State Highway 248, which is owned and maintained by MoDOT, or Branson Hills Parkway and US Highway 65.

- c. Request to Repeal PD 2006-002, known as Grand Legacy II, and Approve a Zoning Change to Community Commercial (CC) District for the Property Located at 2600 Green Mountain Drive.
Project No. 18-3.5 (18-03000005)
Applicant: Thousand Hills Golf Partnership, LLC**

Mr. Hornickel stated the request was a result of the applicant's other request to expand the property, which had previously been applied for and was in review. He stated in order to combine both properties, they needed to have the same zoning designation.

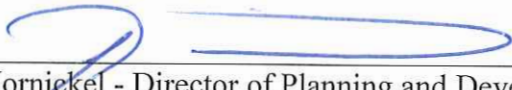
3. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before September 4, 2019.

DONE THIS **4th DAY OF SEPTEMBER, 2018**, BY THE PLANNING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.



Clark Harris - Chairman

ATTEST:



Joel Hornjekel - Director of Planning and Development