

**PLANNING COMMISSION**

August 7, 2018  
7:00 PM  
Council Chambers

**CALL TO ORDER**

**ROLL CALL**

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

Commissioners Absent: Commissioners Burney, Nichols and Chairperson Harris

Staff Present:

Joel Hornickel	Director of Planning & Development
Perry Eckhardt	Senior Planner
Amy Jackson	Planner
Tara Norback	Utilities Plans Examiner
Randy Fogle	Fire Division Chief of Technical Services
Matt Filice	Assistant City Engineer

**PUBLIC COMMENTS**

None.

**REGULAR AGENDA ITEMS**

**1. Approve Minutes**

- a) June 5, 2018 Study Session
- b) June 5, 2018 Regular Meeting

MOTION:

Motion by Commissioner Skains and seconded by Commissioner Romine to approve the June 5, 2018 minutes as presented by staff. Motion unanimously carried.

**OLD BUSINESS**

None.

**PUBLIC HEARING AGENDA ITEMS**

**2. 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 presented the staff report as filed with the Planning and Development Department.

Vice-Chairperson Pinkley asked if the Commissioners had any questions for staff.

Commissioner Howden asked if the structure would be lit and if the City had height limits on these type of structures.

Mr. Hornickel stated each structure is reviewed individually and the applicant could answer any lighting questions.

Commissioner Skains asked if the FAA approval was difficult to get and how long the process would take.

Mr. Jim Hendrix approached as the applicant. He stated the ride would be lit, but not as intricately as the Ferris wheel. He stated the FAA form simply asks for the location and elevation of the structure, and a response from the FAA generally takes about four weeks. Mr. Hendrix stated the overall height would be 150 feet, and the center of it would be solid while the arm would be lattice. He stated the timeline for opening would possibly be Memorial Day 2019 with operating times from 10:00 am until midnight.

Commissioner O'Day asked if Chopper Charters' flight pattern would interfere with structure.

Mr. Hendrix stating their typical flights paths would not be affected.

Commissioner Howden asked if the entrance to the property would be altered.

Mr. Hendrix stated it would not.

Vice-Chairperson Pinkley asked if the Commissioners had any additional questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He then asked if the Commissioners had any other questions for staff; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner O'Day and seconded by Commissioner Skains to approve Resolution 18-13.2.

AYES: Commissioners Howden, Loyd, O' Day, Richards, Romine, Skains and Vice-Chairperson Pinkley  
NOES: None.  
ABSTAIN: None  
ABSENT: Commissioners Burney, Nichols and Chairperson Harris.

Motion to approve Resolution 18-13.2 carried with a 7-0 vote.

**3. Request to Amend Planned Development PD 98-007, known as Point 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 presented the staff report as filed with the Planning and Development Department.

Vice-Chairperson Pinkley asked if the Commissioners had any questions for staff; there was no response. He then asked if the applicant or their representative was present.

Mr. Dave Schridde of Springfield Sign and Neon approached and stated he would be representing Mercy. He stated there was no issue with the proposed freestanding signs, but the current planned development was too restrictive for the proposed way-finding signage.

Vice-Chairperson Pinkley asked for a description of the proposed signs.

Mr. Schridde stated the signs would be similar to those currently installed around Cox Hospital.

Commissioner Loyd asked staff if signage would be allowed along the highways.

Mr. Hornickel stated the city's current sign code would allow signage along State Highway 248 and US Highway 65.

Commissioner Skains asked if there would be signage allowed to direct the public to the property from the highway.

Mr. Shawn Bailey of Northstar Management on behalf of Mercy Planning, Design and Construction approached and stated there will be one sign on US Highway 65 but all patients will need to access the campus from State Highway 248 onto the private drive.

Commissioner O'Day asked how close the proposed way-finding signage will be from the private drive.

Mr. Bailey stated the signage will all be up by the building and in the parking lots around the building.

Mr. Hornickel stated there would be no issue with the signage being requested on any other project, but the planned development which includes the property absolutely limits the applicant's ability for their proposed signage.

Vice-Chairperson Pinkley asked if the Commissioners had any additional questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He then asked if the Commissioners had any other questions for staff.

Commissioner Howden asked what the original purpose would have been for a limited planned development.

Mr. Hornickel stated he was not around when it was approved so he was not able to answer the question.

Vice-Chairperson Pinkley asked if the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Skains and seconded by Commissioner Loyd to approve Resolution 18-5.1.

AYES: Commissioners Howden, Loyd, O' Day, Richards, Romine, Skains and Vice-Chairperson Pinkley  
NOES: None.  
ABSTAIN: None  
ABSENT: Commissioners Burney, Nichols and Chairperson Harris

Motion to approve Resolution 18-5.1 carried with a 7-0 vote.

**4. Request to Repeal Planned Development 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, Branson, Missouri.  
Project No. 18-3.5 (18-0300005)  
Applicant: Thousand Hills Golf Partnership, LLC**

Mr. Hornickel presented the staff report as filed with the Planning and Development Department. He stated staff had been contacted by a representative of the Wade family which owns a property at 200 Glory Road inside the Grand Legacy development. He stated they wanted to share their opinion that they were against the request, but understood they could not control whether a vacant property is developed.

Vice-Chairperson Pinkley asked if the Commissioners had any questions for staff.

Commissioner Loyd asked if the Community Commercial zoning designation would allow High Density residential.

Mr. Hornickel stated it would up to twenty-four units per acre. He stated they would be allowed approximately sixty-three units based on the size of the property, which would be nine less than the planned development currently allows.

Commissioner Howden asked why the applicant was adding a small portion of the adjacent property to their property.

Mr. Hornickel stated it was their belief the additional space would create space for an additional building. He stated the applicant could better answer the question.

Mr. Dan Ruda approached as the applicant. He explained the plan for the property and stated they needed the additional land as the development would now include individual buildings instead of four-story condominiums as initially approved.

Commissioner Skains asked how they plan to deal with runoff from future rain events.

Mr. Ruda stated that everything below the property is the golf course which they also own. He stated their current plan will have significantly less impervious cover than their previous plan.

Commissioner Skains asked if all the ingress and egress for the development will be from Green Mountain Drive.

Mr. Ruda stated the primary entrance will be on Green Mountain Drive, but a second entrance will be available from Grand Legacy.

Vice-Chairperson Pinkley asked if the Commissioners had any other questions for the applicant; there was no response. He then asked if there was anyone else present who wished to make a comment or ask a question in regards to the request; there was no response. He asked if the Commissioners had any other questions for staff; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Howden and seconded by Commissioner O'Day to approve Resolution 18-3.5.

- AYES: Commissioners Howden, Loyd, O' Day, Richards, Romine, Skains and Vice-Chairperson Pinkley  
NOES: None.  
ABSTAIN: None  
ABSENT: Commissioners Burney, Nichols and Chairperson Harris

Motion to approve Resolution 18-3.5 carried with a 7-0 vote.

**COMMISSIONER & STAFF REPORTS**

None.

**ADJOURN**

Motion by Commissioner Skains and seconded by Commissioner Loyd and unanimously carried to adjourn the meeting at 7:46 PM.

  
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Michael Pinkley, Vice Chairperson

9-4-18  
Date

  
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Joel Hornickel, Director of Planning & Development

9/7/18  
Date