

**PLANNING COMMISSION
STUDY SESSION**

September 4, 2018

6:30 PM

Planning and Development Conference Room

ROLL CALL

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

Commissioners Absent: Commissioners Burney, Nichols, and Skains

Staff Present:

Joel Hornickel	Director of Planning & Development
Perry Eckhardt	Senior Planner
Amy Jackson	Planner
Kendall Powell	Utilities Operations & Development Manager
Matt Filice	Assistant City Engineer
William Duston	City Attorney
Chris Lebeck	Assistant City Attorney

AGENDA

Mr. Duston introduced the new Assistant City Attorney, Mr. Lebeck, and stated he had most recently worked in the Taney County Prosecutor’s office.

1. DISCUSSION OF PREVIOUS AGENDA ITEMS

Mr. Hornickel presented an update on the progress of the recent request for an outdoor entertainment structure to be located within Track 3 on W. State Highway 76. He also provided an update of the sign plan amendment to The Point Entertainment and Office Complex Planned Development and the zoning change request for 2600 Green Mountain Drive which were both scheduled to be given final consideration during the September 11, 2018 Board of Aldermen meeting.

2. ONGOING PROJECTS

Mr. Hornickel stated the redevelopment of the Grand Palace Theater was recently announced to include an aquarium, and the developers were actively pursuing tax increment financing to assist with the project.

Mr. Hornickel stated staff was anticipating the first portion of the new sign code to be provided by the consultant in the coming weeks so it could then be provided to the Planning Commission ahead of their November meeting. He stated staff's goal would be to then have a discussion about the proposed changes during their December meeting. He stated the proposed changes would be distributed to the community after the Planning Commission's review.

Mr. Hornickel stated staff had been requested to begin looking into an update of the Community Plan 2030. He stated the Board of Alderman wanted to insure the City was still on track with its plan and vision.

Mr. Hornickel stated preliminary funding had been recently approved for the Planning and Development Department to pursue a new land management software system which would allow electronic plan submission and review for building permits along with providing workflow for all other functions of the department.

3. REVIEW OF SEPTEMBER 4, 2018, PLANNING COMMISSION AGENDA

- a. Request to Amend Planned Development PD-98-007, known as the Point Entertainment and Office Complex, for the properties located at 470 State Hwy 248, Branson, Missouri.**

Project No. 18-5.2 (18-00500002)

Applicant: Nicolas Grimwood on behalf of Love and Laughter, LLC.

Mr. Hornickel stated the request was only for the proposed height of the building and to amend the list of permitted uses within the Planned Development. He stated the proposed development was only to help illustrate the request and should not be a part of the Planning Commission's decision.

- b. Request for a Special Use Permit to Install Telecommunications Antennas within the Property Located at 2820 State Highway 76, Branson, Missouri.**

Project No. 18-1.4 (18-00100004)

Applicant: Katherine Gibbs on behalf of Yogijikrupa Hospitality-C LLC

Mr. Hornickel stated the request was for the proposed antenna to be added to the existing hotel structure. He stated the request would have been allowed prior to the zoning code update, but now requires a special use permit so there can be a public discussion if surrounding property owners are interested or concerned.

- c. Request for a Zoning Change from High Density Residential (HDR) to Community Commercial (CC) for the Property Located at 2860 Green Mountain Drive and 200 Glory Road.**

Project No. 18-3.6 (18-03000006)

Applicant: Grand Legacy at Thousand Hills Condo Association, Inc. and Vacation World/City of Branson

Mr. Hornickel stated this item had been initiated by staff so the zoning district and Green Mountain Drive corridor could be more cohesive and consistent.

Commissioner Loyd asked if owners were contacted regarding the zoning request.

Mr. Hornickel stated the property owners were sent the typical notifications as part of the request.

4. REQUESTS FOR FUTURE ITEMS TO BE PLACED ON AGENDA

None.

ADJOURNMENT

Motion by Commissioner Howden and seconded by Commissioner Loyd, and unanimously carried to adjourn the meeting at 6:40 pm.



Clark Harris, Chairperson

10-2-18

Date



Joel Hornickel, Director of Planning & Development

10/2/18

Date