

**PLANNING COMMISSION
REGULAR MEETING**

March 3, 2020
7:00 PM
Council Chambers

CALL TO ORDER

ROLL CALL

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

Commissioners Absent: Commissioners Davis, Richards and Romine

Staff Present: Joel Hornickel Planning & Development Director
Perry Eckhardt Senior Planner
Chris Lebeck City Attorney
Randy Fogle Division Fire Chief of Technical Services
Matt Filice Assistant City Engineer
Tara Norback Utilities Plan Reviewer

PUBLIC COMMENTS

None.

REGULAR AGENDA ITEMS

1. Approve Minutes

- a) November 5, 2019 Study Session
- b) November 5, 2019 Regular Meeting

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner Skains to approve the November 5, 2019 minutes as presented by staff. Motion unanimously carried.

OLD BUSINESS

None.

PUBLIC HEARING AGENDA ITEMS

2. Request for a Planned Development Amendment to PD-2006-003, Known as Sight and Sound Theaters, Pertaining to Uses for the Properties Located at 1001 Shepherd of the Hills Expressway, Branson, Missouri.

Project No. 20-5.1 (20-00500001)

Owner/Applicant: Good Shepherd Meadows, L.P. and Expressway Inn, LLC/Joe Compton

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any questions for staff.

Commissioner Howden asked for the status of the existing trail system in the area of the applicant's property.

Mr. Hornickel stated staff was unaware of any trail system in that area.

Commissioner Skains asked why the pasture area was proposed to be located away from their building on the property.

Mr. Hornickel stated the applicant had shared they would be using the existing parking lots to help move the animals between the building and the pasture areas.

Commissioner Skains asked if there were any plans to have a pasture area near their entrance on Shepherd of the Hills Expressway.

Mr. Hornickel stated there were not, but if their request was approved, they would have the ability to as that area was within Tract A.

Commissioner Nichols asked why the entire Tract A needed to be rezoned.

Mr. Hornickel stated the applicant's request was not to rezone Tract A, but instead to add other uses to the list of allowable uses within Tracts A and C.

Chairperson Harris asked if any of the Commissioners had any other questions for staff; there was no response. He then asked if the applicant or their representative was present.

Mr. Joe Compton and Mr. Aaron Lippe approached and stated they were the applicant.

Commissioner Skains asked if the proposed agricultural accessory structures would have HVAC systems installed.

Mr. Compton stated they would not.

Commissioner Skains asked if the animals would be held in the accessory structures or brought back inside the existing building.

Mr. Compton stated the animals would be brought back inside during inclement or harsh weather.

Commissioner Skains asked how they planned to control the odor from the animals being outside.

Mr. Compton stated they had composted in the same area of the property for several years and had yet to receive any complaints. He stated they would be discontinuing the composting operation and they had a full animal department to take care of those needs.

Commissioner Skains asked what the noise level from the animals would be.

Mr. Compton stated his office was located near the current indoor area for the animals and he never hears an animal.

Commissioner Howden asked if their Pennsylvania location had any pasture areas.

Mr. Compton stated they have for a long time.

Commissioner Howden asked if their desire was for patrons to see and interact with the animals.

Mr. Compton stated their primary purpose was to improve the health of their animals, but because the proposed location would be visible, they would make sure it looked clean and professional.

Commissioner Howden asked if the animals would be kept indoors overnight.

Mr. Compton stated they wanted the option to keep the animals outside overnight, weather permitting.

Commissioner Howden asked if people at the neighboring properties would disturb the animals at night.

Mr. Compton stated he did not see it as an issue because they really did not have any neighbors and security cameras and lighting would be installed to prevent issues.

Commissioner Howden asked if they would be increasing the number of animals on the property.

Mr. Compton stated there was no need to increase the number of animals. He stated their goal was to have the pastures open for the 2021 season.

Mr. Nichols asked what the purpose was for requesting pasture areas to be allowed within the entire Tract A.

Mr. Compton stated their architect had made the recommendation. He stated he did not think the cedar glade areas of the property would lend themselves well as pastures, but they wanted to make sure they still had some flexibility.

Mr. Nichols asked staff for their perspective on the applicant's request to include the entire Tract A.

Mr. Hornickel stated the request had been based on the development's layout as established in the approved Planned Development. He stated the Commission could consider requesting another tract be added as a way to minimize the potential for pasture areas if they felt Tract A was too large.

Mr. Nichols asked if there were any future plans to add an animal experience.

Mr. Compton stated there had not been any such discussions.

Mr. Howden asked if they had an animal experience at their Pennsylvania location.

Mr. Compton stated they did not.

Mr. Nichols asked if they used an animal wrangler by contract to handle their animals.

Mr. Compton stated they did not as they have an in-house animal team.

Mr. Nichols asked if there would be any animals on the property in the future not involved with the production.

Mr. Compton stated there would not.

Mr. Nichols asked how many animals they typically kept on the property.

Mr. Compton stated they typically house twenty-five to thirty animals.

Chairperson Harris asked if they would be providing any open food for the animals while outside.

Mr. Compton stated they would probably be providing hay.

Chairperson Harris stated the food will become an attractor to wild animals. He stated he was concerned with the potential interaction between the wild animals and the show animals.

Mr. Compton stated there should not be any issue since they would not be putting out any corn or grain. He stated the fencing would also be installed twenty-four to thirty inches into the ground to make it impossible for animals to get in or out of the pasture area.

Chairperson Harris asked for additional details regarding the buffer area between the fence and adjacent properties.

Mr. Compton stated the buffer would simply be a space between them, but it would certainly include trees and shrubs to also make it more aesthetically pleasing. He stated they wanted to be able to utilize Tract C as another pasture area.

Mr. Hornickel stated the proposed amendment affirmed that. He stated staff was happy to assist.

Vice-Chairperson Pinkley asked if they would be installing any retaining walls.

Mr. Compton stated they would not.

Chairperson Harris asked if any of 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 any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Skains and seconded by Commissioner Nichols to approve Resolution 20-5.1 as presented.

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

Motion to approve Resolution 20-5.1 carried with a 7-0 vote.

COMMISSIONER & STAFF REPORTS

None.

ADJOURN

Motion by Commissioner Skains, seconded by Commissioner Howden, and unanimously carried to adjourn the meeting at 7:37 PM.



Clark Harris, Chairperson

5-6-2020

Date



Joel Hornickel, Planning & Development Director

5/5/2020

Date