

**PLANNING COMMISSION  
REGULAR MEETING**

July 7, 2020  
7:00 PM  
Council Chambers

**CALL TO ORDER**

**ROLL CALL**

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

Commissioners Absent: Commissioners Richards

Staff Present: Joel Hornickel Planning & Development Director  
Chris Lebeck City Attorney  
Randy Fogle Division Fire Chief of Technical Services  
Tara Norback Utilities Plan Reviewer

**PUBLIC COMMENTS**

None.

**REGULAR AGENDA ITEMS**

**1. Approve Minutes**

- a) May 5, 2020 Regular Meeting
- b) June 2, 2020 Study Session
- c) June 2, 2020 Regular Meeting

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner Davis to approve the May 5, 2020 and June 2, 2020 minutes as presented by staff. Motion unanimously carried.

**2. Election for Chairperson and Vice-Chairperson.**

- a) Chairperson.  
Nomination(s): Clark Harris  
Clark Harris was elected to remain Chairperson with nine votes.

b) Vice-chairperson.

Nomination(s): Bob Nichols and Rick Davis

Rick Davis was elected as Vice-Chairperson with seven votes, Bob Nichols received two votes.

**OLD BUSINESS**

- 3. Request for High Density Residential (HDR) Zoning for the Property Located at 135 Lake Front Drive, Branson, Missouri.**  
**Project No. ZO20-3 (20-000003)**  
**Owner/Applicant: Cabana Homes, LLC/Darrell Hanson**

Speakers: None

MOTION:

Motion by Commissioner Romine and seconded by Commissioner Howden to approve Resolution ZO20-3 as presented.

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

Motion to approve Resolution ZO20-3 carried with a 9-0 vote.

- 4. Request for a Special Use Permit to Allow a Telecommunications Tower within the Property Located at 1972 State Highway 165, Branson, Missouri.**  
**Project No. SU20-4 (20-000004)**  
**Owner/Applicant: Champagne 165 Properties, LLC/Telecom Realty Consultants, LLC**

Speakers: Mr. Paul Wrablica

MOTION:

Motion by Commissioner Nichols and seconded by Commissioner Howden to approve Resolution SU20-41 as presented.

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

Motion to approve Resolution SU20-4 carried with a 9-0 vote.

**5. Request for Municipal Code Amendments to Chapter 94 - Zoning.  
Project No. 20-12.1 (20-01200001)  
Initiating Department: Planning & Development**

MOTION:

Motion by Commissioner Davis and seconded by Commissioner Romine to approve Resolution 20-12.1 as presented.

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

Motion to approve Resolution 20-12.1 carried with a 9-0 vote.

**PUBLIC HEARING AGENDA ITEMS**

**6. Request to Amend the Special Use Permit to Operate a Restaurant with a Drive-Thru within the Property Located at 1715 West 76 Country Boulevard, Branson, Missouri.  
Project No. SU20-5 (SU20-000005)  
Owner/Applicant: JHW Trust/Todd Chandler**

Speakers: Mr. Todd Chandler and Mr. Chris Richard

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner Seay to approve Resolution SU20-5 as presented.

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

Motion to approve Resolution SU20-5 carried with a 9-0 vote.

- 7. Request for a Special Use Permit to Operate a Campground and Vehicle Park within the Property Located at 2527 State Highway 248, Branson, Missouri.  
Project No. SU20-6 (SU20-000006)  
Owner/Applicant: US Flanson Cultural Entertainment, LLC/Michael Mairot**

Speakers: Mr. John Manning and Mr. Mike Rairot

MOTION:

Motion by Commissioner Howden and seconded by Commissioner Nichols to approve Resolution SU20-6 as presented.

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

Motion to approve Resolution SU20-6 failed with a 2-7 vote.

- 8. Request for High Density Residential (HDR) Zoning for the Property Located at 150 Gunner Hill Lane, Branson, Missouri.  
Project No. ZO20-2 (ZO20-000002)  
Owner/Applicant: Table Rock at Branson, Inc/Todd Chandler**

Speakers: None

MOTION:

Motion by Commissioner Seay and seconded by Commissioner Romine to approve Resolution ZO20-2 as presented.

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

Motion to approve Resolution ZO20-2 carried with a 9-0 vote.

<b>COMMISSIONER &amp; STAFF REPORTS</b>
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Mr. Hornickel stated they would be conducting interviews for the open Planner position the following week.

**ADJOURN**

Motion by Commissioner Nichols, seconded by Commissioner Davis, and unanimously carried to adjourn the meeting at 8:52 PM.

  
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Clark Harris, Chairperson

8-7-2020  
Date

  
\_\_\_\_\_  
Joel Hornickel, Planning & Development Director

8/7/2020  
Date