

## PUBLIC HEARING NOTICE: Planning Commission

This is a notice regarding a public hearing to consider a request for a zoning change for a portion of 598 Animal Safari Rd, pertaining to application #ZO25-000001.

This notice is required to be sent to property owners within 185 feet of the subject properties (outlined in Green).

Following the Planning Commission's consideration of this request, this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 pm, or as soon as it may be called at City Hall Council Chambers.



Email questions and comments to:

[nashmore@bransonmo.gov](mailto:nashmore@bransonmo.gov)

Phone: 417-337-8544

## Public Hearing

**March 4,  
2025  
6:00 pm**

City of Branson  
City Hall  
110 W. Maddux St.  
Branson, Missouri  
(Council Chambers)

*Planning Commission  
agenda is available at:  
[www.bransonmo.gov/830/Agendas-Minutes](http://www.bransonmo.gov/830/Agendas-Minutes)*

**Public comments can  
be made during the  
meeting.**

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**Legals**

personal representative of the estate of JOHN WARREN MAY, decedent, by the Probate Division of the Circuit Court of TANEY COUNTY Missouri. The personal representative may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court of TANEY COUNTY Missouri, unless a petition for supervised administration is made to and granted by the court.

The name, business address and phone number of the personal representative is: TERRY LEE MAY, 462 OAK BROOK ESTATES, LANE, WALNUT SHADE, MO 65711.

The personal representative's attorney's name, business address, and phone number is: TONY D KRUKOW, 1287 US BUSINESS 85, HOLLISTER, MO 65672, 417-336-3777.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or for forever barred in the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad claim pursuant to Section 452.021, RSMo.

Date of the decedent's death: 12-FEB-2024  
Date of first publication: 01-FEB-2025

AMY STRAHAN, CIRCUIT CLERK  
BY: CHALET HARDING, DC, Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any persons interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court. B104H

**NOTICE OF NAME CHANGE**  
PUBLIC NOTICE is hereby given that on January 22, 2025

**Legals**

By Order of the Circuit Court of Taney County, in the State of Missouri, in Case No. 2446-DR00338, the name of Olivia Crystal Unger was changed to Olivia Crystal Flamon. B140I

**IN THE CIRCUIT COURT OF TANEY COUNTY MISSOURI AT FORTSMYTH**

In File the Marriage of: Lisa Lynn Doehler Plaintiff vs. Denver Paul McCallister Case No. 2444-00277

**NOTICE UPON ORDER FOR SERVICE BY PUBLICATION**

The State of Missouri to Respondent Denver Paul McCallister, address UNKNOWN.

You are hereby notified that an action has been commenced against you in the Circuit Court of Taney County, Missouri at Fortsmyth, the object and general nature of which is a dissolution of your marriage to Plaintiff.

You are further notified that, unless you file an answer or other pleading or draft otherwise appear and defend against the aforesaid petition within 45 days after the 6<sup>th</sup> day of February, 2025, judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court the 16<sup>th</sup> day of October, 2024.

AMY STRAHAN  
Circuit Clerk B124

**NOTICE OF PUBLIC HEARING**

Municipal Code Amendments throughout Chapter 94, including but not limited to Section 94-11 - Tree Preservation and other affected sections of Chapter 94 pertaining to tree preservation.

NOTICE is given that a Public Hearing will be held by the Planning Commission of the City of Branson at 6:00 P.M. on Tuesday, March 4, 2025, pursuant to the municipal code amendments throughout Chapter 94, including Article I - Rules and Regulations, Section 94-11 - Tree Preservation and other affected sections of Chapter 94 pertaining to tree preservation.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/live>

**Legals**

Public Comments on this request will be held at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission meeting, if the Planning Commission recommends denial and the City chooses to proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddox, Branson MO 65616. B141T

**NOTICE OF PUBLIC HEARING**

Request for a Zoning Change from Agricultural to High Density Residential

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, Mar 04, 2025, concerning Permit No. Z025-00501, a request for a zoning change from Agricultural to High Density Residential for the property generally located west of Greer Mountain Drive and North of Animal Safari Road, and legally described as follows:

A parcel of land being a part of Lot 2 of Old Wilkessee Safari, a Minor Subdivision recorded in Plat Book M at Page 174, being a part of the Southwest Quarter (SW¼) of Section 2 and a part of the East One-Half (E½) of the Southwest Quarter (SW¼) of Section 3, Township 22 North, Range 22 West, in the City of Branson, Taney County, Missouri, being a part of the lots of land recorded in Book 320 at Page 888A, Book 309 at Page 5975, Book 301 at Page 9126, and Book 2007 at Page 67997, described by David L. Drumm, P.L.S., 2007017938 of Olson, Inc., on December 30, 2024, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2, also being the Northwest corner of said SW¼ of Section 2, thence S89°01'18"E, along the North line of said SW¼ of Section 2, a distance of 1896.64 feet to a point on the West right-of-way line of Green Mountain Drive, as it now exists, thence S02°18'37"E, leaving said North line and along said West right-of-way line, a distance of 56.45 feet to the North line of Lot 1 in said Minor Subdivision, thence along the North, West and South line of said Lot 1 the following eleven (11) calls: 1) S84°04'50"W, a distance of 393.02 feet; 2) S83°52'31"W, a distance of 217.90 feet; 3) S08°49'29"W, a distance of 50.67 feet; 4) S46°45'50"W, a distance of 352.42 feet; 5) S32°47'51"W, a distance of 197.89 feet; 6) S22°37'52"W, a distance of 398.81

**Legals**

Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddox, Branson MO 65616. B141T

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BEGINNING at the Northwest corner of said Lot 2, also being the Northwest corner of said SW¼ of Section 2, thence S89°01'18"E, along the North line of said SW¼ of Section 2, a distance of 1896.64 feet to a point on the West right-of-way line of Green Mountain Drive, as it now exists, thence S02°18'37"E, leaving said North line and along said West right-of-way line, a distance of 56.45 feet to the North line of Lot 1 in said Minor Subdivision, thence along the North, West and South line of said Lot 1 the following eleven (11) calls: 1) S84°04'50"W, a distance of 393.02 feet; 2) S83°52'31"W, a distance of 217.90 feet; 3) S08°49'29"W, a distance of 50.67 feet; 4) S46°45'50"W, a distance of 352.42 feet; 5) S32°47'51"W, a distance of 197.89 feet; 6) S22°37'52"W, a distance of 398.81

**Legals**

feet; 7) S19°12'59"W, a distance of 400.38 feet; 8) S26°55'07"W, a distance of 90.85 feet; 9) S48°37'34"W, a distance of 348.86 feet; 10) N21°23'17"E, a distance of 60.00 feet; 11) along a non-tangent curve to the left, having a radius of 310.00 feet, an arc length of 57.42 feet, a central angle of 10°36'43" and a chord distance of 57.33 feet which bears S73°53'04"E, thence S16°38'50"W, leaving said South line of Lot 1, a distance of 60.20 feet to a point on the South line of an existing right-of-way easement recorded in Book 2019 at Page 6069, being the point of curvature of a non-tangent curve to the left, having a radius of 370.00 feet, an arc length of 321.11 feet, a central angle of 49°43'32" and a chord distance of 311.13 feet which bears N76°52'05"E, thence S36°02'54"E, leaving the South line of said right-of-way, a distance of 69.48 feet, thence S01°30'56"W, a distance of 81.35 feet, thence S08°13'20"W, a distance of 117.37 feet, thence S86°22'53"W, a distance of 126.03 feet, thence N73°57'47"W, a distance of 218.41 feet, thence N17°06'50"E, a distance of 83.06 feet, thence N74°10'04"W, a distance of 247.13 feet, thence S50°47'19"W, a distance of 350.47 feet, thence N73°01'20"W, a distance of 280.57 feet, thence N43°13'17"W, a distance of 109.71 feet, thence S207°41'18"W, a distance of 207.41 feet, thence N42°49'57"W, a distance of 178.30 feet, thence N16°30'19"W, a distance of 76.12 feet, thence N00°34'54"E, a distance of 238.23 feet, thence N27°21'00"E, a distance of 146.02 feet to a point on the West line of said Lot 2, thence N02°53'37"E, a distance of 815.76 feet to the POINT OF BEGINNING.

Containing 34.933 acres, more or less, and subject to any right-of-way, easements and restrictions of record.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/live>

Public comments on this request will be held at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to

**Legals**

proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddox, Branson MO 65616. B141/I

**Notice of Public Hearing**

Pursuant to RSMo 71.012, on March 20, 2025 at 7:00 p.m., a public hearing will be held by the chairman of the board of trustees of the Village of Kirbyville in the basement of the Hilltop Church located at 197 Rustic Acres Road, Kirbyville, Missouri 65670 for the purpose of considering the petition of MIRANDA MARIANO & LAURA LIEVIANO to voluntarily annex the property owned by him/them into the Village of Kirbyville, Missouri. The property which is proposed to be annexed is described as follows:

**ALL OF LOTS 7 AND 8 IN BLOCK 7, IN THE TOWN OF WARNERSVILLE, NOW KIRBYVILLE, MISSOURI IN TANEY COUNTY, MISSOURI AS PER THE RECORDED PLAT THEREOF.**

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

This notice is to be published in the Branson Tri-Lakes News on February 15, February 22 and March 1, 2025 by order of the corporate authorities of the Village of Kirbyville, Taney County, Missouri.

Jenna Hunter, Village Clerk B141G

**Notice of Public Hearing**

Pursuant to RSMo 71.012, on March 20, 2025 at 7:00 p.m., a public hearing will be held by the chairman of the board of trustees of the Village of Kirbyville in the basement of the Hilltop Church located at 197 Rustic Acres Road, Kirbyville, Missouri 65670 for the purpose of considering the petition of Village of Kir, to voluntarily annex the property owned by him/them into the Village of Kirbyville, Missouri. The property which is proposed to be annexed is described as follows:

**ALL OF PT PL 1 & 2 NW¼EA, IN THE TOWN OF WARNERSVILLE, NOW KIRBYVILLE, MISSOURI, IN TANEY COUNTY, MISSOURI AS PER THE RECORDED PLAT THEREOF.**

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.