

# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION CITY OF BRANSON, MISSOURI APRIL 5, 2022

### CALL TO ORDER

The Planning Commission of the City of Branson, Missouri, met in Regular Session in the Council Chambers of the City Hall on April 5, 2022 at 7:00 PM. The meeting was called to order.

### ROLL CALL

Commissioners Present: Brenda Romine, Cathy Stepp, Chuck O'Day, Gregg Richards, Phil Loyd, Rick Davis, Robert Nichols, Ruth Denham. Commissioners Absent: Marshall Howden, Ralph LeBlanc.

### PUBLIC COMMENT:

Cherry Webster, 118 Country Bluff Drive, asked questions, spoke about the Sunshine Act, Meeting Minutes, and the Commission.

Chairperson Davis made comments.

Chairperson Davis asked if there was any other public comment.

Hearing none, he stated the meeting would move on to the Regular Agenda items.

### REGULAR AGENDA:

1. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR THE MARCH 1, 2022 STUDY SESSION AND REGULAR MEETING.

Brenda Romine moved to approve the minutes as presented, seconded by Robert Nichols.

Voting aye: Romine, Stepp, O'Day, Richards, Loyd, Davis, Nichols. Nays: Denham. Motion Carried.

### PUBLIC HEARING:

2. REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A RESTAURANT WITH A DRIVE-THRU WITHIN THE PROPERTY LOCATED AT 2208 W 76 COUNTRY BOULEVARD, BRANSON, MISSOURI.

Deputy Director of Community Development Department Woods presented the item as recommended by staff.

Chairperson Davis asked if Commissioners had any questions for staff. Hearing none, he asked the applicant to come forward and answer any questions the Commissioners had.

Applicant Mr. Christopher Wynn, CJW Transportation Consultants, located at 5051 S. National Avenue, Springfield, MO 65810, representing the developer for 7-Brew, approached and represented the item to the Commission.

Commissioners asked questions.

Mr. Wynn and Deputy Director of Community Development Department Woods responded.

Chairperson Davis opened the meeting up for public comment.

Mr. Curtis Perry, 247 Avon Lane, Branson, MO 65616, asked questions.

Mr. Wynn responded.

Chairperson Davis asked if anyone else had any questions or amendments. Hearing none, he called for a vote.

Chuck O'Day moved to approve the resolution as presented, seconded by Phil Loyd.

Voting aye: Romine, Stepp, O'Day, Richards, Loyd, Davis, Nichols, Denham. Nays: none. Motion Carried.

**3. REQUEST TO AMEND PD98-005, KNOWN AS CEDAR JUNCTION GENERAL STORE, FOR THE PROPERTY LOCATED AT 4017 STATE HIGHWAY 376, BRANSON, MISSOURI.**

Deputy Director of Community Development Department Woods presented the item as recommended by staff.

Chairperson asked if Commissioners had any questions for staff.

Hearing none, Chairman Davis invited the applicant to speak about the item.

Applicant Heather Bosarge, 10463 Erbie Cutoff Rd, Harrison, AR 72601, approached and represented the item to the commission.

Chairperson asked if Commissioners if they had any questions.

Chairperson Davis asked questions.

Ms. Bosarge responded.

Chairperson Davis opened the meeting up for public comment. Hearing none, he called for a vote.

Robert Nichols moved to approve the resolution as presented, seconded by Brenda Romine.

Voting aye: Romine, Stepp, O'Day, Richards, Loyd, Davis, Nichols, Denham. Nays: none. Motion Carried.

4. REQUEST TO AMEND AND RENAME PD96-020, KNOWN AS EPPS FAMILY DEVELOPMENT, FOR THE PROPERTY LOCATED AT 500 JAMES F EPPS ROAD, BRANSON, MISSOURI.

Deputy Director of Community Development Department Woods presented the item as recommended by staff.

Chairperson Davis opened the floor for Commissioners to ask questions.

Commissioners asked questions and made comments.

Deputy Director of Community Development Department Woods responded.

Chairperson Davis asked Attorney Meadows questions.

Attorney Meadows responded.

Chairperson Davis invited the applicant to speak.

Karen Best, of Keller Williams, 714 State Hwy 248 Branson, MO, 65616, approached and represented the item to the commission.

Commissioner Nichols asked questions.

Ms. Best, Mr. Todd Chandler of CPWG Engineering, 131 Industrial Point Drive, Hollister, MO 65672, and Deputy Director of Community Development Department Woods responded.

Chairperson Davis asked if any other member of the Development team wished to speak. Hearing none, Chairperson Davis opened the meeting up for public comment.

Mr. Gregg Machen, 112 Westwood Drive, Branson, MO 65616, spoke in opposition of the item.

Mr. James Allen, 114 Westwood Drive, Branson, MO 65616, voiced his concerns on the item.

Chairperson Davis and Deputy Director of Community Development Department Woods made comments.

Mr. Lawrence Geils, 116 Westwood Drive, Branson, MO 65616, spoke in opposition.

Chairperson Davis and Deputy Director of Community Development Department Woods made comments.

Secretary Nikki Ashmore asked questions.

Mr. Allen made comments and asked questions.

Chairperson Davis responded and asked if anyone else wanted to speak.

Mr. Duane Gerkin, 480 Woodsong Lane, Branson, MO 65616, voiced his concerns.

Chairperson Davis asked if there were any other questions, comments or if anyone wanted to offer an amendment.

Alderpersion Denham made statements and voiced her concern with the proposed uses.

Mr. Chandler responded.

Commissioners asked questions and made comments.

Mr. Chandler and Deputy Director of Community Development Department Woods responded.

Commissioners made comments.

Deputy Director of Community Development Department Woods responded and asked questions on behalf of the developer.

Commissioners responded.

Deputy Director of Community Development Department Woods made comments.

Mr. Allen came up and asked questions.

Mr. Chandler responded.

Mr. Gerkin asked questions and made comments.

Chairperson Davis asked if there were any other questions.

Hearing none, he called for a vote.

Chuck O'Day moved to approve the resolution as presented, seconded by Brenda Romine.

Voting aye: Romine, Stepp, O'Day, Richards, Loyd, Davis, Nichols, Denham. Nays: none. Motion Carried.

## **REPORTS**

Chariperson Davis spoke about Community Development team and provided updates for the Commission.

Chairperson Davis asked if there were any reports from staff or commissioners.

Deputy Director of Community Development Department Woods provided an update on the Senior Planner position.

Chairperson Davis welcomed Planner Ashmore.

Vice Chairperson O'Day provided updates to Ms. Webster's previous questions.

Chairperson Davis asked if there were any objections to adjourning the meeting.

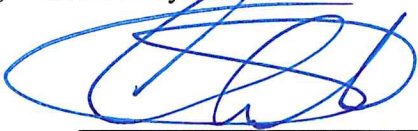

Hearing none, he called for a motion to adjourn.

### ADJOURN

Brenda Romine moved to adjourn the meeting at 8:57 PM, seconded by Gregg Richards.

Voting aye: Romine, Stepp, O'Day, Richards, Loyd, Davis, Nichols, Denham. Nays: none.

Motion Carried.

  
Rick Davis — *Chuck O'Day*  
*Vice* — Chairperson  
City Staff