

THE COUNTY COMMISSION  
OF  
STONE COUNTY, MISSOURI

April 8, 2025

STATE OF MISSOURI |  
COUNTY OF STONE |

Be it remembered that a session of the County Commission of Stone County was held in the courthouse at Galena, on April 8, 2025. Those in attendance today were Presiding Commissioner Mark Maples, Southern Commissioner Hank Smythe and Northern Commissioner Wayne Blades.

**Morning session**

**9:00 AM**

Presiding Commissioner Mark Maples opened the meeting with a pledge of allegiance. Following the pledge, Northern Commissioner Wayne Blades led the meeting in prayer. Those that were in attendance were: Joy Wilson and Sammie Thompson, Planning and Zoning; John Fugitt; Sheri Zay; Timothy Zay; Philip Kostelac; Julia Clegg; Dennis Gzoyna; Linda Todd; Anna Bolinger; Verlyn Bolinger; Julie Schrader; Shawn Schrader; Zeb Ayes; Adam Stipanovich; Tim Schowe; Parker Stone; Angela Rodriguez; Randall Bennett, Dustin Johnson, Clint Caperton, Stone County Sheriff's Office; William McCullah, County Council; and Amanda Parton, Stone County Clerk's Office.

**Approval of Commission Minutes**

The matter to approve the minutes for Stone County Commission meetings dated April 3, 2025, was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades –yes. Minutes ordered approved.

**Planning and Zoning Recommendation**

**RR-25-020** – Bo Chastain XIX, LLC is requesting to rezone their property located at the intersection of Elm Springs Road and Charity School Road, Marionville, MO (parcel #03-4.0-17-000-000-004.000) from **A-1 to A-R for Elm Springs Estates Subdivision**. The Board voted 10 to 0 to recommend APPROVAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Tim Schowe came before the Commission to speak on behalf of re-zoning. No one came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#03-4.0-17-000-000-004.000) for a Subdivision was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes. rezone APPROVED.

**SUB-25-002** – Bo Chastain XIX, LLC is requesting Final Plat approval of Elm Springs Estates Subdivision, an 8-lot located off of Elm Springs Road and Charity School Road, Marionville, MO (parcel #03-4.0-17-000-000-004.000). The Board voted 11 to 0 to recommend APPROVAL with conditions of the Elm Springs Estates Subdivision FINAL PLAT. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Tim Schowe came before the Commission to speak on behalf of final plat. No one came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the final plat (#03-4.0-17-000-000-004.000) for a FINAL PLAT was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes. rezone APPROVED.

**RR-25-014** – Inglewood, LLC is requesting to rezone their property located at the intersection of Inglewood Way and State Hwy 13, Branson West, MO (parcel #11-6.0-23-000-000-003.004) from **A-1 to C-3 to Match the Surrounding Properties Zone**. The Board voted 10 to 0 to recommend APPROVAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Zeb Ayres came before the Commission to speak on behalf of re-zoning. No one came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#11-6.0-23-000-000-003.004) to match the surrounding properties zone was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes. rezone APPROVED.

**RR-25-015** – Adam and Kim Stipanovich is requesting to rezone their property located on Lot #L1 of the Red Oak Manor Subdivision at 105 Westgate Lane, Branson West, MO (parcel #11-5.0-16-000-000-001.004) from **R-1 to RR-1 to Match the Zoning of Lot #P1**. The Board voted 7 to 3 to recommend DENIAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Adam Stipanovich came before the Commission to speak on behalf of re-zoning. No one came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#11-5.0-16-000-000-001-.004) to match the zoning was brought to a decision by roll call vote: Blades – no; Smythe –no; Maples –yes. rezone APPROVED.

**RR-25-016** – John Hadley Fugitt and John David Fugitt are requesting to rezone approximately 3.5 acres of their property located at 5224 W. State Hwy 86, Lampe, MO (parcel #16-6.0-23-000-000-003.001) from **A-1 to C-3 for a Commercial Sign**. The Board voted 10 to 0 to recommend APPROVAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. John Fugitt came before the Commission to speak on behalf of re-zoning. No one came opposed. The matter to approve the recommendation of the

Planning and Zoning Board on the request for the rezoning (#16-6.0-23-000-000-003.001) for a commercial sign was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples – yes. rezone APPROVED.

**RR-25-017 –** Timothy and Sheri Zay are requesting to rezone their property located on Lot #9-E of the Cedar Cove Park Replat Subdivision at 59 Gateway Lane, Branson West, MO (parcel #14-6.0-13-004-002-007.004) from **R-1 to RR-1 at allow for nightly rental application**. The Board voted 10 to 0 to recommend DENIAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Sheri Zay and Timothy Zay came before the Commission to speak on behalf of re-zoning. Philip Kostelac, Shawn Shrader and Julia Clay came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#14-6.0-13-004-002-007.004) for a nightly rental application was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes. rezone DENIED.

**RR-25-017 –** Timothy and Sheri Zay are requesting to rezone their property located on Lot #9-E of the Cedar Cove Park Replat Subdivision at 59 Gateway Lane, Branson West, MO (parcel #14-6.0-13-004-002-007.004) from **R-1 to RR-1 at allow for nightly rental application**. The Board voted 10 to 0 to recommend DENIAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Sheri Zay and Timothy Zay came before the Commission to speak on behalf of re-zoning. Philip Kostelac, Shawn Shrader and Julia Clay came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#14-6.0-13-004-002-007.004) for a nightly rental application was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes. rezone DENIED.

**RR-25-018 –** Christopher and Gina Guaydacan are requesting to rezone their property located on Lot #1 of the Rolling Hills Estates Subdivision at 20 Pottsville Loop, Branson West, MO (parcel #11-7.0-26-000-000-042.000) from **R-1 to RR-1 at allow for nightly rental application**. The Board voted 10 to 0 to recommend DENIAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came before the Commission to speak on behalf of re-zoning. Verlyn Bolinger, Anna Bolinger, Linda Todd came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#11-7.0-26-000-000-042.000) for a nightly rental application was brought to a decision by roll call vote: Blades – yes; Smythe –yes; Maples –yes.

rezone DENIED.

**RR-25-019** – David and Dana Stone are requesting to rezone their property located on Lot #11 of the Glory Cove Subdivision at 480 Double O Nine Road, Reeds Spring, MO (parcel #11-9.0-30-004-001-002.000) from **R-1 to RR-1 at allow for nightly rental application**. The Board voted 7 to 3 to recommend DENIAL of the re-zone. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Parker Stone came before the Commission to speak on behalf of re-zoning. No one came opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request for the rezoning (#11-9.0-30-004-001-002.000) for a nightly rental application was brought to a decision by roll call vote: Blades – yes; Smythe –no; Maples –yes. rezone DENIED.

**Recess Time:** 11:40 AM

**Public Time:**

Time was extended to anyone who wanted to speak to the commission at this time.

**Adjournment:** The adjournment of the Stone County Commission meeting was brought to decision by roll call vote: Blades – yes; Smythe-yes; Maples- yes. Meeting adjourned at 12:30 PM