

THE COUNTY COMMISSION
OF
STONE COUNTY, MISSOURI

October 10, 2023

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 October 10, 2023. Those in attendance today were Presiding Commissioner Mark Maples, Southern Commissioner Hank Smythe and Northern Commissioner Wayne Blades.

Morning Session:

9:00 AM – 10:00 AM

Commission Work Session – General Discussion with no decisions.

10:00 AM

Mark Maples Denise Dickens opened the meeting with a pledge of allegiance. Following the pledge Reverend Roger Ely with Highview Church located in Lampe, MO led the meeting in prayer. Those that were in attendance for the meeting were Chris Blevins, Welsey Johnson with Johnson Blevins Property; Joy Wilson, Planning and Zoning Director; Sammie Thompson, Planning and Zoning; Jason Massengle; Shawn Mayr, Connell Insurance; Tom Martin, Emergency Management; County Counsel William McCullah, Denise Dickes, Stone County Clerk and Amanda Parton, Stone County Clerk's Office.

Approval of Commission Minutes

The matter to approve the minutes for Stone County Commission meetings dated October 5, 2023, was brought to decision by a roll call vote: Blades – yes Smythe – yes; Maples –yes. Minutes ordered approved.

Schedule of Bills - 1

Presiding Commissioner Mark Maples presented a schedule of bills that have been submitted to the County Commission from the County Clerk's office in the amount of \$20,669.02 The matter to accept the bills for payment was brought to decision by a roll call vote: Blades -yes

Smythe – yes; Maples – yes Order to pay carried.

Schedule of Bills - 2

Presiding Commissioner Mark Maples presented a schedule of bills that have been submitted to the County Commission from the County Clerk's office in the amount of \$15,628.56 The matter to accept the bills for payment was brought to decision by a roll call vote: Blades -yes Smythe – yes; Maples – yes Order to pay carried.

Planning and Zoning Recommendations

RR-23-002 – Johnson Blevins Properties, LLC is requesting to re-zone their property located at State Hwy 13, Branson West, MO. (parcel #11-7.0-26-000-000-012.000) from A-1 to C-2 for a Manufactured Home Sales Center. The Board voted (10 to 1) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Chris Blevins and Wesley Johnson with Johnson Blevins Properties spoke in favor of the rezoning. No one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #11-7.0-26-000-000-012.000) for a Manufactured Home Sales Center was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. matter carried. Re-Zone APPROVED.

RR-23-025 – Charles Bayer is requesting to re-zone their property located on Lot #2, Block #3 of the Cape Fair (Original Town) Subdivision at 8515 W State Hwy 76, Cape Fair, MO (parcel #10-2.0-03-001-002-006.000) from R-1 to C-2 for a Ice Cream/Coffee Shop. The Board voted (11 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came to speak in favor of the rezoning, and no one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-03-001-002-006.000) for a Ice Cream/ Coffee Shop was TABLED for more information.

RR-23-026 – Charles Bayer is requesting to re-zone their property located on Lot #3, Block #3 of the Cape Fair (Original Town) Subdivision at 8515 W State Hwy 76, Cape Fair, MO (parcel #10-2.0-03-001-002-006.000) from R-1 to C-2 for a Ice Cream/Coffee Shop. The Board voted (11 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came to speak in favor of the rezoning, and no one came forward opposed. The matter to approve the recommendation of

the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-03-001-002-006.000) for a Ice Cream/ Coffee Shop was TABLED for more information.

RR-23-027 – Charles Bayer is requesting to re-zone their property located on Lot #4, Block #3 of the Cape Fair (Original Town) Subdivision at 8515 W State Hwy 76, Cape Fair, MO (parcel #10-2.0-03-001-002-006.000) from R-1 to C-2 for a Ice Cream/Coffee Shop. The Board voted (11 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came to speak in favor of the rezoning, and no one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-03-001-002-006.000) for a Ice Cream/ Coffee Shop was TABLED for more information.

Amendments of Planning and Zoning Regulations – Tabled for further discussion.

Section 3, Agriculture – Tabled for further discussion.

After revision, it should read:

Nothing contained in these Zoning Regulations shall prohibit the use of any land zoned A-R or A-1 for agriculture purposes of the construction of use of buildings or structures incidental to the use for 100% agriculture purposes of the land on which such buildings or structures are located except dwellings. Whether or not building permits for such structures are required, shall be determined by the Planning and Zoning Director and the decision left to the Director's discretion.

The matter to amend section 3, Agriculture was TABLED for further discussion.

Section 18, Division of Land – Tabled for further discussion.

The Recommendation is to add Section 18, Land Division:

- A. The division of any parcel of land or tract which is smaller than twenty (20) acres, shall require Board of Adjustment approval.
- B. The division of any subdivision lot shall require Board of Adjustment approval.
- C. Every parcel of land or tract which is at least twenty (20) acres will be allowed a one (1) time split of 3.5 – 9.9 acres.
- D. The division of any parcel of land or tract in which the spilt is smaller than three and one half (3.5) acres shall require Board of Adjustment approval.

The matter to amend Section 18, Division of Land was TABLED for further discussion.

Article 28 – Zoning District Changes and Regulations – Tabled for further discussion.

Section 4, Procedure for Change

The Recommendation is to add Subsection E:

If the Planning and Zoning Commission, or the Board of Adjustment, or the County Commission has made a final determination on any application concerning any tract, lot or parcel of land within the unincorporated area of Stone County, no other or further application for said tract, lot, or parcel shall be filed or allowed prior to the expiration of (12) twelve months from the time of the final determination.

The matter to amend article 28, Section 4, Procedure for change was TABLED for further discussion.

Sign FEMA Non- Appeal Order

The County Commission signed an order to not appeal FEMA'S proposed revised Flood Insurance Rate Map (firm) and Flood Insurance Study (FIS). The matter to accept and sign the letter was brought to decision by roll call vote: Blades – yes; Smythe – yes; Maples – yes. Order carried.



IN THE COUNTY COMMISSION
OF STONE COUNTY, MISSOURI

DECISION TO NOT APPEAL FEMA'S
PROPOSED REVISED FLOOD INSURANCE RATE
MAP (FIRM) AND FLOOD INSURANCE STUDY (FIS)

WHEREAS, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) has provided the County with copies of the proposed revised Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS).

WHEREAS, FEMA caused a notice to be published in the *Stone County Republican* and *The Crane Chronicle* on July 6 and July 13 2023.

WHEREAS, the county and persons whose properties are affected by the FIRM and the FIS have 90 days after July 13 2023 to appeal to the County and/or FEMA.

WHEREAS, the only allowable objections are that the proposed flood hazard determinations are scientifically or technically incorrect.

WHEREAS, the County has no knowledge of any scientific or technical data that makes the proposed flood hazard determinations incorrect.

WHEREAS, the County has no basis on which to object to the FIRM or the FIS.

WHEREFORE, it is ordered that the County does not appeal FEMA'S proposed revised Flood Insurance Rate Map (FIRM) Flood Insurance Study (FIS).

This Order was entered on October 13 2023.



ATTEST

DENISE DICKENS
CLERK OF THE COUNTY COMMISSION

COUNTY COMMISSION OF
STONE COUNTY, MISSOURI

MARK W. MAPLES
PRESIDING COMMISSIONER

Connell Insurance

Shawn Mayr came before the Commissioners with the Cox Health Premium and Kansas City Life Premium renewals. The matter to accept the renewal from Kansas City Life and Cox Health Plans for the 2024 year was brought to decision by roll call vote: Blades – yes; Smythe – yes; Maples – yes. Matter carried.

Announcement

Presiding Commissioner Mark Maples attended the Council of Local Elected Officials meeting via zoom on Friday, October 6, 2023.

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: 10:54 AM