



Smoke Signals

<http://indianpoint-mo.gov>

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Volume 15, Issue 4

May, 2006

Calendar of Events—

May, 2006

May 1—Noon
 Police & Emergency Mgmt

May 3—2:00 pm
 Board of Public Works

May 4—7:00 pm
 Planning & Zoning

May 9—7:00 pm
 Board of Trustees

Note: All meetings /events are held in the Treehouse Condo Club Room unless noted otherwise. As of publication, these are the only meetings scheduled.

Trustees Sworn In

At the April Board of Trustees, the following newly elected and appointed Trustees were sworn in:

Diane Cary
 Greg Fier
 Mike Kugler
 Arno Wehr III

After Trustees were sworn in, election of officers were held and the new officers for the Board of Trustees for one year are:

Diane Cary, Chair
 Arno Wehr III, Vice Chair
 Brett Stump, Secretary/Treasurer
 Mike Kugler, Road Commissioner

Congratulations to our newly elected and appointed officials!

P&Z Required Permits

A Zoning Compliance Permit is required as follows:

- 1) No structure shall be erected, converted, enlarged, reconstructed, moved, or structurally altered without the issuance of a Zoning Compliance Permit being issued by the Zoning Administrator.
- 2) The permit shall state the conditions under which construction activities are allowed based on approved zoning, citing specific articles, setback dimensions, allowable uses, and/or special exceptions authorized by the Planning and Zoning Commission that had been granted as part of the zoning approval process.
- 3) The permit shall be either issued or refused within ten (10) calendar days following the time a rezoning petition has been approved or denied by the Board of Trustees (or Board of Zoning Adjustments if applicable), or it shall be issued or refused within ten (10) calendar days upon request by an applicant when no zoning action is needed to allow for the intended construction activity.
- 4) The Permit shall be signed by both the Zoning Administrator and the Applicant indicating acceptance of, and agreement with, the provisions of the permit.
- 5) Violation of the provisions of the permit shall be grounds for the revocation of any zoning approvals granted by the Board of Trustees (or Board of Zoning Adjustments if applicable).

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Holiday Office Closing

The Village office will be closed on Monday, May 29, 2006 in observance of Memorial Day.



TRUSTEES APRIL MEETING

The Board of Trustees met on April 11, 2006 at 7:00 p.m. in the Treehouse Condo Club Room to review and/or take action on the following:

- Minutes for March 14, 2006 meeting approved as written.
- Diane Cary, Mike Kugler, and Greg Fier were sworn in as newly elected Trustees and assumed their duties.
- Motion to nominate Arno Wehr III as Trustee to fill unexpired term Motion to nominate Kevin McKoy as Trustee to fill unexpired term. Arno Wehr III approved and sworn in as Trustee for one year.
- Election of Officers—Approved Diane Cary, Chair; Arno Wehr III, Vice Chair; Brett Stump, Secretary/Treasurer; and Mike Kugler, Road Commissioner.
- Financials for March, 2006 were reviewed and filed for audit.
- Approved corporate signature card with Bank of America for the following to sign checks: Peggy D Cary, Chair; Arno Wehr III, Vice Chair; Brett L Stump, Secretary/Treasurer; Kathy Isaacs, Village Superintendent.
- Motion to adjourn to executive session was approved for Section 610.021 (1) Legal issues.
- Regular session called back to order at 8:25 pm and Chair noted that the executive session was to discuss legal matters concerning the Village.
- Chair noted that due to a Trustee being ill and having to leave, the agenda will be changed in order to handle pressing issues and the meeting will be adjourned to another evening.
- Bill 109, Ordinance 06-02, An Ordinance to Approve the Recommendation from the Planning and Zoning Commission P&Z 2-06 for a Minor Subdivision Final Plat Submitted by Kim Cook for property located in Block F, Lots 21, 22, 45, and 46 Table Rock Beach Subdivision to be known as Lots 21A and 22A, Block F, Table Rock Beach Subdivision was read in its entirety and approved first reading.
- Accounts payable approved as presented.
- Resolution 06-2, A Resolution for the Appointment of a Representative to the Southwest Missouri Solid Waste Management District Council was read in its entirety and approved.
- Resolution 06-3, A Resolution Expressing Support for the Indian Ridge Resort Development and the Indian Ridge Community Improvement District was read in its entirety and no action taken.
- Bill 109, Ordinance 06-02, An Ordinance to Approve the Recommendation from the Planning and Zoning Commission P&Z 2-06 for a Minor Subdivision Final Plat Submitted by Kim Cook for property located in Block F, Lots 21, 22, 45, and 46 Table Rock Beach Subdivision to be known as Lots 21A and 22A, Block F, Table Rock Beach Subdivision was read in its entirety and adopted second reading.
- Motion to adjourn the meeting to continue on Tuesday, April 18, 2006 at 7:00 p.m.
- Comments from the floor were in regards to an easement in Heidler's Laz-E-Daz; status of burned home on Spruce Lane and it was noted that information has been turned over to Stone County Prosecutor's office for disposition; legality of chair pro tem voting; issues not on the agenda; concerns about tabling the agenda until another evening if a quorum was still present at the meeting.
- Motion to adjourn the meeting called off the floor.
- Police & Emergency Management Advisory Committee Report— Property agreement for donated radios from Kimberling City to be utilized for emergency purposes was signed.
- Planning & Zoning Commission Report—Approved one year extensions for The Cliffs and Bayside at Stillwaters.
- Approved JC Zalog for four (4) year term as citizen on the Planning and Zoning Commission.
- Approved Brett Stump, Greg Fier and Arno Wehr III appointments to the Planning and Zoning Commission as Trustee representatives.
- Board of Public Works Report— Reviewed information on bidding of the Jakes Creek Trail project and noted that there is vacancy for BPW Director.
- Roads Report—Thanked volunteers for putting up the Jakes Creek Trail/ Indian Point Road street sign.
- CAAD Report—Recommended new Trustees be given an orientation. Comments on the master plan and needs assessment were made.
- Recycle Report—Betty Fier noted new hours and thanked volunteers for work on the gate.
- Transportation Coalition—Report given on the regional transportation committee and transportation study for the southern half of Stone County.
- BPW Vacancy tabled.
- Motion for unpaved platted roads approved on March 14, 2006 rescinded. Approved clearing of Maiden Lane and crowning the road and requirement of indemnification agreement.
- Office Space tabled.
- Approved event permit submitted by Hunter's Friend Resort to close Myrtle Lane from DreamCatcher to Hunter's Friend corner to allow access for the Chamber of Commerce office at the IP Antiques from May 14 through 21 which will include a concert on May 19 from 8:45 pm to 10:30 pm.
- Comments from the Trustees were regarding motorcycles being noisy after leaving the concert event.
- Meeting adjourned at 10:00 p.m.

Copies of the actual minutes of the meeting are in the Village office. If you would like a copy, the cost is \$1.00 per month, per page and the proper forms are available in the office to receive a copy or download the minutes from the website at no charge!

Recycle News

By: Betty Fier

Additional Recycling Slot—Wanted Old Phone Books

Thanks to Pat and Bill Turner, you can now recycle on Tuesdays from 4:00 to 6:00 p.m. starting in May in addition to Thursdays from 8:30 to 10:30 a.m.

The following volunteers keep our recycling center open to residents and business owners: Pat Shepard, Gerrie Ensch, LeEtta Smith, Margaret Seifert, Lana Maycock, Carol Belt, Frank Carson, John Ohler, Greg and Betty Fier and one young man working on a Boy Scout badge, Evan McGregor. Barry Maycock has volunteered to pull our bin filled with #1 and 2 threaded plastics and clean, flattened food cans with the labels removed (when filled) into the Branson Reclamation Center. We have a new empty paper product bin, so bring in those old phone books as the new ones arrive. Nestle/Purina weighed our first bin filled with newspaper, magazines, junk mail, shredded paper, empty food and beverage boxes, phone books and cardboard cut to no larger than 2 by 2 feet for a total of 2.52 tons. We **cannot take** foil gift wrap, wax coated, plastic wrapped paper products or bubble wrap envelopes.

Thank you to Darren Fulfer for repairs on the gate, Diane Cary for the supplies and Duane Isaacs for additional repairs. The gate is no longer sagging and moves much easier.

Continue to take your aluminum cans to the collection sites. Indian Point Women's Club has added another \$300 to the Beautification Fund from the collection of aluminum cans bringing the total to \$2000. The beautification fund is set aside for the purpose of assisting in landscaping the entrance to Indian Point after a building exists. The aluminum bins will be emptied shortly and those monies will be added to the account.

For additional information, call Betty at 417-263-0436.



It is Amazing!

By: Arno Wehr II

Indian Point is on the very edge of creating one of the finest business and residential communities in the lake area. Yet we now have some serious issues and they are **your** issues.

One cause for concern is why residential homeowners standing on collapsed septic tanks and drinking putrid water are demanding no more commercial growth? The commercial taxes are the salvation for a healthier local environment. No one wants to create trouble as the business people are also residents. And now the business folks are finally getting off their kitchen chairs and stirring up the marketplace. For too many years there was enough overflow business to make even the laziest business owner a success. Today we see more failures and hence more ideas on how to revive Indian Point's economy than Mr. Carter has in liver pills. Some of the solutions to create new markets are good and some seem to come out of a spiritual world. Maybe we have too much Harry Potter devotees?

What we do have in reality is a lack of any kind of plan to create a community that can resolve issues and grow versus create new negative issues.

As residents we see the tremendous abuses of Lake of the Ozarks starting to happen to our lake. That starts with creating the party image. Yet we would like better restaurant success here. That starts with better local support. We would like more services like a beauty shop, walkways, doctor, repair shops, retail expansion, church, and all start with a friendlier plan.

So where does the "buck" stop? Our local chamber has an \$80,000 (or less) budget and does what it can. We have a few small groups doing what they can and we have the one organization, our Village Trustees, who can take the leadership and once and for all move away from crisis oriented managing toward a planned community.

The good news is the village will begin a forward planning project. It would be even greater news if you would assist in the future of our community. This is an amazing opportunity.

Village of Indian Point
3 Treehouse Lane #11

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P&Z Required Permits (continued from Page 1)

- 6) A zoning compliance permit shall become null and void six (6) months after the date on which it is issued unless within such six (6) month period construction, structure, moving, remodeling or reconstruction of a structure is commenced or a use is commenced.
- 7) Within ten (10) calendar days after the completion of the work permitted by a zoning compliance permit, the permit holder must notify the Zoning Administrator that the work is complete and make arrangements to meet the Zoning Administrator or a designated Zoning Inspector at the property within ten (10) calendar days from date of said notification for a site inspection to verify that the provisions of

zoning compliance permit have been met.

Dimensional Requirements for Zoning District R-1 (residential single family):

Minimum Dwelling Area—A single family dwelling shall have a minimum of twelve hundred (1,200) square feet of living area on one (1) or more levels as permitted by height restrictions so long as the main level of the dwelling shall have a minimum of eight hundred (800) square feet of living space, excluding carports and/or garages, porches and/or other appurtenances.

Minimum Lot Area—The minimum lot area per dwelling and accessory structures shall be no less than nine thousand (9,000) square feet.

Minimum Front Yard—The minimum front yard setback shall be fifteen (15) feet from platted property line except that in no case shall a building be closer than fifteen (15) feet from the edge of a road surface of a public or private roadway.

Minimum Side Yard—The minimum side yard on each side of a two-family dwelling shall be ten (10) feet in width from a platted property line except as provided in Article V, Section 1 and except that in no case shall a building be closer than ten (10) feet from the edge of a road surface of a public or private roadway.

Minimum Back Yard—The minimum back yard distance from the structure to the rear lot line shall be no less than fifteen (15) feet except as provided in Article V, Section.

Accessory Structures—Accessory structures shall not be located in any setback yard except as provided in Article V, Section 1.

Height Restrictions—No structure shall exceed forty (40) feet in height as identified in article II, Section 2, unless specifically permitted.

Need a permit—stop by the Village office prior to building or clearing!