



PO Box 348 • Sunrise Beach, MO 65079 • PH (573)374-8782 • [www.sunrisebeachmo.gov](http://www.sunrisebeachmo.gov)

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## **PLANNING AND ZONING COMMISSION MEETING**

Monday, May 6, 2024

6:00 P.M.

Sunrise Beach City Hall, 16537 N Highway 5

This meeting is open to the public.

### **AGENDA**

1. Call to Order (Pledge of Allegiance)
2. Roll Call
3. Proposed voluntary annexation, Paradise Tropical Restaurant and adjacent parcels
  - a. Commission review / recommendation
4. City Manager report
  - a. Zoning Map update
  - b. Comprehensive Plan update
5. Miscellaneous items / reports
6. Adjourn

The Planning and Zoning Commission will consider and act upon the matters listed above and such others as may be presented at the meeting and determined to be appropriate for discussion at that time. Individuals who require an accommodation to attend a meeting should contact City Hall (573-374-8782) at least twenty-four hours in advance.

Posted: \_\_\_\_\_  
Date and time

By: \_\_\_\_\_  
Dalia Shamburg, P-Z Secretary



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## **PLANNING AND ZONING COMMISSION MEETING**

**MONDAY APRIL 1, 2024**

### **MEETING MINUTES**

**Meeting called to order at 6:00 p.m. by Member, Susan Schneider**

**Pledge of Allegiance led by Member, Susan Schneider**

**Roll call administered by secretary, Dalia Shamburg.**

**Susan Schneider, Present**

**Steve Carter, Present**

**Sharon Hostetler, Present**

**Chris Henricksen, Present**

**Marlon Bond, Absent (excused)**

**In attendance; Steve Roth, City Manager, George Tucker and Ryan Sinclair**

**Motion to approve minutes from February 5<sup>th</sup> made by Steve Carter, seconded by Chris Henricksen, all in favor, approved.**

- 1) Motion for Amending Ordinance 09-10, Providing for Amendments to the Zoning Code and Land Subdivision Regulations of the Village of Sunrise Beach made by Steve Carter, seconded by Chris Henricksen, all in favor, approved.**
- 2) Proposed Annexation, Franky and Louie's Beachfront Park and Grill/ Deer Valley Park and Campground, Prestige Lakewide LLC, represented by George Tucker and Ryan Sinclair, for voluntary annexation of the properties which includes the bar/restaurant and the RV Park including the Montgomery Hill Expansion, Motion Made by Steve Carter, seconded by Sharon Hostetler, all in favor, approved.**

**City Manager Report:**

- 1) Steve reports that the new Zoning Map is in the works and we shall be receiving it soon!
- 2) Comprehensive Plan Update, Steve reports the city does need help, but that more avenues need looked into, providing they are not too expensive.

**Miscellaneous Items/Reports:**

**Nothing to Report**

**Motion to adjourn meeting made by Steve Carter, seconded by Chris Henricksen, all in favor, approved.**

**Meeting adjourned @ 6:30**

**CHAIRMAN- MARLON BOND**

**SECRETARY-DALIA SHAMBURG**

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**May 1, 2024**

**TO: Planning and Zoning Commission**  
**RE: City Manager report, May 6, 2024**

Hello everyone,

Please note the following with respect to the May 6 meeting:

1. Commission review, Paradise annexation and proposed zoning

We have petitions for voluntary annexation of 13 parcels south or east of Route TT, including Paradise Tropical Restaurant. The parcels would be made contiguous following annexation of the Franky & Louie's / Deer Valley RV park properties; this annexation is scheduled for final approval May 13. A map of the Paradise annexation parcels is included with the attached public hearing notice. The Commission is requested to review the annexation and proposed zoning and make a recommendation to the Board of Trustees.

The properties are owned by Tucker Investments, Tucker Capital and Drake Marine, and are vacant land with the exception of the lakefront restaurant and two homes to the north of the restaurant. The petitions request commercial zoning for the properties, including C-3 for the vacant parcels and LFC-3 for the lakefront properties. The annexation **does not include the public roads** adjacent to the properties, including State Route TT, Putt N Bay Drive, Shawnee View Drive and Tropical Trail Road.

The commercial zoning is intended to allow for the potential future development of a residential living center or perhaps banquet / event center, which would be permitted under the C-3 zoning. The LFC-3 zoning would allow for water parks or similar entertainment venue; the property owners have indicated potential plans to develop a pool / aquatic facility at the Paradise location, which would be accommodated under this zoning. A representative of the Paradise ownership group will attend the meeting to provide further information.

Please note that as a voluntary annexation, the City would have no commitment to extend utilities in any specific timeframe. Water and sewer however is available in fairly near vicinity to the property (Tower 2 @ Doctor's Landscaping for water, and TT-Pisces Road for sewer), so future development of these properties may potentially utilize the public water-sewer. However there would be no requirement that water-sewer be extended as a condition of future development.

The primary obligation of the City under annexation is to provide law enforcement services.

Chief Craig and I have reviewed and while we would expect some call volume to come from the Paradise location, we feel it would be manageable and similar to other lakefront restaurants / resorts / bars we patrol currently. Chief Scott Craig will attend the meeting to address any law enforcement concerns.

2. Planning updates. The updated Zoning Map has been completed and has been posted to the website as well as displayed at City Hall. Meanwhile the Branches for the Lake not-for-profit organization has expressed interest in assisting with our Comprehensive Plan update, which I think will be very helpful. We are tentatively planning to get started on this effort in late summer / early fall. We are negotiating an agreement with Branches currently, which we hope to bring to the Board of Trustees in the next couple months. I will provide further updates to the Commission as this issue progresses.

If you have any questions or want to discuss any of these items further, please don't hesitate to reach out to me. 573-374-8782 (office) or [steve.roth@sunrisebeachmo.gov](mailto:steve.roth@sunrisebeachmo.gov).

Thank you,



Steve Roth  
City Manager



April 26, 2024

## **Public Hearing notice**

**Village of Sunrise Beach**

**Board of Trustees**

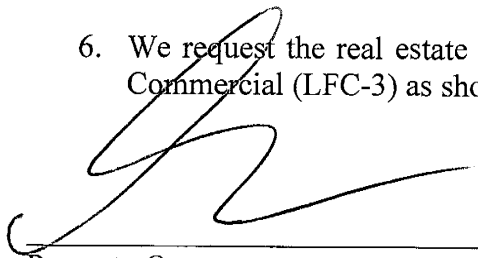
### **Voluntary Annexation, parcels located along and adjacent to State Route TT, Shawnee View Road, Putt N Bay Drive and Tropical Trail Road Including Paradise Tropical Restaurant**

The Board of Trustees of the Village of Sunrise Beach will conduct a public hearing **at 5 p.m. May 13 at Sunrise Beach City Hall, 16537 N Highway 5**, to hear comments on a petition for voluntary annexation of property generally located at State Route TT west of Shawnee View Road, including parcels adjacent to Shawnee View Road, Putt N Bay Drive and Tropical Trail Road, and including Paradise Tropical Restaurant. The property includes 13 parcels and totals approximately 68 acres. The petition includes a request for Sunrise Beach zoning classifications of certain parcels, including C-3 commercial for vacant land parcels and LFC-3 for the Lakefront properties. A map of the areas proposed for annexation and their requested zoning classifications is available at Sunrise Beach City Hall and online at [sunrisebeachmo.gov](http://sunrisebeachmo.gov). Citizens will be given an opportunity to comment at the public hearing. Individuals who require an accommodation to attend a meeting are asked to contact City Hall (573-374-8782) at least twenty-four hours in advance.

**PETITION  
REQUESTING ANNEXATION TO  
THE VILLAGE OF SUNRISE BEACH, MISSOURI**

We, the undersigned, Petitioners, submit to the Board of Trustees of the Village of Sunrise Beach, Missouri, as follows:

1. We are the owners of all fee interests of record in the real estate in Camden County, Missouri, described in Exhibit A.
2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous to the existing corporate limits of the Village of Sunrise Beach, Missouri, or will be prior to the completion of this annexation.
4. We request that the real estate be annexed to and included within the corporate limits of the Village of Sunrise Beach, Missouri, as authorized by the provisions of § 71.012, RSMo.
5. We request the Board of Trustees of the Village of Sunrise Beach to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the Village of Sunrise Beach to include the described real estate.
6. We request the real estate to be annexed to be zoned Commercial (C-3) and Lakefront Commercial (LFC-3) as shown on the attached Exhibit A.

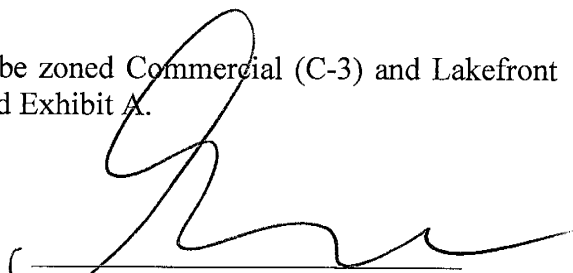
  
\_\_\_\_\_  
Property Owner

By:

George Tucker

Name:

Title: Owner

  
\_\_\_\_\_  
Property Owner

By:

Gregory G. Tucker

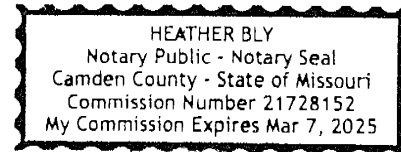
Name:

Title: Owner

STATE OF MISSOURI )

) SS.

COUNTY OF Camden )



On this 16 day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Georgette known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

Heather Bly [official signature]

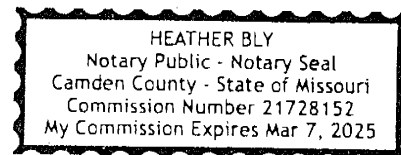
Notary Public

SEAL

STATE OF MISSOURI )

) SS.

COUNTY OF Camden )



On this 16 day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Gregory B Tucker known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

Heather Bly [official signature]

Notary Public

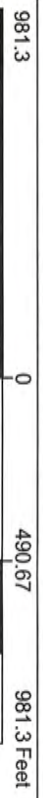
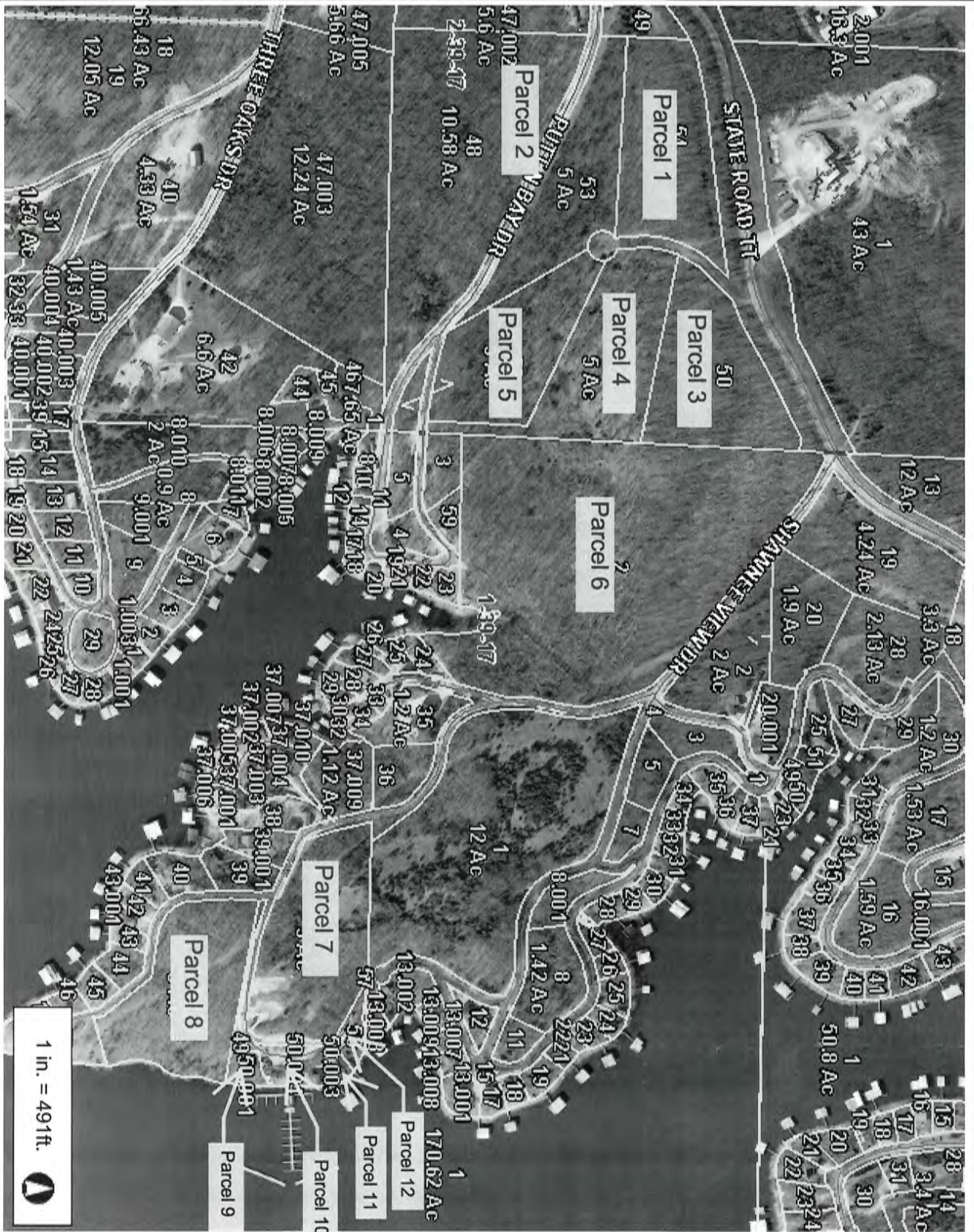
SEAL



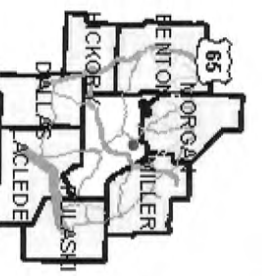
**Exhibit A**  
**Parcels to be annexed and requested zoning classifications**

Tract No.	Owner	Camden County Parcel No.	Zoning designation
1	Tucker Investments LLC	07-1.0-02.3-000.0-001-054.000	C-3
2	Tucker Investments LLC	07-1.0-02.3-000.0-001-053.000	C-3
3	Tucker Investments LLC	07-1.0-02.3-000.0-001-050.000	C-3
4	Tucker Investments LLC	07-1.0-02.3-000.0-001-051.000	C-3
5	Tucker Investments LLC	07-1.0-02.3-000.0-001-052.000	C-3
6	Tucker Capital LLC	07-1.0-01.3-000.0-002-002.000	C-3
7	Tucker Investments LLC	07-1.0-01.3-000.0-002-058.000	C-3
8	Tucker Capital LLC	07-1.0-01.3-000.0-002-048.000	LFC-3
9	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.001	LFC-3
10	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.004	LFC-3
11	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.003	LFC-3
12	Tucker Investments LLC	07-1.0-01.3-000.0-002-050.000	LFC-3

# Camden County, MO



1 in. = 491ft.



### Legend

- Highway
- Interstate Highway
- US Highway
- Numbered State Highway
- Lettered State Highway
- Road
- Parcel
- Corporate Limit Line
- Land Hook
- DASHED LAND HOOK
- SOLID LAND HOOK
- Section
- County Boundary



### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

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4. We request that the real estate be annexed to and included within the corporate limits of the Village of Sunrise Beach, Missouri, as authorized by the provisions of § 71.012, RSMo.
5. We request the Board of Trustees of the Village of Sunrise Beach to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the Village of Sunrise Beach to include the described real estate.
6. We request the real estate to be annexed to be zoned Commercial.

  
\_\_\_\_\_  
Property Owner  
  
By: \_\_\_\_\_

\_\_\_\_\_  
Property Owner

By: \_\_\_\_\_

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

Title:

\_\_\_\_\_  
Title:

## **Legal Description**

Camden County Parcel ID: 07-1.0-01.3-000.0-002-001.000  
Shawnee View Subdivision Lots 33, 34 and 39

Totaling 12.0 acres m/l

STATE OF MISSOURI )

) ss.

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_ in the year \_\_\_\_, before me, the undersigned, a Notary Public in and for said state, personally appeared \_\_\_\_\_ known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_  
[official signature]  
Notary Public

SEAL

STATE OF MISSOURI )

) ss.

COUNTY OF Camden )

On this 10<sup>th</sup> day of April in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Dan J. Drake known to me to be the person who executed the within Petition for Annexation on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.



Ashley Ray  
\_\_\_\_\_  
[official signature]  
Notary Public

SEAL

# Camden County, MO



## Legend

- Highway
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
- Road
  - Road
- Parcel
  - Parcel
- Corporate Limit Line
  - Corporate Limit Line
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  - - - DASHED LAND HOOK
  - SOLID LAND HOOK
- Section
  - Section
- County Boundary
  - County Boundary

1 in. = 491ft.

981.3      0      490.67      981.3 Feet

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## Notes