

**Calendar of Events—
 April, 2006**

April 3—Noon
 Police & Emergency Mgmt

April 5—2:00 pm
 Board of Public Works

April 6—7:00 pm
 Planning & Zoning

April 11—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.

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**Village of Indian Point
 Planning & Zoning Regulations**

The Planning and Zoning Commission was established by Ordinance on November 10, 1992 and is comprised of seven (7) members. The power and duties of the Commission are pursuant to the authority conferred by the laws of the State of Missouri, and is designated as the administrative body charged with the duty of making investigations, recommendations and determinations regarding the platting and subdivision of land and public improvements within the Village of Indian Point. Ordinances have been adopted by the Board of Trustees for Design Standards for Public Improvements, Subdivision Regulations, and Zoning Regulations.

The Zoning Regulations established zoning districts, use regulations by zoning district, non conformities, off street parking and loading regulations, special use permits, commercial signage provisions, site plan review, zoning amendments, board of zoning adjustment and administration. Required permits were also established and consist of the following:

- Site Clearance Development Permit for the intention to remove vegetation or structures and disturb more than 30% of the site area on a parcel of land.
- Zoning Compliance Permit for all structures to be erected, converted, enlarged, reconstructed, moved, or structurally altered.

Applications for permits can be obtained at the Village office. A sketch showing the lot size, size of the structure, front, side, and rear setbacks has to be attached.

The Subdivision Regulations apply to all major/minor subdivision of land within Indian Point, including:

- The division of any tract of land into two or more tracts or lots.
- Any land offered for sale, lease or development involving real property consisting of an undivided interest in common with other purchases in a portion of a parcel of real property, together with a separate interest in space in a building or other improvements (example, condominium development).
- The dedication or vacation of any public street, alley or easement.
- Re-subdivision of any tract of land or portion of a tract, vacant or improved.
- Development of any subdivision for which a plat has been recorded in the office of the Stone County Recorder of Deeds prior to the effective date of this ordinance, where development or improvements have not commenced within two (2) years after the effective date of this ordinance.
- No land shall be subdivided within the incorporated area except in conformance with the provisions of this ordinance and in the event of any such un-approved plat is recorded it shall be considered invalid and the Board of Trustees shall institute proceedings to have the plat stricken from the records of the county.

Need additional information, call the Village office.

TRUSTEES MARCH MEETING

The Board of Trustees met on March 14, 2006 at 7:00 p.m. in the Treehouse Condo Club Room to review and/or take action on the following:

- Minutes for February 14, 2006 meeting approved as written.
- Financials for February, 2006 were reviewed and filed for audit.
- Police & Emergency Management Advisory Committee Report—Danny Callison was appointed to the Police & Emergency Management Advisory Committee for the unexpired term through April 2007.
- CERT Training to be held March 31st, April 1st and 2nd.
- Planning & Zoning Commission Report—Approved one year extension for The Timbers Preliminary Plat.
- Approved recommended fee schedule excluding the compliance permit application fee until Planning & Zoning Commission further reviews.
- Board of Public Works Report—Reviewed information on bids and redesigning of the Jakes Creek Trail project and steps that are being taken.
- Roads Report—Repairs made to Meadow Hills Lane and thanked Bob Cary for plowing the roads during the snow and most recent storm.
- CAAD Report—Recommended that the Trustees apply for Phase 2 of the MoDOT trail grant; consider participating in area transportation study; update the comprehensive plan; and aggressively research and seek grants.
- Approved Kent Turner to write the MoDOT grant for the trails.
- Recycle Report—Betty Fier updated as to collections made.
- Transportation Coalition—JC Zalog commented on the an area transportation meeting held with other municipalities.
- Motion to adjourn to Executive Session regarding a real estate issue, Section 610.021.
- Regular session called back to order, and it was reported that a real estate proposal had been rejected.
- BPW Director vacancy tabled until April meeting.
- Appointed Brett Stump as chair of the Police & Emergency Management Advisory Committee for a two year term.
- Seeking grant writer tabled until April meeting.
- Approved that a builder may improve unpaved platted roads at his expense as long he stays within the easement and provides at the builder's expense a recent valid survey, basic engineering showing grading and drainage, and a copy of insurance and liability waiver.
- Table decision on the location of the village office space until the April meeting so as to gather constructions costs for the storage building to be converted into an office.
- Road drainage was discussed in the Caps Cove area as the recent rain caused problems with mud in resident's home. Office will notify the builder to contact the homeowner.
- Approved accounts payable as submitted.
- Comments were made regarding the tourism board.
- Meeting adjourned at 9:45 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!

Revised Planning & Zoning Fees Approved

The Planning and Zoning Commission recommended revisions to the Planning and Zoning Fees which were adopted by the Board of Trustees on March 14, 2006.

Listed are the revised fees:

• Preliminary Plat Processing	\$ 300.00
• Preliminary Plat Engr Review	\$1,000.00
• Replat Review	\$ 75.00
• Final Plat Processing	\$ 150.00
• Minor Subdivision Process	\$ 100.00
• Subdvn Variance Independent of Preliminary Plat	\$ 75.00
• Sign Permit App Fee	\$ 30.00
• Special Use App Fee	\$ 30.00
• Rezoning App Fee	\$ 75.00
• Appeal Board of Adjustments	\$ 100.00
• Planned Development Fees	\$ 300.00

- Copy Zoning Regulations
\$7.50 plus \$.05 per page
- Copy Subdivision Regulations
\$7.50 plus \$.05 per page
- Copy Design Standards
\$7.50 plus \$.05 per page

The Zoning Compliance Permit Application Fee will remain the same until further notice. The fee is \$25.00.

Ouch! Ouch!

By: Arno Wehr II

There are a few times in our life when “a swift kick in the hoosie”, or a “snap to it”, or a “wake up call”, sticks with our psyche and never drips off. “Ouches” are like that. Even after complete healing, we remember. Well it’s not something you have to like even if it teaches a lesson.

When I was 11 years old and playing softball in the street. My mother (all 5’1” of her) walked into the middle of our important game. She asked if I went to the Pastor to sign up for confirmation class yet. I didn’t and she took me by the upper right ear in a death pinch and walked me out of the middle of my gang to the church office and a new beginning. “Ouch!” I still feel her long nails burrowing into my ear.

Some years ago, my son was told by some local leaders to grow up and not expect “mommy and daddy” to give his faction everything they want. This was a “double Ouch”. The insult to a young man who, with excellent people skills and advanced degrees, caused him to smolder. The other side of the tort was that he was right. His gang of new breed business people were saying to our village that they needed to have a new beginning. We probably needed a sharp nailed mother to firmly

point to the future and “get er done”.

You may be the very person we need to help our new village evolve. Why hide? Several of you older grumblers have so much talent that will go to waste if unused. Someone hauled your little Hoosie at one time to help you learn and grow. Miss a rerun and get involved! To our younger leaders who think they are too busy and too broke to get involved beyond their woodpile, please wake up! You’ll never go beyond your level today unless YOU reach up and get your talents into the real world. Then finally to the fence riders who can plop off on either side, I thank you. You folks know when to pitch in and help on pot lucks, Enchanted Forest, special hearings, and without you worker bees, we can’t get honey. You’ve taken a few “ouches” in the past and are selective in your volunteer efforts. All that is asked is that you don’t give up on our nice community.

Well you’ve read the advertorial. Now do you feel the pinch? With all the growth and financial demands of our village, we simply can’t rely on five trustees to be the fountain of knowledge. You need these trustees, but they need you even more. Dust off your hat Gary, the clock is ticking and it’s high noon. So step into our streets and clean up the town. (Does Roy Rogers have an influence, or what!?)

Are you Guilty?

It has been noticed that leaves, brush and limbs are being dumped on Village property down at the storage building area.

The Village is not accepting any brush or leaves—So PLEASE DO NOT TAKE ANY TRASH ITEMS TO THE VILLAGE STORAGE BUILDINGS.

The Village has to now pay someone to take away the bags of leaves that have

been left there and to mulch the brush.

You may burn brush or leaves on your property as long as wind speeds are not over five (5) MPH and the area in which you burn does not cause a danger to surrounding trees and homes and someone must be controlling the fire at all times.

Remember, it is illegal to dump any trash, brush, or limbs on your neighbor’s property or in their dumpster. Violators will be fined!

Recycle News

By: Betty Fier

Please bring your recyclables on Thursday to the recycling center located near the helicopter pad and village storages buildings on Wolfe Road just off of Table Rock Circle across from the cottages at the Cottage Resort. **WE PLAN TO START EARLIER beginning APRIL and DURING THE SUMMER MONTHS.** Volunteers will be present from 8:30 am until 10:30 am and must be present to accept your recyclable materials. Do not leave items when the center is unattended. All food cans need to be clean and free of food with the labels removed, preferably flattened. We cannot accept paper products with food residue or mud caked on them. Unfortunately if paper products get soiled from rain, Nestle/Purina cannot use them to make car or dog litter. Cardboard should be cut to no larger than two feet pieces. Remember that old phone books can be recycled as the new phone books arrive.

Again thanks to all who are making use of the center and are recycling. We are beginning to see more businesses take advantage of this service. The Cottage recycles weekly empty food cans from the deli and boxes and cartons from the store. The Out of Ordinary Deli recycles empty water bottles with the lids removed and Artilla Cove recycles all items we accept including shredded paper. Many faces are becoming familiar.

Aluminum cans be recycled at the Cottage dumpster area, Deer Run Store/Campground. Treehouse Condos accepts aluminum cans from their residents and renters only. Please drop these items off as we will have a pickup shortly.



Village of Indian Point
3 Treehouse Lane #11

Phone: 417-338-5599

Fax: 417-338-5279

E-Mail:

PRSR STD
ECR WSS
US POSTAGE PAID
BRANSON, MO
Permit No. 51

To Contact the
Indian Point Police call
Emergency: 911
Non Emergency:
417-339-9117
Do not call the office!

Postal Customer

We're on the Web
<http://indianpoint-mo.gov>

Vote—

Tuesday, April 4th

Mark your calendars to vote on Tuesday, April 4, 2006!

County of Stone

Shall the County of Stone impose a countywide sales tax of one-half of one percent (1/2 of 1%) for countywide public safety, that will expire on September 30, 2016?

Yes
No

Village of Indian Point for Trustee at Large

Two Year Term
(Vote for THREE)

Diane Cary
Greg Fier
Michael Kugler
Kevin McKoy
J C Zalog

Law Enforcement Tax Update

On April 4th citizens and business owners of Indian Point will have the opportunity to expand the services offered by your police department. The passage of a .5 percent sales tax in Stone County will, at current estimates, provide about \$80,000 to our department in the first full year of the tax. Here are a few important points concerning the proposed sales tax:

- County Commission and Sheriff's Office estimates show as much as 65 percent of the proposed tax will be paid by non-residents and visitors to our area
- The tax would ease budget concerns by providing a new revenue stream for the Village of Indian Point Police Department
- The proposed animal control division will be able to respond to all areas of the county and handle animal complaints, eliminating impound and removal costs for our department
- More patrol deputies will allow for reduced response time and more manpower per shift
- Two full-time patrol positions would be created in our department to aid in ordinance enforcement and increase availability to citizens

As building in our area speeds up and our population continues to rise, I can't stress enough the need for a look toward the future concerning the ability of our department to respond to your needs. I believe this type of tax will help local agencies respond to future community needs. Visitors to our area are large consumers of police, fire and ambulance services, and this tax provides the opportunity for those consumers to share in the cost of operation. I ask for your consideration of community needs as you cast your vote on the fourth.

Be Safe—Scott Thirkell, Chief of Police