

BILL NO. 235

ORDINANCE NO. 233

AN ORDINANCE EXTENDING THE BOUNDARIES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI, BY VOLUNTARY ANNEXATION TO INCLUDE ONE PARCEL OF PROPERTY BELONGING TO INNSBROOK CORPORATION (PARCEL NO. 11180000001002000), GENERALLY LOCATED AT SOUTH STRACKS CHURCH ROAD

WHEREAS, Charles Boyce and Warren Wobbe of The Innsbrook Corporation submitted an application for Voluntary Annexation Petition for a parcel of property generally located at South Stracks Church Road in unincorporated Warren County, MO: Parcel #11180000001002000 (24.47 acres, more or less), legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, a preliminary site plan / development plan in sufficient detail has been verbally presented to the Planning and Zoning Commission; and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo), Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the Village and that the Village has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in the Warren County Record newspaper on October 13, 2016 and copy of said notice marked Exhibit B is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Planning and Zoning Commission on November 2, 2016 and the Governing Body (i.e., Board of Trustees) on November 7, 2016; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the Village of Innsbrook within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, annexation has been recommended for approval by the Planning and Zoning Commission by a unanimous vote of 7 to 0; and

WHEREAS, the Board of Trustees concurs with the Planning and Zoning Committees recommendation; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:

SECTION 1. The extension of the boundaries of the Village of Innsbrook, Warren County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present boundaries of said Village, is reasonable and necessary to the proper development of said Village and will redound to the benefit of said Village and to said unincorporated territory adjacent to said Village.

SECTION 2. It is determined and declared that the Village has the ability to furnish normal municipal services to the area to be annexed.

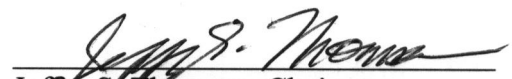
SECTION 3. The boundaries of the Village shall be extended over unincorporated territory adjoining and adjacent to the present Village boundary, all lying, being and situated in the County of Warren, State of Missouri, and legally described in Exhibit A.

The above described property is hereby annexed by the Village of Innsbrook and it is the intention of the Board of Trustees that this annexation shall be complete and final upon the filing by the Village Administrator of Innsbrook of three certified copies of this ordinance with the Clerk of the County of Warren.

This Bill was passed and approved this 13th day of December, 2016, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

ATTEST:


Carla Heggemann,
Village Administrator/Clerk


Jeffrey S. Thomsen, Chairman
Village of Innsbrook Trustees

(seal)



PUBLIC HEARING VILLAGE OF INNSBROOK

Notice is hereby given that a Public Hearing will be held at Innsbrook Village Hall, 1835 Highway F, Innsbrook, Missouri 63390 before the Village of Innsbrook Board of Trustees on Monday, November 7, 2016 at 5:00 PM, to review any public comments both oral and written regarding a petition from the Innsbrook Corporation to annex and extend the boundaries of the Village of Innsbrook to include the following described unincorporated area of Warren County, in the State of Missouri, which are contiguous to the existing Village Limits:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MISSOURI STATE LAND SURVEY MONUMENT AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 18; THENCE NORTH 88 DEGREES 08 MINUTES 15 SECONDS WEST 1674.00 FEET THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE SOUTH 25 DEGREES 32 MINUTES 48 SECONDS WEST 139.63 FEET TO A POINT; THENCE SOUTH 52 DEGREES 38 MINUTES 37 SECONDS WEST 201.05 FEET TO A POINT; THENCE SOUTH 86 DEGREES 47 MINUTES 37 SECONDS WEST 301.24 FEET TO A POINT; THENCE SOUTH 51 DEGREES 12 MINUTES 37 SECONDS WEST 309.65 FEET TO A POINT; THENCE SOUTH 71 DEGREES 07 MINUTES 06 SECONDS WEST 270.21 FEET TO A POINT ON THE EAST LINE OF THE OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 18; THENCE ALONG THE EAST LINE OF THE OF THE SOUTHWEST QUARTER OF THE SAID SECTION 18, NORTH 02 DEGREES 05 MINUTES 25 SECONDS EAST 337.04 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE OF THE SOUTHWEST QUARTER OF THE SAID SECTION 18, ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO GOODE ACCORDING TO THE DEED RECORDED IN BOOK 146 PAGE 655 OF THE WARREN COUNTY RECORDS, NORTH 52 DEGREES 44 MINUTES 19 SECONDS EAST 490.17 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 74 DEGREES 49 MINUTES 19 SECONDS EAST 199.30 FEET TO A POINT; THENCE NORTH 51 DEGREES 07 MINUTES 19 SECONDS EAST 195.00 FEET TO A POINT; THENCE NORTH 28 DEGREES 14 MINUTES 49 SECONDS EAST 459.86 FEET TO A POINT; THENCE NORTH 14 DEGREES 38 MINUTES 54 SECONDS EAST 392.52 FEET TO A POINT; THENCE NORTH 30 DEGREES 17 MINUTES 00 SECONDS WEST 339.35 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS EAST 170.22 FEET TO A POINT; THENCE NORTH 02 DEGREES 38 MINUTES 50 SECONDS EAST 303.85 FEET TO A POINT; THENCE SOUTH 87 DEGREES 29 MINUTES 00 SECONDS EAST 310.65 FEET TO A POINT; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST 30.25 FEET TO A POINT IN THE CENTERLINE OF SOUTH STRACKS CHURCH ROAD; THENCE ALONG THE CENTERLINE OF SOUTH STRACKS CHURCH ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 43 DEGREES 04 MINUTES 10 SECONDS EAST 143.19 FEET TO A POINT; THENCE SOUTH 14 DEGREES 51 MINUTES 10 SECONDS EAST 159.77 FEET TO A POINT; THENCE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST 372.54 FEET TO A POINT; THENCE SOUTH 49 DEGREES 13 MINUTES 10 SECONDS EAST 67.29 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO WITTE ACCORDING TO THE DEED RECORDED AS DOCUMENT NUMBER 201501804 OF THE WARREN COUNTY RECORDS, SOUTH 37 DEGREES 49 MINUTES 52 SECONDS WEST 277.82 FEET TO A POINT; THENCE NORTH 54 DEGREES 02 MINUTES 15 SECONDS WEST 39.05 FEET TO A POINT; THENCE SOUTH 31 DEGREES 40 MINUTES 56 SECONDS WEST 573.05 FEET TO A

PUBLIC HEARING
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POINT; THENCE SOUTH 20 DEGREES 41 MINUTES 45 SECONDS WEST 92.12 FEET TO A POINT; THENCE SOUTH 16 DEGREES 27 MINUTES 45 SECONDS WEST 196.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.47 ACRES

A map showing the location of the property petitioned to be annexed can be viewed at Village Hall, 1835 Highway F, Innsbrook, MO during regular business hours.

The Village of Innsbrook is working to comply with the American with Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact the Village Hall 48 hours in advance of the meeting at (636)745-8844.

Carla Heggemann
Village Administrator

Publish in Warren County Record October 13, 2016