

THE VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING
TENTATIVE AGENDA
Innsbrook Village Hall
13600 State Highway M, Innsbrook, MO 63390
Wednesday, February 4, 2026, 5:00 PM (CST)

Public notice is hereby given that the Planning and Zoning Commission will meet to discuss and act upon the matters on this agenda as follows:

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
 - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA
- 5) PUBLIC HEARING
 - a. Section 8.5.2 – Home Occupations
- 6) PUBLIC COMMENTS
- 7) GUEST SPEAKERS/PRESENTATIONS
- 8) APPROVAL OF MINUTES
 - a. Regular Session, December 3, 2025
- 9) CHAIRMAN'S REPORT/APPOINTMENTS
- 10) COMMITTEE REPORTS
 - a. Village Clerk – Staff Memo
 - b. Transportation Advisory Commission (TAC)
- 11) UNFINISHED BUSINESS:
 - a. Section 8.5.2 – Home Occupation (Ordinance 70)
- 12) NEW BUSINESS
 - a. Codification Report
- 13) COMMISSIONER ANNOUNCEMENTS
- 14) ADJOURNMENT

MINUTES

The meeting of the Village of Innsbrook Planning and Zoning Commission was held on February 4, 2026, at the Village Hall, 13600 State Highway M, Innsbrook, Missouri. The meeting was called to order at 5:00 pm (CST) with Chairman Allen Huddleston presiding. Chairman Huddleston asked those present to stand for the Pledge of Allegiance.

Chairman Huddleston then called for a roll call to establish a quorum. Members present were: Commissioners Lynda Baker, Cynthia Cook, Bernie Cosby, Brandon Pfeiffer, Jerry Rust, and Allen Huddleston. Commissioners Ken Hanne and Nancy Inman were absent. Also present were Brad Pryor, Village Attorney, Trustee Cindy Bowers, Trustee Mike Caton, Trustee Linda Buschman, and Karen Denson, Village Clerk.

ADOPTION OF AGENDA; Chairman Huddleston then called for a motion to approve the agenda. Commissioner Cook made a motion to approve the agenda. Commissioner Rust seconded the motion. The motion passed. 6-0.

PUBLIC HEARING; Chairman Huddleston asked for a motion to open the Public Hearing. Commissioner Rust made a motion to open the Public Hearing and Commissioner Cosby

seconded the motion. The motion passed 6-0. Chairman Huddleston called for public comment and there was none. Chairman Huddleston called for a motion to close the Public Hearing. Commissioner Baker made a motion to close the Public Hearing and Commissioner Rust seconded the motion. The motion passed 6-0.

Chairman Huddleston called for Public Comment and there were none.

APPROVAL OF MINUTES; Chairman Huddleston then called for a motion to approve the February 4, 2026, meeting minutes. Commissioner Rust made a motion to approve the agenda. Commissioner Cook seconded the motion. The motion passed. 6-0.

CHAIRMAN'S REPORT; Chairman Huddleston told the Commissioners that Keith Thompson was set to talk to the Commissioners, but that would be move to a future meeting, maybe March. Chairman Huddleston told the Commissioners that the Village had received the first draft of the Codification and the Board of Trustees would be holding a Special Meeting on February 11, 2026, at 1:00pm for discussion.

COMMITTEE REPORTS;

Village Clerk: The Village Clerk reported that the Village had 2 Construction permits for December with a total of 67 for the 2025 year. Village Clerk reported that there was 1 Construction permits for January. The Commissioner that Village Clerk present at the next meeting a comparison for the last 5 years of construction permits.

Transportation Advisory Commission (TAC); Chairman Huddleston asked Commissioner Cosby for a report. Commissioner Cosby stated that the Foristell project completion is Thanksgiving 2027, the 70/64 project completion Fall 2028. He talked about the Elm Street project and new projects.

UNFINISHED BUSINESS; Chairman Huddleston called for old business regarding the Home Occupation Ordinance. The Commissioners discussed adding language to the Ordinance regarding calculating occupancy. Commissioners Baker asked that the date of the Public Hearing be add to the ordinance. Chairman Huddleston asked for a motion to approve the ordinance with the changes discussed. Commissioner Cook made a motion to approve the Section 8.5.2 Home Occupation Ordinance with changes. Commissioner Baker seconded the motion. The motion passed 6-0.

Commissioner Baker – Yes
Commissioner Cook – Yes
Commissioner Cosby – Yes
Commissioner Pfeiffer – Yes
Commissioner Rust – Yes
Chairman Huddleston - Yes

NEW BUSINESS; Chairman Huddleston called for new business regarding the Codification. He asked that if they had any comments regarding the first draft of the codification report, to let the Village Clerk know by Monday the Board of Trustee's Special Meeting.

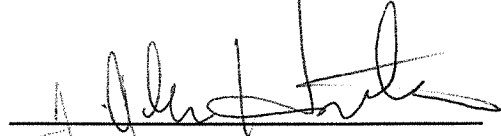
COMMISSIONER ANNOUNCEMENTS; Chairman Huddleston stated that his and Jerry Rust's last meeting would be March 4. The Commissioner would then need to vote on a new Chairman.

ADJOURNMENT; Chairman Huddleston asked for a motion for adjournment of the regular meeting. Commissioner Pfeiffer made a motion to adjourn the Planning & Zoning meeting. Commissioner Baker seconded the motion. The motion passed 6-0. The meeting adjourned at 6:01 pm (CST).

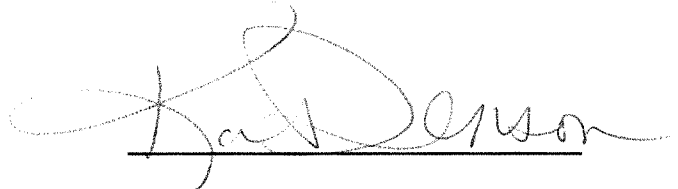
I hereby certify that these are the original minutes of the meeting of the Planning and Zoning Commission held on Wednesday, February 4, 2026.

15) Karen Denson, Village Clerk

Date Minutes Approved: 3-4-26



Allen Huddleston,
Planning & Zoning
Commissioner Chairman



Attest: Karen Denson,
Village Clerk