

VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, June 07, 2023, 5:00 PM

AGENDA

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
 - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA
- 5) **PUBLIC HEARING**
 - a. Special Use Permit - Verizon Telecommunications Tower
- 6) PUBLIC COMMENTS/GUEST SPEAKERS/PRESENTATIONS
- 7) APPROVAL OF MINUTES
 - a. May 03, 2023 Work Session
 - b. May 03, 2023 Regular Session
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
- 9) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 10) UNFINISHED BUSINESS:
 - a. Site Plan Application - Overland Group; Dollar General Retail Store
 - b. Innsbrook Corporation Water Tower
 - c. Wags and Whiskers Special Use Permit Review
 - d. Commissioner Vacancy
- 11) NEW BUSINESS:
 - a. Special Use Permit - Verizon Telecommunications Tower
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The June 07, 2023 regular meeting of the Innsbrook Planning and Zoning Commission was held in person as well as Zoom Video Conference, and called to order at 5:02 PM (CST) with Planning and Zoning Chairman Allen Huddleston presiding. Chairman Huddleston led the Pledge of Allegiance.

Upon roll call, Commissioners Bernie Cosby, Allen Huddleston, Cheri Joyce, Jerry Rust and Virgal Woolfolk were present. Commissioner John Simon was absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Trustee Dan Reuter, Joe & Fran Barth [522 Aspen Way], Marc Lindauer [394 W. Scheffborg], Dean & Mary Krogmeyer [1726 Sibrey St], Chip Wobbe [2260 Alpine Lake], Brandon Pfeiffer [544 Lorraine Way], Rodney Parrot - Overland Group, Paul Sileo - Fortune Wireless, Katie Joyce - ~~Tim~~ Joyce Law Firm, and Joe Kueper - Innsbrook Corporation. All other visitors attended this meeting via videoconference. Those attendees included, but were not limited to, Nathan Bruns - Graville Law Firm, Les Kauble, Tracy Sator, Joe Everding, Mike Wally, Kathy Caton, Char Pfeiffer, Linda Everding, and Lynda Baker.

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7-5-23

ADOPTION OF AGENDA

Motioned by Commissioner Joyce, seconded by Commissioner Rust to approve the meeting agenda. All members present voted "Yea". Motion passed and approved with a 5-0 vote.

PUBLIC HEARING

- a. Special Use Permit; Verizon Telecommunications Tower - Chairman Huddleston called the public hearing to order. The Commission received and reviewed the application, landowner authorization, plans for the structure to be constructed from Verizon Wireless. Public Notice was published in the Warren County Record, posted at Village Hall, on the Village website and on the property of the proposed location. All neighboring property owners have

been notified by certified mail. No written comments were received prior to the meeting. Paul Sileo introduced himself and spoke to the Commission about the plans. The tower will be 305 foot tall with a 10 foot lightening rod. The water tower is 220 foot tall. Hopeful to begin construction and have online this year. Multiple other providers can utilize the same tower. Marc Lindauer lives within the resort and is employed by Verizon Wireless. The location and height of this tower would give best coverage to the entire resort, without the need to construct multiple smaller towers throughout the resort. Chip Wobbe stated other locations were considered, however next to the water tower was the best location. He is in support of the telecommunications tower. Three individuals spoke via Zoom communication, all in support of the tower. Commissioner Cosby questioned the easement on the plan, and if it will conflict with other utilities. Paul Sileo does not believe that it will. Chairman Huddleston closed the public hearing at 5:24pm.

PUBLIC COMMENTS/GUEST SPEAKERS

Nothing at this time.

APPROVAL OF MINUTES

Motioned by Commissioner Joyce, seconded by Commissioner Woolfolk to approve the Planning and Zoning meeting minutes from the work session held on May 03, 2023, and the regular meeting held on May 03, 2023. All members present voted "Yea". Motion passed and approved with a 5-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

Chairman Huddleston did not have anything to report at this time.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby reported that the next meeting is in August. At that time they will have new ratings to see where projects fall. The Stracks Church overpass is not yet funded, but might be included. Upgrades to the Hwy M & Hwy F intersection has been added to the Boonslick "needs" list.

UNFINISHED BUSINESS:

- a. Site Plan Application; Overland Group; Dollar General Retail Store - Rodney Parrott with Overland Group spoke with the Commissioners. There is concern about the landscaping on the north end of the property, the addition of some evergreen type trees, six foot at planting, was approved. ~~Commissioner Joyce questioned if vinyl fencing along that side instead of the trees could be done.~~ Commissioners would like to see four or five handicap spaces instead of three. With no further discussion, motioned by Commissioner Rust, seconded by Commissioner Joyce, to recommend approval to the Board of Trustees, the site plan application submitted by Overland Group. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - "Yea", Commissioner Simon - Absent, and Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Yea", 0 "Nay", 0 Abstain vote.
- b. Innsbrook Corporation Water Tower - Joe Kueper, Utilities Director with Innsbrook Corp., spoke to the Commissioners about construction of a new 300,000 gallon water tower located by Lake Konstanz next to the existing dog park. This will be tied to well two. The Commissioners informed Joe Kueper that a site plan application will need to be submitted to the Village for further review and discussion.
- c. Wags and Whiskers Special Use Permit Review - Ms. Katie Joyce explained to the Commissioners that a meeting was held the same day with the contractor and engineer for updates. Work on the building has been stalled for the moment. The incorrect information was submitted to the State DNR. Residential paperwork instead of Commercial was submitted, this has now been corrected. There has been no timetable of specifics received from DNR. Ameren will be working on the electric to the building in the coming weeks.
- d. Commissioner Vacancy - The vacancy left by Mike Wally will need to be filled. One volunteer profile has been received and will be sent to the Board of Trustees for review and possible appointment.

CK
7/5/23

NEW BUSINESS:

- a. Special Use Permit; Verizon Telecommunications Tower - With no further discussion, motioned by Commissioner Rust, seconded by Commissioner Joyce, to recommend approval to the Board of Trustees, the special use permit application submitted by Verizon Wireless. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - "Yea", Commissioner Simon - Absent, and Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Yea", 0 "Nay", 0 Abstain vote.

COMMISSIONER ANNOUNCEMENTS

Commissioners did not have anything further to discuss at this time.

ADJOURNMENT


Motioned by Commissioner Rust, seconded by Commissioner Joyce, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 5-0 vote. Meeting adjourned at 5:55 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, June 07, 2023.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 7/5/23


Bernie Cosby, Secretary


Attest: Carla Ayala,
Village Administrator/Clerk

(seal)

