



**THE VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING
TENTATIVE AGENDA
Innsbrook Village Hall
13600 State Highway M, Innsbrook, MO 63390
Wednesday, March 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) ELECTION OF CHAIRMAN
- 6) PUBLIC COMMENTS
- 7) GUEST SPEAKERS/PRESENTATIONS
- 8) APPROVAL OF MINUTES
 - a. Regular Session, February 4, 2026
- 9) CHAIRMAN'S REPORT/APPOINTMENTS
- 10) COMMITTEE REPORTS
 - a. Village Clerk – Staff Memo
 - b. Transportation Advisory Commission (TAC)
- 11) UNFINISHED BUSINESS:
- 12) NEW BUSINESS
- 13) COMMISSIONER ANNOUNCEMENTS
- 14) ADJOURNMENT

MINUTES

The meeting of the Village of Innsbrook Planning and Zoning Commission was held on March 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, Ken Hanne, Nancy Inman (on Phone), Brandon Pfeiffer, Jerry Rust, and Allen Huddleston. Chairman Huddleston called for a vote in regards to a commissioner voting via phone. He stated that there were no procedures in place at this time. Chairman Huddleston asked for a motion to allow a commissioner to vote via phone. Commissioner Baker made a motion to approve the voting of a commissioner by phone. Commissioner Rust seconded the motion. The motion failed 3-4.

Commissioner Baker – Yes
Commissioner Cook – No
Commissioner Cosby – Yes
Commissioner Hanne - Yes
Commissioner Pfeiffer – No
Commissioner Rust – No
Chairman Huddleston – No

Also present were Brad Pryor, Village Attorney, Trustee Cindy Bowers, Trustee Mike Caton, Trustee Linda Buschman, Donna West, Gary West, Tom Landholt, Donna Huddleston, Les Kauble, Mark Lawrence, and Karen Denson, Village Clerk.

ADOPTION OF AGENDA; Chairman Huddleston then called for a motion to approve the agenda. He asked that Chairman Report be move up to the number 5 spot after Adoption of Agenda. Commissioner Rust made a motion to approve the change to the agenda. Commissioner Cosby seconded the motion. The motion passed. 7-0. Chairman Huddleston asked for a motion to approve the agenda with changes. Commissioner Pfeifer made a motion to approve the agenda with changes. Commissioner Rust seconded the motion. The motion passed 7-0.

CHAIRMAN'S REPORT; Chairman Huddleston stated that the upcoming Chairman would need to attend both P & Z Meetings, and Board of Trustees meeting. The upcoming items for the P & Z Board would be Maps (updating from the Comp Plan), Zoning review, Codification review, and data center research.

ELECTION OF CHAIRMAN; Chairman Huddleston called for nominations. Commissioner Cosby nominated Commissioner Cook. Commissioner Baker nominated Commissioner Cosby. Commissioner Inman nominated Commissioner Baker. Commissioner Cosby and Commissioner Baker politely stated they would decline the nomination. Chairman Huddleston called for a vote to appoint Commissioner Cook as Chairman of the Planning & Zoning Commission. The vote passed 7-0.

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

PUBLIC COMMENTS; Chairman Cook called for public comments.

Les Kauble – Mr. Kauble spoke on needing a Board of Adjustment for the Village Innsbrook. Mr. Kauble talked about his issues and concerns with Village limits maps, Village zoning maps, and future land maps for the comprehensive plan. Mr. Kauble spoke on behalf of Fred Mueller. Stated that Charrette Creek Memorial Society/Harmonie Church & Cemetery is not PR and has issues with all the maps past and present.

Mark Lawrence – Mr. Lawrence spoke regarding Village zoning maps and future land use maps and the changing of zoning on his property on Walkers Way.

APPROVAL OF MINUTES; Chairman Cook asked for a motion to approve the minutes from the February 4, 2026, meeting. Commissioner Pfeiffer made a motion to the approve the February 4, 2026 minutes. Commissioner Baker seconded the motion. The motion passed 7-0.

COMMITTEE REPORTS;

Village Clerk: The Village Clerk reported that the Village had 3 Construction permits for February 2026. In the past years, we have had 56 construction permits in 2023, 72 construction permits in 2024, and 67 construction permits in 2025.

Transportation Advisory Commission (TAC); Chairman Cook asked Commissioner Cosby for a report. Commissioner Cosby stated that the last TAC meeting was canceled.

UNFINISHED BUSINESS; Chairman Cook stated that there was no old business.

NEW BUSINESS; Chairman Cook stated that there was no new business.

COMMISSIONER ANNOUNCEMENTS; Chairman Cook asked for Commissioner announcements. Commissioner Rust stated that the land outside of the development is agricultural. Commissioner Pfeiffer stated Comprehensive Plan is a state requirement. Chairman Cook thanked Commissioner Huddleston and Commissioner Rust for their many years of service to the Planning and Zoning Commission.

ADJOURNMENT; Chairman Cook asked for a motion for adjournment of the regular meeting. Commissioner Rust made a motion to adjourn the Planning & Zoning meeting. Commissioner Baker seconded the motion. The motion passed 7-0. The meeting adjourned at 5:37 pm (CST).

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

Karen Denson, Village Clerk

Date Minutes Approved: 4/1/2026



Cynthia Cook,
Planning & Zoning
Commissioner Chairman



Attest: Karen Denson,
Village Clerk