



**VILLAGE OF INNSBROOK**  
**PLANNING AND ZONING MEETING MINUTES**  
**Innsbrook Village Hall**  
**1835 Highway F, Innsbrook, MO 63390**  
**Wednesday, September 06, 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 COMMENTS/GUEST SPEAKERS/PRESENTATIONS
- 6) APPROVAL OF MINUTES
  - a. August 02, 2023 Work Session
  - b. August 02, 2023 Regular Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
  - a. Transportation Advisory Commission (TAC)
  - b. Village Planner (Streiler Planning)
- 9) UNFINISHED BUSINESS:
  - a. Annexation Petition - Innsbrook Corporation; 10.34 Acres
  - b. Rezoning Application - Innsbrook Corporation; 10.34 Acres; "AFM" to "PRD"
  - c. Special Use Permit - Wags and Whiskers; 13620 State Highway M
- 10) NEW BUSINESS:
  - a. "PRD" Planned Residential Development District Masterplan Amendment – Innsbrook Estates
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

---

**MINUTES**

The September 06, 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 5:00 PM (CST) with Planning and Zoning Chairman Allen Huddleston presiding. Chairman Huddleston led the Pledge of Allegiance.

Upon roll call, Commissioners Allen Huddleston, Cheri Joyce, Brandon Pfeiffer, Jerry Rust, and Virgal Woolfolk were present. Commissioners Bernie Cosby and John Simon were absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Keith Thompson - Innsbrook Corporation, Dennis Frazier, and Carrie Hepburn [36 Lionshead]. All other visitors attended this meeting via videoconference. Those attendees included, but were not limited to, Village Attorney – Nathan Bruns, Village Planner - Todd Streiler, Parker, Les Kauble, Kathy Caton and Mike Wally.

**ADOPTION OF AGENDA**

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

**PUBLIC COMMENTS/GUEST SPEAKERS**

There were no public comments from those in attendance.

**APPROVAL OF MINUTES**

Motioned by Commissioner Joyce, seconded by Commissioner Rust to approve the Planning and Zoning meeting minutes of the work session and regular meetings held on August 02, 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 was not present, as he was attending a different meeting elsewhere. Chairman Huddleston reported that MoDOT has approved the I-70 expansion.
- b. Village Planner (Streiler Planning) - Todd Streiler reported to the Commissioners as follows:
  - Amended Plat 104 – Currently reviewing and will discuss at the October 4 meeting.
  - Wags & Whiskers – The site plan amendment was received at the end of the day on Friday. Will need some time to review, and discuss at a future meeting.
  - Non-Residential District Amendment – Currently working on this and will submit for review at a future meeting.
  - Dollar General – Attended a pre-construction meeting with Courtney Construction. Erosion control is being installed, and they plan to have building material on site September 15. Site visits will be conducted throughout construction.

## UNFINISHED BUSINESS:

- a. Annexation Petition; Innsbrook Corporation; 10.34 Acres – Motioned by Commissioner Joyce, seconded by Commissioner Rust, to recommend approval of the annexation of 10.34 acres to the Board of Trustees. Commissioner Joyce stated that she visited the site prior to the meeting. No further discussion was held. By roll call vote, Commissioner Cosby - Absent, Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer – "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. Rezoning Application; Innsbrook Corporation; 10.34 Acres; "AFM" to "PRD" – Motioned by Commissioner Rust, seconded by Commissioner Pfeiffer, to recommend approval of the rezone of 10.34 acres to the Board of Trustees. No further discussion was held. By roll call vote, Commissioner Cosby - Absent, Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer – "Yea", Commissioner Rust - "Yea", Commissioner Simon - Absent, and Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Yea", 0 "Nay", 0 Abstain vote.
- c. Special Use Permit; Wags and Whiskers; 13620 State Highway M – Katie Joyce spoke to the Commissioners stating that the site plan amendment was submitted to the Village. The Wags and Whiskers Board is not happy with the lagoon either, the contractor installed this on their own. Wags and Whiskers did receive a letter from the Missouri Department of Natural Resources (DNR) which approved the lagoon. Katie Joyce has worked with Lochness Lawns and Landscaping and provided a rendering to the Commissioners showing landscaping that can be done around the lagoon to hide it. They will have Flynn Drilling to do the well drilling after they find out a final word on the septic. Todd Streiler has looked into the septic issues, reaching out to Warren County, Missouri Department of Health and Senior Services and DNR. Village Attorney Bruns recommends postponing further discussion to the October 4, 2023 for review and consideration. Motioned by Commissioner Rust, seconded by Commissioner Woolfolk, to postpone review until the October 4, 2023 meeting. By roll call vote, Commissioner Cosby - Absent, Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer – "Yea", Commissioner Rust - "Yea", Commissioner Simon - Absent, and Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Yea", 0 "Nay", 0 Abstain vote.

## NEW BUSINESS:

- a. "PRD" Planned Residential Development District Masterplan Amendment; Innsbrook Estates – Motioned by Commissioner Pfeiffer, seconded by Commissioner Woolfolk, to recommend approval of the amendment to the Innsbrook Estates Master Plan to the Board of Trustees. Todd Streiler explained that this is a minor modification to the overall Master Plan of the Innsbrook Estates Resort. No further discussion was held. By roll call vote, Commissioner Cosby - Absent, Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer – "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 Woolfolk, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 5-0 vote. Meeting adjourned at 5:47 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, September 06, 2023.

Date Minutes Approved: \_\_\_\_\_

Carla Ayala, Village Administrator/Clerk

\_\_\_\_\_  
Bernie Cosby, Secretary

(seal)

\_\_\_\_\_  
Attest: Carla Ayala,  
Village Administrator/Clerk