



VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, August 03, 2022, 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. Rezone Application - Innsbrook Corporation; 189.9 Acres
 - b. Special Use Permit Application - Wags & Whiskers Animal Shelter; 13620 State Hwy M
- 6) PUBLIC COMMENTS/GUEST SPEAKERS
 - a. Innsbrook Corporation Future Growth Presentation
- 7) APPROVAL OF MINUTES
 - a. July 06, 2022
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
- 9) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 10) UNFINISHED BUSINESS:
- 11) NEW BUSINESS:
 - a. Rezone Application - Innsbrook Corporation; 189.9 Acres
 - b. Special Use Permit Application - Wags & Whiskers Animal Shelter; 13620 State Hwy M
 - c. Plat Application - Innsbrook Corporation; Innsbrook Estates Plat 110
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The August 03, 2022 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 Bernie Cosby, Allen Huddleston, Cheri Joyce, Bud Oldani [via Zoom], Jerry Rust, Mike Wally and Virgal Woolfolk were present. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Keith Thompson - Innsbrook Corporation, Kathy Caton and Mike Bohm. Due to the COVID-19 Pandemic, all other visitors attended this meeting via Zoom videoconference.

ADOPTION OF AGENDA

Motioned by Commissioner Rust, seconded by Commissioner Cosby to approve the August 03, 2022 agenda. All members present voted "Yea". Motion passed and approved with a 7-0 vote.

PUBLIC HEARINGS

Chairman Huddleston opened the public hearing at 5:03pm to hear public comments regarding the Rezone Application from Innsbrook Corporation of 189.09 acres from "AFM" Agriculture Forest Management to "PRD" Planned Residential Development. The Commission has received the official plat, a site plan, and all fees required to be in compliance with the rezoning application from Innsbrook Corporation. Public Notice has been published in the Warren County Record, at Village Hall and on the Village website. All neighboring property owners have been notified of this public hearing by Certified Mail. There were no public comments oral or written received by the Village. The public hearing was closed at 5:06pm.

Chairman Huddleston opened the public hearing at 5:14pm to hear public comments regarding the Special Use Permit Application from Wags & Whiskers to operate an animal shelter to be known as Wags & Whiskers located at 13620

State Highway M, Innsbrook, MO 63390. The Commission has received the official plat, a site plan, plans for the structure to be constructed, and all fees required to be in compliance with the special use permit from Wags & Whiskers. Public Notice has been published in the Warren County Record, at Village Hall and on the Village website. All neighboring property owners have been notified of this public hearing by Certified Mail. In addition notice has been posted on the property of the proposed location clearly visible to the traveling public. There were three written public comments received prior to the meeting and read out loud. All comments were in support of the Animal Shelter. There were no oral public comments received by the Village. The public hearing was closed at 5:18pm.

PUBLIC COMMENTS/GUEST SPEAKERS

- a. Innsbrook Corporation Future Growth Presentation - Keith Thompson presented the future growth of the Tyrol area to the Commissioners. This is located in the Southern portion of the Village. The three year future plan includes the possibility of adding a new water treatment plant. Tree-house, Chalet and Villa concept structures are planned in this area. Upgrades to existing lift stations should be online within sixty days.

APPROVAL OF MINUTES

Motioned by Commissioner Cosby, seconded by Commissioner Woolfolk to approve minutes from the previous Planning and Zoning Meetings held on July 06, 2022. All members present voted "Yea". Motion passed and approved with a 7-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

Bud Oldani will be resigning from the Planning and Zoning Commission after the September meeting.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby stated that a meeting has not been held since his last update.
- b. MU Extension - Commissioner Woolfolk stated that he spoke at the Wright City School Board meeting as a resident of the Village. Expressed concerns about increased traffic on Highway F in the area of the new school.

UNFINISHED BUSINESS:

None at this time.

NEW BUSINESS:

- a. Rezone Application - Innsbrook Corporation; 189.09 Acres - Keith Thompson stated that this parcel is located in the Tyrol Area. The Ehll Brothers are the largest neighboring property. Commissioners reviewed a parcel map of the area. Motioned by Commissioner Rust, seconded by Commissioner Wally, to recommend to the Board of Trustees, the approval of the rezone of the approximate 189.09 acre parcel. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Oldani - "Yea", Commissioner Rust - "Yea", Commissioner Wally - "Yea", Commissioner Woolfolk - "Yea". Motion passed and approved with a 7 "Yea", 0 "Nay", 0 Abstain vote.
- b. Special Use Permit Application - Wags & Whiskers Animal Shelter; 13620 State Hwy M - Commissioner Rust has concerns on the size of the kennels shown on the floorplan and commented that according to the State regulations it would not be in compliance. Kathy Caton and Mike Bohm stated that all cages and kennels will be according to state regulations. Commissioner Joyce thanked Wags & Whiskers for sending the environmental review to the Commissioners for review. Commissioner Wally wants to make sure all runoff water does not impede onto neighboring properties. Kathy Caton and Mike Bohm stated that berms can be built to make sure this does not happen. Commissioner Woolfolk stated that he is familiar with Yuppy Puppy in Weldon Springs and how they control noise and offered his assistance if it is needed. The play area was discussed. This area would be supervised at all times with a minimum number of dogs let out at one time. Kathy Caton and Mike Bohm were questioned about large intake events and how that would be handled. It was stated that in this event, all area shelters work together to find a safe place for all animals. Wags & Whiskers would not take in more than what is allowed at this location. Commissioner Wally would like to place a few additional conditions onto the permit; operating procedures, licensing through the State, dogs outside only between the hours of 7am-9pm, and a sufficient amount of liability insurance. Commissioner Wally will type up these additional conditions and submit to the Commissioners for approval. He will also attend the next Trustees meeting to present the conditions to the Board. Motioned by Commissioner Wally, seconded by Commissioner Joyce, to recommend to the Board of Trustees, the approval of the special use permit

application with additional conditions, allowing Wags & Whiskers to operate an animal shelter at 13620 State Highway M. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Oldani - "Yea", Commissioner Rust - Abstain, Commissioner Wally - "Yea", Commissioner Woolfolk - "Yea". Motion passed and approved with a 6 "Yea", 0 "Nay", 1 Abstain vote.

- c. Plat Application - Innsbrook Corporation; Innsbrook Estates Plat 110 - Keith Thompson stated that this plat abuts plat 108 and would included tree-house concept and 6-7 chalet structures. Cochran is working on the preliminary for sewer and when finished they will send it to the State for approval. Cuivre River Electric has the preliminary for electric service. Motioned by Commissioner Rust, seconded by Commissioner Cosby, to recommend to the Board of Trustees, the approval of the plat application of Innsbrook Estates Plat 110. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Oldani - "Yea", Commissioner Rust - "Yea", Commissioner Wally - "Yea", Commissioner Woolfolk - "Yea". Motion passed and approved with a 7 "Yea", 0 "Nay", 0 Abstain vote.

COMMISSIONER ANNOUNCEMENTS

Commissioner Woolfolk stated that trash receptacles inside the resort are becoming an issue. They are overflowing with garbage and rodents have been seen around the dumpsters. He will attend the next Trustees meeting to discuss this issue with them.

Commissioner Wally stated that during the Warren County Planning and Zoning meeting he attended, a proposed tiny home community on 65 +/- acres near the Cedar Lake Cellars area was discussed.


ADJOURNMENT

Motioned by Commissioner Rust, seconded by Commissioner Wally, to adjourn the regular meeting. All Members present voted "Yea". Motion passed with a 7-0 vote. Meeting adjourned at 6:38 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, August 03, 2022.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 9-7-22


Bernie Cosby, Secretary


Attest: Carla Ayala,
Village Administrator/Clerk

(seal)

