



**VILLAGE OF INNSBROOK  
PLANNING AND ZONING MEETING  
MEETING MINUTES  
Wednesday, June 5, 2024, 5:00 PM (CST)**

AGENDA

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
  - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA
- 5) PUBLIC HEARING
  - a. Innsbrook Corp.- 54.26-acre Annexation & Rezoning “AFM” to “PRD” Request
- 6) GUEST SPEAKERS/PRESENTATIONS
- 7) APPROVAL OF MINUTES
  - a. April 3, 2024 Regular Session
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
  - a. Appoint Lynda Baker as a new Commissioner
- 9) COMMITTEE REPORTS
  - a. Transportation Advisory Commission (TAC)
  - b. Village Planner (Streiler Planning)
- 10) UNFINISHED BUSINESS:
- 11) NEW BUSINESS:
  - a. Innsbrook Corporation- 54.26-acre Annexation Petition
  - b. Innsbrook Corporation- 54.26-acre Rezoning Application “AFM” to “PRD”
  - c. Innsbrook Corporation- Minor PD Masterplan amendment.
  - d. Innsbrook Corporation- 54.26-acre Preliminary Plat- Innsbrook Estates Plat 114
  - e. Innsbrook Corporation- 54.26-acre Final Plat- Innsbrook Estates Plat 114
- 12) PUBLIC COMMENTS
- 13) COMMISSIONER ANNOUNCEMENTS
- 14) ADJOURNMENT

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MINUTES

The meeting of the Village of Innsbrook Planning and Zoning Commission was held on Wednesday, June 05, 2024, at Village Hall, 1835 Highway F, Innsbrook, Missouri. The meeting was called to order at 5:02 PM (CST) with Commissioner Chairman Allen Huddleston presiding.

Upon roll call, Commissioners Bernie Cosby, Allen Huddleston, Brandon Pfeiffer, and Virgal Woolfolk were present, establishing a quorum. Commissioners Cheri Joyce, John Simon, and Jerry Rust were absent. Others in attendance included Nominee to Commission Lynda Baker, Village Clerk – Jackie Kemp, Village Planner - Todd Streiler, Innsbrook Project Manager, Land Development – Keith Thompson. Two people in audience. Zoom recording was not available.

**ADOPTION OF AGENDA:**

Commissioners Bernie Cosby 1<sup>st</sup> motion and Brandon Pfeiffer 2<sup>nd</sup> motion, agenda passed

**GUEST SPEAKERS/PRESENTATIONS:** Keith Thompson, Innsbrook Project Manager, Land Development presented maps of the 54.26 Annexation area. The area is very southern part of Tyrol area, close to Marthasville Fire District. Predicted to have 22 lots.

**NEW BUSINESS:**

- a. 54.26 Annexation Petition Vote for approval: Commissioners Pfeiffer 1<sup>st</sup> motion, Cosby 2<sup>nd</sup> motion. Roll call: Commissioners Cosby "Aye", Pfeiffer "Aye", Woolfolk "Aye", Huddleston "Aye". Petition passed and was approved with a 4 "Aye", 0 "No", 0 Abstain vote.
- b. 54.26-acre Rezoning Application "AFM" to "PRD" for approval: Commissioners Pfeiffer 1<sup>st</sup> motion, Woolfolk 2<sup>nd</sup> motion. Roll call: Commissioners Cosby "Aye", Pfeiffer "Aye", Woolfolk "Aye", Huddleston "Aye". Application passed and was approved with a 4 "Aye", 0 "No", 0 Abstain vote.
- c. Innsbrook Corporation- Minor PD Masterplan amendment: Commissioners Cosby 1<sup>st</sup> motion, Woolfolk 2<sup>nd</sup> motion. Roll call: Commissioners Cosby "Aye", Pfeiffer "Aye", Woolfolk "Aye", Huddleston "Aye". Amendment passed and was approved with a 4 "Aye", 0 "No", 0 Abstain vote.
- d. Innsbrook Corporation- 54.26-acre Preliminary Plat- Innsbrook Estates Plat 114: Prior to voting Commissioner Cosby concerned the language of the easement is a blanket easement to give contractors access outside of easement. Commissioner Woolfolk agrees with Cosby. Innsbrook Project Manager, Land Development Keith Thompson says utilities language is standard, self-adjacent to easement. Commissioner Cosby said for his vote to approve, wording needs to change for outside the easement. Village Planner – Todd Streiler asked Keith if the wording can be modified. Keith Thompson said he will find out. Commissioner Woolfolk 1<sup>st</sup> motion, Cosby 2<sup>nd</sup> motion to recommend approval following a final consultation with Todd Streiler, Village Planner and Hesse Graville LLC, Village Attorneys. Unanimous "Aye" vocal vote. No Preliminary plat passed with a 4 "Aye", 0 "No", 0 Abstain vote.
- e. Innsbrook Corporation- 54.26-acre Final Plat- Innsbrook Estates Plat 114: Commissioners Woolfolk 1<sup>st</sup> motion, Cosby 2<sup>nd</sup> motion to recommend approval following a final consultation with Todd Streiler, Village Planner and Hesse Graville LLC, Village Attorneys. Unanimous "Aye" vocal vote. No Final Plat passed with a 4 "Aye", 0 "No", 0 Abstain vote.

Todd Streiler indicated he will call attorneys the next day to work on consultation referenced above on d. and e.

**APPROVAL OF MINUTES**

- a. April 3, 2024 Regular Session: Name corrections needed from Canton to Caton. Commissioner Pfeiffer motioned. Unanimous "Aye" vocal vote. Minutes from 4/3/24 approved with a 4 "Aye", 0 "No", 0 Abstain vote.

**CHAIRMAN'S REPORT/APPOINTMENTS**

Appoint Lynda Baker as a new Commissioner: Lynda Baker took the oath in the Office of Planning & Zoning Commissioner. Her term in office is a 2 year term.

**COMMITTEE REPORTS**

- a. Transportation Advisory Commission (TAC)
- b. Village Planner (Streiler Planning)

Transportation studies will commence in few days with placement of numerous counter points within the Village during heavy use periods surrounding 4<sup>th</sup> of July activities.

**PUBLIC COMMENTS**

Les Kauble indicated list of concerns he brought to Village Hall to give to Chairman Allen Huddleston for this P&Z meeting. Village Clerk Jackie Kemp acknowledged receipt of Mr. Kauble's papers, but did not give to Chairman before the meeting started. Mr. Kauble concerns were absenteeism, conduct and the Motor Fuel tax and 4 foot shoulder ruts. Commissioner Chairman Huddleston indicated to Mr. Kauble he should direct financial information to the Board of Trustees. Mr. Kauble also said Innsbrook has

responsibilities to deal with if Innsbrook wants the prestige its known for by keeping clean and keeping pristine.

ADJOURNMENT

Motioned by Commissioner Pfeiffer, to adjourn the regular meeting. Chairman Huddleston yielded the floor for debate, but no debate was held. By voice vote, all Commissioners present voted "Aye". The motion passed and was approved with a 4 "Aye", 0 "No", 0 Abstain vote. The meeting adjourned at 6:21 PM (CST).

I hereby certify that these are the original minutes of the meeting of the Planning and Zoning Commission held on Wednesday, June 05, 2024.

Jackie Kemp, Village Clerk

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

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Bernie Cosby, Secretary

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Attest: Jackie Kemp,  
Village Clerk

(seal)