

**VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, December 7, 2016, 7:00 PM**

AGENDA

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF AGENDA
- 5) APPROVAL OF MEETING MINUTES
 - a. November 2, 2016
- 6) PUBLIC HEARING
 - a. Regarding various amendments to the Village of Innsbrook Zoning Regulations generally to include: Table of Contents; Chapter 15 - Revision to Zoning Code; Appendix A – removing previous Appendix A "Minimum Construction Standards for On-site Sewage Disposal Systems in the Village of Innsbrook" and replacing with new Appendix A "Sewage Disposal Systems in the Village of Innsbrook".
- 7) PUBLIC COMMENTS

(Citizens who have concerns or remarks on Planning and Zoning matters may speak at this time.)
- 8) COMMISSION COMMENTS
- 9) CHAIRMAN'S COMMENTS, REPORTS, APOINTMENTS
 - a. Reappointment of Mike Gambill to the Planning and Zoning Commission
- 10) UNFINISHED BUSINESS:
 - a. Appendix A and Procedure Manual Update
 - b. Annexation Petition of 24.47 Acres into the Village Limits
 - c. Rezoning Application of 165.70 Acres from "AFM" Agricultural Forest Management District to "PRD" Planned Residential Development District
 - d. Special Use Permit at 15524 Walkers Way
- 11) NEW BUSINESS:
 - a. Boundary Adjustment to Lot 647 and Lot 648 Innsbrook Estates
- 12) VOTE TO ADJOURN

MINUTES

The December 7, 2016 regular meeting of the Innsbrook Planning and Zoning Commission was held at Innsbrook Village Hall and called to order at 7:00 PM with Planning and Zoning Chairman Bob Soderholm presiding. Chairman Soderholm led the Pledge of Allegiance. Upon Roll Call, Mike Gambill, Bob Grah, Allen Huddleston, Bud Oldani, Bob Soderholm and Bob Vogler were present. Jerry Rust was absent. After roll call Chairman Soderholm announced that a quorum was present for the transaction of business. Also in attendance were Village Administrator/Clerk, Carla Heggemann.

APPROVAL OF AGENDA

Chairman Soderholm asked for a motion to approve the December 7, 2016 agenda. Motioned by Mike Gambill, seconded by Bud Oldani, to approve the agenda. All members present voted "Aye". Motion passed and approved with a 6-0 vote.

APPROVAL OF MINUTES

Motioned by Bob Vogler, seconded by Allen Huddleston to approve minutes from the previous Planning and Zoning Meeting held on November 2, 2016. All members present voted "Aye". Motion passed and approved with a 6-0 vote.

PUBLIC HEARING -

Chairman Soderholm opened the Public Hearing. No one from the general public were present to comment. With no questions or comments, Chairman Soderholm closed the Public Hearing.

CHAIRMAN'S COMMENTS, REPORTS, APPOINTMENTS

Mike Gambill stated that he will be unable to attend meetings in January and February. Bud Oldani stated that he will be unable to attend meeting in January if one is held.

- a. Reappointment of Mike Gambill to the Planning and Zoning Commission - Bob Soderholm swore in Mike Gambill to another four year term.

UNFINISHED BUSINESS:

- a. Appendix A and Procedure Manual Update - After review and discussion, motioned by Bob Grah, seconded by Bud Oldani that the Planning and Zoning Commission recommend approval of Appendix A and adoption by Ordinance to the Board of Trustees. By roll call vote, Mike Gambill - "Aye", Bob Grah - "Aye", Allen Huddleston - "Aye", Bud Oldani - "Aye", Bob Soderholm - "Aye" and Bob Vogler - "Aye". All members present voted "Aye". Motion passed and approved with a 6-0 vote.
- b. Annexation Petition of 24.47 Acres into the Village Limits - This is additional acreage to be annexed in for the roadway going into the new development. A resident had a concern with this annexation leaving a unincorporated area surrounded by the Village. Bob Soderholm stated that it is good practice for a Village not to annex in such a way it winds up with a donut hole. The residents whom own the properties in the unincorporated area were believed to be at the public hearing and did not express concern about the issue. Bob Soderholm stated that Chip Wobbe did not want to annex the additional 14+ acres of this parcel because, at this time, Innsbrook Corporation does not know exactly what they will do with that area yet. Let it be known, the Planning and Zoning Commission is aware of the un-annexed space that will be left after the Annexation.
- c. Rezoning Application of 165.70 Acres from "AFM" Agricultural Forest Management District to "PRD" Planned Residential Development District - Nothing discussed at this time.
- d. Special Use Permit at 15524 Walkers Way - After careful review of the building material specifications, Bob Soderholm suggested approving Commodore Homes of Indiana as a provider of Modules to the Village of Innsbrook and adding them to the list of Modular providers. Motioned by Bob Soderholm, seconded by Mike Gambill to approve Commodore Homes of Indiana as a supplier of Modular Homes within the Village of Innsbrook. All members present voted "Aye". Motion passed and approved with a 6-0 vote. After review and discussion of septic, modular and foundation, motioned by Bob Soderholm, seconded by Bud Oldani that the Planning and Zoning Commission recommend approval of Special Use Permit to the Board of Trustees. By roll call vote, Mike Gambill - "Aye", Bob Grah - "Aye", Allen Huddleston - "Aye", Bud Oldani - "Aye", Bob Soderholm - "Aye" and Bob Vogler - "Aye". All members present voted "Aye". Motion passed and approved with a 6-0 vote.

NEW BUSINESS:

- a. Boundary Adjustment to Lot 647 and Lot 648 Innsbrook Estates - After review and discussion, motioned by Bob Vogler, seconded by Alan Huddleston that the Planning and Zoning Commission recommend approval of the Boundary Adjustment to Lot 647 and Lot 648 Innsbrook Estates to the Board of Trustees. By roll call vote, Mike Gambill - "Aye", Bob Grah - "Aye", Allen Huddleston -

"Aye", Bud Oldani - "Aye", Bob Soderholm - "Aye" and Bob Vogler - "Aye". All members present voted "Aye". Motion passed and approved with a 6-0 vote.

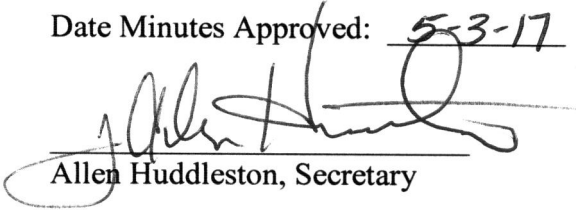
VOTE TO ADJOURN

Motioned by Mike Gambill, seconded by Allen Huddleston, to adjourn the regular meeting. All Members present voted "Aye". Motion passed with a 6-0 vote. Meeting adjourned at 7:40pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, December 7, 2016.

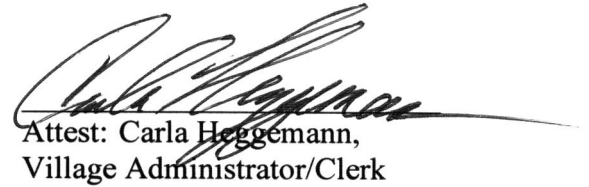
Carla Heggemann, Village Administrator/Clerk

Date Minutes Approved: 5-3-17



Allen Huddleston, Secretary

(seal)



Attest: Carla Heggemann,
Village Administrator/Clerk

