



**VILLAGE OF INNSBROOK
PLANNING AND ZONING
MEETING MINUTES
Wednesday, February 07, 2024, 5:00 PM**

AGENDA

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
 - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA
- 5) GUEST SPEAKERS/PRESENTATIONS
- 6) APPROVAL OF MINUTES
 - a. October 04, 2023 Regular Session
 - b. January 18, 2024 Work Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
 - b. Village Planner (Streiler Planning)
- 9) UNFINISHED BUSINESS:
- 10) NEW BUSINESS:
 - a. Special Use Permit/Site Plan Amendment - Wags and Whiskers; 13620 State Highway M
 - i. Zoning Regulation Section 14.9.7.1: Major and Minor Change Determination
- 11) PUBLIC COMMENTS
- 12) COMMISSIONER ANNOUNCEMENTS
- 13) ADJOURNMENT

MINUTES

The regular meeting of the Village of Innsbrook Planning and Zoning Commission was held on Wednesday, February 07, 2024, at Village Hall, 1835 Highway F, Innsbrook, Missouri, in person, and via Zoom Video Conference. The meeting was called to order at 5:00 PM (CST) with Chairman Huddleston presiding. Chairman Huddleston led the Pledge of Allegiance.

Upon roll call, Commissioners Bernie Cosby, Allen Huddleston, Cheri Joyce [via Zoom], Brandon Pfeiffer, Jerry Rust and Virgal Woolfolk were present, establishing a quorum. Commissioner John Simon was absent. Others in attendance included Village Administrator/Clerk - Carla Ayala, Village Planner – Todd Streiler, Nathan Bruns – Hesse Graville, and various residents in person and via videoconference.

ADOPTION OF AGENDA

Motioned by Commissioner Rust, seconded by Commissioner Woolfolk, to adopt the agenda. 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 6 "Aye", 0 "No", 0 Abstain vote.

GUEST SPEAKERS/PRESENTATIONS

There were no presentations.

APPROVAL OF MINUTES

Motioned by Commissioner Pfeiffer, seconded by Commissioner Rust, to approve the October 04, 2023 Planning and Zoning regular meeting minutes as well as the January 18, 2024 Work Session minutes. 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 6 "Aye", 0 "No", 0 Abstain vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

Chairman Huddleston had nothing to report.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC): Commissioner Cosby was recognized to give a report.
 - The Boonslick Regional Planning Commission (BRPC) final list of road and bridge needs is complete for 2024 and has been submitted to MoDot. This list contains suggestions from Warren, Lincoln & Montgomery Counties for MoDot to consider these needs in their future planning.
 - Some of the items from the list that could be of interest or impact the Innsbrook community are: Construction of a new interchange at I-70 & Stracks Church; Improvements to I-70 Exit #200 at Wright City, congestion at North end of Bridge & ramp improvements; Geometric intersection improvements needed at the intersection of Highways "F" & "M"; Shoulder improvements on Hwy "F" from Innsbrook to Hwy "M".
 - The next TAC Meeting will be held on February 15th, and Commissioner Cosby will discuss the intersection of Highways "M", "OO" & "T". In the recent past there have been three Innsbrook community families severely injured from vehicles running the stop signs at this intersection
- b. Village Planner (Streiler Planning) - The report of the Village Planner was received.
 - Comprehensive Plan – Held Kick-off meeting and asked the Commissioners to submit any comments or changes to him prior to the next meeting.

UNFINISHED BUSINESS:

None at this time.

NEW BUSINESS:

- a. Special Use Permit; Wags and Whiskers; 13620 State Highway M
 - i. Zoning Regulation Section 14.9.7.1: Major and Minor Change Determination - Mr. Mike Caton made a presentation on behalf of Wags and Whiskers. The history of the project was outlined. Wags and Whiskers had a recommendation to install the lagoon rather than a drip-system, due to the potential clogging of the system from pet hair. The amended site plan with the lagoon and landscaping shown has been submitted. Mr. Todd Streiler gave his staff report and recommended this to be a major change, requiring public hearings. Citing changes have been made to set backs, location of the water source (well) and location of the on-site septic system (lagoon). Motioned by Commissioner Pfeiffer, seconded by Commissioner Rust, to recommend the Board of Trustees consider the proposed amendments to the Special Use Permit Site Plan as a major change. Chairman Huddleston yielded the floor for debate, but no debate was held.
By roll call vote.
 - Commissioner Cosby: "Aye" • Commissioner Pfeiffer: "Aye" • Commissioner Simon: Absent
 - Commissioner Huddleston: "Aye" • Commissioner Rust: "Aye" • Commissioner Woolfolk "Aye"
 - Commissioner Joyce: "No"The motion passed and was approved with a 5 "Aye", 1 "No", 0 Abstain vote

PUBLIC COMMENTS

Chairman Huddleston recognized the following speakers:

- Kathy Caton [42 S. Lionshead]:
Subject: Wags and Whiskers support.
- Tracy Muse [13633 State Highway M]:
Subject: Wags and Whiskers concerns of lagoon
- Bob Samson [145 Geneva Cove]:
Subject: Wags and Whiskers support and better communication.
- Les Kauble [26119 Rynelle Drive]:
Subject: Wags and Whiskers concerns.
- Jana Weigel [1765 State Highway F]:
Subject: Wags and Whiskers and Zoning concerns.

- Tom DeBenedetti [2747 Tyrolean Way]:
Subject: Wags and Whiskers support and written design guidelines for developers.
- Jen Pohlmann [Wright City]:
Subject: Wags and Whiskers effect on neighboring properties and design regulations.

COMMISSIONER ANNOUNCEMENTS

During the announcements, no updates were provided by the Commissioners.

ADJOURNMENT

Motioned by Commissioner Rust, seconded 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 6 "Aye", 0 "No", 0 Abstain vote.

The meeting adjourned at 6:15 PM (CST).

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, February 07, 2024.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: _____

Bernie Cosby,
Secretary

Attest: Carla Ayala,
Village Administrator/Clerk

(seal)

