



VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, August 02, 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 HEARING**
 - a. Annexation & Rezone Petitions - Innsbrook Corporation; 10.34 Acres
- 6) PUBLIC COMMENTS/GUEST SPEAKERS/PRESENTATIONS
 - a. Keith Thompson - Innsbrook Corporation Development Update
- 7) APPROVAL OF MINUTES
 - a. July 05, 2023 Regular Session
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
- 9) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
 - b. Streiler Planning
- 10) UNFINISHED BUSINESS:
 - a. Wags and Whiskers Special Use Permit Review
- 11) NEW BUSINESS:
 - a. Annexation & Rezone Petitions - Innsbrook Corporation; 10.34 Acres
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The August 02, 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 Bernie Cosby, Allen Huddleston, Cheri Joyce, Jerry Rust, and Virgal Woolfolk were present. Commissioners Brandon Pfeiffer and John Simon were absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Village Planner - Todd Streiler, Keith Thompson - Innsbrook Corporation, Mike Wally [2530 Alpine Trail Dr] and Les Kauble [26119 Rynelle Dr]. All other visitors attended this meeting via videoconference. Those attendees included, but were not limited to, Kathy Caton and Tracy Sator.

ADOPTION OF AGENDA

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

PUBLIC HEARING

- a. Annexation & Rezone Petitions - Innsbrook Corporation; 10.34 Acres – Chairman Huddleston opened the public hearing to hear public comments regarding the Annexation and Rezone Applications from Innsbrook Corporation of 10.34 acres from "AFM" Agriculture Forest Management District to "PRD" Planned Residential Development District. The Commission has received the official plat, a site plan, and all fees required to be in compliance with the annexation and rezoning applications 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 zero written comments received by the Village. No one in attendance voiced their concerns verbally. The public hearing was closed.

PUBLIC COMMENTS/GUEST SPEAKERS

- a. Keith Thompson - Innsbrook Corporation Development Update – Keith Thompson distributed renderings of phase 2 and 3 of the Innsbrook Development for the Commissioners to review. This is located in the Tyrol Valley area with higher density and more common ground, chalets and new concept homes with a trail system. Timetable of these phases will be five years if the economy stays good.

Les Kauble (26119 Rynelle Drive) – Would like to bring to the attention of the Commissioners the mold on the white fence belonging to Innsbrook Corporation. He believes that it is decreasing the property values of surrounding homes. The trash along Highway F is also becoming an issue. Les Kauble wanted to inform the Commissioners, and will bring his concerns to the Board of Trustees as well.

APPROVAL OF MINUTES

Motioned by Commissioner Joyce, seconded by Commissioner Rust to approve the Planning and Zoning meeting minutes of the regular meeting held on July 05, 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 reported that he has not been to a meeting since May. There will be a meeting in August, and we will find out what has made the list of projects.
- b. Streiler Planning - Todd Streiler reported to the Commissioners regarding the Dollar General, Water Tower and will be working on the Comprehensive Plan update moving forward as he has the time.

UNFINISHED BUSINESS:

- a. Wags and Whiskers Special Use Permit Review – Chairman Huddleston stated that the Village received a response letter from the Missouri Department of Natural Resources (DNR) just today, regarding the sewage treatment system. There has not been ample time to review prior to this meeting. Mike Wally stated that he is now on the Advisory Board for Wags and Whiskers. The letter was received from DNR, however their Board has not met yet to discuss the findings. They would like to review the letter and be added onto a future Village agenda for discussion. There were some discrepancies in the letter that they are aware of. Commissioner Rust stated that if DNR won't regulate the system he believes it will need to go through the Missouri Department of Health and Senior Services (DHSS) with acreage less than three acres. Todd Streiler recommended that Wags and Whiskers submit an updated site plan to the Village since the lagoon is a substantial change from the approved site plan. Les Kauble stated that property values will decrease because of the lagoon located on the property next to the Highway. Mike Wally informed the Commissioners about the construction plans moving forward.

NEW BUSINESS:

- a. Annexation & Rezone Petitions - Innsbrook Corporation; 10.34 Acres – Commissioner Cosby stated that looking at the map and comparing it to Plat 104 there is a discrepancy on the southern boundary of the annexation, and would like to postpone making any decisions until this is corrected. With no further discussion, motioned by Commissioner Cosby, seconded by Commissioner Woolfolk, to postpone the annexation and rezone of Innsbrook Corporation's 10.34 acres until the next meeting. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer – Absent, 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 Joyce, seconded by Commissioner Rust, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 5-0 vote. Meeting adjourned at 6:03 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, August 02, 2023.

Date Minutes Approved: 9-6-23

Carla Ayala, Village Administrator/Clerk

Bernie Cosby
Bernie Cosby, Secretary

Carla Ayala
Attest: Carla Ayala
Village Administrator/Clerk

(seal)

