

BILL NO. 239

ORDINANCE NO. 237

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE VILLAGE OF INNSBROOK, MISSOURI.

WHEREAS, the Planning and Zoning Commission of the Village of Innsbrook held a public hearing on December 7, 2016 on amendments to various Sections of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission has recommended approval of said amendments to the Zoning Code at the Board of Trustees meeting of December 13, 2016; and

WHEREAS, the proposed amendments to the Zoning Code were published on the Village of Innsbrook website for resident review; and

WHEREAS, the Board of Trustees of the Village of Innsbrook advertised and held a public hearing on December 13, 2016 and determined after due and careful consideration that the amendments to various sections of the Zoning Code would be in the best interest to the Village of Innsbrook.

NOW THEREFORE BE IT ORDAINED, BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK AS FOLLOWS:


Section 1. Appendix A, "Minimum Construction Standards for On-Site Sewage Disposal Systems in the Village of Innsbrook" is hereby deleted in its entirety and new Appendices A, "Sewage Disposal Systems in the Village of Innsbrook" inserted in lieu thereof as reflected in Exhibit "A" attached hereto and made a part hereof.

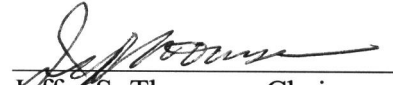
Section 2. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 3. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

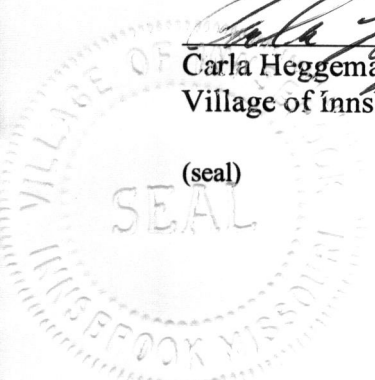
This Bill was passed and approved this 13th day of February, 2017 by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.

ATTEST:


Carla Heggemann, Village Administrator/Clerk
Village of Innsbrook


Jeffrey S. Thomsen, Chairman
Village of Innsbrook Board of Trustees

(seal)



APPENDIX A SEWAGE DISPOSAL SYSTEMS IN THE VILLAGE OF INNSBROOK

A.1 GENERAL

This rule establishes the requirements and regulations for sewage disposal systems operating within the Village of Innsbrook. It recognizes the State of Missouri as the experts in the design, installation, inspection, and operation of such systems. As such these experts will have full authority to issue permits, inspect, enforce regulations and standards, investigate complaints, and collect fees for their services.

A.2 DEFINITIONS

- **Major Modification and Repairs-** The redesigning, alteration, or expansion of an onsite wastewater treatment system by relocation of the system or a part of the system; replacement of septic tank; or construction of a new absorption field.
- **Minor Repairs –** Minor Repairs are allowed to be done without a permit. (*Examples of minor repairs would be, but not limited to:*
 - *Replacing no more than one length (10') of broken or collapsed pipe*
 - *Replacing broken/missing clean-outs;*
 - *Installing risers on tanks to bring the manhole closer to final grade;*
 - *Replace baffles inside tanks;*
 - *Pumping of tanks;*
 - *Adjustment of distribution devices;*
 - *Replacement of pumps, floats, or control panels and;*
 - *Performing routine maintenance of system.*

A.3 CENTRAL SEWAGE DISPOSAL SYSTEMS

Systems or treatment facilities that process more than 3,000 gallons per day of waste from structures within the Village of Innsbrook shall be designed, installed, inspected, and operated in accordance with the requirements and regulations published by the Missouri Department of Natural Resources (DNR) [Section 644 RSMo].

A.4 ON-SITE SEWAGE TREATMENT SYSTEMS

On-site systems that process 3,000 gallons per day or less of waste from structures within the Village of Innsbrook shall be designed, installed, inspected, and operated in accordance with *Sections 701.025 through 701.059 RSMo* and with *Title 19 CSR 20-3.060 Minimum Construction Standards for On-Site Sewage Disposal Systems* of the Rules of Department of Health & Senior Services. More information can be obtained at <http://health.mo.gov/living/environment/onsite/>

A.5 ON-SITE SYSTEM INSPECTION ON TRANSFER OF OWNERSHIP

On-site sewage treatment systems, as defined in section A.4, should be inspected by an inspector licensed by the State of Missouri in accordance with *Title 19 CSR 20-3.070 Requirements for On-Site Wastewater Treatment System Inspectors/Evaluators*.

Engagement of the services of such an inspector shall be the responsibility of the seller and/or buyer of the property being transferred and will not require a permit from the Village of Innsbrook. Should the system in question not meet the State's Minimum Construction Standards and require major repair, modification, or replacement, the requirements of Section A.4 shall apply.

A.6 SOIL EVALUATORS, INSTALLERS, INSPECTORS AND ENGINEERS

Lists of registered/licensed soil evaluators, installers, inspectors and engineers can be found on the Missouri Department of Health & Senior Services (DHSS) website at the following locations:

- **Soil Evaluators:** <http://health.mo.gov/living/environment/onsite/ose/index.php>
- **Registered Installers:** <http://health.mo.gov/living/environment/onsite/counties/index.php>
- **Licensed Inspectors:** <http://health.mo.gov/living/environment/onsite/inspectors/index.php>
- **Licensed Engineers:** <https://renew.pr.mo.gov/apelsla-licensee-search.asp>

A.7 PERMITS AND VARIANCES

Property owners and their contractors are responsible for the preparation and submittal of the necessary applications, supporting information and reports, as well as any and all fees required to obtain a permit to install or perform major repairs on a *On-Site Sewage Disposal System*, directly to the Missouri Department of Health & Senior Services (DHSS). To apply for an application, contact DHSS at (573) 751-6095 and ask the receptionist for a wastewater application. To assist in the permitting process, a check list and necessary forms can be found on the DHSS website at the following locations:

- **Instructions and Check Off List:**
<http://health.mo.gov/living/environment/onsite/pdf/permitappinstructions.pdf>
- **Construction Permit Application:**
<http://health.mo.gov/living/environment/onsite/pdf/constrpermitapp.pdf>
- **Construction Permit Application Fee:**
<http://health.mo.gov/living/environment/onsite/pdf/permitfee.pdf>
- **Application For Variance:**
<http://health.mo.gov/living/environment/onsite/pdf/varianceapp.pdf>

A.8 REFERENCES AND INFORMATION

Information and assistance with this process can be obtained from the Village of Innsbrook Administrator located at the Village Hall. Additional information and resources can be found on the DHSS website at the following locations:

- **Missouri Laws/DHSS Rules:**
http://health.mo.gov/living/environment/onsite/pdf/onsite_ref_book.pdf
- **Homeowner's Manual:**
<http://health.mo.gov/living/environment/onsite/pdf/SystemOwnersManual.pdf>