

**VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, January 04, 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 COMMENTS/GUEST SPEAKERS/PRESENTATIONS
- 6) APPROVAL OF MINUTES
 - a. December 07, 2022 Regular Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 9) UNFINISHED BUSINESS:
 - a. Rezone Application - Overland Group LLC; 2.60 Acres
- 10) NEW BUSINESS:
- 12) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The January 04, 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, Mike Wally and Virgal Woolfolk were present. Commissioner John Simon was absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Village Attorney - Nathan Bruns, Charlie Boyce - Innsbrook Corp., Jacob Stauffer - Overland Group, and Steve Taylor [L2109]. Others attended via Zoom videoconference.

ADOPTION OF AGENDA

Motioned by Commissioner Rust, seconded by Commissioner Wally to approve the meeting agenda. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

PUBLIC COMMENTS/GUEST SPEAKERS

Charlie Boyce stated that he has been watching all meetings pertaining to the rezone application. There is a large population of the Village that does not want the commercial development at Highway's F and M, and because of this wants the Village to plan for the future. Charlie Boyce asked the Commissioners to think of the future of the Village and vote no, against the rezone.

APPROVAL OF MINUTES

Motioned by Commissioner Wally, seconded by Commissioner Woolfolk to approve minutes from the regular Planning and Zoning meeting held on December 07, 2022. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

Nothing to report at this time.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby stated that there is no change since last meeting and that he will try to add a round-a-bout to the Highway F & M intersection onto the "want list" for Warren County.

UNFINISHED BUSINESS:

- a. Rezone Application; Overland Group LLC; 2.60 Acres - Jacob Stauffer with Overland Group stated that they have made good faith effort to address the Village's concerns about the rezone. The site plans have been upgraded for the building to be a DG Market in order to offer fresh produce. The exterior of the building has been upgraded as well. This was not required by the Village, but Overland Group did this to show good faith. This application is for a rezone, there is much work to do in the future on planning the building and ingress/egress with MoDOT. The Village's Comprehensive Plan has this parcel planned for commercial development. Commissioner Rust wanted clarification on the Comprehensive Plan showing commercial in this area. The future development map was shared with Commissioner Rust. Commissioner Wally spoke to the Commissioners about the areas where questions should be asked to approve a rezone application. They are as follows:
 - 1) Is the rezoning application in accordance with the future land use recommendations in our Village of Innsbrook Comprehensive Plan? Yes, it is in accordance with the future land use map.
 - 2) Does the rezoning application meet the minimum Commercial Highway redistricting requirements of 5 acres? Nathan Bruns clarified the five acre minimum requirement is a district requirement. The lot requirement is two acres, so the district five acre minimum does not apply.
 - 3) Does the rezoning application meet the minimum Commercial Highway lot size of 2 acres? Yes, 2.6 acres.
 - 4) Does the rezoning application take into consideration future road design per our transportation plan? Yes, the applicant included a site plan drawing concept with a roundabout at Highway F & M intersection.
 - 5) Does the rezoning application meet our minimum requirement of 35 feet for vehicle vision line of sight for corner lots? Yes, vision line of sight at intersection Highway F & M exceeds 35 feet according to site plan.

Commissioner Cosby asked if the Comprehensive Plan was written correctly, with commercial developments abutting residential properties. Nathan Bruns stated that it looks as if the Comprehensive Plan was completed correctly. Chairman Huddleston wanted to clarify to everyone that this is not an easy task for the Planning and Zoning Commission. The Commission must look at the Village rules, regulations and codes when making this decision and keep personal feelings out of the process. Commissioner Woolfolk stated that he would like to see the Comprehensive Plan updated every three years. A clarification was made that the Village would not be able to afford that at this time. However, we need to budget for an update this next fiscal year. With no further discussion, motioned by Commissioner Wally, seconded by Commissioner Joyce, to recommend to the Board of Trustees, the approval of the Rezone Application submitted by Overland Group for the 2.60 acres. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - "Nay", Commissioner Simon - Absent, Commissioner Wally - "Yea", and Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Yea", 1 "Nay", 0 Abstain vote.

NEW BUSINESS:
None at this time.

COMMISSIONER ANNOUNCEMENTS

Commissioner Wally would like to update the Commercial section of the Zoning Code. Would like to submit his changes to the Commission and Village Attorney for review and possibly set up some work sessions to work through the changes.

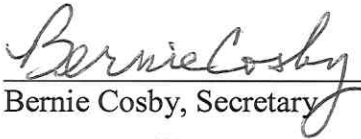
ADJOURNMENT

Motioned by Commissioner Woolfolk, seconded by Commissioner Joyce, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 6-0 vote. Meeting adjourned at 5:36 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, January 04, 2023.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 2-1-23


Bernie Cosby, Secretary


Attest: Carla Ayala,
Village Administrator/Clerk

(seal)

