

**VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, June 01, 2022, 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 - Wags and Whiskers; 13620 State Highway M
- 6) PUBLIC COMMENTS/GUEST SPEAKERS
 - a. Keith Thompson, Innsbrook Corporation
- 7) APPROVAL OF MINUTES
 - a. April 06, 2022
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
- 9) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 10) UNFINISHED BUSINESS:
- 11) NEW BUSINESS:
 - a. Annexation & Rezone Petitions - Wags and Whiskers; 13620 State Highway M
 - b. Boundary Adjustment Application - Hauskins; Innsbrook Estates Lots 59 & 60
 - c. Boundary Adjustment Application - Tighe; Innsbrook Estates Lots 175 & 176
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) OPEN FORUM
- 13) ADJOURNMENT

MINUTES

The June 01, 2022 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, Bud Oldani, Jerry Rust, Mike Wally and Virgal Woolfolk were present. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Kathy Caton and Mike Bohm - Wags & Whiskers, and Mike Hauskins. Due to the COVID-19 Pandemic, all other visitors attended this meeting via videoconference.

ADOPTION OF AGENDA

Motioned by Commissioner Rust, seconded by Commissioner Oldani to approve the June 01, 2022 agenda. All members present voted "Yea". Motion passed and approved with a 7-0 vote.

PUBLIC HEARING

Chairman Huddleston opened the public hearing at 5:01pm to hear public input regarding the Annexation & Rezone Petition at 13620 State Highway M . No public input was received by the Village. Kathy Caton and Mike Bohm gave a presentation regarding the use of the property for the animal shelter Wags & Whiskers. The shelter will house 25 cats and 25 dogs indoors. They will bring in strays, try finding owners and have animals for adoption as well. The sewer system will be on-site, water system will be an on-site well, solid waste from animals will be bagged and hauled off site. Commissioner Rust has issues with the size of the lot for a commercial property, as well

as concerns that the neighboring property owners were not contacted correctly, and that signs should have been displayed on the property prior to this Public Hearing. Village Administrator, Carla Ayala, stated that certified letters were mailed to each of the neighboring property owners, stating the date and time of the public hearing, the legal description of the property, as well as a map included with the letter highlighting the property located at 13620 Highway M. In addition, the public hearing was advertised in the Warren County Record, on the Village website and posted at Village Hall. Commissioner Woolfolk suggested that a smell and sound test be performed prior to the special use permit application. Motioned by Commissioner Oldani, seconded by Commissioner Wally to close the public hearing. All members present voted "Yea". Motion passed and approved with a 7-0 vote. The public hearing was closed at 5:45pm.

PUBLIC COMMENTS/GUEST SPEAKERS

None at this time.

APPROVAL OF MINUTES

Motioned by Commissioner Woolfolk, seconded by Commissioner Oldani to approve minutes from the previous Planning and Zoning Meeting held on April 06, 2022. All members present voted "Yea". Motion passed and approved with a 7-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

None at this time.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby updated the Commissioners on the MoDOT construction and/or paving projects in the area.

UNFINISHED BUSINESS:

None at this time.

NEW BUSINESS:

- a. Annexation & Rezone Petitions; Wags and Whiskers; 13620 State Highway M - Motioned by Commissioner Oldani, seconded by Commissioner Woolfolk, to recommend to the Board of Trustees, the approval of the voluntary annexation and rezone of the approximate two acre parcel known as 13620 State Highway M. By roll call vote, Commissioner Cosby - Abstain, Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Oldani - "Yea", Commissioner Rust - Abstain, Commissioner Wally - "Yea", Commissioner Woolfolk - "Yea". Motion passed and approved with a 5 "Aye", 0 "Nay", 2 Abstain vote.
- b. Boundary Adjustment Application; Hauskins; Innsbrook Estates Lots 59 & 60 - Mike Hauskins presented to the Commission the need for the Boundary Adjustment of Lots 59 & 60. The shared property line of Lots 59 & 60 was too close to the home on Lot 60. The adjustment is needed to provide space for parking on Lot 60. This adjustment is a mutual agreement between both land owners. Motioned by Commissioner Joyce, seconded by Commissioner Rust, to recommend to the Board of Trustees, the approval of the Boundary Adjustment of Lots 59 & 60. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Oldani - "Yea", Commissioner Rust - "Yea", Commissioner Wally - "Yea", Commissioner Woolfolk - "Yea". Motion passed and approved with a 7 "Aye", 0 "Nay", 0 Abstain vote.
- c. Boundary Adjustment Application; Tighe; Innsbrook Estates Lots 175 & 176 - There was not a representative in attendance for this boundary adjustment, therefore it was not acted on at this time.

COMMISSIONER ANNOUNCEMENTS

None at this time.

OPEN FORUM

None at this time.

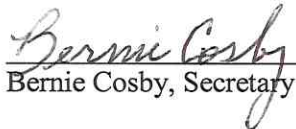
ADJOURNMENT

Motioned by Commissioner Oldani, seconded by Commissioner Woolfolk, to adjourn the regular meeting. All Members present voted "Yea". Motion passed with a 7-0 vote. Meeting adjourned at 6:08 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, June 01, 2022.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 7/6/2022


Bernie Cosby, Secretary

(seal)


Attest: Carla Ayala,
Village Administrator/Clerk

