

VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, July 05, 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
 - a. Oath of Office to Newly Appointed Commissioner
 - b. Keith Thompson - Innsbrook Development Update
- 6) APPROVAL OF MINUTES
 - a. June 07, 2023 Work Session
 - b. June 07, 2023 Regular Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
 - b. Streiler Planning
- 9) UNFINISHED BUSINESS:
 - a. Site Plan Application; Innsbrook Corporation Water Tower #2
 - b. Wags and Whiskers Special Use Permit Review
- 10) NEW BUSINESS:
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The July 05, 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, John Simon and Virgal Woolfolk were present. Commissioner Jerry Rust was absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Village Planner - Todd Streiler, Brandon Pfeiffer [544 Lorraine Way], and Joe Kueper - Innsbrook Corporation. All other visitors attended this meeting via videoconference. Those attendees included, but were not limited to, Mike Bohm and Char Pfeiffer.

ADOPTION OF AGENDA

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

PUBLIC COMMENTS/GUEST SPEAKERS

Nothing at this time.

APPROVAL OF MINUTES

Commissioner Joyce requested two correction be made to the regular meeting minutes. Under **visitors**, strike "Tim" from "Tim Joyce Law Firm", stating that the law firm name has changed. Under **Unfinished Business: (a)**, strike "Commissioner Joyce questioned if vinyl fencing along that side instead of trees could be done.", stating that this was part of the conversation. Motioned by Commissioner Joyce, seconded by Commissioner Simon to approve the Planning and Zoning meeting minutes with corrections made to the regular meeting held on June 07, 2023, and the work session held on June 07, 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.

Village Administrator, Carla Ayala, swore in Brandon Pfeiffer to the office of Planning and Zoning Commissioner, for which he was appointed by the Board of Trustees on June 13, 2023. Commissioner Pfeiffer joined the dais for the rest of the meeting.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby reported that the next meeting is in August. Discussion was held regarding a turn lane on Highway F at the main gate to Innsbrook Resort. The turn lane on Stracks Church road was funded by Innsbrook Corporation with the labor done by Warren County. MoDOT will have to be contacted for Highway F if a turn lane is needed. Innsbrook Corp. could partner with MoDOT to fund the project. Innsbrook Security might have traffic flow number for peak times to show good cause for the need for a turn lane. There are safety concerns at that location with traffic backing up and the low visibility due to the turn in the roadway. Commissioner Cosby will find out in a few meetings if the intersection improvements of Highway F and M will be approved to be added to the list.
- b. Streiler Planning - Todd Streiler introduced himself to the Commissioners and explained his role with the Village. He has performed a review of the Dollar General site plan and held a discussion with the Commissioners.

UNFINISHED BUSINESS:

- a. Site Plan Application; Innsbrook Corporation Water Tower - Joe Kueper, Utilities Director with Innsbrook Corp., spoke to the Commissioners about construction of a new 300,000 gallon water tower located by Lake Konstanz next to the existing dog park. McGuire Iron is the Contractor for the project. The color of the tower will be sky blue. Todd Streiler stated that the set back "fall zone" requirements have not been followed but can be waived by the Commissioners. Also, the Innsbrook logo on the tower is considered a sign and do not fit the sign requirements, but can be waived by the Commissioners. With no further discussion, motioned by Commissioner Simon, seconded by Commissioner Pfeiffer, to recommend approval to the Board of Trustees, the site plan application conditioned upon Village site requirements of set back and sign regulations be waived. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Pfeiffer - "Yea", Commissioner Rust - Absent, Commissioner Simon - "Yea", and Commissioner Woolfolk - "Yea". Motion passed and approved with a 6 "Yea", 0 "Nay", 0 Abstain vote.
- b. Wags and Whiskers Special Use Permit Review - Mike Bohm stated that Lewis & Bade has been hired for engineering services. All required documents will be submitted to DNR this week, and hopefully a decision will be made on the septic system by the end of July. They are receiving bids for the interior construction.

NEW BUSINESS:

There was not new business to discuss at this time.

COMMISSIONER ANNOUNCEMENTS

Commissioners did not have anything further to discuss at this time.


ADJOURNMENT

Motioned by Commissioner Simon, seconded by Commissioner Joyce, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 6-0 vote. Meeting adjourned at 6:06 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, July 05, 2023.

Date Minutes Approved: 8/2/23

Carla Ayala, Village Administrator/Clerk


Bernie Cosby, Secretary


Attest: Carla Ayala,
Village Administrator/Clerk

(seal)