

**THE VILLAGE OF INNSBROOK**  
**PLANNING AND ZONING MEETING**  
**TENTATIVE AGENDA**  
**Innsbrook Village Hall**  
**1835 Highway F, Innsbrook, MO 63390**  
**Wednesday, May 07, 2025, 5:00 PM (CST)**

**Public notice is hereby given that the Planning and Zoning Commission will meet to discuss and act upon the matters on this agenda as follows:**

- 1) CALL TO ORDER
- 2) OPENING CEREMONY
  - a. Pledge of Allegiance
- 3) ROLL CALL
- 4) ADOPTION OF AGENDA
- 5) PUBLIC HEARING
  - a. Annexation Innsbrook Corp Plat 115
  - b. Annexation Innsbrook Corp Plat 116
- 6) GUEST SPEAKERS/PRESENTATIONS
- 7) APPROVAL OF MINUTES
  - a. Regular Session, March 5, 2025
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
- 9) COMMITTEE REPORTS
  - a. Village Clerk – Staff Memo
  - b. Transportation Advisory Commission (TAC)
  - c. Village Planner (Streiler Planning)
- 10) UNFINISHED BUSINESS:
- 11) NEW BUSINESS:
- 12) PUBLIC COMMENTS
- 13) COMMISSIONER ANNOUNCEMENTS
- 14) ADJOURNMENT

The meeting is open to the public. In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided upon request. To request an accommodation, please contact Innsbrook Village Hall at (636) 745-8844 at least 48 hours in advance of the meeting.

**MINUTES**

The meeting of the Village of Innsbrook Planning and Zoning Commission was held on May 7, 2025, at the Village Hall. 1835 Highway F, Innsbrook, Missouri. The meeting was called to order at 5:00 pm (CST) with Chairman Allen Huddleston presiding. Chairman Huddleston asked those present to stand for the Pledge of Allegiance.

Chairman Huddleston then called for a roll call to establish a quorum. Members present were: Commissioners Lynda Baker, Bernie Cosby, Jerry Rust, Brandon Pfeifer, and Allen Huddleston. Commissioners Ken Hanne was absent. John Schaefer has turned in his resignation. Also present were Trustee Mike Caton, Trustee Alice Jensen, Trustee Cynthia Bowers, Todd Streiler, Village Planner, Karen Denson, Village Clerk.

ADOPTION OF AGENDA; Chairman Huddleston then called for a motion to approve the agenda. Commissioner Pfeiffer made a motion to approve the agenda. Commissioner Rust seconded the motion. The motion passed. 4-0.

PUBLIC HEARING: Chairman Huddleston asked for a motion to open the Public Hearing regarding the Annexation of Plat 115 & Plat 116. Commissioner Pfeiffer made a motion to open the Public Hearing. Commissioner Baker seconded the motion. The motion passed 4-0. Chairman Huddleston asked for public comments, no attendees. Chairman Huddleston asked for a motion to close the Public Hearing. Commissioner Pfeiffer made a motion to close the Public Hearing. Commissioner Baker seconded the motion. The motion passed 4-0.

GUEST SPEAKERS/PRESENTATIONS: None

APPROVAL OF MINUTES; Chairman Huddleston then called for a motion to approve the March 5 2025, meeting minutes. Commissioner Rust made a motion to approve the agenda. Commissioner Baker seconded the motion. The motion passed. 4-0.

CHAIRMAN'S REPORT; Chairman Huddleston stated due to a conflict on Wednesday nights, John Schaefer resigned his position. He stated that there were 3 interested candidates for the open positions. Chairman Huddleston told the Commission that the Village Hall would be completed by the end of June. Chairman Huddleston stated that the office staff would be working on training in regards to agendas, construction permits, etc. Chairman Huddleston stated that we are looking at Todd Streiler, Village Planner, finishing the Comprehensive Plan in June.

COMMITTEE REPORTS;

Village Clerk: The Village Clerk reported that the Village had 2 Construction permits for March and 14 Construction permits for April. The Village Clerk that the Innsbrook Corporation is working on an electronic format for construction permits. When it is finished, we will have access to construction applications faster.

Transportation Advisory Commission (TAC): Chairman Huddleston stated that the Village of Innsbrook needed both Trustee Caton and Commissioner Cosby at the TAC meetings. Commissioner Cosby reported that Stracks Church is not on MODOT plate. They will be leaving the old bridge. Commissioner Cosby stated that the TAC meeting is next week.

Village Planner; Todd Streiler stated, he had the first draft of the Comprehensive Plan. The Public Hearing is set for the June meeting. He stated that we received 176 surveys, a few more had been received. Todd stated the Comprehensive Plan will be adopted by the P & Z Commission after the Public Hearing. There was some question regarding the Transportation Plan being adopted. Todd Streiler explained that the Annexations have 5 actions, Annexation, Rezoning, Modifications, Preliminary Plat, and Final Plat. Plat 115 is 38.2 acres, 12 lots, and 10-acre lake. Plat 116 is 28.42 acres, 13 lots. He stated the Plat 107 is coming up in 2026, Plat 113 is in planning stages, along with development at F & M.

UNFINISHED BUSINESS; None

NEW BUSINESS; Chairman Huddleston asked for a motion to approve the Annexation of Plat 115. Commissioner Pfeiffer made a motion to approve the Annexation of Plat 115.

Commissioner Rust seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Rezoning of Plat 115. Commissioner Pfeiffer to approve the Rezoning of Plat 115. Commissioner Baker seconded the motion.

Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Modification of Plat 115.

Commissioner Pfeiffer to approve the Modification of Plat 115. Commissioner Baker seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Preliminary Plat of Plat 115.

Commissioner Pfeiffer to approve the Preliminary of Plat 115. Commissioner Baker seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Final Plat of Plat 115. Commissioner Pfeiffer to approve the Final Plat of Plat 115. Commissioner Baker seconded the motion.

Motion passed 5-0

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|--------------------|-----|
| Commissioner Cosby | yes |
| Commissioner Baker | yes |

|                       |        |
|-----------------------|--------|
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Annexation of Plat 116. Commissioner Rust made a motion to approve the Annexation of Plat 116. Commissioner Cosby seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Rezoning of Plat 116. Commissioner Pfeifer made a motion to approve the Rezoning of Plat 116. Commissioner Baker seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Modification of Plat 116. Commissioner Pfeifer made a motion to approve the Modification of Plat 116. Commissioner Baker seconded the motion. Motion passed 5-0

|                       |        |
|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Preliminary Plat of Plat 116. Commissioner Pfeifer made a motion to approve the Preliminary of Plat 116. Commissioner Baker seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

Chairman Huddleston asked for a motion to approve the Final Plat of Plat 116. Commissioner Pfeifer made a motion to approve the Final of Plat 116. Commissioner Baker seconded the motion. Motion passed 5-0

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|-----------------------|--------|
| Commissioner Cosby    | yes    |
| Commissioner Baker    | yes    |
| Commissioner Pfeiffer | yes    |
| Commissioner Rust     | yes    |
| Commissioner Hanne    | absent |
| Chairman Huddleston   | yes    |

PUBLIC COMMENTS; no public comments.

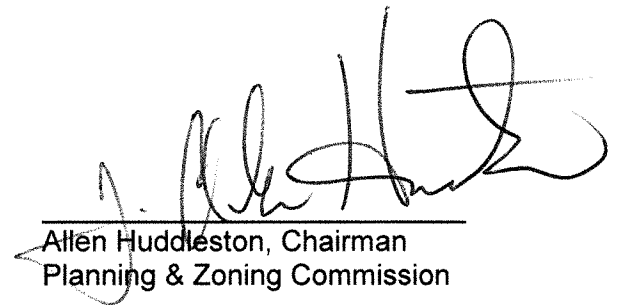
COMMISSIONER ANNOUNCEMENTS; None

ADJOURNMENT; Chairman Huddleston asked for a motion for adjournment of the regular meeting. Commissioner Rust made a motion to adjournment the P & Z meeting. Commissioner Baker seconded the motion. The motion passed 5-0. The meeting adjourned at 6: pm (CST).

I hereby certify that these are the original minutes of the meeting of the Planning and Zoning Commission held on Wednesday, May 7, 2025.


Karen Denson, Village Clerk

Date Minutes Approved: June 11, 2025

  
Allen Huddleston, Chairman  
Planning & Zoning Commission

(seal)

Attest:

  
Karen Denson  
Village Clerk