

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO WAGS & WHISKERS TO OPERATE AN ANIMAL SHELTER ON 2.00 ACRES LOCATED AT 13620 STATE HIGHWAY M, INNSBROOK, MISSOURI.

WHEREAS, the Zoning Code of the Village of Innsbrook authorizes the Board of Trustees to allow an animal shelter in a "C-H" Commercial Highway Business District by Special Use Permit; and

WHEREAS, an application for a Special Use Permit/Site Plan has been filed by Wags & Whiskers for a Special Use Permit to allow an animal shelter to operate on 2.00 acres located at 13620 State Highway M; and

WHEREAS, notice of Public Hearings were given by publication of notice thereof, on June 21, 2022 in the Warren County Record, a weekly newspaper of general circulation in the County of Warren, State of Missouri; and

WHEREAS, a public hearing concerning said matter was held at the Village Hall in Innsbrook, Missouri, at the hour of 5:00 p.m. (CST) on August 3, 2022, in front of the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission of the Village of Innsbrook, Missouri, recommended approval to the Board of Trustees for the issuance of a Special Use Permit to Wags & Whiskers for an animal shelter to operate on 2.00 acres located at 13620 State Highway M; and

WHEREAS, a public hearing concerning said matter was held at the Village Hall in Innsbrook, Missouri, at the hour of 5:00 p.m. (CST) on August 9, 2022, in front of the Board of Trustees; and

WHEREAS, at said Public Hearings, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed special use permit; and

WHEREAS, no written objection to the proposed special use permit was filed with the Board of Trustees of the Village of Innsbrook, Missouri within fourteen days after the public hearing; and

WHEREAS, the Board of Trustees following said public hearing, and after due and careful consideration has concluded that the granting of a Special Use Permit to Wags & Whiskers for an animal shelter to operate would be in the best interest of the Village of Innsbrook.

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

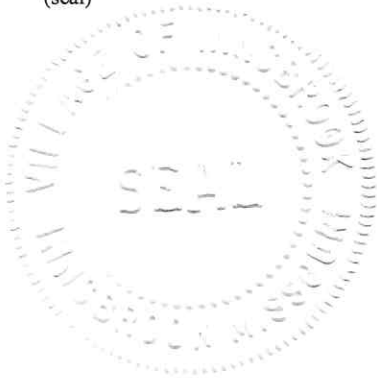
SECTION I: The Special Use Permit is granted to Wags & Whiskers for an animal shelter to operate on 2.00 acres located at 13620 State Highway M as shown in drawings attached hereto and made a part herein and marked as Exhibit "A" is hereby granted.

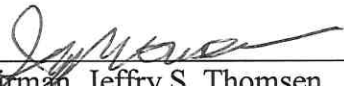
SECTION II: The Special Use Permit is granted to Wags & Whiskers for an animal shelter to operate with conditions as outlined and attached hereto and made a part herein and marked as Exhibit "B".

SECTION III: This Ordinance shall be in full force and effect both from and after the date of its passage and approval by the Chairman and Board of Trustees.

Said Bill was passed and approved this 20th day of September, 2022, by the Board of Trustees of the Village of Innsbrook, Missouri, after having been read by title or in full two times prior to passage.

(seal)





Chairman, Jeffrey S. Thomsen
Village of Innsbrook, Missouri

ATTEST:


Village Administrator/Clerk, Carla Ayala



VILLAGE OF INNSBROOK SITE PLAN AND SPECIAL USE PERMIT APPLICATION

**PLANNING AND ZONING MEETING
WEDNESDAY, AUGUST 3, 2022**

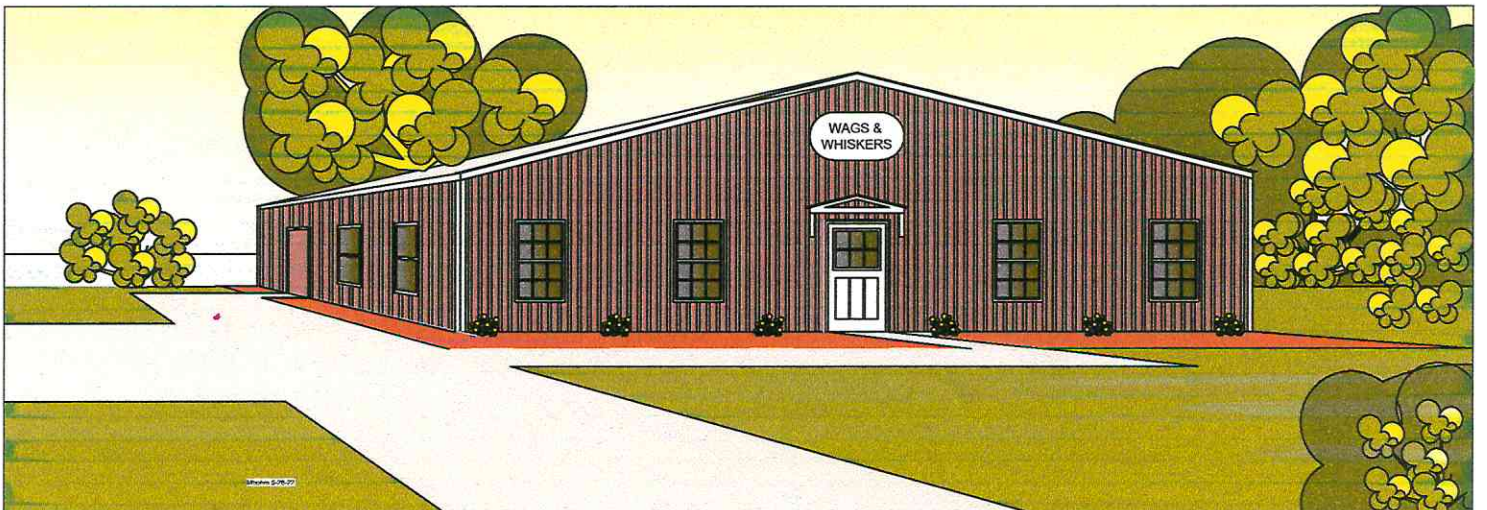
PREPARED FOR:

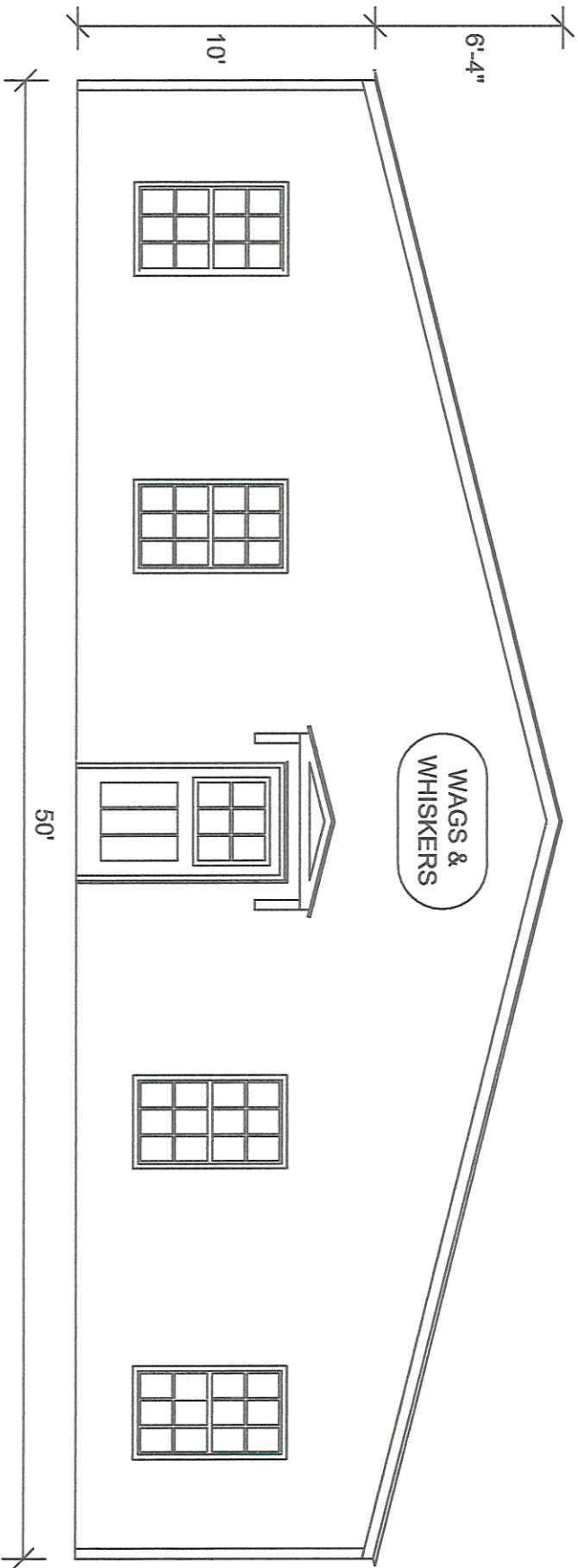
CARLA AYALA

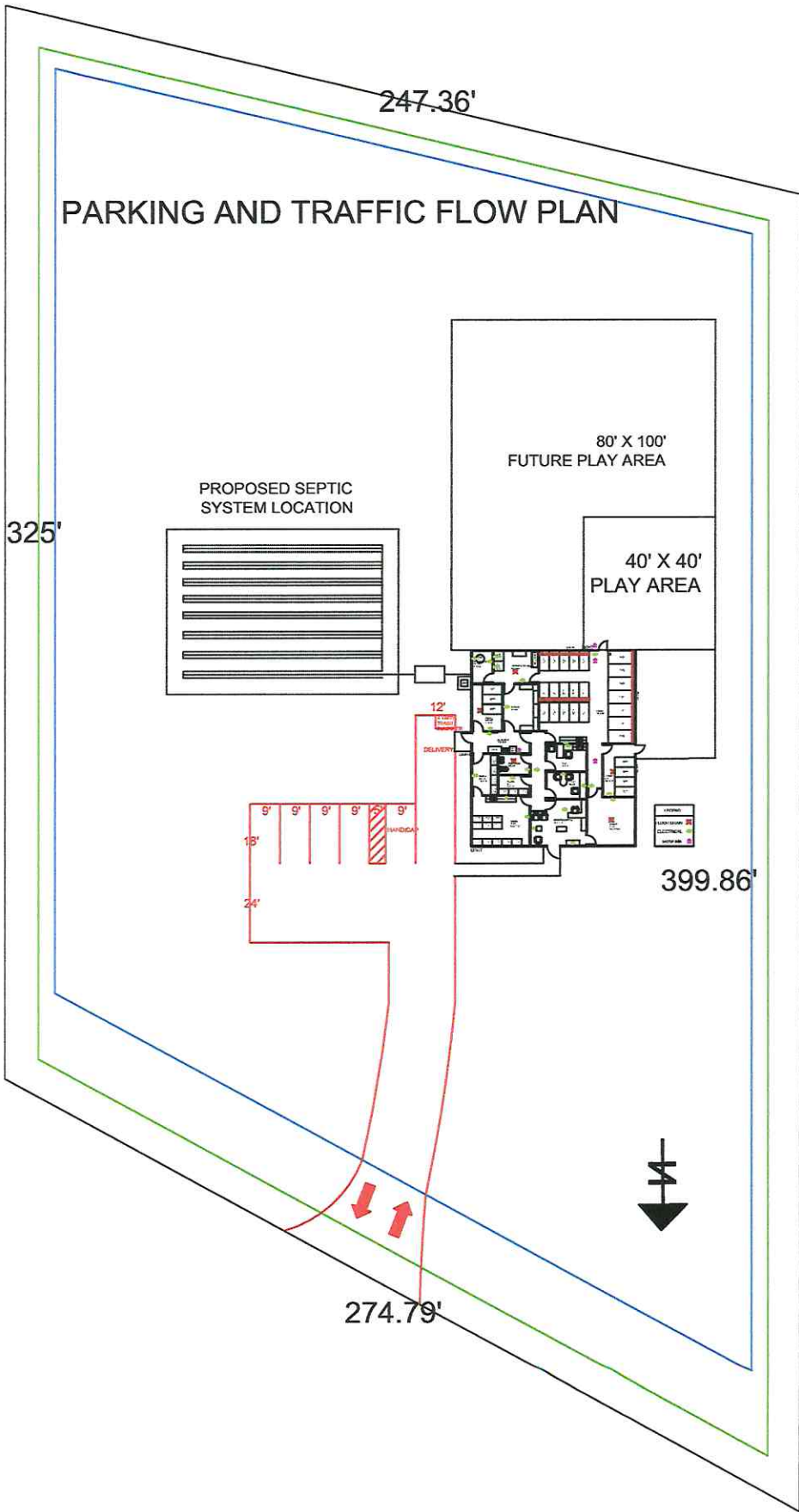
BY:

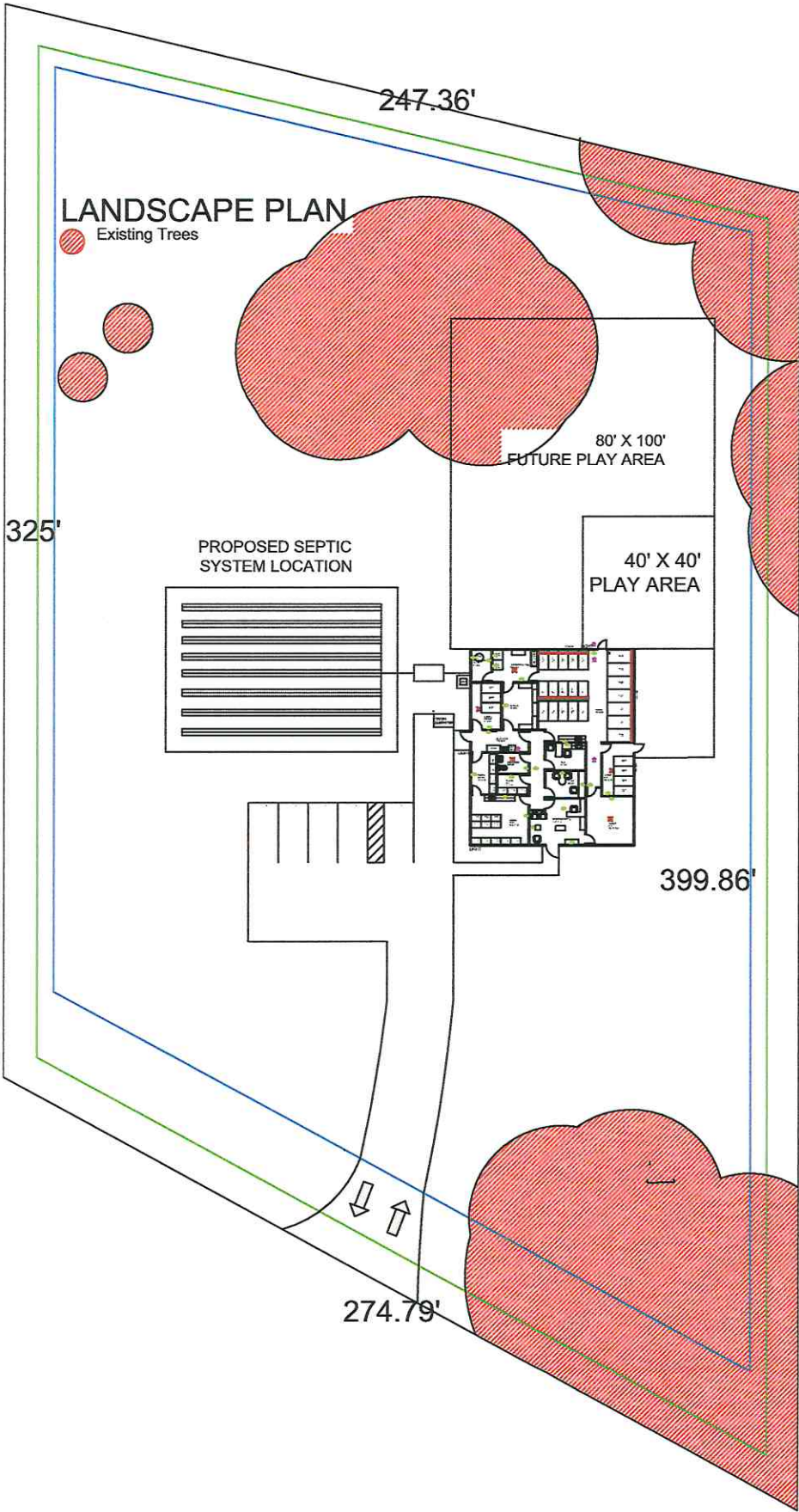
WAGS & WHISKERS BOARD MEMBERS

**MICHAEL BOHM (314) 956-8378
KATHY CATON (314) 477-4239**











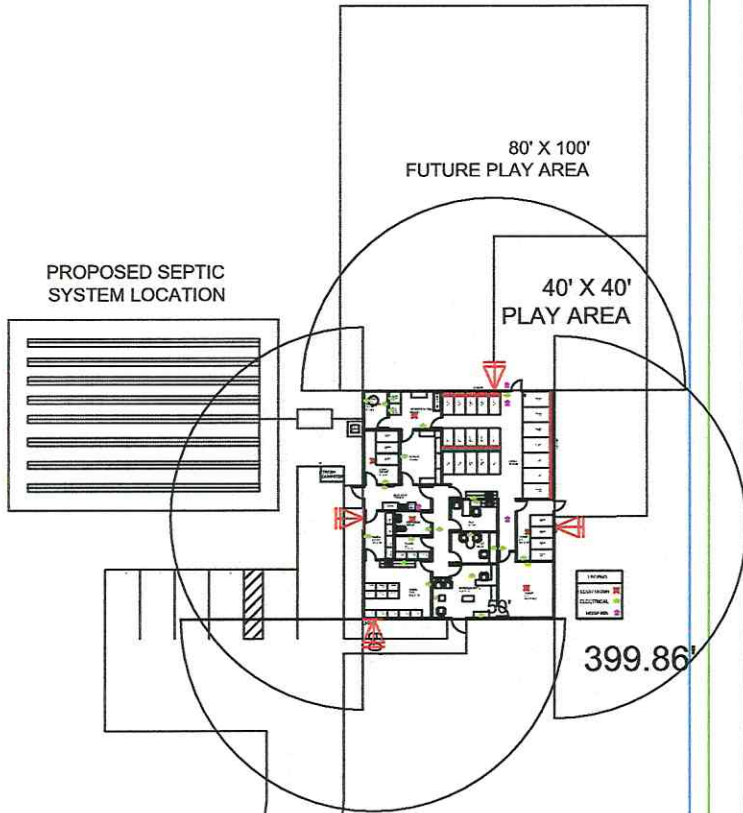
247.36'

EXTERIOR LIGHTING PLAN

 Good Earth Lighting 180-Degree 1400-Lumen LED Outdoor Motion-Activated Flood Light with Timer

 Light Distribution

325'



399.86'

274.79'

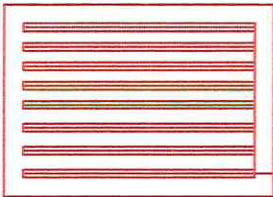


247.36'

UTILITY AND SYSTEMS PLAN

325'

PROPOSED SEPTIC SYSTEM LOCATION



80' X 100'
FUTURE PLAY AREA

40' X 40'
PLAY AREA



399.86'

EASEMENT
OVERHEAD ELECTRIC

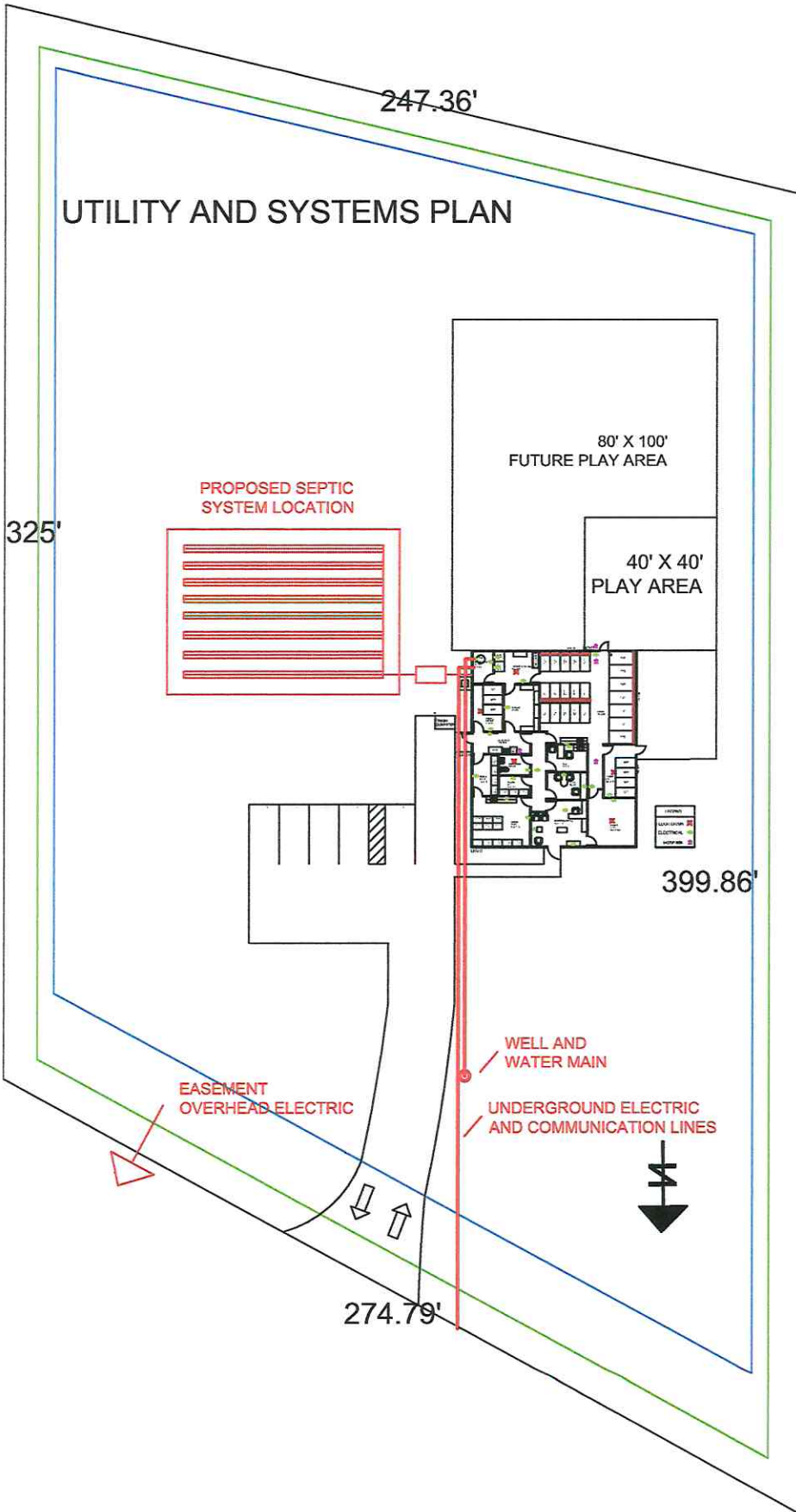


WELL AND
WATER MAIN

UNDERGROUND ELECTRIC
AND COMMUNICATION LINES





274.79'



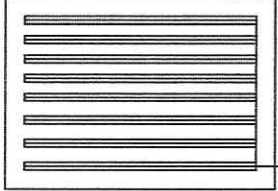
247.36'

EROSION CONTROL PLAN

-  Silt Fencing During Construction
-  Gravel Construction Entrance

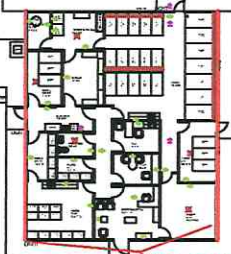
325'

PROPOSED SEPTIC SYSTEM LOCATION



80' X 100'
FUTURE PLAY AREA

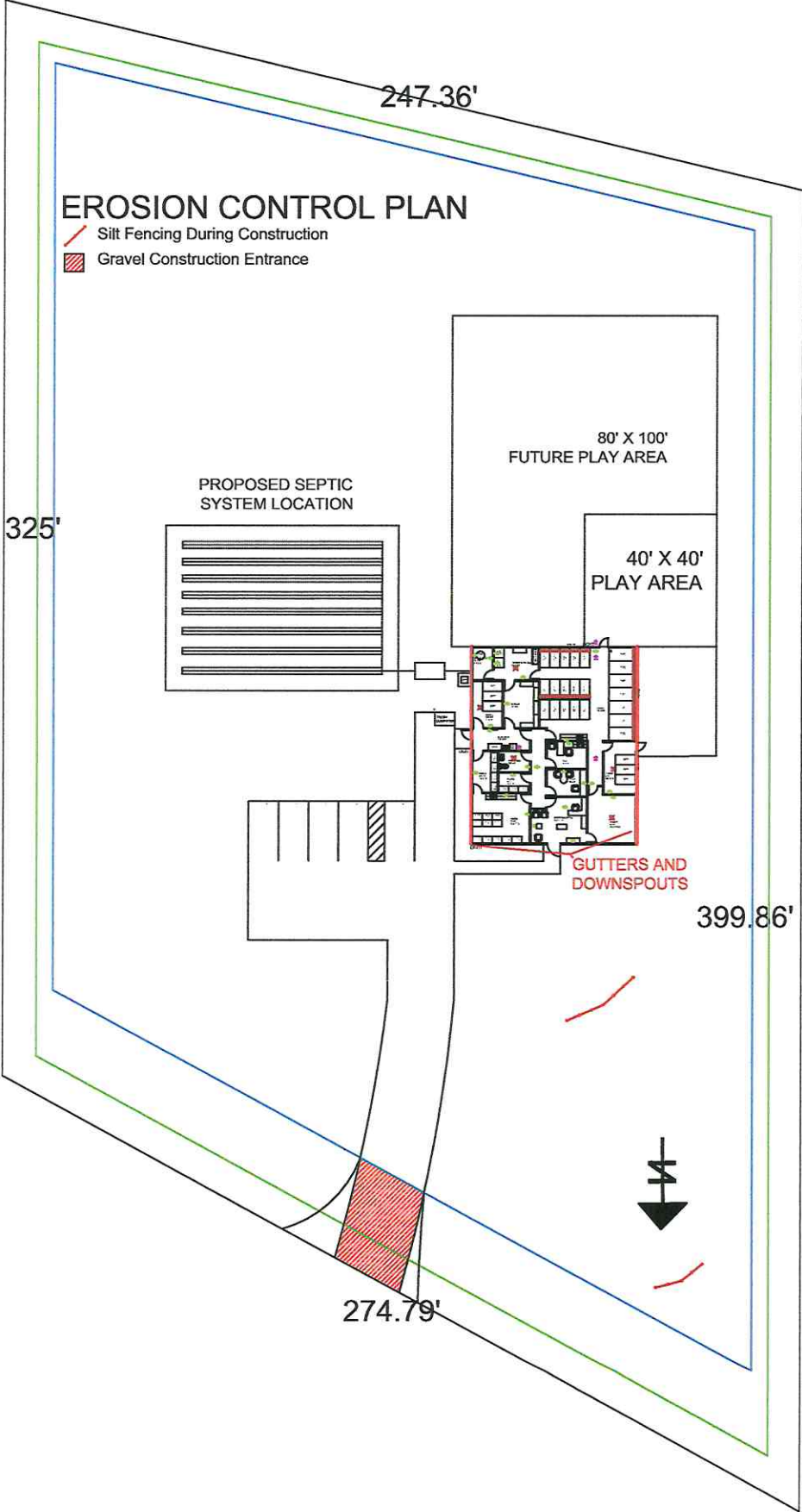
40' X 40'
PLAY AREA



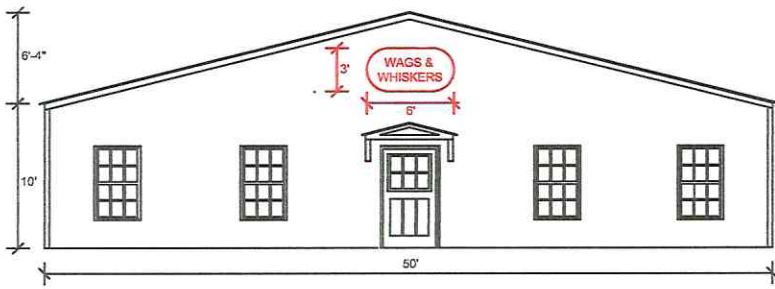
GUTTERS AND
DOWNSPOUTS

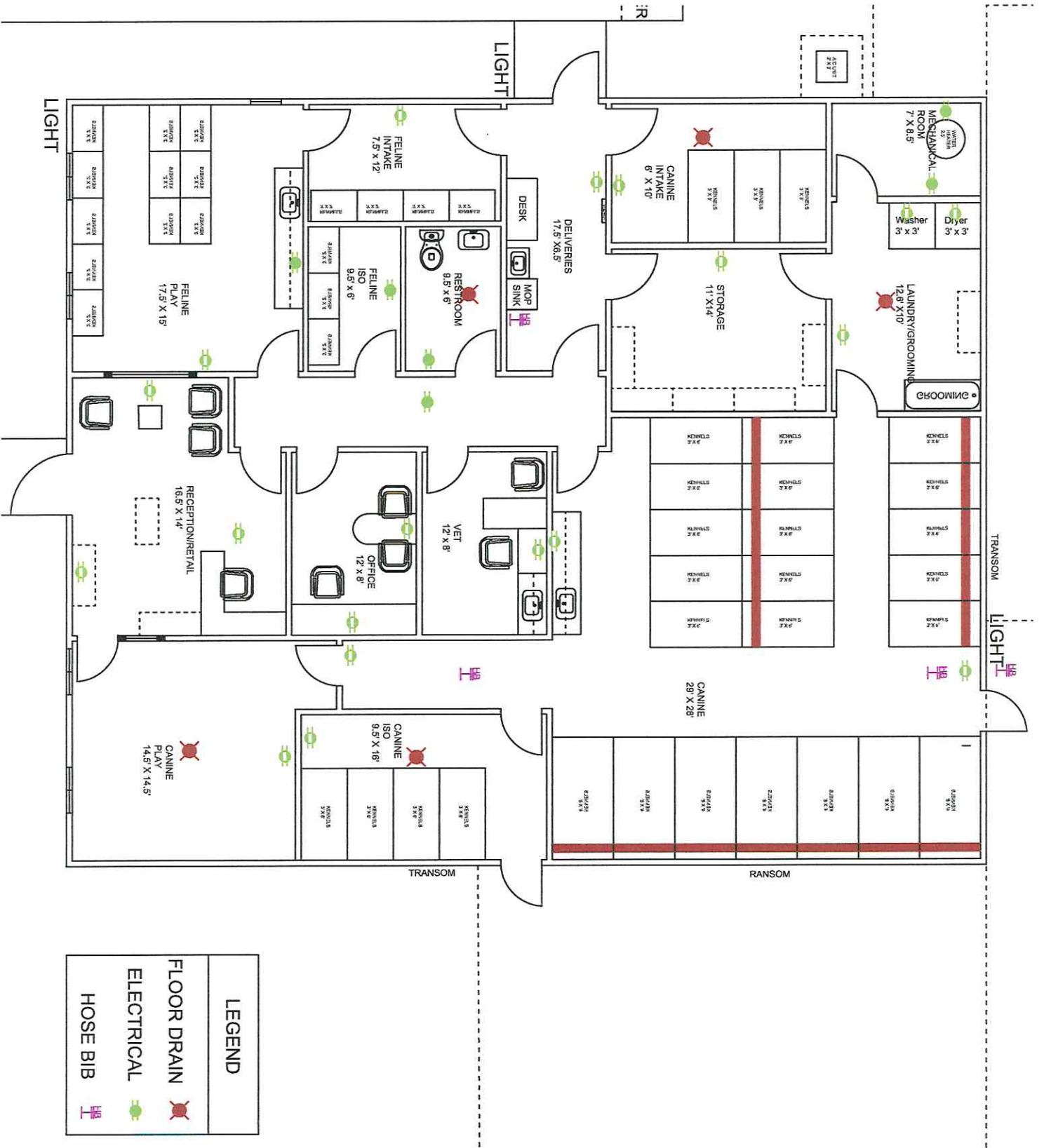
399.86'

274.79'



SIGNAGE PLAN







**WAGS & WHISKERS
BASIC OPERATIONAL/COMMUNITY SERVICE PLAN**

NO DOGS OUTSIDE BETWEEN THE HOURS OF 9:00 PM AND 7:00 AM

HIRE FULL TIME SHELTER MANAGER – REMAINING STAFF VOLUNTEER

INTAKE ANIMALS DURING SPECIFIC STATED HOURS – ONLY CANINES AND FELINES

PROVIDE AN ADOPTION PACKET TO NEW ADOPTERS

SHELTER MANAGER TO DEVISE A FEEDING, EXERCISE, SOCIAL ENRICHMENT, VET TREATMENT PLAN FOR RESIDING DOGS AND CATS

PLANNED MAXIMUM CAPACITY 25 DOGS/30 CATS

WASTE DISPOSAL – BAGGED AND INTO DUMPSTER

SEPTIC SYSTEM/FILTRATION COMPLIANT WITH STATE REGULATIONS

BREEDING PROHIBITED

ANIMALS ADOPTED FROM THE SHELTER WILL BE SPAYED/NEUTERED/MICROCHIPPED

INCREASE COMMUNITY AWARENESS AND IMPLEMENT OWNER RESPONSIBILITY BY PROVIDING LOW COST SPAY/NEUTER/MICROCHIP EVENTS AND COMMUNITY EDUCATION ON PROPER PET GUARDIANSHIP

REDUCE THE NUMBER OF STRAY/HOMELESS ANIMALS

FOSTER THE DEVELOPMENT OF A CONSORTIUM OF PARTNERS TO SERVE THE NEEDS OF THE COMMUNITY

REMAIN COMPLIANT WITH ALL FEDERAL, STATE, LOCAL LAWS, REGULATIONS OR ORDINANCES

LICENSED BY MISSOURI STATE DEPARTMENT OF AGRICULTURE WITH CONTINUED ADHERENCE TO THEIR REQUIREMENTS

Article in Warren County Record
June 8, 2021 7:00 am

By: Adam Rollins, Staff Writer

The Warren County government is seeking to reduce red tape on animal shelters by making state regulations the main rules they have to contend with.

The county's planning and zoning board met in May to review a change that would sync local requirements for shelters and kennels with those published by the Missouri Department of Agriculture. That would mean animal shelters only need to keep track of one set of rules, something a local nonprofit is pushing for prior to constructing a long-awaited shelter in rural Warren County. The state regulations include extensive requirements for how shelters and kennels are to be structured and operated.

Previously, Warren County had its own set of rules and definitions for different types of shelter operations, which didn't match cleanly with the state's. Nonprofit Concerned Citizens for Animal Care, which has been fundraising to build a shelter for two decades, petitioned the county to match state rules so there's a clear set of expectations, county officials said.

Planning and Zoning Administrator Vickie Vohsen said the change will also eliminate redundant enforcement and inspections at facilities that are already monitored by a state agency.

"They need to be licensed by the state and need to be monitored by them also," Vohsen commented. With the county and state rules matched up, any concerns about mismanagement at a shelter can be passed on to the Department of Agriculture for any necessary enforcement, she said.

The county's planning and zoning board unanimously recommended adopting the state's regulations for animal shelters and kennels. The change will go to the Warren County Commission for final approval.

**ADDITIONAL CONDITIONS FOR SPECIAL USE PERMIT
WAGS & WHISKERS**

1. Kennel shall obtain an animal care facility license from the Missouri Department of Agriculture.
2. Kennel shall be compliant with all Federal, State, and Local laws, regulations, and/or ordinances.
3. Dogs shall only be allowed outside between the hours of 7:00am and 9:00pm.
4. Kennel shall carry a minimum amount of liability insurance under advisement from legal counsel and/or an insurance advisor.