



**VILLAGE OF INNSBROOK  
PLANNING AND ZONING MEETING MINUTES  
Innsbrook Village Hall  
1835 Highway F, Innsbrook, MO 63390  
Wednesday, May 03, 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. April 05, 2023 Work Session
  - b. April 05, 2023 Regular Session
  - c. April 17, 2023 Work Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
  - a. Transportation Advisory Commission (TAC)
- 9) UNFINISHED BUSINESS:
  - a. Wags and Whiskers Special Use Permit Review
  - b. Commissioner Vacancy
- 10) NEW BUSINESS:
  - a. Innsbrook Corporation Water Tower
  - b. Site Plan Application - Overland Group; Dollar General Retail Store
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

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**MINUTES**

The May 03, 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 5:02 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, and Virgal Woolfolk were present. Commissioners Jerry Rust and John Simon were absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Mike Wally [2530 Alpine Trails], Melvin and Vicki Street [26706 Hwy F], and Joe Kueper - Innsbrook Corporation. All other visitors attended this meeting via videoconference. Those attendees included, but were not limited to, Les Kauble [26119 Rynelle Dr.] and Rodney Parrott - Overland Group.

**ADOPTION OF AGENDA**

Motioned by Commissioner Cosby, seconded by Commissioner Woolfolk to approve the meeting agenda. All members present voted "Yea". Motion passed and approved with a 4-0 vote.

**PUBLIC COMMENTS/GUEST SPEAKERS**

Nothing at this time.

**APPROVAL OF MINUTES**

Motioned by Commissioner Joyce, seconded by Commissioner Woolfolk to approve the Planning and Zoning meeting minutes from the work session held on April 5, 2023, the regular meeting held on April 5, 2023, and the work session held on April 17, 2023. All members present voted "Yea". Motion passed and approved with a 4-0 vote.

#### CHAIRMAN'S REPORT AND APPOINTMENTS

Chairman Huddleston reported that the Board of Trustees have approved the rezone of the 2.60 acres at Hwy F and Hwy M. The Village has now received the site plan application for Dollar General.

#### COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby reported that the House of Representatives have approved the expansion and improvement of Highway 70. If additional MoDOT funding is approved, the overpass at Stracks Church Road might move up on the list.

#### UNFINISHED BUSINESS:

- a. Wags and Whiskers Special Use Permit Review - Ms. Katie Joyce sent an email stating that they still do not have a final answer from the State (DNR). Nothing is moving forward with anything regarding the septic system during the construction of the building.
- b. Commissioner Vacancy - The vacancy left by Mike Wally will need to be filled. Notice has been posted on the Village website. Commissioners are to ask around and send interested parties to see the Village Administrator/Clerk.

#### NEW BUSINESS:

- a. Innsbrook Corporation; Water Tower - Joe Kueper with Innsbrook Utilities spoke to the Commissioners about construction of a new 300,000 gallon water tower located by Lake Konstanz next to the existing dog park. Construction would begin next year. DNR has already approved. McClure would be the contractor of the project. Chairman Huddleston stated that the Commissioners will look over the Village regulations for this type of tower prior to the next meeting. Postponed until June 7, 2023 meeting.
- b. Site Plan Application; Overland Group; Dollar General Retail Store - Rodney Parrott with Overland Group attended via Zoom and spoke to the Commissioners. The exterior of the building will match what is laid out on the plans submitted to the Village. The Commissioners asked that additional landscaping be added between the residential property to the north and the store. The loading dock location was questioned, if it would be required that all trucks unload their product at the loading dock location and not through the front door of the store. A representative was asked to attend the June 7, 2023 meeting in person. Rodney Parrott stated that someone will be there in person. With no further discussion, motioned by Commissioner Cosby, seconded by Commissioner Woolfolk, to postpone the site plan application submitted by Overland Group until June 7, 2023. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - Absent, Commissioner Simon - Absent, and Commissioner Woolfolk - "Yea". Motion passed and approved with a 4 "Yea", 0 "Nay", 0 Abstain vote.

#### COMMISSIONER ANNOUNCEMENTS

Commissioner Joyce requested holding a work session on May 22, 2023 at 1pm to discuss the Dollar General Site Plan Application and the Non-Residential District Zoning Code Amendment. All Commissioners will check their availability and get back with the Village Administrator/Clerk.

#### ADJOURNMENT

Motioned by Commissioner Woolfolk, seconded by Commissioner Joyce, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 4-0 vote. Meeting adjourned at 5:35 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, May 03, 2023.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: \_\_\_\_\_

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Bernie Cosby, Secretary

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Attest: Carla Ayala,  
Village Administrator/Clerk

(seal)