

VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, December 07, 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 COMMENTS/GUEST SPEAKERS/PRESENTATIONS
- 6) APPROVAL OF MINUTES
 - a. November 02, 2022 Regular Session
 - b. November 21, 2022 Special/Executive Session
- 7) CHAIRMAN'S REPORT/APPOINTMENTS
- 8) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 9) UNFINISHED BUSINESS:
 - a. Rezone Application - Overland Group LLC; 2.60 Acres
- 10) NEW BUSINESS:
- 12) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

MINUTES

The December 07, 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, John Simon and Mike Wally (via Zoom) were present. Commissioner Jerry Rust was absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Bret Andrew, Ric Baldini and Steve Taylor. Those in attendance via Zoom videoconference included Village Attorney - Nathan Bruns, Jacob Stauffer, Rodney - Overland, Mike Sebben, Charlie Boyce, Dan Reuter, Jordan Ryan, Cory Collins and Hursch Blackwell.

ADOPTION OF AGENDA

Motioned by Commissioner Cosby, seconded by Commissioner Simon to approve the December 07, 2022 agenda. All members present voted "Yea". Motion passed and approved with a 5-0 vote.

Commissioner Virgal Woolfolk arrived at this time.

PUBLIC COMMENTS/GUEST SPEAKERS

None at this time.

APPROVAL OF MINUTES

Motioned by Commissioner Joyce, seconded by Commissioner Simon to approve minutes from the regular Planning and Zoning meeting held on November 02, 2022. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

Motioned by Commissioner Woolfolk, seconded by Commissioner Cosby to approve minutes from the special Planning and Zoning meeting held on November 21, 2022. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

Nothing to report at this time.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby stated that there is no change since last meeting. Boonslick has listed the area needs for next year. Commissioner Cosby stated that he will try to add a round-a-bout to the Highway F & M intersection onto the list, however MoDOT does not currently have plans to upgrade that intersection.

UNFINISHED BUSINESS:

- a. Rezone Application - Overland Group LLC; 2.60 Acres - Chairman Huddleston stated that Overland Group has responded to all concerns of the Village, and the Village appreciates this. Traffic in that area is still a concern and Chairman Huddleston does not feel that the traffic study that was conducted by Overland Group was not thorough enough as it did not include the busy time of the year. The multiple studies and documentation that was recently sent to the Village held a large amount of information. Chairman Huddleston would like to postpone a decision until next month in order to review all of this information. Commissioner Joyce agreed that more time is needed to review the information. Jacob Stauffer, Overland Group, informed the Commissioners that the architectural plans have been changed to include a DG Market and the exterior of the building has been modified. Overland Group has mapped a round-a-bout into the intersection and submitted it to MoDOT, which was approved. The site plan for the Dollar General would not impede the construction of a future round-a-bout. Concerns about the ability for this community to keep this store open were expressed, Jacob Stauffer stated that he has been a part of over 1,500 stores and none that he knows about have closed due to lack of sales. Dollar General does their due diligence when selecting a location to make sure this does not happen. Commissioner Wally has concerns about the traffic study that was performed. On the Fourth of July there were 3,305 guest passes received that traveled through the main gate on Highway F. That doesn't account for the residents that live here. A more through study needs to be held during the busy time of the year. Rodney, Overland Group, mentioned that they could look closer at the traffic study peaks. Commissioner Woolfolk has concerns about the data submitted. This should have been submitted in a compact, easy to read packet. Nathan Bruns stated that the traffic study conducted is not inconsistent with other municipal studies. This application is consistent with the Village code, and the main focus is on the zoning change. The Commission needs to take time to review everything and make an informed decision. Motioned by Commissioner Cosby, seconded by Commissioner Joyce, to table this rezone for further discussion at the January 4, 2023 meeting. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - Absent, Commissioner Simon - "Yea", Commissioner Wally - "Yea", and Commissioner Woolfolk - "Yea". Motion passed and approved with a 6 "Yea", 0 "Nay", 0 Abstain vote.

NEW BUSINESS:

None at this time.

COMMISSIONER ANNOUNCEMENTS

Nothing to announce at this time.

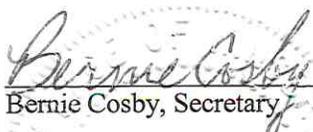
ADJOURNMENT

Motioned by Commissioner Simon, seconded by Commissioner Woolfolk, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 6-0 vote. Meeting adjourned at 5:36 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, December 07, 2022.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 1-4-23


Bernie Cosby, Secretary

(scal)


Attest: Carla Ayala,
Village Administrator/Clerk