



VILLAGE OF INNSBROOK
PLANNING AND ZONING MEETING MINUTES
Innsbrook Village Hall
1835 Highway F, Innsbrook, MO 63390
Wednesday, November 02, 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 HEARING**
 - a. Rezone Application - Overland Group LLC; 2.60 Acres
- 6) PUBLIC COMMENTS/GUEST SPEAKERS/PRESENTATIONS
- 7) APPROVAL OF MINUTES
 - a. October 05, 2022
- 8) CHAIRMAN'S REPORT/APPOINTMENTS
 - a. Oath of Office to Appointed Commissioner
- 9) COMMITTEE REPORTS
 - a. Transportation Advisory Commission (TAC)
- 10) UNFINISHED BUSINESS:
 - a. Amendment of Zoning Regulations; Chapter 12 - Signs
- 11) NEW BUSINESS:
 - a. Rezone Application - Overland Group LLC; 2.60 Acres
- 12) COMMISSIONER ANNOUNCEMENTS
- 13) ADJOURNMENT

MINUTES

The November 02, 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 5:01 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, Jerry Rust, Mike Wally and Virgal Woolfolk were present. Others in attendance in person included Village Administrator/Clerk - Carla Ayala, Jordan Ryan - Overland Group LLC, John Simon, Ken & Janet Hanne, Donna West, James DePriest, Don Shields, Melinda Clark, Michael Smith and Marie Hollenbech. Eleven other visitors attended this meeting via Zoom videoconference.

ADOPTION OF AGENDA

Motioned by Commissioner Rust, seconded by Commissioner Wally to approve the November 02, 2022 agenda. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

PUBLIC HEARING

Chairman Huddleston opened the public hearing at 5:02pm to hear public comments regarding the Rezone Application from Overland Group LLC of 2.60 acres from "AFM" Agriculture Forest Management District to "C-H" Commercial Highway Business District. The Commission has received the official plat, a site plan, and all fees required to be in compliance with the rezoning application from Overland Group LLC. Public Notice has been published in the Warren County Record, at Village Hall and on the Village website. All neighboring property owners have been notified of this public hearing by Certified Mail. There were seventeen written comments received by the Village and read out loud. Three in attendance voiced their concerns.

Ken and Jan Hanne [1297 State Hwy F] stated that they used to own the property to be rezoned. They were promised by Les Buechele back when incorporating the Village, that if they brought that corner into the Village it

would be protected by the Village from commercial development in the future. They sold the property however do not want this rezone to be approved. There is no need for this as it takes revenue away from Wright City. The intersection is not structured for more traffic or for the tractor trailer trucks that will need to make that turn. There is no need for that to become a commercial property.

Melinda Clark [26602 State Hwy F] does not want commercial property next door to her. She is a neighboring property owner and stated that there is already too much traffic and a commercial property will make it worse. James DePriest [13281 State Hwy M] stated that he did not receive a letter because he is not within 185 foot of the property to be rezoned. He learned about this from Melinda Clark. He is concerned about water runoff from that property and that a retention pond would be needed. He is also concerned about the increase of traffic in that area and the ingress/egress so close to the intersection. Noise and trash will increase if this is rezoned. He does not want a commercial property at that location.

Jordan Ryan [Overland Group LLC] answered questions and listened to concerns from the Commissioners and those in attendance. A big concern is the Hwy F and M intersection. The Commissioners questioned if Overland Group would assist financially with MoDOT to make upgrades to the intersection. Tractor trailer traffic will be an issue at that intersection. Jordan was questioned about the DG Market concept in this building, to which it was stated that there is space for this in the future. Increase of crime in the area was brought up. Jordan stated that there is a misconception about increased crime activity and lower income individuals shopping at Dollar General. Due to the recession, higher income home owners have been shopping at Dollar General. Jordan will get these questions answered and report back in the near future.

The public hearing was closed at 5:54pm.

PUBLIC COMMENTS/GUEST SPEAKERS

None at this time.

APPROVAL OF MINUTES

Motioned by Commissioner Rust, seconded by Commissioner Wally to approve minutes from the previous Planning and Zoning meeting held on October 05, 2022. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

CHAIRMAN'S REPORT AND APPOINTMENTS

- a. Oath of Office to Appointed Commissioner - The Village Administrator/Clerk Carla Ayala performed the Oath of Office with John Simon, swearing in John to the Planning and Zoning Commission. John Simon will fill the vacant seat left by Bud Oldani, the term expires in April 2024.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby stated that he is concerned with the Hwy M and F intersection with tractor trailer traffic. He suggested that a traffic study be completed. Possibly reach out to MoDOT about this.

UNFINISHED BUSINESS:

- a. Amendment of Zoning Regulations; Chapter 12 - Signs - The Commissioners held a discussion on the changes that were discussed at the previous meeting. Village Administrator/Clerk Carla Ayala discussed that the only change made from the previous meeting is under 12.03. C. 2. "Such signs shall not exceed ~~two~~ **fifteen** ~~(2)~~ **(15)** square feet in size." Motioned by Commissioner Wally, seconded by Commissioner Joyce, to recommend to the Board of Trustees, the approval of the amendment of zoning regulations - Chapter 12 "Signs". By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - "Yea", Commissioner Simon - "Yea", Commissioner Wally - "Yea", and Commissioner Woolfolk - "Yea". Motion passed and approved with a 7 "Yea", 0 "Nay", 0 Abstain vote.

NEW BUSINESS:

- a. Rezone Application - Overland Group LLC; 2.60 Acres - Chairman Huddleston stated that the median age of the Village is 65, or retirement age, and questioned where the employee base would come from. The average sale

price of a home inside the Innsbrook community is \$600,000, and Innsbrook is a resort community. The Commissioners questioned if a demographic study has been done showing how much revenue this store would make. There are only 596 residents of the Village and many of those head to Florida during the winter. Innsbrook Resort closes down and/or reduces the hours of the restaurants and markets in the Resort during the winter months due to the low number of sales. The Village is a very seasonal resort community, so why here? Will the projected sales be able to keep this store open when there are other Dollar General stores so close in proximity? There is a concern about the community being able to financially support this store. The Commissioners spoke with Jordan Ryan about concerns including, but not limited to, sidewalks, parking spaces, lighting plan, additional landscaping, quality of products and big truck traffic at that intersection. The Commissioners requested a MoDOT report on that intersection as well as a feasibility study. There is still much more to discuss. Motioned by Commissioner Joyce, seconded by Commissioner Rust, to table this rezone for further discussion at the December 7, 2022 meeting. By roll call vote, Commissioner Cosby - "Yea", Commissioner Huddleston - "Yea", Commissioner Joyce - "Yea", Commissioner Rust - "Yea", Commissioner Simon - "Yea", Commissioner Wally - "Yea", and Commissioner Woolfolk - "Yea". Motion passed and approved with a 7 "Yea", 0 "Nay", 0 Abstain vote.

COMMISSIONER ANNOUNCEMENTS

Commissioner Wally distributed to the Commissioners an example of the Wentzville zoning code on Commercial properties. Questioned if the Commissioners would like for Commissioner Wally to draft an update to look over at a future meeting. This would be an update to Chapter 5 and Appendix E, combining the two into one. All Commissioners agreed that an update needs to be done and asked Commissioner Wally to draft something.

Commissioner Woolfolk wanted feedback from the Commissioners. Would like better communication in the Community and a better plan for the Village. Would like to see issues resolved instead of pushed off. The Commissioners stated that there is a division between the Village and Innsbrook Corporation or the Homeowners Association. Many issues that come to the Village are issues that need to be resolved with the Resort community and are out of reach for the Village to assist with.

ADJOURNMENT

Motioned by Commissioner Rust, seconded by Commissioner Simon, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 7-0 vote. Meeting adjourned at 6:50 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, November 02, 2022.

Carla Ayala, Village Administrator/Clerk

Date Minutes Approved: 12-7-22


Bernie Cosby, Secretary


Attest: Carla Ayala
Village Administrator/Clerk

(seal)

