



**VILLAGE OF INNSBROOK  
PLANNING AND ZONING MEETING MINUTES  
Innsbrook Village Hall  
1835 Highway F, Innsbrook, MO 63390  
Wednesday, March 01, 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. February 01, 2023 Regular 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. Non-Residential District Zoning Code Amendment
- 10) NEW BUSINESS:
  - a. Telecommunications Tower Application Process
- 11) COMMISSIONER ANNOUNCEMENTS
- 12) ADJOURNMENT

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**MINUTES**

The March 01, 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 5:00 PM (CST) with Planning and Zoning Chairman Allen Huddleston presiding. Chairman Huddleston led the Pledge of Allegiance.

Upon roll call, Commissioners Allen Huddleston, Cheri Joyce, Jerry Rust, Mike Wally and Virgal Woolfolk were present. Commissioner John Simon was present via Zoom. Commissioner Bernie Cosby was absent. Others in attendance in person included Village Administrator/Clerk - Carla Ayala. Village Attorney - Nathan Bruns attended via Zoom videoconference.

**ADOPTION OF AGENDA**

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

**PUBLIC COMMENTS/GUEST SPEAKERS**

No public comments or guest speakers.

**APPROVAL OF MINUTES**

Motioned by Commissioner Wally, seconded by Commissioner Joyce to approve minutes from the regular Planning and Zoning meeting held on February 01, 2023. All members present voted "Yea". Motion passed and approved with a 6-0 vote.

**CHAIRMAN'S REPORT AND APPOINTMENTS**

Chairman Huddleston reported that Innsbrook Corporation has advised the Village that their "Village Center" is moving forward.

COMMITTEE REPORTS

- a. Transportation Advisory Commission (TAC) - Commissioner Cosby was absent, however gave his report to Commissioner Joyce to share. The new Wright City High School will have main highway access on Roelker Road with limited access from Highway F for traffic coming from the South. Three segments of Interstate 70 improvements are before the legislature. These areas include near Kansas City, at Columbia and West of St. Louis to Warrenton. Bridges over I-70 would also be improved. This does not include a new intersection at Stracks Church Road, and in addition the Wright City intersection could change. Construction costs for MoDOT projects are up 30% statewide, meaning less funds for new projects. An upgrade to the intersection at Highway's F and M has been added to the TAC needs list.

UNFINISHED BUSINESS:

- a. Wags and Whiskers Special Use Permit Review - The Missouri Department of Natural Resources (DNR) has a 45 day review timeline for projects. Kathy Caton has requested discussion be postponed until the April meeting to allow for DNR to review the wastewater system. Commissioner Wally stated that all plumbing has been connected to the sewer system and concrete is supposed to be poured possibly this next week. Pictures were taken of the site and will be forwarded to the Village Attorney. It was agreed that Village Ordinance must be enforced. Follow up at April meeting.
- b. Non-Residential District Zoning Code Amendment - Discussion was held regarding the amendment. A work session was scheduled prior the April meeting, to begin at 4pm.

NEW BUSINESS:

- a. Telecommunications Tower Application Process - The state and federal government highly regulate telecommunications towers. The Village is somewhat restricted in regulation. After an application is submitted to the Village, the Village has 120 days to make a decision. A special use permit can be required for this use per zoning.

COMMISSIONER ANNOUNCEMENTS

Commissioner Woolfolk stated his concerns with additional mailboxes, strengthening penalties for noise levels, night time lighting and removing boats. These all seem to be issues that the Innsbrook Home Owners Association should be contacted about, not the Village.

ADJOURNMENT

Motioned by Commissioner Rust, seconded by Commissioner Woolfolk, to adjourn the regular meeting. All members present voted "Yea". Motion passed with a 6-0 vote. Meeting adjourned at 5:57 pm.

I hereby certify that these are the original minutes of the regular meeting of the Planning and Zoning Commission held on Wednesday, March 01, 2023.

Date Minutes Approved: 4/5/23

Carla Ayala, Village Administrator/Clerk

  
Bernie Cosby, Secretary

  
Attest: Carla Ayala,  
Village Administrator/Clerk

(seal)

