

**City of Foristell
121 Mulberry Street
Foristell, Missouri 63348
Planning & Zoning Commission Meeting
March 19, 2026 – 7:00 p.m.**

A. Call to Order

B. Roll Call

Alderman Palmer
Alderman Bradley
Christina Boyer, Chair
Kameron Reynolds, Vice Chair/Secretary
Richard Heider
Ken Huffman
Brian Fricker
Krista Gnau, Alternate

C. Pledge of Allegiance

D. Approval of the Minutes

- 1.) Consideration of a motion to approve the minutes of the February 19, 2026, Planning & Zoning Commission Meeting.

E. New Business

F. Old Business

1. Comprehensive Plan:

- a. Collect completed Citizen Surveys and other information gathered to aid in the development of the Comp Plan from Commission Members, review info and discuss.
- b. Discuss Chapter 1 “Existing Conditions” and next steps.
- c. Discuss scheduling of the public engagement program.

G. Commission Comments

H. Adjourn.

Posted this 12th day of March 2026.

Todd Streiler, City Administrator/Clerk

**City of Foristell
121 Mulberry Street
Foristell, Missouri 63348
Special Joint Meeting of the Board of Aldermen & Planning & Zoning Commission
February 19, 2026, 5 p.m.
MINUTES**

A. Call to Order- The Acting President of the Board of Aldermen called a Special Joint Meeting of the Board of Aldermen & Planning & Zoning Commission pursuant to Section 110.180 of the Municipal Code of the City of Foristell, Missouri to order at 5.00 pm.

8. Roll Call- (BOA & P&Z)

Alderman Palmer, Present
Alderman Bradley, Present
Alderman Adkins, Present
Alderman Keeven, Present

Commissioner Ken Huffman, Absent
Commissioner Christina Boyer, Present
Commissioner Brian Fricker, Present
Commissioner Krista Gnau, Absent
Commissioner Richard Heider, Present
Commissioner Kameron Reynolds, Present

Marry Flanigan, Business Coordinator, Todd Streiler, City Administrator and John Young, City Attorney, were also present.

C. Pledge of Allegiance

D. Election of Planning & Zoning Commission Officers

Commissioner Heider nominated Commissioner Boyer as Chair.

Commissioner Reynolds nominated Commissioner Heider as Chair.

Motion by Alderman Palmer and seconded by Commissioner Reynolds to appoint Commissioner Boyer as the Chair

Motion Passed

The Commission reconfirmed Commissioner Reynolds as Vice Chair & Secretary.

E. Approval of P&Z Minutes

Note: Alderman Palmer handed the gavel over to newly elected Chairman Boyer to preside over the meeting.

Chairman Boyer requested a motion to approve the minutes from the January 15, 2026, Planning & Zoning Commission Meeting.

Motion by Alderman Palmer, seconded by Commissioner Heider to approve the minutes from the January 15, 2026, Planning & Zoning Commission Meeting.

Motion Passed

F. Public Comments

Nate Schmerber, 132 Liberty Valley Drive. 314.808.1458: Nate handed out and paraphrased a letter entitled "Open Letter from Concerned Citizens."

Cathy Chew, 28939 Old Court Drive. 314.277.8743: Cathy spoke in opposition to data centers.

Jerry Fullhart, 10972 S. Providence Drive. 612.749.3755: Jerry spoke in opposition to data centers.

G. Old Business

1. Comprehensive Plan- collect info (i.e. completed surveys, images, etc.) from P&Z Members.

None of the Commissioners had information to contribute. Commissioner Heider requested City Administrator Streiler resend the Citizen Survey to the Commissioners.

H. New Business

1. Adoption of P&Z By-Laws.

Chairman Boyer requested a motion to approve the By-Laws as amended.

Motion by Alderman Bradley, seconded by Commissioner Heider to adopt the P&Z By-laws as amended.

2. Adoption of Comprehensive Plan Scope & Schedule.

Motion by Alderman Bradley and seconded by Commissioner Heider to adopt the Comprehensive Plan Scope & Schedule.

Motion Passed

I. Communications & Reports of Officers- none

- J. **Discussion:** Confidential and privileged communications between the Board of Aldermen and the City Attorney, pursuant to Section 610.021(1), RSMo.

Motion by Commissioner Heider, seconded by Alderman Palmer to move into closed session.

Motion Passed

The joint P&Z/Boad meeting moved out of the closed session and returned to the regular meeting at 8:48 pm.

K, Adjourn- P&Z Commission. Adjourn - Board of Aldermen

Motion by Commissioner Heider and Seconded by Commissioner Fricker to adjourn.

Motion by Alderman Palmer and seconded by Alderman Adkins to adjourn.

The meeting was adjourned at 8:50 pm

Respectfully submitted,

Approved,

Todd Streiler, City Clerk

Connie Palmer, President of the Board

BY-LAWS
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF FORISTELL, MISSOURI

ARTICLE I

The objectives and purposes of the Planning and Zoning Commission of the City of Foristell, Missouri, (the “Commission”) are those set forth in Chapter 89.010 to 89.480 of the Missouri Revised Statutes, and amendments and supplements thereto, and those powers and duties delegated to the Planning and Zoning Commission by the Foristell Board of Aldermen pursuant to Sections 400.070 to 400.080 of the Municipal Code of the City of Foristell, Missouri, and amendments and supplements thereto, in accordance with the State enabling legislation.

ARTICLE II

Organization of Commission

Section 1. The membership of the Commission shall be as set forth by law or ordinance.

Section 2. Any vacancy on the Commission shall be filled for the unexpired term by appointment as provided in Section 1 above.

Section 3. The terms of the appointed members shall be as set forth by law or ordinance.

Section 4. After public hearing, the Board of Aldermen may remove any citizen member for cause stated in writing.

Section 5. Citizen members shall serve without compensation.

ARTICLE III

Officers and their Duties

Section 1. The officers of the Commission shall be elected by the Commission members and shall consist of a Chairman, a Vice-Chairman, and a Secretary, from amongst the citizen members of the Commission. Each officer shall be appointed for one-year terms with eligibility for re-election.

Section 2. The Chairman of the Commission shall have the following powers and duties.

- (a) To preside at all meetings and hearings of the Commission;
- (b) To appoint all members of committees of the Commission;
- (c) To have general charge of the activities of the Commission and to generally oversee the conduct of the affairs of the Commission;
- (d) To call Special Meetings (defined in Article V of these Bylaws) of the Commission;
- (e) To carry out other duties normally conferred by parliamentary usage on such officer; and
- (f) To engage in other activities as directed by the Commission.

Section 3. The Vice-Chairman shall act for the Chairman in his absence, and shall have the duties as expressed in the above section in the absence of the Chairman.

Section 4. The Secretary shall perform such duties and have such powers as may be assigned to the Secretary by law, the Commission or these By-Laws.

Section 5. The officers of the Commission shall perform such other duties as may from time to time be prescribed by the Commission.

ARTICLE IV

Election of Officers

Section 1. All officers shall be elected by the Commission.

Section 2. Nomination of officers shall be made from the floor at the annual organizational meeting which shall be held during the December Regular Meeting. Elections shall follow immediately thereafter. Terms shall begin the first meeting in January of each year.

Section 3. A candidate receiving a majority vote of the entire membership of the Commission shall be declared elected and shall serve for one year or until his successor has been duly elected and qualified.

Section 4. Any officer elected by the members of the Commission may be removed at any time without cause by the affirmative vote of the majority of the entire membership of the Commission. Any vacancy occurring in any office shall be filled for the unexpired term thereof by the members in the same manner as provided for elections.

ARTICLE V

Meetings

Section 1. Regular meetings will be held on the third Thursday of each month at City Hall, located at 121 Mulberry Street, Foristell, Missouri, at 7:00 p.m. (“Regular Meeting”).

Section 2. Four (4) members of the membership of the Commission shall constitute a quorum, and the number of votes necessary to transact business shall be a majority of those members in attendance. Each member is entitled to one (1) vote. A record of the vote shall be kept as part of the minutes.

Section 3. Special meetings may be called by the Chairman. It shall be the duty of the Chairman to call such a meeting when requested to do so by a majority of the entire members of the Commission (“Special Meeting”). The notice of a Special Meeting shall specify the purpose of such meeting and no other business may be considered except by majority consent of the entire membership of the Commission. The Chairman shall notify all members of the Commission no less than 24 hours in advance of said Special Meeting, and such notice shall comply with the provisions of Chapter 610, RSMo., as amended. Notice may be given by letter sent via United States Mail, in-person, phone or e-mail. The requirements of notice may be waived by the members of the Commission, and the attendance of a member at a Special Meeting shall be deemed a waiver of the notice requirements.

Section 4. All Regular Meetings and Special Meetings shall be open to the general public.

Section 5. A record of the Commission’s proceedings at all Regular Meetings and Special Meetings shall be kept, and such records shall be public records.

Section 6. Except as may be otherwise required by law, the Commission shall conduct meetings in accordance with HENRY M. ROBERT III, ET.AL., ROBERT’S RULES OF ORDER NEWLY REVISED (12th ed., 2020), or any subsequent addition thereof.

ARTICLE VI

Order of Business

The order of business at Regular Meetings and Special Meetings shall be:

- a. Call to Order
- b. Pledge of Allegiance
- c. Attendance
- d. Approval of minutes from previous meeting(s).
- e. Communications and reports of Officers.
- f. Old Business
- g. New Business
- h. Adjournment

ARTICLE VII

Committees

The Chairman may, with the consent of the Commission, establish a Committee. The Chairman may appoint members of the Commission to serve on the Committee. Non-Commission members may be appointed to the Committee by the Chairman with approval by the Commission.

ARTICLE VIII

Operating Funds

The Commission's expenditures of municipal funds or use of municipal resources shall not exceed the amounts annually appropriated by the Board of Aldermen.

ARTICLE IX

Code of Ethics

Section 1. In addition to the requirements of Chapter 105, RSMo., and Chapter 130 of the Municipal Code of the City of Foristell, Missouri, action by any member of the Commission with respect to any matter which is or may be the subject of an official act or action(s) of the Commission shall be determined to be a conflict of interest under the following provisions:

(a) Soliciting, accepting or granting a present or future gift, favor, service, employment, or thing of value from a person or business involved in any action before the Commission;

(b) Having an interest in any business entity or person representing, advising or appearing on behalf of, whether paid or unpaid, any person involved in any action before the Commission; and

Section 3. In the event that any member of the Commission shall have a conflict of interest, the individual shall be disqualified to act in any capacity in said matter, and shall inform the Commission Chairman of the conflict of interest prior to involvement in said matter by the individual.

ARTICLE X

Hearings

Section 1. At each public hearing required by law or ordinance, the applicant or petitioner for the matter set for public hearing shall be given, collectively, fifteen (15) minutes to present the request to the Planning and Zoning Commission. The members of the Commission may ask questions of the applicant or petitioner during or after the fifteen (15) minute time period. For purposes of this Article X, the terms "applicant" or "petitioner" shall include the applicant or petitioner's employees, agents, and representatives.

Section 2. Any person desiring to address the Planning and Zoning Commission during a public hearing shall first, before the meeting is called to order, fill out a speaker form containing the name of the speaker and submit it to the City Clerk. When called by the City Clerk, the person desiring to speak shall approach the designated location and provide his/her name in an audible tone. Each speaker shall be allowed three (3) minutes to speak. The Chairman will be responsible for

enforcing the three (3) minute time limit. No person is authorized to convey their time under this Section to any other person. All remarks shall be addressed to the Planning and Zoning Commission as a body and not to any individual member thereof. While a person is speaking during a public hearing, no other person is permitted to speak.

Section 3. A record shall be kept of those speaking before the Commission. Such information shall include the speakers' name and address/residency requested.

ARTICLE XI

Amendments

These By-Laws may be amended by a two-thirds vote of the entire membership of the Planning and Zoning Commission.

Passed and approved by the Planning and Zoning Commission this _____ day of _____ 2026.

Chairman

ATTEST:

Secretary