

**City of Foristell
121 Mulberry Street
Foristell, Missouri 63348
Planning & Zoning Commission Minutes
April 16, 2026 – 7:00 p.m.**

- A. Call to Order** Chairman Boyer called the meeting to order at 7:01 pm.
- B. Roll Call**

Alderman Palmer	Present
Alderman Bradley	Present
Christina Boyer, Chair	Present
Kameron Reynolds, Secretary	Present
Brian Fricker,	Present
Richard Heider	Present
Krista Gnau, Alternate	Present

Todd Streiler, City Administrator and John Young, City Attorney, were also present.

- C. Pledge of Allegiance**

- D. Approval of the Minutes**

Alderman Palmer pointed out that Alderman Bradley was credited with the recommendation to change the 5-1 to 1-5 ranking/rating on the Comp Plan survey, but it was Chairman Boyer's recommendation. Chairman Boyer confirmed. CA Streiler updated the minutes accordingly.

Commissioner Heider asked the minutes be revised to omit the statement after Commissioner's Huffman's resignation regarding the process of appointing a Commissioner to fill the vacancy. CA Streiler indicated that Alderman Palmer already requested the statement be omitted and revised minutes were provided before the meeting. Commissioner Heider continued that the City needed to make Alternate Gnau a full-time Commissioner to fill the vacancy of Commissioner Huffman. CA Streiler referenced City Code (Section 400.080) which states the Mayor nominates and the Board approves all Commission members and explained that Alternate Gnau may be considered by the Mayor as a Commission member and approved by the Board. City Attorney John Young agreed. Commissioner Heider and Alternate Gnau expressed their disagreement and insisted Alternate Gnau be made a Commissioner.

Commissioner Heider asked when P&Z was going to consider the rezoning of the recently annexed properties in accordance with Section 400.045. Commissioner Reynolds and Commissioner Gnau also insisted when the Commission would be deciding on the zoning of the recently annexed properties and cautioned Staff that there is a 90-day deadline. CA Streiler indicated that P&Z would review the reclassification as per the code *if* the property was being reclassified – (the property was zoned Agriculture in Warren County and brought in a Agriculture), but this was not the time to discuss the issue. Commissioner Heider was advised to bring this up during Commissioner Reports.

Chairman Boyer brought the meeting to order and asked for a motion to approval the minutes as amended.

Motion by Commissioner Gnau seconded by Commissioner Reynolds to approve the minutes for the March 19, 2026, Planning & Zoning Commission Meeting.

Motion Passed

- E. Public Hearing** to consider a Conditional Use Permit application from Fireworks City to allow a temporary fireworks stand at 21850 Veteran's Memorial Parkway, Foristell, MO 63348 in accordance with Section 240.030.

Chairman Boyer asked for a motion to open the public hearing.

Motion by Alderman Bradley, second by Commissioner Reynolds to open the public hearing.

Motion Passed

Petitioner Tom Dixon, Fireworks City, was the only speaker. Mr. Dixon provided an overview of his request and the history of his stand at this location. There have never been any problems. He noted that currently there is highway equipment being stored on the site but was assured by the property owner that the equipment will be removed and not interfere with his operations.

Chairman Boyer asked for a motion to close the public hearing.

Motion by Commissioner Gnau, second by Commissioner Fricker to close the public hearing.

Motion Passed

F. New Business

- 1) **Consideration of a Motion** to consider a Conditional Use Permit application from Fireworks City to allow a temporary fireworks stand at 21850 Veteran's Memorial Parkway, Foristell, MO 63348 in accordance with Section 240.030.

Chairman Boyer asked for a motion to approve the Conditional Use Permit.

Motion by Alderman Heider, second by Commissioner Gnau to approve a Conditional Use Permit application from Fireworks City to allow a temporary fireworks stand at 21850 Veteran's Memorial Parkway, Foristell, MO 63348 in accordance with Section 240.030.

Motion Passed

- 2) **By-Laws:** Discuss amending the By-Laws by increasing P&Z meetings from monthly to bi-monthly.

The Commission discussed the need for meeting two (2) times per month. Commissioner Reynolds said the intent was not to amend the bylaws, rather to make it easier for the Commission to meet more regularly. Attorney John Young explained the intent and legal requirements of calling and providing notice, an agenda and minutes for Special Meetings. He stressed the importance of following the By-Laws which require the Chairman to call a Special Meeting when requested to do so by a majority of the entire members of the Commission and cautioned the Commission to avoid Sunshine Laws violations when using digital communications to call such meetings. He stressed; do not reply all. He advised the Commission that the best approach to scheduling Special Meetings is to do it at a regular meeting.

The Commission discussed including Special Meetings on future agendas.

Chairman Boyer called for a motion to include Special Meetings on the agenda.

Motion by Alderman Reynolds, second by Commissioner Heider to include Special Meetings on the agenda.

Motion Passed

- 3) **Development Pause:** Discuss recommending an interim pause on all development in the City until the Comprehensive Plan is completed to the Board of Aldermen.

The Commission discussed stalling all future development. CA Streiler indicated this could be a violation to the 5th Amendment (takings) and not advisable. Commissioner Reynolds clarified his request by saying he did not mean to stop all development, just data centers, industrial development, and large developments with small homes. He questioned, what if a Wal-Mart came to town...our ordinances would not be sufficient. The Commission redirected their discussion to the City's Code. Commissioner Reynolds recommended the City update the Zoning Code. CA Streiler provided an overview of that process. Alderman Palmer informed the Commission that the Board has already requested a resolution to consider a moratorium on data centers. The discussion continued regarding the amount of work, time and money required of a moratorium and the potential exit strategy/deliverables/outcomes. Alderman Palmer pointed out that P&Z will be responsible for the work. This would be an enormous responsibility considering P&Z is already in the middle of the Comp Plan. Commissioner Reynolds asked if the zoning code update could be included as well because we never know when Wal-Mart (big development) might come to town. CA Streiler suggested, rather than being critical of the City Code, become familiar with the Code and how it works. Foristell's code is very similar to area cities. It could use an update, but till then it's our code and we need to uphold it. He indicated that most large development would use a Planned District "PD", and suggested the Commission become familiar with the City's Planned Districts and governing ordinances that have already been passed (Liberty and Havenwood). No action was taken.

G. Old Business

- 1) **Comprehensive Plan:** Approval of the revised Citizen Survey.

CA Streiler asked to hear from each Commissioner any recommended changes to the survey.

Alderman Palmer requested the following changes & questions:

- Change the last sentence of paragraph 4 on the cover memo to reflect the 1-5 ranking.
- Change the 1-5 ranking/ranking in the instructions for Q 1 and any others.
- Correct spelling of Dietrich Crossing and move Forest Hill to the 3-acre or more examples on question 4.
- Remove one of the tax funding questions since they are so similar.

Alderman Palmer had the following questions:

- What incentives could the City offer regarding Q 8; CA Streiler and City Attorney Young provided several examples.
- Why does the survey include questions regarding recreation programs when the City does not offer any. CA Streiler indicated that the Comp Plan is intended to identify services/amenities gaps, so that the Plan can be used as leverage to obtain grant / funding fill such gaps in the future

Chairman Boyer asked what was meant by "less police presence" in Q 7. CA Streiler explained that he has received complaints that the police spend too much time/presence on I-70 or at certain businesses – making it more difficult for the Police to respond to calls elsewhere in the City. Chairman Boyer requested the question be changed to "Faster Police Response Times". CA Streiler changed the Survey.

Commissioner Reynolds asked to "change the "P" Preferred, and "D" Discourage to "Yes" and "NO" so the older residents will not be confused".

Commissioner Gnau asked if the Commission could have more time to review the survey. CA Streiler indicated that he developed the survey in December and it was provided to the Commission in early January. Chairman Boyer indicated that the Commission has had plenty of time to make changes and postponing it would delay the distribution of the survey at least another month. CA Streiler asked if Commissioner Gnau could review the survey during the meeting and report any changes at the end of the meeting.

The Commission cautioned that any amendments to the survey should not make the survey any longer. There's concern that if the survey is any longer, respondents may think it's a waste of time and not take it. If something is added to the survey, something needs to be taken out.

Chairman Boyer asked for a motion to approve the survey as amended to address the aforementioned changes.

Motion by Commissioner Reynolds, second by Chairman Fricker to approve the Comp Plan Citizen Survey as amended.

Motion Passed

H. Commissioner Comments-

Commissioner Heider asked when P&Z will be considering the zoning of the recently annexed parcels in accordance with Section 400.045. CA Streiler stated that P&Z's review and recommendation only applied when/if the property owner requested rezoning the properties to a different classification than what it was zoned in Warren County and brought into the City. Commissioner Heider disagreed and called for P&Z to review the zoning. CA Streiler requested Attorney John Young's opinion, who agreed with CA Streiler. The Commission continued discussing this issue and siding with Commissioner Heider. Chairman Boyer brought the meeting back to order and asked for any other Commissioner comments.

Commissioner Gnau asked if the survey could be updated to include more questions regarding conservation, environmental sensitive areas, tree canopy, and demographics (age, resident Y/N, tenure, HH type). Commissioner Gnau requested to change the format of the questions from the 1-5 ranking/rating because they wont reveal meaningful results for planners.

The Commission discussed the scope of the above changes. The Commission noted Chapter 1 of the Comp Plan has a detailed section on demographics. CA Streiler indicated the survey includes conservation and preservation; but offered to work with Commissioner Gnau to improve the survey. Commissioner Gnau agreed to coordinate with CA Streiler.

A. Adjourn.

A motion was made by Commissioner Fricker and seconded by Alderman Bradley to adjourn.

The meeting was adjourned at 8:04 pm

Respectfully submitted,



Todd Streiler, City Administrator/Clerk