

**City of Foristell
121 Mulberry Street
Foristell, Missouri 63348
Planning & Zoning Commission Minutes
May 21, 2026 – 7:00 p.m.**

Chairman Boyer called the meeting to order at 7:03 pm.

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

Todd Streiler, City Administrator and Bradley Pryor, City Attorney, were also present.

Motion by Commissioner Reynolds seconded by Commissioner Heider to approve the minutes for the April 16, 2026, Planning & Zoning Commission Meeting.

Motion Passed

- A. Public Hearing** to consider a moratorium on the acceptance and review of applications relating to the construction of information technology and data processing facilities in the City pending the Planning and Zoning Commission's study and review of policies, regulations, and standards pertaining thereto.

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

Motion by Alderman Heider, second by Commissioner Fricker to open the public hearing.

Motion Passed

Speakers:

Ten (10) speakers signed up and spoke during the public hearing. The Speaker sign-in list is attached. A summary of the Public Hearing is below:

Bill Bird, 26229 Bubbling Brook. 314.540.3825. Worked in tech for 38 years. No opinion on the moratorium. The City needs zoning in place first. I worked in AI 20 years ago. What I've learned is everything got smaller. I do not know why data centers have gotten so large. There are several questions that should be asked; How much water, electricity, redundancy plans for backup water/electric, how will they preserve the night sky, minimize sound levels, moisture/evaporation, mitigate cloud cover...There are very few users. What if they walk? What is the back-up plan? Make sure these agreements/plans are in writing. Learn from other centers/buildings. Tech is being replenished all the time. AI is using up an infinite amount of energy.

Michael Norwood, 809 Colony Ridge Court. Concerned about the environment, leachable contaminants. If they claim it's a closed loop, they are full of crap. Data centers need to be heavily regulated. He recommends banning data centers. Follow what St. Charles is doing. Use St Charles ordinances. We want more homes and parks. We don't want our kids to have bad water. My son's in preschool and I'm concerned about his health (if a data center is developed nearby).

Monica Wood, 2083 House, Wentzville, MO 314.606.3293. Not for data centers. They have a massive impact to the grid. One data center uses the 1,000s of homes. They do not create local

jobs, most are construction jobs we already have. We have had to boil because of the smaller construction projects. Data centers create noise 24-7. They could use mineral oil instead of water, which may be more sustainable. Any pollution is harmful. Look at sustainable options. Bills in other places have tripled, night skies glow and can be seen 5-miles away. Can raise temperatures up to 20 degrees. Cattle, crops and wildlife does not do well near data centers.

Amy McCutchen, 31915 Post Oak Ct. 636.696.9956. The natural topo and drainage (northern Foristell) flow into the lakes at Incline Village. This will damage the lakes, decrease property values, compromise wells. We need a pause and think this through, fire concerns...

Jenell Bruno, 1200 Foristell Road. 636.673.2525. More people would be at the meeting, if they knew about the meeting to show their opposition. Foristell should follow St. Charles' lead. I agree with the previous speakers with all their concerns (EMS, heat, pollution, etc). The impact is equal to 1,000 homes. We don't want a data center anywhere. Protect the historic areas. The 2030 Plan (County) said 3-acre single family lots.

David Keehler, 416 Honor Hill Drive. Say "No". There are plenty of other ways to get revenue. We moved here for peace and quiet. I'm retired military and work in maintenance. I know 1st hand that everything breaks down, HVAC, plumbing, etc. This can create unintended pollution, water or power loss. If the water supplier cannot meet water demands, they will drill. These additional costs will be passed onto residents. There are other ways to get money.

Matt Anderson, 28936 Old Court Dr. 314.393.2200. I do not support data centers. They dry up streams, kill wildlife, strain the electrical grid. Foristell is not ready; they cannot even put a mayor in place.

Danielle Jungermann, 10447 Walnut Ln. 314.458.9256. As a tax payer, I urge the City to say no to data centers. What benefits do they bring? Who pays for the extra electrical and water demand? Who controls the noise pollution? Will they be adjacent to residential? Why is there such a push? What are their purpose? Is it just for AI?

Nick Ellis, 172 Liberty Valley Drive. 618.971.8103. I am not in support of a data center and surmised that most of the individuals that filled the room were too. He noted that Alderman Bradley works for a company that has direct ties to the industry and this (moratorium) is a conflict of interest.

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

Motion Passed

B. New Business

Motion by Commissioner Reynolds, seconded by Commissioner Heider to consider a moratorium on the acceptance and review of applications relating to the construction of information technology and data processing facilities in the City pending the Planning and Zoning Commission's study and review of policies, regulations, and standards pertaining thereto in accordance with the proposed ordinance attached herein.

Discussion:

Attorney Young provided an overview of the intent, scope and timeline of the moratorium.

Commissioner Heider asked if the moratorium would apply to the current application. Attorney Young indicated that it would apply. Commissioner Heider asked if the current application could apply for a waiver to the moratorium. Attorney Young indicated that Section 4 of the proposed ordinance addresses Waivers. Commissioner Heider questioned why this was included. Attorney

Young indicated that it was included to comply with State & Federal Laws and protect the City from legal challenges.

Commissioner Gnau suggested the item be tabled until a mayor is appointed.

Commissioner Fricker indicated that we cannot speculate on what the Board is going to do.

Commissioner Reynolds asked if there is a tie (at the Board level), could the Board postpone it? Attorney Young indicated that they could before they vote or they could reconsider it at a later meeting.

Commissioner Heider asked if the application was “transmitted” to P&Z, (*referring to a requirement listed under the Conditional Use Permit (CUP) procedures which does not apply to the subject application*). Attorney Young indicated that an application was submitted to the City in accordance with the MUDD procedures. Commissioner Heider asked CA Streiler to forward the application to P&Z. CA Streiler indicated that he would share the application and welcomed P&Z review comments.

Commissioner Reynolds asked if the Board could table the ordinance.

Commissioner Gnau asked if P&Z can amend the moratorium ordinance to include all uses until the Comprehensive Plan is done. Alderman Bradley indicated that this was already addressed at the last P&Z meeting and included in the minutes approved previously in the meeting. CA Streiler repeated his rationale for not including all land uses in the moratorium.

Chairman Boyer called for a vote on the motion. Commissioner Reynolds requested a roll call vote:

Alderman Bradley	Abstain
Christina Boyer, Chair	Aye
Kameron Reynolds, Secretary	Aye
Brian Fricker,	Aye
Krista Gnau	Aye
Richard Heider	Aye

Motion Passed

- 1) **Special Meetings**: None scheduled

C. Old Business

- 1) **Comprehensive Plan**: Continue gathering info from Commission Members and discuss the proposed workbooks for the Town Planning Workshops (Charrettes).

CA Streiler provided an update on the Comp Plan and Survey. No additional information was provided by the Commission Members.

Commissioner Heider indicated that the majority of the population is older and does not use QR codes and asked if CA Streiler considered any other means of distributing the survey. CA Streiler indicated that the survey can be completed as a hard copy or a digital copy; a link and QR code has been created to access the digital version of the survey. The survey is posted on the City's Website. Commissioner Heider has concerns that people will not have access to the survey. CA Streiler indicated that he would look into the feasibility of mailing the survey to residents.

Commissioner Reynolds recommended adding “compatibility with the adjacent land uses” to the conditions listed after Question #2. CA Streiler made the change during the meeting.

The Commission approved the Workbooks as amended. CA Streiler indicated that the Questions will be divided up to create two (2) versions of the Town Planning Workshop Workbooks (A&B) and serve as an agenda for those meetings. The Commission recommended conducting the 1st Workshop on June 11th at the Wright City East Elementary School or Truck Center if the school was unavailable.

D. Commissioner Comments

Alderman Bradley stated that the Comp Plan has been a priority and should include a review of the current zoning code. P&Z should get rid of the MUD District. With the moratorium, Comp Plan, zoning update, P&Z is being burdened with a lot of stuff. These things take time. It took P&Z 4 months to finally review and approve the Survey.

Commissioner Reynolds asked when CA Streiler would have the Charrette Workbooks updated and ready to conduct the first meeting. CA Streiler indicated that he already updated the workbooks and ready to conduct the Charrette once the Commissioner provided some dates.

The Commission suggested June 6th or 11th and requested the meetings take place at the Wright City East Elementary School and to consider Truck Center as a back-up

E. Adjourn.

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

The meeting was adjourned at 8:10 pm

Respectfully submitted,



Todd Streiler, City Administrator/Clerk