

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

A. Call to Order: Secretary Reynolds called the meeting to order at 7:03 pm.

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

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

B. Approval of the Minutes

Motion by Commissioner Heider seconded by Commissioner Fricker to approve the minutes for June 18, 2026, Planning & Zoning Commission Meeting.

Motion Passed

C. Public Hearing:

Motion by Commissioner Heider seconded by Commissioner Reynolds to open the public hearing to consider the following:

- 1) A conditional use permit (CUP) for Mr. Fuel located at 11 State Rte W in accordance with Section 400.115.
- 2) Amendments to various provisions of Article V of Chapter 410 relating to development escrow regulations.

Motion Passed

Speakers: Jeff Jaeger, spoke in support of the proposed text amendment.

Motion by Alderman Palmer seconded by Commissioner Fricker to close the public hearing.

Motion Passed

D. Scheduled Business

- 1) **Consideration of a Motion** to consider a conditional use permit (CUP) for Mr. Fuel located at 11 State Rte W in accordance with Section 400.115.

Motion by Commissioner Heider seconded by Commissioner Fricker to approve a conditional use permit (CUP) for Mr. Fuel located at 11 State Rte. W in accordance with Section 400.115 with the following conditions:

- a. Allow the outdoor storage/display of merchandise limited to the type of merchandise currently being offered.

- b. Allow the proposed 8' dumpster enclosure to provide the proper screening for their compactor.

Motions Passed

- 2) **Consideration of a Motion** to consider amendments to various provisions of Article V of Chapter 410 relating to development escrow regulations.

Motion by Commissioner Fricker seconded by Commissioner Heider to approve amendments to various provisions of Article V of Chapter 410 relating to development escrow regulations.

After discussion, the Commission requested an amendment to the motion as follows:

Motion by Commissioner Heider seconded by Commissioner Fricker to approve amendments to various provisions of Article V of Chapter 10 relating to development escrow regulations with the following amendment to the proposed Bill;

- a. Change "Director of Public Works" to "As designated by the City Administrator".
- b. Change "deposit" to "pay" – regarding the \$500 fee.
- c. Provide clarity in the erosion control statement to include/cover public safety.

Motions Passed

- 3) **Moratorium**: Presentation & discussion of the proposed scope of work, schedule and list of potential experts.

Motion by Commissioner Heider seconded by Commissioner Reynolds to approve the proposed scope of work.

Motions Passed

The following Commissioners volunteered for the "Key Activities" for Phase I:

- Review current regulations & compare with other cities- **Commissioner Reynolds**
- Research best practices- **Commissioner Fricker**
- Identify technical experts- **Commissioner Gnau**
- Compile economic impact data, projected revenue v. infrastructure/service costs and public safety. **Commissioner Heider**

- 4) **Special Meetings** – None scheduled

- 5) **Comprehensive Plan**: Citizen Survey update and discussion and review of the July 23, 2026 Town Planning Charrette.

CA Streiler provided an update on the survey and details/expectations of the July 23 Town Hall Meeting.

E. Commission Comments.

Commissioner Heider indicated he was happy with the progress of the moratorium and thanked his fellow Commissioners for their efforts.

F. Adjourn.

Motion by Alderman Palmer seconded by Commissioner Fricker to adjourn.

Motions Passed

The meeting was adjourned at 8:10 pm

Respectfully submitted,

A handwritten signature in black ink, reading "Todd Streiler". The signature is written in a cursive, flowing style.

Todd Streiler, City Administrator/Clerk