

Festus Planning & Zoning Commission
Meeting Minutes
October 16, 2025

Members Present – Danny Lipina, Bryant Allen, Patrick Henderson, Sam Ogle, Judy Williams, and Rick Belleville

Members Not Present: Mayor Sam Richards, Clarence Tucker, Jim Tinnin, and Tim Bennett

Also Present: Mark Harris Jim Walker

Danny Lipina called the meeting to order at 6:35 p.m.

Judy Williams made a motion to approve the minutes from the September 11, 2025, meeting as submitted, seconded by Sam Ogle. All ayes, motion carried.

Remarks of Visitors:

None

New Business

A. Zoning Ordinance Update

Section 405.010 – Definitions

Section 405.390 – Data Centers

Mark Harris gave a report

The board had a discussion and expressed concerns about the 400-foot notification radius and sound limitations, particularly regarding backup generators, with some members suggesting expanding the notification distance and adding more stringent signage requirements for larger properties. The board also discussed the need for broader notification requirements and clearer emergency power usage guidelines and expressed concerns about the high electricity and water consumption of data centers, as well as the environmental and economic implications. The group discussed setting regulations ahead of any potential applications, noting that data centers could range in size and require significant land. They also addressed issues related to water contamination from antifreeze used in data center cooling systems, with Mark clarifying that proper disposal regulations are in place. The group discussed concerns about data center companies potentially hiding their identity and operations behind project names or LLCs. Richard Belleville proposed adding language to require full disclosure of company identity when presenting applications to Planning and Zoning. The discussion touched on how data centers might be hidden in paperwork submissions, with Richard Belleville sharing examples from other

states. The group agreed this was a good idea to protect the city's interests, and Mark said he could present this recommendation to Council.

The board approved a motion to expand the notification distance for property owners from 400 feet to 1,000 feet and to require an additional sign for properties over 200 acres.

Danny Lipina asked if the commission had any questions and for a motion.

Richard Belleville made a motion to approve. Bryant Allen seconded, all ayes. Motion carried as submitted, will go to city council meeting on Monday, October 27, 2025.

Old Business

None

Citizens to be heard

None

Patrick Henderson made a motion to adjourn, seconded by Sam Ogle. All ayes, motion carried. The meeting was adjourned at approximately 7:45 p.m.