



Public Engagement Summary

2025 Comprehensive Plan Update

October 20, 2025

BACKGROUND

The use of citizen participation is an essential component in the development of a consensus or “common philosophy” within a community. To better understand the citizens of Flint Hill’s vision, goals and objectives for the future, a Public Engagement Program was developed that consisted of on-going meetings with the Steering Committee, a Citizen Survey, and a Town Hall Workshop. The intent of these public engagement activities was to provide a forum for collecting, organizing and recording citizen input. The activities encouraged participants to become “citizen planners”, with the purpose of utilizing the participant’s first-hand knowledge and experiences to identify problems and solutions related to the update to the City’s 2009 Comprehensive Plan.

TOWN HALL WORKSHOP

On September 24, 2025 at 5:30 pm a Town Planning Workshop was held at the Knights of Columbus. The purpose of the workshop was to gather the public’s insight into the planning issues facing the City of Flint Hill. Nineteen (19) residents, The Mayor, the Board of Aldermen, members of the City’s Planning Commission, and City Staff all participated in the workshop. The participants were divided into four (4) random Teams and provided Study Area Maps and Workbooks which included nine (9) discussion topics regarding land use, municipal services, transportation, parks, quality of life and future development and preservation. The Teams were instructed to nominate a secretary to record the Team’s recommendations, concerns and wishes, a cartographer to record information on the Study Area Maps, and at least one presenter to present the Team’s findings.

At the end of the work session, each Team presented their findings. It should be noted that each team following the 1st presentation by Team 4, noted key areas of consensus that aligned with the previous presentations. An open discussion among all participants ensued at the end of the workshop where City Staff was able to address actions the City had already undertaken to address traffic congestion, speeding and pedestrian accessible along Main Street (Highway P). Other key areas of consensus including the need to annex additional property, the desire to preserve farmland and open space and the recommendation to promote balanced growth that included large lot, single-family homes, small, family-friendly businesses and avoided high density residential development such as apartments. The following are the discussion topics included in the Workbooks and a summary of the Team’s findings:

1. *Has living in Flint Hill fulfilled your expectations? If not, what should be done to make Flint Hill a more enjoyable place to live, work and play?*
 - a) Yes, Flint Hill has fulfilled our expectations and we are very satisfied living in Flint Hill. All Teams agreed that the best way to make Flint Hill more enjoyable, is to keep it the same. Do not allow apartments, row homes or small attached duplexes or commercial businesses that do not reflect the City’s small-town, family friendly values.
 - b) We are satisfied with the way it is.

- c) Keep the taxes down
- d) A pickleball court would be nice.
- e) Yes, all is OK.
- f) Yes, but I would really like to see sidewalks on Mexico Road for safety.

2. Residents are very proud of Flint Hill's small-town atmosphere and well-maintained, large lot residential properties. What can be done to preserve the City's small-town atmosphere and residential areas surrounded by woodlands or wide-open spaces?

- a) The City should encourage the preservation of farmland and open space. The Teams strongly encourage the City to annex unincorporated pockets and open space / farmland outside the City Limits to gain control over the timing, type and preservation of highly desirable farmland and open space.
- b) Keep farm areas. We do not want to lose the farms.
- c) There are plenty of box stores in Wentzville; keep them there.
- d) Keep as much farmland as possible.
- e) Balance growth with no high-density housing

3. Identify problem areas relating to Traffic, Parking, Pedestrian Access, Visibility and Image. Where should sidewalks, multi-purpose paths, road improvements, or community beautification efforts be targeted to minimize or alleviate the identified problem areas?

- a) Improvements to Mainstreet (Highway P) need to be focused between Broadhead Lane and Mexico.
- b) Sidewalks are needed along both sides of Highway P – in the downtown area.
- c) Traffic on Main Street is too fast and too heavy (congested).
- d) Be mindful of where the sidewalks are connecting, not all traffic is good or in harmony with the Downtown. The Teams agreed that the sidewalks should end at (Verona Hard ?) (Town & Country Acres??).
- e) Invest in the construction and maintenance of sidewalks.
- f) Sidewalks from soccer fields & St. Theo (St. Theodore Catholic Church) to ball park.
- g) Install speed dips (not bumps) on through the downtown.
- h) Ensure safety along Hwy P (control speed and congestion).
- i) We already have plans in place to address some of our biggest traffic issues – Hwy P renovation.
- j) More sidewalks. (All Teams agree)

4. What can be done to improve downtown? What improvements would have the greatest positive impact?

- a) Controlling the speed and making Main Street more pedestrian friendly is all that is needed.

- b) Slow speed.
 - c) Connectively and walkability.
 - d) We like the current plans to slow traffic and creating better shar the road facilities and improvements.
5. *Do Flint Hill's businesses offer an adequate range of services, retail selection and employment opportunities? Identify any surpluses or shortages in commercial goods or services. What type of business are desired? What type of business(s) should be avoided?*
- a) Flint Hill has a good range of businesses. Small, family-owned businesses would work best in the area's commercial districts. No tattoo parlors, smoke shops, pawn stores, payday loans are needed.
 - b) Wentzville is so close; they have all the stores, services and businesses we need. Don't disturb Flint Hill with commercial businesses that are already located in Wentzville or nearby.
 - c) A family-owned restaurant (no chains) and a winery.
 - d) We are happy with that we have.
6. *Does Flint Hill have adequate public services (roads, parks, police, fire, etc.)? What improvements to the City's infrastructure or municipal services are recommended?*
- a) Yes, Flint Hill has adequate public services. Continue investing in sidewalks and better connectivity.
 - b) A bypass for when/ if Highway P is closed would be helpful. Refer to the map for potential locations.
 - c) The City/State does good with road maintenance. All Teams support the City/State keeping up with maintenance to ensure safe, quality roadways.
 - d) Keep the taxes down.
 - e) A small park would be nice.
 - f) Better police presence. More police presence.
 - g) Cross walks, walking trails (Groeth Road)
 - h) Infrastructure and muni services are good, thank you!
 - i) No concerns – maintain roads
7. *What do you think should be done to ensure that future development is desirable? What type of future land use and development is most/least desired? Consider various types of housing, retail businesses, restaurants, commercial services, and entertainment venues.*
- a) All Teams supported "balance growth" with no apartments and require at least ½ acre single family residential lot size or more.

- b) Future growth should be limited to single family residential with large lots and/or large open spaced preserved.
 - c) No multi-family.
 - d) Future commercial growth is recommended in the form of home-based businesses, provided they are regulated so they are not a burden on the adjacent homeowners.
 - e) All Teams supported new family owned (oriented) businesses. There is also support for a nice sit-down restaurant and/or winery.
 - f) Keep the taxes low.
 - g) Single- family only.
 - h) Small businesses – no big businesses in Downtown. 2x
- 8. *The Comprehensive Plan studies property within the current City limits as well as areas located outside the City's current limits. Identify areas outside the City limits that should be considered for future growth, development or preservation, if any.***
- a) All Teams recommend annexing to the east – to have better control over the timing and type of growth. Future roadway connections should also be contemplated to ensure the City has good traffic circulation and connectivity.
 - b) Talk to Wentzville (Doug Forbeck) about future growth and review their existing/proposed plans for future growth, annexation and new roadways. They treat our sewage, make sure they have capacities for future growth.
 - c) Talk to Robert Meyer, St. Charles County about future growth and review their existing/proposed plans for future growth, annexation and new roadways.
 - d) Continue to annex property to increase Flint Hill's size and to preserve farmland.
- 9. *What is your vision for the future of Flint Hill? Can that vision be accomplished based on the current conditions? If not, what changes are needed to accomplish your vision?***
- a) Small town with controlled growth; no apartments.
 - b) Better police presence. Crime is not a problem, but it would feel safer and speeding might be better controlled by a better police presence. The City needs to keep up on regulations addressing E-bikes, mini-bikes, noise and to control speeding.
 - c) When thinking about how best to manage the future of Flint Hill. all Teams agree with the mantra: "If it aint broke, don't fix it".
 - d) Preserve the area's farmland and open spaces.
 - e) Encourage new small businesses while supporting the ones we already have, they are great.
 - f) Better cross-town connectivity is needed.
 - g) A walking trail along Grothe Road to Highway P and the ball fields would be nice.
 - h) Preserve farmland – all Teams.
 - i) Keep the taxes down
 - j) The sidewalks proposed for Downtown are great.



CITIZEN SURVEY


Another important component of the public engagement process used in the development of the 2025 Flint Hill Comprehensive Plan Update, was a Citizen Survey. The survey was tailor made for the Flint Hill community mailed to all residents. To provide unlimited access to the survey, a QR code linked to the survey was created and posted on the City's website and a follow-up post card was mailed to each household two (2) months after the Survey was first distributed. Between June 19th and September 15th 2025, 91 completed Surveys were returned. This represents over 9% of Flint Hill's population and 22% of all households.

CITIZEN SURVEY SUMMARY

The Survey consisted of (9) nine questions designed to identify citizen values and critical issues facing the City. The Survey responses do not represent the views of the consultant or the elected and appointed officials of the City of Flint Hill. The following is a summary of the Survey findings.

STRENGTHS

Based on Survey respondent ratings of the statements below, most residents that took the Survey agree the City of Flint Hill is a great place to live (85%), raise a family (80%) and retire (79%). Seventy percent (70%) of all respondents **strongly agree** with the statement; *"I am proud to live in Flint Hill"*. These findings reveal residents are happy with Flint Hill the way it is and there is little need (or citizen support) for change. This low desire for change among residents is reflected in their position towards the prospect of future population growth; with only 24% of survey respondents *encouraging growth*.

Table 1: Quality of Life in Flint Hill, MO						
Statements (in order of rating)	Agree				Disagree	
	1	2	3	4	5	
	Rating					
The City of Flint Hill is a great place to live	1.64					
I am proud to live in the City of Flint Hill	1.70					
The City of Flint Hill is a great place to raise children	1.80					
The City of Flint Hill is a great place to retire	1.85					
The City of Flint Hill should grow in size and population	3.31					
Source: 2025 Flint Hill Comprehensive Plan Survey						

The Survey asked to rate the City of Flint Hill's top assets. The five (5) highest-rated assets related to the City's small-town atmosphere & heritage, location, open space, natural setting, peace and quiet. Flint Hill's **"Small Town Atmosphere & Heritage"** is a top asset according to 86% of the respondents, which is tied with **"Location"** (85%), and followed by **"Peace & Quiet"** (81%) and **"Open Space/Natural Setting"** (76%). Figure 1 shows the five highest-ranking assets and the percentage of survey respondents who strongly agree and agree with each asset.

Figure 1: Flint Hill's Top Assets

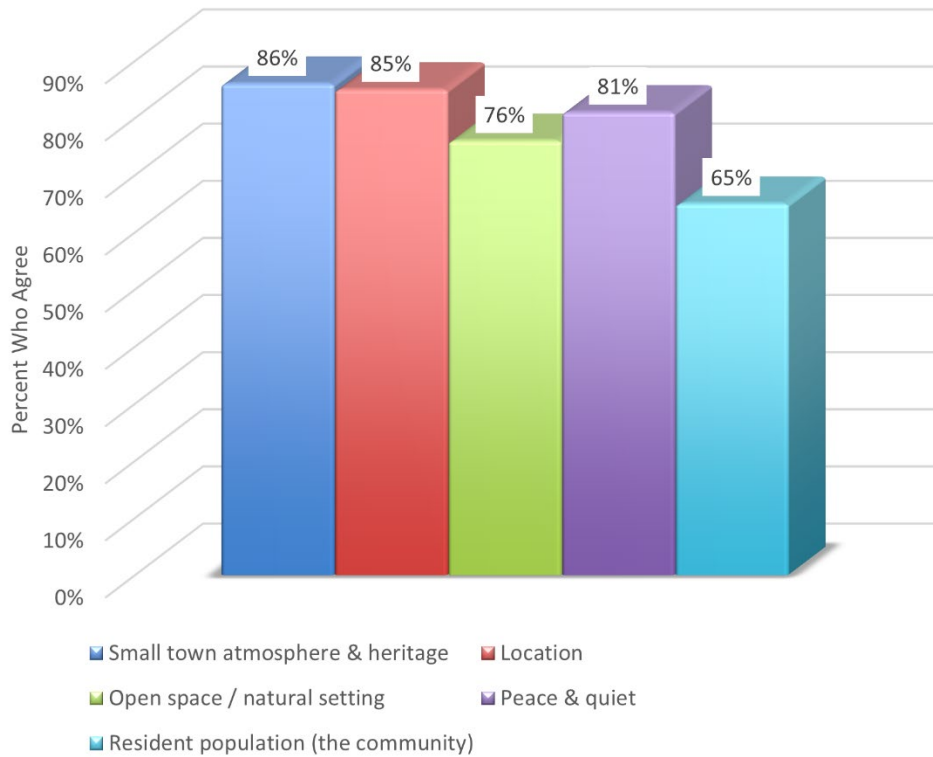


Table 2: The City of Flint Hill's Top Assets

Top Community Assets (in order of rating)	<div> <div>Most Important</div> <div>←→</div> <div>Least Important</div> </div>				
	1	2	3	4	5
	Rating				
1. Small town atmosphere & heritage	1.55				
2. Location	1.73				
3. Open space / natural setting	1.77				
4. Peace & quiet	1.78				
5. Resident population (the community)	2.16				
6. Religious institutions	2.17				
7. Housing	2.23				
8. Schools	2.26				
9. Local businesses	2.40				
10. Streets	2.84				
11. Downtown	2.92				

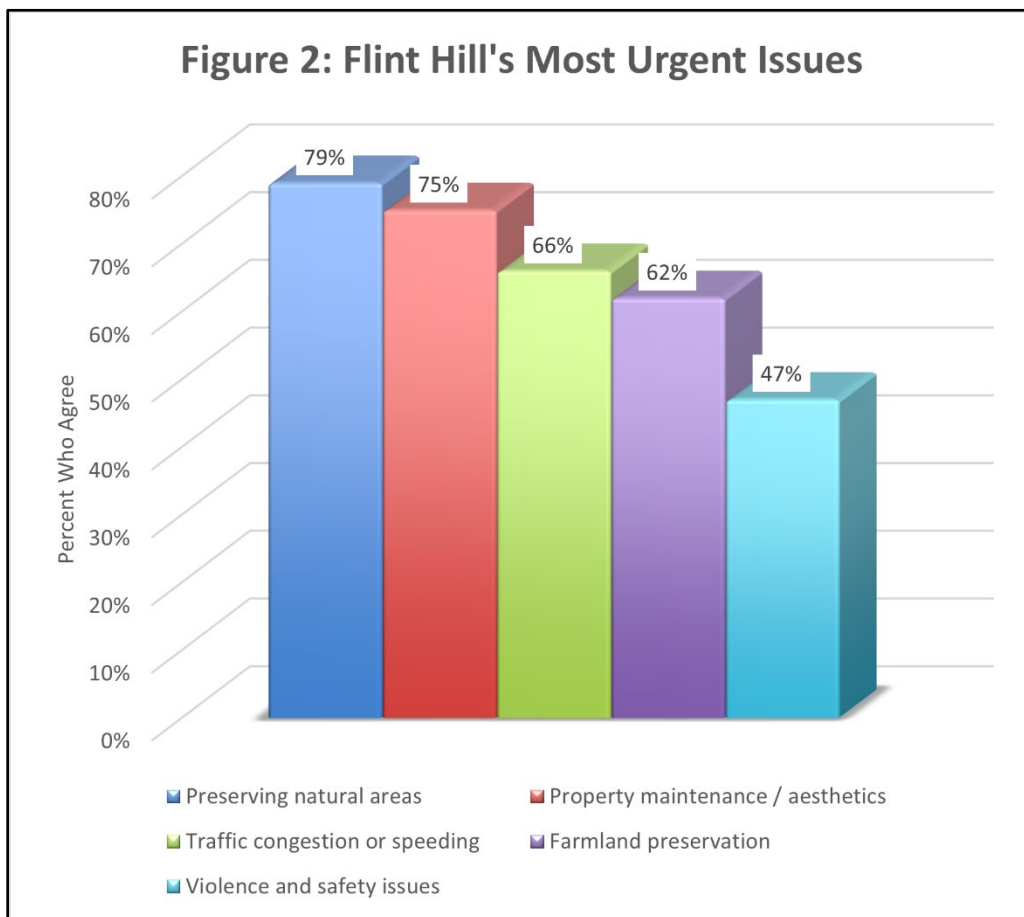
Source: 2025 Flint Hill Comprehensive Plan Survey

WEAKNESSES

While most Survey respondents agree that the City's "Housing" (68% strongly agree or agree), "Local Businesses" (61%), and "Religious Institutions" (63%) are key assets, the lowest rated assets were "Streets", and "Downtown". Although streets and downtown were the lowest ranked and rated assets, they are an important element of Flint Hill's character, economy and functionality. The lower ratings indicate that the City needs to encourage investment in both the City's transportation system and downtown to ensure residents value these elements as top community assets.


OPPORTUNITIES

The Survey asked to rate the top issues the City of Flint Hill will face in the next 5-10 years. Seventy-nine percent (79%) of respondents agree that **"Preserving Natural Areas"** is the most important issue facing the City, making it the top ranked issue with a rating of 1.79 out of 5 (1 being the most important and 5 being not important). **"Property Maintenance/Aesthetics"** was the second highest ranked issue with a rating of 1.96, followed by **"Traffic Congestion/Speeding"** with a rating of 2.10, **"Farmland Preservation"** (2.15) and **"Violence/Safety Issues"** (2.74). Three (3) out of the top five (5) issues facing the City are related to the City's natural setting and aesthetics while the other two (2) top issues are related to the City's safety concerns. Figure 2 shows the top five issues facing Flint Hill in the future and the percentage of survey respondents who strongly agree and agree with each issue. Table 3 on the following page shows all the issues surveyed in order from highest to lowest rating.



THREATS

The lowest ranked issues facing the City in the future were “**Apartments and Small Lot Residential**” and “**Population Growth**” according to Survey respondents. Based on the wording of the question and comments from Survey respondents, the low ranking/rating for apartments, small lot residences and population growth indicate survey respondents DO NOT support apartments, small lot residences or population growth.

Table 3: The City of Flint Hill's Top Issues						
Most Urgent Issues (in order of rating)	Most Urgent				Least Urgent	
	1	2	3	4	5	
	Rating					
1. Preserving natural areas	1.79					
2. Property maintenance / aesthetics	1.96					
3. Traffic congestion or speeding	2.10					
4. Farmland preservation	2.15					
5. Violence and safety issues	2.74					
6. Access to quality shopping and dining	2.85					
7. Recreation activities for all age groups	2.96					
8. Expanding the City's limits (annexations)	3.24					
9. Outdoor storage	3.44					
10. Population growth	3.47					
11. Apartments and small lot residential	3.58					
Source: 2025 Flint Hill Comprehensive Plan Survey						

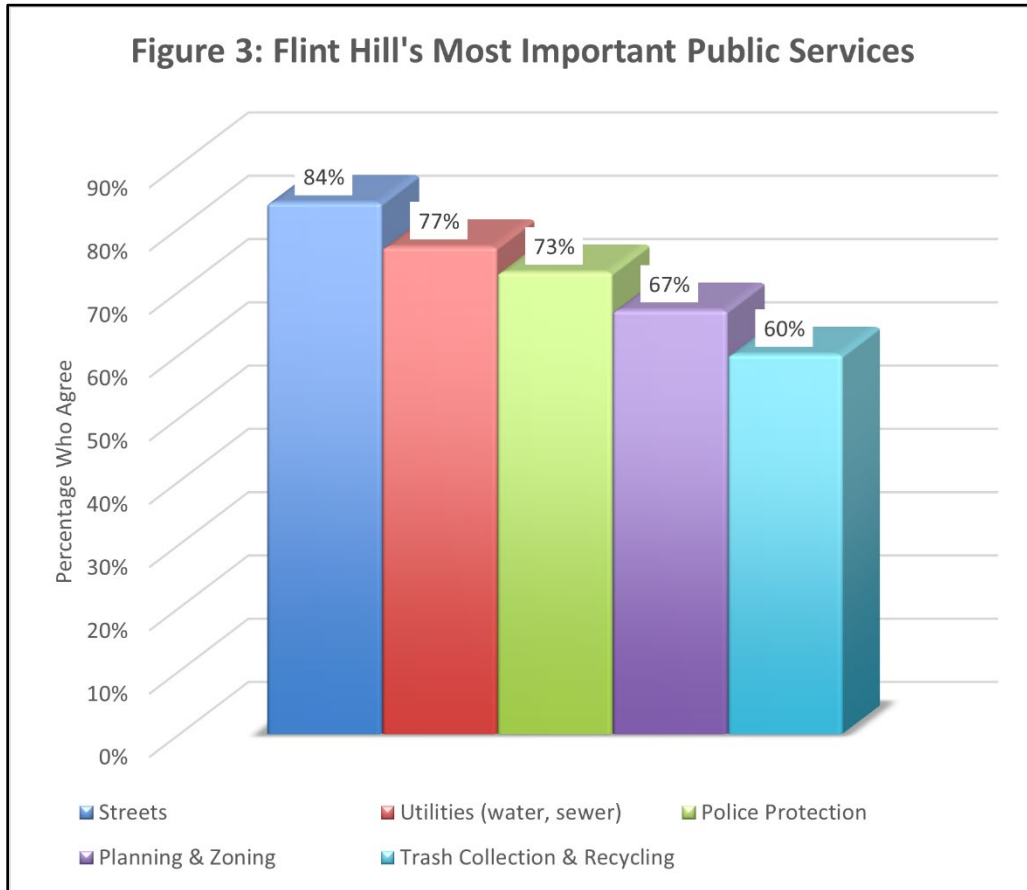
CITY GROWTH

When asked if the City of Flint Hill should encourage future growth, 60% of Survey respondents answered "No". Of the 40% who said "Yes" to encourage future growth; they were split on where that growth should occur; 43% recommended future development to the east while 35% recommended future development to the north. Only 15% recommend growth to the west and only 8% wanted growth to the south. Of those encouraging growth, 58% prefer **detached single-family residential development**, while only 2% recommend attached single-family or multi-family residential. Mixed-use development was supported by 22% of the growth supporters and commercial development was supported by 16%. Based on these findings, most Survey respondents are not in favor of future development. The majority of those in favor of future development recommend limiting it to single family housing with limited support for mixed use and commercial development.


PUBLIC SERVICES

Most Important: The Survey asked to rate the City of Flint Hill's most important public services. Three (3) out of the five (5) highest rated/ranked services were the most basic public services that pertain to the health, safety and welfare of the community. The top ranked public assets were “**Streets**” according to 84% of Survey respondents, followed by **Utilities** (77% agree or strongly agree), **Police** (73%), **Planning & Zoning** (67%), and **Trash Collection** (60%). These findings confirm that Survey respondents value and understand the importance of “Streets” and the role they play in public services despite the lower rating “Streets” received in the previous question which asked respondents to rate the City's Top Assets. These results validate the need and support for future improvement to streets and the City's overall transportation system, although continued public engagement and awareness is recommended to better understand the specifics

or future transportation improvements. Figure 1 shows the five (5) highest-ranking public services and the percentage of survey respondents who strongly agree and agree with each service.




Least Important: The least important public services were “Animal Control”, “Parks & Recreation” and “Code Enforcement”, see Table 4 below for the rating and ranking of City services.

Table 4: The City of Flint Hill's Most Important Public Services					
Most Important Services (in order of rating)	Most Important				Least Important
	1	2	3	4	5
	Rating				
1. Streets	1.74				
2. Utilities (water, sewer)	1.91				
3. Police Protection	2.01				
4. Planning & Zoning	2.07				
5. Trash Collection & Recycling	2.29				
6. Winter Maintenance (snow removal)	2.34				
7. Code Enforcement	2.36				
8. Parks & Recreation	2.77				
9. Animal Control	3.39				
Source: 2025 Flint Hill Comprehensive Plan Survey					

IMPROVEMENTS


Citizens were asked to rate various types of development and improvements by how necessary they are to enhance Flint Hill's quality of life and standards of living. According to the responses, the need for housing for retirees and young families is somewhat low, despite national trends. The most supported type of future development is "**Low-Density Residential Development**" with a rating of 2.31 out of 5 (1 being most needed and 5 being least needed). Survey responders also provided support for "**New or Improved Small Businesses**" and "**Better Police & Fire Protection**" ranking them as the top three (3) types of future investments/improvements most needed. The lowest rated future improvements were "**A New Community Center**" and "**New or Improved Big Businesses**" which were ranked 8 and 9 respectively out of 9.

The most supported area of future improvement among Survey respondents were "**Road & Sidewalk Improvements**" with a rating of 2.06 out of five with one (1) being the most needed. This corresponds with the findings reported under the Public Services question in the previous section. Overall, the most needed improvements for Flint Hill are better streets and sidewalks according to Survey respondents, see Table 5 below.

Table 5: The City of Flint Hill's Most Needed Improvements					
Most Needed Improvements (in order of rating)	Most Needed				Least Needed
	1	2	3	4	5
	Rating				
1. Road & sidewalk improvements	2.06				
2. Low-density residential development	2.31				
3. New or improved small businesses	2.45				
4. Better police & fire protection	2.70				
5. More parks & trails	2.84				
6. Housing for retirees	3.05				
7. Housing for young families	3.25				
8. A community center	3.77				
9. New or improved big businesses	4.20				
Source: 2025 Flint Hill Comprehensive Plan Survey					

OPPORTUNITIES

The Survey asked respondents to rate improvements based on how much they would make living in and visiting Flint Hill more enjoyable. Most residents want to maximize the City's connectivity through sidewalks, trails, and improved roads. "**Increased Walkability**", "**Infrastructure Improvements**" and "**Stores & Restaurants**" are the top three (3) rated and ranked improvements that Survey respondents believe would improve the quality of life in Flint Hill. Meanwhile, entertainment venues and outdoor sports and recreation were the lowest ranked and rated desired improvements. Again, these findings support the previous findings which reveal the high value and need for future investment in the City's streets, sidewalks, and supporting infrastructure improvements.

Table 6: The City of Flint Hill's Most Wanted Improvements						
Most Wanted Improvements (in order of rating)	Most Wanted				Least Wanted	
	1	2	3	4	5	
	Rating					
1. Increased walkability	2.26					
2. Infrastructure improvements	2.48					
3. Stores & restaurants	2.55					
4. More or improved parks & trails	2.67					
5. Community spaces & events	3.06					
6. Sports & outdoor recreation	3.31					
7. Entertainment venues	3.38					
Source: 2025 Flint Hill Comprehensive Plan Survey						


The citizens were asked why they moved to the City of Flint Hill and how the City could enhance the Flint Hill experience for all. Most people moved to Flint Hill for the benefits of both an urban and rural setting. The City's prime location, with convenient access to U.S. Route 61, provides all needs within a short drive, according to Survey respondents. The City's affordable services/utilities and single-family homes on large lots also attracted Survey responders to Flint Hill. Many residents wanted to escape the crime and congestion of big cities and the monotony of suburban sprawl, while enjoying Flint Hill's small-town atmosphere with easy access to the basic needs absent in many rural settings. Flint Hill's quaint downtown, integrated open spaces, easy access to big city amenities, large residential lots, custom-built homes, low taxes, churches and strong community are all factors that contribute to the small-town character that so many Flint Hill residents value.

The Survey also asked how the City could attract more outsiders. While many residents disagreed with the premise, improving the downtown was recommended, mostly as a means of attracting visitors rather than permanent residents.

Quality of Life

According to the Survey, residents are most satisfied with the City's "**Utilities**" (77% strongly agree or agree) followed by "**Housing**", and "**Police Protection**". These are the three (3) most critically important factors directly related to the health, safety and welfare of a community.

Survey respondents **strongly disagree** with the City 1) *investing money in marketing itself* (61% strongly disagree or disagree), 2) *providing incentives to bring new businesses to town* (53%) or 3) *new taxes to fund future development* (47%). These findings support the position of most Survey respondents that do not support future growth (60%). As evidenced by the Survey results and the following comments, **most Survey respondents like Flint Hill the way it is**. According to the Survey, the City should work hard at maintaining Flint Hill's small-town character, reinvesting in the City's streets & infrastructure and resist high-density residential development. Table 7 on the following page provides the top rated and ranked opinions towards a variety of community development and planning elements.

Table 7: Resident Satisfaction with Living Standards in Flint Hill, MO						
Statements (in order of rating)	Agree				Disagree	
	1	2	3	4	5	
	Rating					
1. I am generally pleased with the City's utilities.						2.20
2. There are sufficient housing options in the City.						2.34
3. I am generally pleased with the City's police services.						2.40
4. The City should require most roads/driveways to be paved (dust-free).						2.51
5. There are sufficient recreation programs for youth in the City of Flint Hill.						2.57
6. The City should have more parks and walking areas.						2.65
7. We have an adequate supply of restaurants & shopping.						2.84
8. There are sufficient recreation programs for seniors in the City of Flint Hill.						2.88
9. Traffic is a problem.						2.92
10. The City should have more stores, restaurants and commercial services.						2.99
11. There should be more housing options for young families and retirees.						3.22
12. I would support a tax to fund future improvements or public services.						3.35
13. The City of Flint Hill should expand through annexation.						3.35
14. I would support a tax to fund future development and amenities for all.						3.35
15. The City of Flint Hill should provide incentives to bring new business to town.						3.53
16. The City of Flint Hill should invest money in marketing itself.						3.73
Source: 2025 Flint Hill Comprehensive Plan Survey						

COMMUNITY SPIRIT

The following comments were provided by Survey respondents when asked; ***“Why did you and/or your family move to Flint Hill? How can we promote the City to enhance the Flint Hill experience for all?”*** Seventy (70) survey respondents or households were generous enough to provide the following hand written personal observations, recommendations and kind words.

1. Small town, little to no crime, peace, quiet, no traffic issues, close to large box stores, close to good highways, close to entertainment, restaurants, doctors, hospitals
2. When we moved 18 years ago, we loved the open space, rural life, and the farms. What mattered then is different for us now: We aged and our children are further away in Saint Charles County and produced grandchildren. At age 71, it's more difficult to mow and keep up 5+ acres.
3. We wanted a large lot.
4. In 1995, we had a custom house built in Flint Hill because we wanted to live in a wide-open, friendly atmosphere with beautiful surroundings. Also, the easy access to all of the major highways in every direction was very important to us. For 29 years, we have enjoyed living here and deeply appreciate the friends we made!
5. I have lived here all of my life. Some annexation and some housing would be ok. Try to keep farmland. No more apartments!

6. 30-year resident here. Moved here because we liked single family home to 1 acre lot minimum. Our home value is very important.
7. Born and raised here.
8. The rural feel. Always maintain the small-town feel. Plenty could be done in downtown area. Sidewalks, lights, and maybe a little food truck area with movie screen.
9. My wife and I have lived here our whole life. We were here when Flint Hill became a Village. There is nothing you could do to enhance the quality of life in Flint Hill more than it was back then. Try to keep it like with old days of making apple butter - the picnic - fall festival. Grow like the giant redwoods - slowly and live long.
10. Grew up here, I don't think flint hill should be on some question to grow in population, would rather see it be a destination town not a high population town.
11. The Neighborhood and the house
12. Our grandparents, parents, us, and our kids have been here our entire lives. We love it here in Flint Hill and don't want it to change - our quiet, rural, residential small-town community. Do not want or need to expand and grow. Flint Hill is great just the way it is!
13. Low population density. Do not need to attract more residents.
14. We moved here for the small-town atmosphere and quiet. Keep taxes low.
15. For the small community and less subdivisions. I think Flint Hill is great as it is. There is no need to grow nor is there any areas to grow that would not affect the feel and desire to live here.
16. At the time the price of housing on a decent size lot. Location
17. Grew up here
18. Large lot to build a house.
19. We moved here because of a housing shortage in the US and Saint Charles County.
20. Small town in a growing city. Escape from urban sprawl.
21. Small n quiet
22. It's in the country but close to amenities - grocery stores, restaurant etc.
23. Born here
24. The people
25. Small town feel
26. We moved to Flint Hill for the small town living and to get away from high city taxes.

27. To get out of the city and its restrictions
28. Liked the openness and lack of traffic congestion
29. We moved here to be close to family along with close access to a parish and private elementary school. Why is there a need to attract outsiders to Flint Hill? Everything being suggested for growth is already within a 5-mile radius. We do not need those same services in our backyard. If those living here wish to have other/additional amenities then they should relocate to a community that already provides them....THREE miles down the road. There is NO need for additional services to be provided in the tiny town of Flint Hill. It was not developed to be a suburb itself. It's a small rural area that people chose to live in to be removed from congestion but yet be 'close' to those services without having them in the town itself. Please do not continue to develop the area and change it from what it was when those who moved here chose to do so.
30. I was born and raised in Flint Hill and am a part of a multi-generational family that has called Flint Hill home. I hope to raise a family of my own here, but I want to raise a family in a town with the small country feel, not a town that is looking to grow and expand into something that it's not.
31. Location and lot sizes
32. Small town atmosphere with large lots and minimum restrictions.
33. Because it gave us a small town feel and the people were extremely friendly.
34. Quiet and peaceful with LOW population.
35. Lower density housing, more custom-built homes, not cookie cutter. Peaceful.
36. Peaceful and quiet area with larger lot sizes.
37. Rural atmosphere, lot size, no large subdivisions
38. We moved here for the large lot size and quiet atmosphere, yet close to amenities in the area. A small community center with a pool would be nice for residents. It could double as an event space. Maybe expand the K of C Hall? There could be ads in the circulars that go to surrounding areas via US mail to advertise what Flint Hill has to offer.
39. Why - Larger lots, nice housing, small town feel, peaceful and safe neighborhoods.
40. Enhance - Maintenance of houses at corner of Mexico & P; road repair; park(s); and sidewalks. Having a few more restaurants would be nice.
41. I was born here in 1965. My family has been here since 1914. I would like Flint Hill to stay like it is now.
42. Loved the large lot subdivisions, small town feel.

43. We like the quiet & privacy, larger lot, more rural feel. We like the small-town feeling - we already have a couple of restaurants and a small market which is plenty.
44. Family
45. We wanted more land surrounding our home, quieter neighborhoods away from plants and factories, safe streets to play on without speeding traffic going thru.
46. Location, lot size, available house. Improved streets would enhance the Flint Hill experience.
47. I moved to Flint Hill because of acre lots with water and sewer and I thought it would be a nice place to live.
48. Moved to get away from the way St. Peters was going downhill I think Flint Hill is a hidden gem in STC county. Great the way it is now. Could use a few more restaurants.
49. Quiet area loved density and established neighborhoods
50. We moved the farthest west to Flint Hill to get away from the larger towns like O'Fallon. We are here for the old small town feel that Saint Charles County used to be. In no way should Flint Hill annex farm fields and bring in small homes on small lots. Flint Hill has prided itself on larger homes with larger lots. Wentzville has all the big box chains stores and is only a 10 min drive tops to anything you should need. I feel most residents in Flint Hill are here because they like the green space and small town feel. I do think we need to use some of the tax.
51. Money to improve our park where some of the structures have rotting wood and seem to be unsafe. It could also use a playground for young children to enjoy. Most sidewalks need to be laid were people walk on main roads like Mexico. I have witnessed several occasions were someone almost hits a person walking because the road is narrow and the people are way out in the street.
52. For the rural living-quiet area with some land. Less people and great area to raise our kids. If Flint Hill does grow, we need to keep it with single family housing on larger lots. Not small homes on small lots. Keep the country living in tact.
53. We were downsizing and liked the small-town atmosphere.
54. Love the small-town feel. New construction met our needs. By developing more shopping and restaurants etc. will bring more people to Flint Hill
55. Moved to Flint Hill for the large home lots we do not like real dense subdivisions, full of hundreds of houses. House lots should be one to 5 acres.
56. It is my wife's hometown and we love the family-friendly community.
57. Opportunity to have large lots and yet convenience to most shopping and businesses
58. Location

- 59. Quiet and the church
- 60. Location
- 61. Large lot and open space. New large homes on large lots with walking paths
- 62. Small town feel
- 63. Large residential lots
- 64. Small town feel, needs some shops and restaurants (not commercial fast food) but destination type restaurants
- 65. Location. The city needs a public pool and park for recreational use
- 66. We were born here. Do not believe that any more outsiders are needed.
- 67. Why do we want more outsiders?
- 68. Close to everything and maintain that small town country living feel and privacy. More moderately affordable housing for young families and retirees with the beneficial. The electronic billboard on Highway 64 would be a good place to highlight Flint Hill and its assets.
- 69. I have lived in here for 54 yrs as well as parents and grandparents. I do not wish to see increased population. The speeding in town on Hwy P needs to be addressed