

THE CITY OF BATTLEFIELD  
PLANNING & ZONING COMMISSION  
MEETING MINUTES  
June 9, 2025

1) **General Business**

a) Meeting called to order by chairman Danny Klopfer at 6:00 p.m. in City Hall located at 5434 S. Tower Drive in Battlefield, Missouri. The following Planning and Zoning Members were present for the meeting: Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, Bernie Gerwel, and Ron Yancey. The following members were absent: Tim Friel. The following Staff members were present: Building Inspector Trey Davis and City Clerk Beth Anne West. City Administrator Tommy Vanhorn was absent.

b) Reports

i) Building Inspector Report- Mr. Davis stated that Phase Three for Green Ridge had begun 3 months ago and they were installing sewer infrastructure at present. Mr. Davis noted that Schupert Mitchell and Fahrlander were working on homes in Old Wire Crossing Subdivision with finals being submitted by Fahrlander (Developer).

ii) City Administrator Report-Chairman Danny Klopfer stated that Tommy Vanhorn had to leave unexpectedly to attend to a family member who is in the hospital, therefore he was unable to attend.

c) Approval of May 12, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site.

The motion was made by Member David Byrd. Motion was seconded by Member Ron Yancey. A vote was taken, and the vote was 7 Ayes- Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Member Tim Friel was absent for the vote. Motion carried.

2) Public Input

None.

Chairman Danny Klopfer had brief moment visiting with Fire Chief Anderson and found he would not need to attend meeting since the item he wanted to discuss had been delayed for this meeting.

3) **Public Hearing to rezone property at 5505 S. Lewis, Battlefield, MO 65619 from RI-L to RI-M, Zoning Case Number RZ25-06.**

a) Review of Code Section 400.200 Amendments- Chairman Danny Klopfer noted the process.

b) Review of RI-L & RI-M Zoning District Regulations- Chairman Danny Klopfer explained the differences between the two zoning districts.

c) Open Public Hearing- Chairman Danny Klopfer opened the public hearing at **6:10 p.m.**

Steve Arnold- Mr. Trey Davis spoke for Mr. Arnold who was unable to physically attend the meeting provided this information to Mr. Davis, with whom the City Administrator went to his home to see

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firsthand his concerns. Mr. Arnold reported he was not for or against the rezone, but he was concerned with the detention area and the water that affects his property, and he provided a **video** of a recent weather event with lots of water pooling in his yard draining to a drain set up in his backyard.

**Nick Wuthnow-4501 W. Cloverdale Terrace, Battlefield, MO 65619-** Mr. Wuthnow just moved in and was not planning on going from R1-L to R1-M felt it was a tight area he just moved from in Springfield, the realtor did not mention this development was occurring and how it would possibly affect us. Mr. Wuthnow is concerned with the flooding and was concerned there were no plans available to view at present. Mr. Wuthnow referenced changes to the amount of traffic with a new development and how that would negatively impact his property as well as his neighbors.

**Gary Doucey-4510 E. 3<sup>rd</sup> Street, Battlefield, MO 65619-** I have lived on the corner from 3<sup>rd</sup> and Lewis's street for a long time. The drawings of the property lines were incorrect they are not clarified but the property has been a junk yard for years. Water flows from Cloverleaf comes across the yard, sometimes 10 inches deep east to west out into the field from Lewis and 3<sup>rd</sup> not adequate drainage so it floods all to need to control downstream. I would like to see what they are planning to build, and I used to be on the Board of Aldermen.

**Patty Doucey-4510 E. 3<sup>rd</sup> Street, Battlefield, MO 65619** Mentioned the survey which was not right had to get a new survey was off by 16ft. at least so they had to take legal action to correct it for their property line to be correct. Mrs. Doucey mentioned the flooding that flows to one drain and their pipe is small, so it goes through the field. Mrs. Doucey mentioned the abandoned trailer, trash, and abandoned vehicles not to mention having trouble with the property owner.

**Wade Paxton-4615 W. Cloverleaf Terrace, Battlefield, MO 65619-** Mr. Paxton noted that most of the drainage goes to his property from this field and he reiterated that the survey boundaries are not correct and off by 17 ft. on the north side which will cause encroachment issues. Mr. Paxton noted that a portion of the property is near the Blackwell property and since it is currently under litigation if they are wanting to build it will not work. Mr. Paxton stated he is not against it or for it, but he wants to see Battlefield stay small and there is not a plat map to reference the type of home where he assumes there will be small cheap homes.

**Deziree Marsh-4548 W. Cloverleaf Terrace-**Thanked the Commission from hearing from the Arnold family and for visiting their home to see firsthand the drainage of water on their property that was beyond for the city to take such action prior to the meeting. Ms. Marsh commented that the Arnold's drainage area around it is sinking in so that it will need to be followed up later. Mrs. Marsh felt it was unfair to say there is a great difference between R1-L to R1-M since additional homes are to be added to the development. Mrs. Marsh is glad the developer showed up the biggest change for or against is many Planning and Zoning challenges for this property. The Commission has tried to remedy its codes but almost every lot to this development is off and there is a major drainage problem that the developer will have to resolve, so it does not continue. Mrs. Marsh feels that things will be dropped since every entity has a job to do so, who will ensure the builder will do what they are required to do there is miscommunication in what does occur and there has been no evidence that in the last three years this has improved. Mrs. Marsh feels the sewer system is already compromised so she does not understand how the City can add this new subdivision. Mr. Klopfer stated that the owner of the property will have an engineer design the sewer system meeting

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City and State Codes and the City of Battlefield will have our City Engineer review the plans verifying our sanitary sewer system can handle the new sewer flows.

Mr. Bob Pulley is the representative for the property owner who wants to develop the property noting the old portion of the property is to marry up to the new part of which lots of guidelines will have to be met like the sewer has to be in the right place and the water (drainage) cannot be more than what is already on the property and there will be engineers to figure out the flow so it is not increased based on the proper calculations to which is in the City's codes. Mr. Pulley noted that about 2.5 acres cannot be used, and it is a natural drainage way to the south of the property so it will not be conducive to build here based on the topography. Mr. Pulley stated there won't be any hodge podge homes built because the Industry does not support it, these will not be fancy homes, but they will be well built and the old silo, milk barn, barn and garage will come down so homes with vinyl siding and rock/brick mix will be on the fronts of the homes they won't cost \$350,000.00, but will be around \$270,000.00, and a nice neighborhood. Mr. Pulley noted he understands the public is concerned about safety, traffic, sewer, and water to the development, but the regulations will be followed, or the City will not approve the preliminary plat and authorize them to build homes if they are not. Mr. Pulley mentioned that Travis Little would be the builder for the homes and the lot had been surveyed with a total of 42 lots for the 15 ac. of land that can be used because approximately 2 acres cannot be used in the southwest corner. Mr. Klopfer mentioned that Toth and Associates Engineering firm would be done with the MS4 report on the city's stormwater issues and that will also be identified in the CIP plan because several areas within the city were built before their were specific codes to regulate stormwater in subdivisions, so now the city is trying to figure out have to address the problem after the fact.

Mrs. Doucey asked to make another comment after Chairman Danny Klopfer asked if there were any other questions. Mrs. Doucey asked if the street that is extended to this property meaning off 3<sup>rd</sup> street if it will be connected to this property as a through street when platted? Mr. Klopfer stated that it would be reviewed during the platting process.

- d. Presentation by owner and/or representative of proposed rezoning of property at 5505 S. Lewis, Battlefield, MO 65619 from R1-L to R1-M, Zoning Case Number RZ25-06.  
**(Editorial Note: Mr. Bob Pulley representative for the property owner was not at the meeting when the public hearing opened and spoke later in the meeting).**
- e. Opportunity for Public to Speak (Requires Sign-up)
- f. Close Public Hearing Chairman Danny Klopfer closed the public hearing at 6:40 p.m.
- g. Resume Regular Meeting The regular meeting resumed at 6:41 p.m.

4) **Old Business**

Discussion of rezoning property at 5505 S. Lewis, Battlefield, MO 65619 from R-IL to R-IM, Zoning Case Number RZ25-06, and possible vote to recommend to the Board of Alderman their approval of rezoning from R-IL to R-IM with or without conditions. Member Jenna

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Cole commented on the builder who is proposed which is Travis Little and stated the homes would be affordable which is needed in Battlefield since building costs have not gone down prices of homes are increased. Member Bernie Gerwel noted that the CIP plan which is to be discussed later in the agenda has an upgrade to issues with stormwater so this may be factored in. Mr. Gerwel also asked for clarification that if the property were already R1-L then it would be moving onto the process of plating? A straw poll was taken by Chairman Danny Klopfer with zero in favor 3 neutral and 6 opposed to the change in zoning from the audience so he could give full report to the Board of Aldermen. Member Ron Yancey stated he was not against development but was concerned about the property line being correct and was trying to understand going from 35 to 42 lots with the request. Motion was made by Member Ron Yancey to not approve the rezone measure. Motion dies for lack of second. Motion was made by Member Jenna Cole to rezone the property from R-IL to R-IM, Zoning Case Number RZ25-06, and possible vote to recommend to the Board of Alderman their approval of rezoning from R-IL to R-IM without conditions. The motion was seconded by the Member Bernie Gerwel. A roll call vote was taken, and the vote was 6 Ayes- Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, and Bernie Gerwel. 1-Nay-Ron Yancey. Member Tim Friel was absent for the vote. Motion carried.

b) Discussion of Engineering Services Agreement and possible recommendation that the Board of Alderman enter into Engineering Services Agreement with Toth and Associates, Inc.

i) Review of RFQ-Chairman Danny Klopfer stated after the deadline to submit over 6 firms submitted and that one was received after the deadline and ultimately not considered.

ii) Explanation of Selection Process- Chairman Danny Klopfer stated that a selection team was determined and a time set to have the material reviewed and set up interview times for the top two firms.

iii) Mr. Danny Klopfer mentioned he and three other members including the City Administrator, Member Keith Wright and Member Tim Friel reviewed the RFQ and concluded to choose either Toth or Cochran engineering firms. Mr. Klopfer mentioned after an interview session it was determined the final choice was **Toth.** Mr. Klopfer asked Mr. Wright to give an assessment of this process to which he mentioned that he was an engineer by trade and was quite impressed with the answers provided by Toth and feels they can provide the service we need going forward. Mr. Klopfer agreed and noted the agreement provided was written very well with two minor issues that have been resolved, and they even provided liability insurance coverage already.

iv) Discussion of Agreement

v) **Vote to Recommend**- Motion was made by Member David Byrd to recommend to the Board of Aldermen their approval of Engineering Services Agreement with Toth and Associates, Inc. for the City's Engineer. The motion was seconded by Member Keith Wright. A vote was taken, and the

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vote was 7 Ayes- Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Member Tim Friel was absent for the vote. Motion carried.

**c) Review and Discussion of Final Capital Improvements Plan for the City of Battlefield, MO., and possible vote to recommend that the Board of Alderman Adopt the Capital Improvement Plan and that Staff provide an annual update as apart of annual Budget Process.**

i) Review of Scope of Services

ii) CMT Presentation- No presentation at this time since there were corrections to be made.

iii) City Staff Comments-None since Tommy was not present.

iv) Explanation of Annual Update Process-Chairman Danny Klopfer made plea to Commission to have annual update process implemented with the approval of the document to be presented to the Board of Aldermen, so the Commission could assist the City Administrator with setting goals and provide suggestions for each fiscal year.

v) Questions and Comments- Mr. Klopfer mentioned on Page 8-14 there were items for correction along with page 37, and page 112.

vi) Vote to Recommend- No vote taken at this meeting will be brought for approval at a future meeting per consensus.

**5) New Business**

a) Preliminary Plat Lone Pine Farms (Special Meeting Date 6-23-2025?)

Chairman Danny Klopfer stated the Lone Pine Farms plat had not met the requirements, so therefore it was not to be approved at this time. Discussion held on holding special meeting on June 23<sup>rd</sup>, 2025, requirements are met. It was determined to change the date to **June 30, 2025 @ 6 p.m.**, at which time the CIP be presented to be approved along with preliminary plat of Lone Pine Farms would be reviewed if ready and if not, it would push to the meeting in July. Further discussion was held about skipping the meeting in July, if no new material was ready at that time. Motion was made by Member Bernie Gerwel to set a special meeting on June 30, 2025, as discussed. The motion was seconded by the Member David Byrd. A vote was taken, and the vote was 7 Ayes- Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Member Tim Friel was absent for the vote. Motion carried.

**6) Future Agenda Items**

a) Recommendation to Update Zoning Map-Chairman Danny Klopfer made suggestion that the new Engineering firm be task with this upon approval of the agreement with their firm.

b) Old Wire Expansion Revisions- Building Inspector Trey Davis noted a Temporary

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approval for (6) months was approved so they can continue the process. Chairman Danny Klopfer stated a lot of reconfiguration was approved by the City Administrator so they can separate out the lots for the appropriate easements. Mr. Klopfer stated that the parking lot was not needed, and a detention basin was added.

c) Preliminary Plat for property at 5505 S Lewis-will be submitted after rezoning approved.

d) Recommendation to Update all Fees-Mr. Klopfer noted these may be reviewed in August possibly.

7) Board Member Comments, Questions & Open Discussion- Mr. Klopfer stated he appreciated the commission's hard work on all the various items that they engage in with these copious quantities of material to review and prepare for meetings, etc.

8) Adjournment

Motion was made by Member Ron Yancey to adjourn the meeting at 8:10 p.m. Motion was seconded by Member David Byrd. A vote was taken, and the vote was 7 Ayes- Jenna Cole, Tim Kelley Sr. David Byrd, Danny Klopfer, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Member Tim Friel was absent for the vote. Motion carried.



Chairman, Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

Reading and vote: 8 Ayes - Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd,

Tim Kelley Sr., Jenna Cole, and Tim Friel. 0 Nays. All Board members were present for the vote.

Minutes approved:

June 30, 2025

