

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
March 10, 2025**

1) General Business

- a) **Meeting called to order by chairman Danny Klopfer** at 6:00 pm at Battlefield City Hall at 5434 S Tower Drive, Battlefield, Mo 65619. Members present were Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, Ron Yancey. Staff present, Building Inspector Tristan Losh, Tommy VanHorn City Administrator, and Mayor Mark Crabtree also present. Staff Absent City Clerk Beth Anne West. Tim Kelly Sr. Entered the Meeting at 6:13 pm during public hearing.
- b) **Building Inspector Report-** Shubert Mitchell (Developer) is making progress in Old Wire Crossing with the majority under construction. Fahrlander (Developer) still has 11 houses under construction and home has sold on Logan Drive. At the next BOA meeting there will be a vote for annexation of property on the corner of Lewis and Third Street for potential single-family development. Mr. Losh reported to the Commission that he has taken a new position, and he will be leaving in May.
- c) **City Administrator Report-** Building inspector position will be posted as BOA (Board of Aldermen), approves the new job description at the next BOA Meeting. Mr. VanHorn notified the commission of the BOA to approve the search for a new City Engineer through the RFQ (Request for Qualification) process and the initial date has been extended to get a full 2-week ad in the paper. The deadline will be April 8th.
- d) **Approval of February 10, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site in place of Draft Minutes.** Chairman Danny Klopfer addressed the changes/typos to the minutes that have been corrected. Motion was made by member David Byrd to approve the corrected minutes as discussed and to post on website upon approval. The motion was seconded by member Ron Yancey. A vote was taken, and the vote was 7 ayes – Tim Friel, Bernie Gerwel, David Byrd, Danny Klopfer, Jenna Cole, Keith Wright, Ron Yancey. 0 Nays. Member Tim Kelley Sr. was absent for the vote. Motion Approved.

2) Public Input

None.

3) **Public Hearing to rezone property at 4808 W Elm Street, Battlefield, MO 65619 from R-1 to R-2, Zoning Case Number RZ25-03.**

- a) Review of Code Section 400.200 Amendments
- b) Review of New R-1 & R-2 Zoning District Regulations
- c) Open Public Hearing 6:11
- d) Presentation by owner and/or representative of proposed rezoning of property at 4808 W Elm, Battlefield, MO 65619 from R-1 to R-2, Zoning Case Number RZ25-03.

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e) **Opportunity for Public to Speak (Requires Sign-up)**

Tim Schowe Representing the owner Doug Anderson 2804 Biagio Ozark Mo. Tim stated that the development would be 55 + development and that Doug Anderson would manage the property including landscaping and yard maintenance. Mr., Schowe, included that the new development is expected to generate an increased traffic flow of 12 cars per hour at peak hours. There would be 23 lots equating to 46 units for the development. 1,300/1,400 square foot units.

Member Jenna Cole asked to clarify garage capacity 1 or 2. The drawings showed 2 and Tim Schowe states 1 in the presentation, clarification was made that it would be two cars. Member Ron Yancey asked for clarification on the dead-end street. This would allow future development to connect as noted by Mr. Schowe.

Three people signed up to speak:

Art Kessler 4380 W Elm St.- Battlefield, MO 65619 stated that one of his questions were answered of ownership vs rental. He also questioned the Map that was sent, he asked if his property was being rezoned because of how he read the map provided in the certified mail that was sent out. Notified the commission he was not in favor of this zoning change.

Doyle Richter 4740 W Elm St., Battlefield, MO 65619 – Questioned the Map as well as it did not truly represent the area being rezoned. Also asked for clarification on how many units, and claimed the legal description for the area to be rezoned was incorrect. Also stated that the elm and third streets were too narrow. Not in favor.

Chuck McDaniel 4856 W Elm St., Battlefield, MO 65619- expressed concern of the impact to property values in the area with an R-2 zoning class. Not in favor.

Straw Poll of the room 1 in favor 9 opposed

f) **Close Public Hearing Chairman Danny Klopfer closed the public hearing at 6:24 pm**

g) **Resume Regular Meeting**

4) Old Business

a) **Discussion and possible vote to recommend to the Board of Alderman rezoning of property at 4808 W Elm Street, Battlefield, MO 65619 from R-1 to R-2, Zoning Case Number RZ25-03.**

Discussion: Jenna Cole suggested suspending a vote until the corrected documents could be sent out and was concerned with misleading information given to the public. Bernie Gerwel agreed. The conversation was spent clarifying what the intent of the reference map and discussion was spent verifying the legal description of the property. Ron Yancey made a motion to Table the

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rezoning motion. David Byrd seconded the vote was taken 2 aye 6 Nays-. Danny allowed Tim Schowe to speak and asked the commission to vote to approve contingent on verifying the legal description. Tim Fiel made a motion to approve contingent on verification of the legal description David Byrd seconded. The vote was 4 aye and 3no this tallied 7 votes and there were 8 members present. Danny asked for a roll call vote because of the miscount 5 Ayes-Tim Fiel, Bernie Gerwel, David Byrd, Danny Klopfer and Keith Wright. 3 Nays- Jenna Cole, Ron Yancey, and Tim Kelley Sr. motion passed. Member Ron Yancey made a motion to set a contingent date for Public Hearing for April 14 if legal description was incorrect. David Byrd seconded and all were in favor. Motion carried.

b) Lot Reconfiguration of Sparkman Investment's property at 5410 Daniel, Battlefield, MO 65619

i) Review of Lot Reconfiguration Process.

ii) Discussion and possible vote to approve the Lot Reconfiguration for Sparkman Investment's property at 5410 Daniel, Battlefield, MO 65619.

Mr. VanHorn commented that all questions and concerns were satisfied and recommended approval. Mr. Vanhorn highlighted areas that were needed fixed in previous replat plans, missing label and utilities and correct zoning districts. Discussed the issues of the sewer being in an easement rather than a public wight of way. Also discussed having two zoning classes on one property. Danny Klopfer further explained there were lots of back and forth of the number of issues that need to be addressed and disclosed it would be unfair to require the property owner to dedicate back the right of way back to the city for this replat. Also stated that he had verified the Title blocks had been corrected and was ready for approval. Cochran reviewed comments and were satisfied and recommend the reconfiguration lot. Motion was made by Jenna Cole to approve the lot reconfiguration. David Byrd seconded the motion; all were in favor. Motion carried.

c) Review and discuss the updated Cochran Report on Sewer Planning for future Development.

i) Cochran Presentation of Updates. Tim Schowe reviewed appendix P report and discussed some changes that were made from the first review he gave. He reviewed the 3 options that were presented and discussed the development fees that would be needed to collect for the building out of options 1,2, &3. Also, fees are associated with having to move station A to accommodate future buildings in Battlefield.

ii) Timing of P & Z Recommendation to recommend Cochran Report as an amendment to 2023 Sewer Study and possible recommendation for fee update. Discussion on waiting to

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recommend the fee until the fee structure can be compared to the city code verifying all needed changes meet the code.

- iii) **Discussion and possible recommendation to the Board of Alderman to adopt Cochran Report as an amendment to 2023 Sanitary Sewer Study of June 2023 as Appendix P.** Bernie Gerwel made motion to recommend to the Board of Alderman to adopt as an amendment to the 2023 sanitary sewer study as Appendix P. Member Ron Yancey seconded the motion 7 ayes- Tim Friel, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, Ron Yancey, and Tim Kelley Sr. 0 Nays. David Byrd abstention as his name and properties have been identified in appendix P. All the members were present for the vote. Motion approved.

5) New Business

- a) None

6) Board Member Comments, Questions & Open Discussion

Member Bernie Gerwel asked about the progress of interest in properties in the south and west of town. Tommy Vanhorn expressed that conversations have slowed down nothing has been discussed with the city at this time.

7) Future Agenda Items

Chairman Danny Klopfer mentioned that the city Capital Improvement Plan (CIP) would come before the commission as a recommendation to the Board of Alderman and the RFQ for city engineering services would also come to the commission for recommendation once a firm has been selected and negotiations have been made.

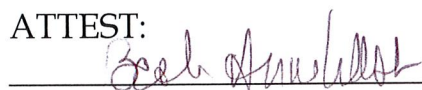
8) Adjournment

Motion was made by Member David Byrd to adjourn the meeting at 7:36 p.m. The motion was seconded by Member Ron Yancey. all were in favor. Motion carried.



Chairman-Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

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Reading and vote: *7 Ayes - Ron Yancey, Bernie Oberweil, Jenna Cole, Danny Klepfer, David Byrd, Sim Vealey Sr, and Tim Friel. Member Keith Wright was absent for the vote. All Ayes.*

Minutes approved: *April 14, 2025*

Editorial Note: Minutes taken by City Administrator Tommy Vanhorn & Building Inspector Tristan Losh in absence of City Clerk.

