

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY JULY 13, 2026**

1) General Business

- a) **Meeting called to order** by Michelle Gipson-Vice Chairman at 6:00 p.m. at 5434 S. Tower Drive Battlefield MO 65619. The following members were present: Ron Yancey, Keith Wirght, Shelly Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. Member Danny Klopfer was absent for the meeting. Staff present were City Administrator Chris McPhail, Building Inspector Trey Davis, City Clerk Beth Anne West. Guest for Rezone Applicant: Tim Schowe Cochran Engineering.
- b) Reports
 - i) **Building Inspector Report** Building Inspector Trey Davis related that Old Wire Crossing and Greene Ridge is still building out on their development projects. Mr. Davis stated the Assembly of God Church is putting up steel on their addition. Mr. Davis noted that John Wayne Heating and Air is also putting up their metal interior structure now. Mr. Davis reported that last year we had 146 total permits and this year at present we ave 142.
 - ii) **City Administrator Report** City Administrator Chris McPhail stated the Elm Street Sidewalk is under preliminary planning at present. Mr. McPhail noted the Wilson Creek Trailing is moving forward and needs to acquire Right of Way now. Mr. McPhail also mentioned the Weaver Road Widening Project is set to begin possibly October of 2027.
 - iii) **Approval of Minutes** listed below:
 - i) **June 8, 2026, Regular Session Commission Meeting Minutes, and request staff to post approved minutes on website.** Motion was made by Member Tim Friel to approve June 22, 2026, and June 22, 2026, minutes as presented. Motion was seconded by Member Keith Wright. The vote was 7 Ayes- Ron Yancey, Keith Wirght, Shelly Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. 0 Nays. Member Absent from vote was Danny Klopfer. Motion passed.
 - ii) **June 22, 2026, Special Session Commission Meeting Minutes, and request staff to post approved minutes on website.** Motion was made by Member Tim Friel to approve June 8, 2026, and June 22,2026 minutes as presented. Motion was seconded by Member Keith Wright. The vote was 7 Ayes- Ron Yancey, Keith Wirght, Shelly Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. 0 Nays. Member Absent for the vote was Danny Klopfer. Motion passed.

2) Public Input

None.

- 3) **Public Hearing concerning Zoning Case #RZ26-01 per application submitted by Public Water Supply District #1 of Greene County Missouri (PWSD#1) located at 5435 W. Tower Drive Battlefield, MO 65619 from C-1 Neighborhood Business & R-1 Single Family Residence District to C-2 General Commercial District.** Michelle Gipson-Vice-Chairman opened public hearing at 6:04 p.m. Ms. Gipson read regulations on Public Hearing.
 - a) Review of Code Section 400.200 Amendments
 - b) Opportunity for Public to Speak (*Requires Sign-up*) No one signed up to speak for or against the measure. Mr. Schowe provided testimony on the applicants plan to lease the property to another party who is a supplier and would utilize it for storage and business activities with deliveries expected on a more frequent

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basis. Mr. Schowe noted if the rezone is not approved then the Water District will continue to utilize the location for extra supplies and such for C-2 zoning classification and will answer any questions. Member Keith Wright noted he felt the roads could not handle the frequent use by heavier vehicles and equipment, which would deteriorate the road. Mr. Wright added the City would be responsible for the repair for such activity. Mr. Schowe stated the district could add to the road to substantiate the heavy use. Mr. Friel was concerned with the type of heavy truck traffic in the area and did not feel that mixed with the park use and community use for City Hall area along with ascetics of the C-2 uses. Mrs. Gipson asked for those in the audience to raise hands for or against the measure with the following count of hands 1 in favor and three against. Mrs. Gipson noted she felt that if the C-2 zoning is granted then it opens the site up for anything in that zoning classification, meaning if the intended renter changes their mind and someone else rents it then it is changed forever. Mr. Yancey stated the City does not know the type of supplier that will lease the property so the use of the facility in relation to proximity to City uses is not known. Mr. Crabtree mentioned the roads heading out of this site are not made to withstand the type of heavy use that will be required.

- c) Close Public Hearing Vice-Chairman Michelle Gipson closed the public hearing at 6:13 p.m.
- d) Resume Regular Meeting

4) **Old Business**

- i) None.

5) **New Business**

- i) **Discussion and Possible Vote to Approve request for zoning case #RZ26-01, to rezone property owned by Public Water Supply District #1 of Greene County Missouri, (PWSD#1), located at 5435 W. Tower Drive Battlefield, MO 65619 from C-1 Neighborhood Business & R-1 Single Family Residence District to C-2 General Commercial District.** Motion was made by Member Keith Wright to recommend that the Board of Aldermen deny the requested rezoning case #RZ26-01. Motion was seconded by Member Mark Crabtree. A roll call vote was held, and the vote was 7 Ayes Ron Yancey, Keith Wirght, Shelly Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. rezoning Case#RZ26-01. 0 nays. Member Absent for the vote was Danny Klopfer. Motion denied. **The Planning and Zoning Commission recommends that the Board of Aldermen deny the Requested rezoning.**

- 6) **Future Agenda Items**- None discussed.
- 7) **Board Member Comments, Questions & Open Discussion**-None discussed.

- 8) **Adjournment** Motion was made by Member Mark Wright to adjourn meeting at 6:19 p.m. . Motion was seconded by Member Shelly Igert. The vote was Ayes- Ron Yancey, Keith Wirght, Shelly Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. 0 Nays. Motion passed.

Chairman or Vice-Chairman signature

City Clerk Signature-Beth Anne West

Reading and vote:

Date approved: