

THE CITY OF BATTLEFIELD

PLANNING & ZONING COMMISSION MEETING

MONDAY, DECEMBER 11, 2023

TENTATIVE AGENDA

1) General Business

Meeting called to order by Chairman Danny Klopfer at city hall located at 5434 S. Tower Drive in Battlefield, Missouri at 6 p.m. on December 11, 2023. Members present were Phillip Shatzer, Mark Crabtree, Bernie Gerwel, David Byrd, Danny Klopfer, Ron Yancey, and Keith Wright. Members absent were Tim Kelley, and Densel Kimbrough. Staff Present were City Administrator Tommy Vanhorn, Building Inspector Tristan Losh, and City Clerk Beth Anne West.

- a) Permit and Inspection Report by Building Inspector Tristan Losh including the following details: Greene Ridge Phase 2 Curb and Gutter placed awaiting asphalt installation for roads; Old Wire Crossing Curb and Gutter started want to get asphalt in before January; E Lift station offline now gravity feed; McClanahan putting in new check valve and a gate valve for Regional liftstation this week. Wire Road working on review of plans for expansion; landscape to finish this week at Police Department Remodel the staff is moved into the new location and the Sally Port expansion on the old bank drive through will happen next year sometime; Chairman Danny Klopfer added that about 200 lots with the two subdivisions mentioned earlier are about to begin work on in coming year.; Mr. Losh added that phase 2 and 3 of Greene Ridge have a total of 91 lots. Chairman Danny Klopfer added that Greene Ridge as another phase planned #4 but it would have to be annexed into the City.
- b) City Administrator Report-Mr. Tommy Vanhorn gave the following report: Camera Inspection of Sewer lines for 47,000 feet to be cleaned and reviewed this budget year which will give better indication of repairs needed to sewer system to reduce I & I, can bid out in the Spring of 2024. Want to take more lift stations offline make gravity feed (less maintenance), working on Lift Station G & I. Also working on Modifications to Lift Station J. Mr. Vanhorn stated they are near completion with the Design Standards update and will get to the Planning and Zoning Commission soon. Mr. Vanhorn noted the City had 12 lift stations and now will have 9 online. Mr. Vanhorn explained City has a new Website which is cell phone friendly. Mr. Klopfer noted that sewer study needs to be added back to the website.
- c) Approval of November 13, 2023, Commission Meeting Minutes, and request staff to post on web site. The October 16, 2023, minutes have not been posted. Motion was made by Member Phillip Shatzer to approve the November 13, 2023, minutes as presented. Motion was seconded by Member David Byrd. A vote was taken, and the vote was 7 Ayes- Phillip Shatzer, Mark Crabtree, Bernie Gerwel, David

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Byrd, Danny Klopfer, Ron Yancey, and Keith Wright. 0 Nays. Members absent were Tim Kelley, and Densel Kimbrough. Motion approved.

2) **Public Input**

None.

3) Unfinished Business

a) Design Standards Updates and approach for approval.

Motion was made by Member David Byrd to hold a second meeting in January on January 22nd, 2024, for Public Hearing for text amendment for Design Standards update. Seconded by Member Phillip Shatzer. A vote was taken, and the vote was 7 Ayes-Keith Wright, Mark Crabtree, Danny Klopfer, Bernie Gerwel, Phillip Shatzer, and Ron Yancey. 0 Nays. Members Densel Kimbrough and Tim Kelley were absent.

Motion was made by Member David Byrd to hold a public hearing and possible approval on the 22nd of January 2024 for the design standards update. . Seconded by Member Mark Crabtree. A vote was taken, and the vote was 7 Ayes-Keith Wright, Mark Crabtree, Danny Klopfer, Bernie Gerwel, Phillip Shatzer, and Ron Yancey. 0 Nays. Members Densel Kimbrough and Tim Kelley were absent. Motion approved.

4) New Business

a) Discussion with owner, Jimmy Schmig TJSC LLE, related to the development and rezoning of Parcels 1817300133 and 1817300210 located at State Hwy FF & Eagle Ridge Discussion and possible vote to set the date of January 8th, 2024, for Public Hearing for zoning changes from C-2 to R-3. The wording of Public Notice is in *Italics* below. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements.

Motion was made by Member David Byrd to set the date of January 8th, 2024, for Public Hearing for zoning changes from C-2 to R-3. Seconded by Member Mark Crabtree. A vote was taken, and the vote

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was 7 Ayes-Keith Wright, Mark Crabtree, Danny Klopfer, Bernie Gerwel, Phillip Shatzer, and Ron Yancey. 0 Nays. Members Densel Kimbrough and Tim Kelley were absent.

LEGAL NOTICE OF PUBLIC HEARING

*Notice is hereby given the City of Battlefield Missouri Planning & Zoning Commission will hold a public hearing at Battlefield City Hall, 5434 S. Tower Drive, Battlefield, MO 65619 on **January 8th, 2024, at 6:00 p.m.** to consider rezoning the following property with a zoning case# RZ2301. Proposal to rezone from the Property Owner Jimmy Schmig TJSC LLC, has been submitted for the following described property generally located on **4221 W. Sandy Street & S. State Hwy FF (undeveloped land)** from General Commercial Districts (C-2) to Multifamily Residence District (R-3), for approx. 8.65 ac. of land:*

Tract 1,

ALL OF LOT ONE (1), AMENDED FINAL PLAT, BATTLEFIELD CROSSING, IN THE CITY OF BATTLEFIELD, GREENE COUNTY, MISSOURI.

Tract 2,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22); THENCE NORTH 88°15'41" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄), A DISTANCE OF 785.51 FEET TO THE EAST RIGHT-OF-WAY OF NEW HIGHWAY "FF"; THENCE NORTH 43°50'05" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 893.20 FEET; THENCE SOUTH 87°53'20" EAST, A DISTANCE OF 189.07 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄); THENCE SOUTH 01°56'26" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.55 FEET TO THE POINT OF BEGINNING, ALL LYING IN GREENE COUNTY, MISSOURI.

All interested parties may attend the public hearing and speak on this matter. Questions contact City Clerk at 417.883.5840.

Done by order of the Planning and Zoning Commission this 11th day of December 2023

5) Future Agenda Items

- a. Park Impact, Development, Connection Fees, & Engineering Fees

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- b. Update Zoning Map
- c. Capital Improvement-Replacement Planning Process
- d. Joint RFQ SMOG and City of Battlefield for Engineering Services to enhance Battlefield's MS4 Program.

6) Board Member Comments or questions. None.

7) Adjournment.

Motion was made by Member David Byrd to adjourn at 6:35 p.m. Seconded by Member Keith Wright. A vote was taken, and the vote was 7 Ayes-Keith Wright, Mark Crabtree, Danny Klopfer, Bernie Gerwel, Phillip Shatzer, and Ron Yancey. 0 Nays. Members Densel Kimbrough and Tim Kelley were absent.

 Chairman, Danny Klopfer

ATTEST:

 Beth Anne West, City Clerk

Reading and Vote: 9 Ayes - Densel Kimbrough, Phillip Shatzer, Keith Wright, Bernie Gerwel, Danny Klopfer, David Byrd, Tim Kelley, Mark Crabtree, and Ron Yancey. 0 Nays. All Board members were present for the vote.

Date Minutes approved:


January 8, 2024,

