

City of Battlefield
Planning and Zoning Minutes
Monday November 4, 2024

1) General Business

- a. Meeting called to order by Chairman Danny Klopfer at 6:00 p.m. at Battlefield City Hall located at 5434 S. Tower Drive, Battlefield, MO 65619.

The members present were Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. Members absent were Densel Kimbrough and Tim Kelley Sr. Staff Members present were City Administrator, Tommy Vanhorn, City Clerk Beth West, and Building Inspector Tristan Losh.

- b. **Building Inspector Report**-Building Inspector Tristan Losh reported on Green Ridge Phase II development has lots of new applications for lots and Old Wire Road Crossing has its' first final for a house on Logan Street. Mr. Losh stated that Shubert Mitchell has 4 active permits at Old Wire Crossing Development. Mr. Losh stated that PODS had an item to discuss this evening.
- c. **City Administrator Report**- City Administrator, Tommy Vanhorn stated that the few contractors that were interested in development south of Battlefield City Limits that wanted to get a footprint in Battlefield had cooled and will need sewer, but the City will continue to see about what needs to be done for potential future growth.
- d. **Approval of September 9, 2024, Commission Meeting Minutes.** A motion was made by Member Keith Wright to approve the minutes as presented. Motion was seconded by Member David Byrd. A vote was taken, and the vote was 6 Ayes- Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. 0 Nays. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried.

2) Public Input

- a. None.

3) Old Business

- a. **Report from City Administrator on Sewer Planning for future Development.**

City Administrator Tommy Vanhorn stated that the potential buyers have walked away needed Master Plan to get idea for development area that needs

City of Battlefield
Planning and Zoning Minutes
Monday November 4, 2024

sewer service so can get better cost estimate. City Administrator Tommy Vanhorn stated the City would move forward with the plan to update for future planning.

b. Discussion of Residential Zoning Code Modifications and possible Vote to set December 9, 2024, for public hearing for changes to various 400 Code Sections.

City Administrator Tommy Vanhorn stated that the memo provided by City's Engineer sent before to the commission regarding an update of Bulk Regulations. Discussion followed on what the amp could look like, (*maps provided*). A motion was made by Member David Byrd to approve the plan as originally proposed at 12,000 sq. ft. from R-1 to Medium and R-1 High Density. Motion died for lack of second. No vote taken. Motion was made by Member Kieth Wright to approve R-1 low and R-1 medium density at 12,000 and 9,000 sq. ft. respectively. Motion was seconded by Member Bernie Gerwel. A vote was taken, and the vote was 5 Ayes-Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, and Tim Friel. 1 Nays-David Byrd. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried.

4) New Business

a. Site and Drainage improvements for POD Park Expansion Site Plan Review and Possible Vote to approve with or without conditions.

Mr. Losh gave an overview of his plan review that was provided to the commission members outlining what needed to be met before approval could be granted. Mr. Brian Cates, owner of PODS, gave an overview of his time in Battlefield and noted that since about 2001 he has been in the area and started his business here with the growth has brought the need for more parking. Mr. Cates stated that his neighbor (**Wire Road Brewery**) also needs to expand, and they have a mutual agreement to share the parking lot for both their needs to which they both are expanding. Chris Wynn of CJW (*Engineer*), noted he was working with PODS to do the second addition and Parking lot and were hoping to get asphalt down before the end of the season, but this is all contingent upon approval from the review of the building inspector. Mr.

City of Battlefield
Planning and Zoning Minutes
Monday November 4, 2024

Wynn noted the SWPP has been pulled and permit issued, with the plan to put in curb and protect the green space. Noted there are total of 92 parking spaces now is 91 with the ADA regulations met explaining that the original plan had threshold for ADA adding there would be a deficit of a couple of stalls had to make work. Mr. Wynn explained Wire Road would need to add a curb ramp and need to repaint areas. Mr. Wynn noted that Brian will still own the parking lot and had a 5-year obligation with Wire Road through a document. The motion was made by Member David Byrd to approve the existing conditions presented and approved by Building Inspector Tristian Losh upon approval of the site plan review. Motion was seconded by Ron Yancey. A vote was taken, and the vote was 6 Ayes--Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. 0 Nays. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried. The draft of the ordinance was reviewed, and Motion was made by Member David Byrd to set the public hearing for December 9, 2024, for this matter. Motion was seconded by Bernie Gerwel. A vote was taken, and the vote was 6 Ayes-Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. 0 Nays. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried.

b. Discussion and Possible Vote to set date of December 9th, 2024, meeting for public hearing for zoning changes of property at 420 S. State Highway FF Battlefield, MO 656719, from C-1 to C-2.

- i. Review of Rezoning Process
- ii. Owner Presentation-
- iii. Vote to set the date of the Public Hearing.

A motion was made by Member David Byrd to table to the next meeting since the lot description is incorrect for the lot drawing after review of the submission. The motion was seconded by Member Keith Wright. A vote was made, and the vote was 6 Ayes-Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. 0 Nays. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried.

5) Board Member Comments, Questions and Open Discussion

6) Future Agenda Items

City of Battlefield
Planning and Zoning Minutes
Monday November 4, 2024

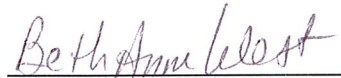
Discussion followed on getting minutes out earlier example last minutes from September then the October meeting was cancelled, so how could the draft minutes be available for the public. Chairman Klopfer stated he could have City Administrator to ask the City Attorney's opinion on the matter.

- 7) **Adjournment** Motion was made by Member Bernie Gerwel to adjourn the meeting at 7 p.m. Motion was seconded by Member Keith Wright. A vote was taken, and the vote was 6 Ayes- Danny Klopfer, Keith Wright, Ron Yancey, Bernie Gerwel, David Byrd, and Tim Friel. 0 Nays. Members Densel Kimbrough and Tim Kelly Sr. were absent for the vote. Motion carried.



Chairman -Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

Reading and Vote: *7 Ayes - Bernie Gerwel, Tim Kelley Sr, David Byrd, Danny Klopfer, Keith Wright, Ron Yancey, and Tim Friel. 0 Nays. All 2 Absent were absent for the vote.*

Date Approved:

December 9, 2024.



City of Battlefield
Planning and Zoning Minutes
Monday November 4, 2024