

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION MEETING MINUTES
MONDAY, JUNE 22, 2026**

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 following members were in attendance: Ron Yancey, Michelle Gipson, Danny Klopfer, Kevin Britt, Mark Crabtree, and Tim Friel. Members who were absent were Keith Wright and Shelley Igert. Staff Present were as follows: City Administrator Chris McPhail, City Clerk Beth Anne West, and Building Inspector Trey Davis. Guests included Craig Woycheese and Paul Ruben from Toth and Associates. Aldermen present: Ashley Anderson. Fire Department representative Shane Anderson was also present.

b) Reports

- i) **2026-27 Budget Approval Status** – City Administrator Chris McPhail stated an amendment was needed to be made therefore the Board would be meeting Tuesday night to make a correction.
- ii) **2026-27 CIP Approval** – P&Z Chairman stated the CIP will be approved regarding the update to CIP.

c) **Approval of June 15, 2026, Commission Meeting Minutes, and request staff to post approved minutes on web site.** These minutes were not approved and would be placed on next agenda for approval.

2) Public Input

None.

3) Old Business

a) **Sanitary Sewer Cost of Service Study**

- i) **Toth and Associates Presentation Sanitary Sewer Cost of Service Study.** The report was presented with a 2.5% annual rate adjustment until Fiscal Year 2031 without Financing debt.
- ii) Planning and Zoning Members Discussion.
- iii) Permission for those in attendance (not P & Z Members) to ask questions limited to Sanitary Sewer Cost of Service Study. The Board of Alderman will hold a public hearing related to Sanitary Cost of Service Rate Increase.

Further Discussion from P & Z and Possible vote to recommend to the Board of Alderman to their approval of the Sanitary Sewer Cost of Service Study and adopt the new recommended rate structure. Motion was made by Member Michelle Gipson to recommend the Board of Aldermen approve the Sanitary Sewer Cost of Service Study and adopt a new rate Structure. Motion was seconded by Tim Friel. A vote was held and the vote was 6 Ayes- Ron Yancey, Michelle Gipson, Danny Klopfer, Kevin Britt, Mark Crabtree, and Tim Friel. 0 Nays. Members Keith Wright and Shelley Igert were absent for the vote. Motion passed.

4) **Future Agenda Items**

- a) Rezoning Water Supply District #1 of Greene County Missouri properties at 5435 Tower Dr., Battlefield, MO 65619 from R-1 & C-1 to C-2. Public Hearing July 13, 2026.
- b) Site Plan Alair Custom Homes.
- c) Recommend approval of Sewer Study Amendment once approved by DNR.
- d) Update on Assembly of God Church.
- e) Board Member Comments, Questions & Open Discussion.

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5) Adjournment

Motion was made by Tim Friel to adjourn the meeting at 6:41 p.m. Motion was seconded by Member Michelle Gipson. A vote was held and the vote was 6 Ayes- Ron Yancey, Michelle Gipson, Danny Klopfer, Kevin Britt, Mark Crabtree, and Tim Friel. 0 Nays. Members Keith Wright and Shelley Igert were absent for the vote. Motion passed.


Chairman or Vice Chairman Signature *Michelle Gipson*

ATTEST:


City Clerk Signature *Beth Huelsh*

Reading and Vote: 7 Ays - Ron Yancey, Keith Wright, Shelley Igert, Michelle Gipson, Kevin Britt, Mark Crabtree, and Tim Friel. member Danny Klopfer was

absent for the vote. 0 Nays. 7-13-2026.

Approved July 13, 2026.

