

THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION

Meeting Minutes

February 10, 2025

1) General Business

- a) Meeting called to order by Chairman Danny Klopfer at 6:00 p.m. at Battlefield City Hall at 5434 S. Tower Drive, Battlefield, MO 65619. Members present were Tim Kelley Sr., Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. All the members were present for the vote. Staff present were Tristan Losh, building inspector, Tommy Vanhorn, City Administrator, and Beth Anne West City Clerk. Mayor Mark Crabtree was also present.
- b) Building Inspector Report-Mr. Tristan Losh stated Schubert Mitchell (developer) had purchased the rest of the homes that Fahrlander (developer) had for the subdivision Old Wire Crossing and planned to finish instead of original developer. Mr. Losh stated that by researching impact fees they found that the building permit fees had not been increased since the early 2000's so that will also be reviewed soon.
- c) Approval of January 13, 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 Tim Friel. A vote was taken, and the vote was 8 Ayes-Tim Kelley Sr., Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. 0 Nays. All Board members were present for the vote. Motion approved.

2) Public Input

None.

3) Public Hearing to rezone property at 5420 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2. RZ25-01.

- a) Review of Code Section 400.200 Amendments
- b) Review of C-1 & C-2 Zoning District Regulations
- c) Presentation by owner and/or developer of proposed rezoning of property at 5420 S State Highway FF, Battlefield, MO 65619 from C-1 to C-2. The owner's presentation was done as part of the Public Hearing.

d) Open Public Hearing-Chairman Danny Klopfer opened the public hearing at 6:10 pm.

Mrs. Desiree Marsh-4548 W. Cloverleaf Terrace, Battlefield, MO 65619-stated. She is a resident and business owner and is excited to see a business want to come to Battlefield. She stated her concerns about not being able to view the paperwork on this application for rezone. She feels there is a lack of information as you are about to make decisions on economic growth in the city, she would encourage the members to really look at the area in question, like walk down the sidewalk and think about it ecstatically before making a decision for this area. She was neutral towards the Rezoning. Prospective Owner John Palazzolo. is excited to open a restaurant that has a sit down atmosphere that had recently

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put one in Monett and has done well, have other locations in Republic, and Willard, etc. usually spend about three years then sell to another owner. Have relatives that plan to move here soon want to be close to them, like this town. Member Jenna Cole asked when the project may open? Depending on architect, it may be July or August. I want to have seating for 40 people and a parking area for 20 spots, two of the three spots at this location will be for the hair salon which is staying. A poll was taken from the audience with 12 in favor, 3 neutral and 3 opposed to the rezone.

e) Close Public Hearing- at 6:18 p.m.

f) Resume Regular Meeting

4) Old Business

- a) Discussion and possible vote to recommend to the Board of Alderman rezoning of property at 5420 S State Highway FF, Battlefield, MO 65619 from C-1 to C-2. RZ25-01. Motion was made by Member Jenna Cole to approve the rezoning of property at 5420 S State Highway FF, Battlefield, MO 65619. The motion was seconded by the Member Bernie Gerwel. A roll call vote was made, and the vote was 8 Ayes-Tim Kelley Sr., Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. 0 Nays. Motion approved.
- b) Review and discuss the updated Cochran Report on Sewer Planning for future Development.
 - i) Cochran Presentation of Updates-Tim Schowe of Cochran Engineering gave a visual presentation for the members and the audience noting an increase from \$1,000.00, to \$2305.00 may be needed to meet future needs but more discussion will need to continue after reviewing other cities. Mr. VanHorn noted that the sewer rates are also being reviewed based on the contract with the city of Springfield in relation to the connection fees charged by DNR so there are adjustments that need to be made so this will be brought back to Planning and Zoning for further review.
 - ii) Presentation of the need to update all fees related to development. In earlier portion of meeting noted building permit fees and sewer impact fees are being reviewed.
 - iii) Timing of P & Z Recommendation to approve Cochran Report as an amendment to 2023 Sewer Study and possible recommendation for fee updates. Discussion followed. No action taken.
- c) Set Board of Alderman Date for Recognition of Retiring P & Z Member(s). Mr. Klopfer stated after discussion with the members they did not want to have a recognition time set. No action taken.

5) New Business

- a) Discussion of rezoning property at or near 4808 W. Elm Street Battlefield, MO 65619 RZ25-03, from R-1 to R-2 and possible vote to set March 10th, 2025, for public hearing for rezoning. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State.
 - i) Review of New R-1, R-2, R-3, R-4
 - ii) Presentation of Proposed Construction. Engineer for the proposed project Tim Schowe stated the land would be used for a 55 and over community with 23 lots and 46 units that would be owned and maintained by the property owner Mr. Doug Anderson. Mr. Anderson replied that the properties would be maintenance free with, 1400 sq. ft. and 2,800 ft. in total for the garage too. Mr. Anderson stated that he has a similar development in Clever, Missouri. Mr. Klopfer stated that a lot line adjustment is needed for the project to move forward since the

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property was recently annexed they checked with the City Attorney to see if this would be possible and found that the property can go through the zoning process then a lot reconfiguration can be done to move forward with the project should everything be approved. Mr. Anderson stated he bought the property three years ago and saw the need for this in this area so the homes will have no steps with a price range of \$1,100.00, per month with maintenance included.

iii) Vote to set the date of March 10th, 2025, for public hearing for rezoning and request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State. Motion was made by member Bernie Gerwel to set the date of March 10, 2025, for public hearing for rezoning and request staff to publish paper. The motion was seconded by Jenna Cole. A vote was taken, and the vote was 8 Ayes-Tim Kelley Sr., Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. 0 Nays. Motion approved.

b) Lot Reconfiguration of Aurora Canvas 5410 Daniel.

i) Review of Lot Reconfiguration Process.

ii) Review of Lot Reconfiguration for Aurora Canvas and provide guidance for completion. Member Danny Klopfer stated that the lot in question had some items that needed to be corrected before the lot could be reconfigured by the City based on the survey (plat) that was submitted to correct property lines and utility line right-of-way as noted per notes to be provided by Mr. Klopfer and the City Administrator Tommy Vanhorn so this will allow the lots to be recorded correctly with the county. No action was taken on this item it will be brought back at the next meeting once corrected and resubmitted.

6) Board Member Comments, Questions & Open Discussion- None.

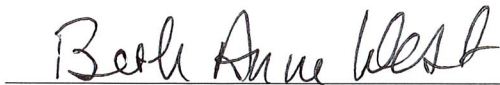
7) Future Agenda Items-Sewer Study review. Review of Sewer Impact fees and building permit fees.

8) Adjourn. Motion was made by Member David Byrd to adjourn the meeting at 6:58 p.m. Motion was seconded by Ron Yancey. A vote was taken, and the vote was 8 Ayes-Tim Kelley Sr., Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. 0 Nays. All Board members were present for the vote. Motion approved.



Chairman -Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

Reading and Approval: 10 Ayes - Tim Friel, Bernie Gerwel, David Byrd, Danny Klopfer, Jenna Cole, Keith Wright and Ron Yancey. 0 Nays. Member Tim Kelley Sr. was Absent

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Minutes Approved 3-10-2025 for the vote