

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, AUGUST 25, 2025**

1) General Business

- a) Meeting called to order at 6:00 p.m. by Planning and Zoning Chairman Danny Klopfer at 5434 S. Tower Drive, Battlefield, MO 65619. Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Shelley Igert, Tim Kelley Sr., and Tim Friel. Staff Present were Building inspector Trey Davis, City Administrator Tommy Vanhorn, and City Clerk Beth Anne West.

b) Reports

- i) **Building Inspector Report-** Trey Davis mentioned the Old Wire Crossing who is pulling more home permits. Bussell Building is about to finish out Phase 2, so they will be starting on Phase 3 infrastructure with 40 homes and some vacant lots, so Green Ridge is almost sold out. Old Wire is slowing down on building.

City Administrator Report- City Administrator Tommy Vanhorn gave the following report to Rocco's to open in October of 2025. Mr. Vanhorn mentioned the potential 90-acre development on Farm Road 190 west of the Steele property. Mr. Vanhorn stated the City is looking at the expansion of the lift station based on potential development to the south need to look at the costs with the new developments and looking at costs associated with such developments to tie into the cost of the expansion with consideration to the developer costs to offset sewer and infrastructure costs. Discussion occurred on the Highway 13 extension near River Cut and the possible expansion from River Cut to Battlefield on Farm Road 190 based on the development of Bussell Subdivision (proposed). Mr. Vanhorn stated this would be dependent on the housing market. Mr. Vanhorn noted the development on Weaver and FF Highway is still in litigation, so it will be stalled until that is resolved. Mr. Vanhorn noted there was work to be done on sinkhole to confirm the soil tests that were being done for compaction tests for a potential Schubert Mitchell development to which the contract is the development who is looking at a medium density development. Chairman Danny Klopfer asked that the costs for sewer be shared before bringing any changes to the Board for approval as well.

- a) **Approval of June 30, 2025, Commission Meeting Minutes,** and request staff to post approved minutes on web site. Motion was made by Member David Byrd to approve as presented. Motion was seconded by Member Keith Wright. A vote was taken, and the vote was 8 Ayes- Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Shelley Igert, Tim Kelley Sr., and Tim Friel. 0 Nays. Motion approved.

2) Public Input

None.

3) Old Business

- a) **Revisions of Final Capital Improvements Plan for the City of Battlefield, MO.,** given to the Board of Alderman and approved 8-17-25. Corrections were reviewed and approved copy given out on what happened with the final approval to go to the Board of Aldermen.
- i) Revised Pages Attached with updated final report sent to P & Z members.

4) New Business

a) Old Wire Expansion Revisions

i) July 8, 2024, P & Z Approval of Site Plan and Lot Reconfiguration (Minutes Attached)

(1) Wire Road Brewery Expansion Site Plan Approval with Conditions.

(2) Wire Road Brewery Expansion Lot Reconfiguration with Modifications.

ii) Review of Site Plan and Lot Reconfiguration code requirements.

iii) Discussion of City Engineer and Staff Review.

Mr. Jeff Birchler stated that upon opening they thought expansion would be years in the making brought although growth occurred much quicker than expected. Mr. Jeff Birchler noted they (Brewery) wanted to make the best use of the space and use it wisely and do justice to the space of the neighbors. Mr. Birchler said, within a year they were preparing plans for pickle ball, an addition plus making a wedding/rental space to allow for any overflow into the parking lot that is existing at present. Stephanie, an OWN Engineering representative for the Brewery owner's mentioned there had been the vacation of a sewer line with a new line put in. Since there was no need for the parking lot to expanse the trees were unaffected, and the grade of the property was not changed. The water flows did not increase so the changes could be made quickly and were not debatable. So, everyone was on the same page.

iv) Review of New Site Plan and possible vote to approve with or without conditions.

Motion was made by Member Keith Wright to approve the site plan C.10 to C.1.7 without conditions. Motion was seconded by Member David Byrd. The vote was 8 Ayes-Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Shelley Igert, Tim Kelley Sr. and Tim Friel. 0 Nays. Motion approved.

v) Review of Lot Reconfiguration and possible vote to approve with or without conditions.

Motion was made Member Tim Friel to approve the replat as presented for the lot reconfiguration and to get rid of one easement by adding another. Motion was seconded by Member David Byrd. The vote was 8 Ayes-Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Shelley Igert, Tim Kelley Sr. and Tim Friel. 0 Nays. Motion approved.

b) Recommendation to Update All Fees

i) Presentation by City Administrator of the new Permit Fee Structure. No vote is planned.

City Administrator Tommy Vanhorn explained the fees and references that they had not been changed since 1997, so it was definitely needed. Discussion followed on the Fees. Chairman Danny Klopfer discussed the building permit fees with regard to the calculation method. Area fees were also discussed, so the City's proposed fees would be in line with area cities. Mr. Klopfer noted there were

areas listed as Director of Public Works that would need to change to Engineer. Mr. Klopfer noted more work is needed for the rates on connection fees.

5) Future Agenda Items

- a) **Updated Zoning Map-** Toth Engineering will be preparing zoning map to review so any corrections can be made before final approval.
- b) **MS4 Report-** City Administrator Tommy Vanhorn gave an update stated that the report is done we are just waiting to hear back from the State of Missouri's review (*Department of Natural Resources*).

6) Board Member Comments, Questions & Open Discussion

Joe Beachner mentioned a noise problem at Wire Road Brewery and offered for members of Planning and zoning members to come to his property across from the Brewery located at Farm Road 172 (yellow house), to experience it firsthand. Mr. Beachner mentioned he talked to Kary, one of the owners of the Brewery, and spoke with the Mayor today about it. Chairman Danny Klopfer referenced this complaint should be directed to the Battlefield Police Department and/or Battlefield Board of Aldermen not the Planning and Zoning Commission.

b) Adjournment

Motion was made by Member David Byrd to adjourn at 7:28 p.m. Motion was seconded by Member Ron Yancey. The vote was 8 Ayes Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Shelley Igert, Tim Kelley Sr, and Tim Friel. 0 Nays. Motion approved.



Chairman -Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

Reading and vote: 7 Ayes - Tim Kelley Sr, Bernie Gerwel, Kevin Britt, Danny Klopfer, David Byrd, Shelley Igert and Tim Friel. 0 Nays. Members Keith Wright and Ron Yancey were Absent for the vote. 10-20-2025 Date Minutes approved.

