

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
JUNE 8, 2026**

1) General Business

- a) Meeting called to order at 6:00 p.m. by Chairman Danny Klopfer. The following members were present Ron Yancey, Keith Wright, Michelle Gipson, Danny Klopfer, Tim Friel, Shelly Igert, Kevin Britt, and Mark Crabtree. A quorum was deemed present. Staff present were as follows: City Administrator Chris McPhail, Building Inspector Trey Davis and City Clerk Beth Anne West.
- b) Reports
 - i) Building Inspector Report-Building Inspector Trey Davis stated there had been 122 permits issued to date and there are 46 new houses. Mr. Davis said that Old Wire and Green Ridge Subdivisions were still going. Mr. Davis noted the Brewery pavilion was done possibly next week. Mr. Davis explained the Jon Wayne Heating and Air Building will be having its foundation poured. Mr. Davis reported that Stone Meadows and Lone Pine Developments have no movement at present. Mr. Davis stated the steel would be placed at the Assembly of God location, (expansion). Mr. Davis reminded the Board of the Alair development and the fact there was condition of now outdoor storage.
 - ii) City Administrator Report-City Administrator Chris McPhail reported on the sidewalk project from Farm Road 131 to Cloverdale from the 3rd street sidewalk that is existing. Mr. McPhail stated the lowest bidder was Liming Concrete which did another job for the City and it was done well, expect three months for the project to be completed. Mr. McPhail noted that OWN would be obtaining easements for the sidewalk project. Mr. McPhail stated that another bid was done for a stormwater improvement project along 2nd street (noted it was more complicated) since the city utilities gas line runs under this structure and will have to be lowered. So, the lowest and best bid was Farr Better Plumbing, and the city is hopeful to have done by the fall of 2027.
 - iii) 2026-27 Budget Status - City Administrator went over Capital Improvement Plan that had been updated by Planning and Zoning Chairman Danny Klopfer and would be presented to the Board of Aldermen for approval on the 16th of June.
 - iv) 2026-27 Updated CIP - P&Z Chairman
- c) Approval of May 11, 2026, Commission Meeting Minutes, and request staff to post approved minutes on web site. Motion was made by Member Michelle Gipson. Motion was seconded by Tim Friel. by Member A vote was made by 8 Ayes-Ron Yancey, Keith Wright, Michelle Gipson, Danny Klopfer, Tim Friel, Shelly Igert, Kevin Britt, and Mark Crabtree. 0 Nays. All Board members were present for the vote. Motion passed.

Consensus from the Board to allow discussion of update for CIP towards the end of the Meeting.

2) Public Input
None.

3) Old Business

a) Sanitary Sewer Cost of Service Updates

- i) Final Draft to be completed by June 12, set date of June 22 for Toth Presentation to P & Z. Need to vote to set meeting on June 22, 2026. Motion was made by Michelle Gipson to approve setting meeting of June 22, 2026, at 6:00 p.m. at city Hall. Motion was seconded by Member Ron Yancey. A vote was taken and the vote was 8 Ayes— Ron Yancey, Keith Wright, Michelle Gipson, Danny Klopfer, Tim Friel, Shelly Igert, Kevin Britt, and Mark Crabtree. List vote. 0 Nays. All Board members were present. Motion passed.

b) Updates on Relocation of Lift Station A Project

- i) RFQ Status-Meetings have been held to review materials and determine who shall be named as Engineer which will be Toth Engineering.
- ii) Cochran Updates to Sanitary Sewer Study-Updates have been made and will be brought to the Planning and Zoning soon.
- iii) Setting a meeting with Bussell- meeting has been set for June 11, 2026, will report back once meeting has been held.

4) New Business

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 and possible vote to set July 13th, 2026, for public hearing for rezoning. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements, place signs, and send property notices.

- i) Review of Rezoning Process (Section 400.200 Amendments)
- ii) Representative of Owner to explain the need to rezone and the planned use of property-No was present at Meeting.
- iii) Review of Rezoning Application
- iv) Review of Zoning Code Regulations R1-L, C-1, C-2 in preparation for Public Hearing and Vote.
- v) Set Public Hearing Date for next P & Z Meeting July 13 Meeting. Motion was made by Member Ron Yancey and was set for July 13, 2026, as noted. Motion was seconded by Member Michelle Gipson. A vote was taken and the vote was 8 Ayes- Ron Yancey, Keith Wright, Michelle Gipson, Danny Klopfer, Tim Friel, Shelly Igert, Kevin Britt, and Mark Crabtree. 0 Nays. All Board members were present for the vote. Motion passed.

2) Future Agenda Items

- a) Sanitary Sewer Cost of Service- reviewing to prepare for review by Commission.
- b) Site Plan Alair Custom Homes- Consider the conditions set for site based on previous approval by the Commission.
- c) Recommend approval of Sewer Study Amendment once approved by DNR. Have yet to hear back

from DNR at present.

3) Board Member Comments, Questions & Open Discussion. None.

4) Adjournment- -Motion was made by Member Michelle Gipson. Motion was seconded by Ron Yancey. A vote was made and the vote was 8 Ayes Ron Yancey, Keith Wright, Michelle Gipson, Danny Klopfer, Tim Friel, Shelly Igert, Kevin Britt, and Mark Crabtree. -. 0 Nays. All Board members were present for the vote. Motion passed.

Chairman – Danny Klopfer
ATTEST:

City Clerk-Beth Anne West, City

Clerk Reading, and vote:

Minutes approved:

**City of Battlefield
Planning and Zoning
Commission
Meeting Minutes
June 8, 2026**