THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY FEBRUARY 9, 2026

1) General Business

meeting called to order. at 6:00 p.m. in city hall located at 5434 S. Tower Drive in Battlefield, Missouri by Chairman Danny Klopfer. The following members were present: Ron Yancey, Kevin Britt, Michelle Gipson, Danny Klopfer, Shelley Igert, Tim Kelley Sr., and Tim Friel. Members absent were Keith Wright. Staff Present were Interim City Administrator Chris McPhail, Building Inspector Trey Davis, and City Clerk Beth Anne West.

a) Reports

i) Building Inspector Report- Trey Davis noted he had 25 permits for homes started this year, almost double from last year. Old Wire Crossing and Bussell Building are the builders. Noted that MoDOT Approved the driveway (1) for Assembly of God Church. He is waiting to hear back and still need to finish the building plans submitted and hold a pre-construction meeting soon. Trey mentioned the Board had approved annexation of the 3rd and Lewis development, so the preliminary Plat would be submitted to have 42 homes, most likely on the March Agenda for the application to be presented. Later in the Agenda have Jon Wayne Plumbing with a site plan submitted.

ii) City Administrator Report-Interim City Administrator Chris McPhail-

b) January 12, 2026, Commission Meeting Minutes, and request staff to post approved minutes on web site. Motion was made by Member Tim Friel to approve as presented . Motion was seconded by Member Michelle Gipson. The vote was 7 Ayes-Ron Yancey, Kevin Britt, Shelley Igert, Danny Klopfer, Michelle Gipson, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.

2) Public Input

None.

3) Public Hearing to repeal Appendix A by removing it from Title IV Land Use and adding a new Appendix A to Title V Building and Construction.

a) Review of Code Section 400.200 Amendments
b) Review of Revised Appendix A, Revised Chapter 505 (505.10-505.190), Revised Wastewater Connection fees (700.510).
c) Open Public Hearing at 6:15 p.m. opened by Chairman Danny Klopfer.
d) Opportunity for Public to Speak (Requires Sign-up) No one spoke for or against the matter.
e) Close Public Hearing at 6:16 p.m.by Chairman Danny Klopfer.
f) Resume Regular Meeting at 6:16 p.m.

4) Old Business
   a) Recommendation to Update All Fees. Chairman Danny Klofper went over all the update to the fees at one time and gave explanation on how the Commission could vote on the items either to approve, not approve or approve with changes. Mr. Klopfer went into detail of how to calculate the new fees.
      i) Discussion to Update Appendix A in Title 4 (Zoning and Subdivision Services Fee Schedule A). Possible vote to recommend to the Board of Alderman to update Appendix A in Title 4 Zoning and Subdivision Services Fee Schedule and move it to Title 5 Building and Construction Titled as Zoning and Subdivision Services Fee Schedule.). Motion was made by member Michelle Gipson to approve the recommendation to the BOA to adopt revisions as presented. Motion was seconded by Member Shelly Igert. The vote was 7 Ayes- Ron Yancey, Kevin Britt, Shelley Igert, Danny Klopfer, Michelle Gipson, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.
      ii) Discussion on Revisions to Code Sections Permits, Fees and Inspections Chapter 505 (505.010-505.190). Possible vote to recommend to the Board of Alderman to adopt revisions to Chapter 505 (505.010-505.190). Motion was made by member Tim Friel to approve the recommendation to the BOA to adopt revisions as presented. Motion was seconded by Member Shelly Igert. The vote was 7 Ayes-Ron Yancey, Kevin Britt, Michelle Gipson, Danny Klopfer, Shelley Igert, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.
      iii) Discussion of adoption of Wastewater Revisions Connection Fees Code Section 700.510 and possible vote to recommend to the Board of Alderman to adopt revised Wastewater Connection Fees Code 700.510). Motion was made by member Shelley Igert to approve the recommendation to the BOA to adopt revisions as presented. Motion was seconded by Member Michelle Gipson. The vote was 7 Ayes-Ron Yancey, Kevin Britt, Michelle Gipson, Danny Klopfer, Shelley Igert, Tim Kelly Sr., and Tim Friel. 0 Nays. Members Tim Friel and Keith Wright. Motion approved.

   b) MS4 Storm Water Management Program Update
      i) Presentation from Toth Engineering Program Updates Mr. Shawn Berry stated the process began in November of last year on the project. In January of 2024 SMCOG did RFQ got a grant to do the study, then Toth and Associates were selected to begin to bring the MS4 into compliance and did public outreach had table at (NNO- National Night Out) August at Battlefield City Hall. The research showed a stormwater assessment and the problem areas in town so cost estimates were provided to see how to make improvements for Battlefield totaling a cost of $3.68 million, so now the Planning and Zoning has the information to give a proper recommendation to the Board of Aldermen so they can proceed with the improvements. Since DNR as approved the plan.
      ii) Approval by DNR

c) Possible Recommendation to City Alderman to adopt Updated Storm Water Management Program. Motion was made by Member Tim Friel to adopt the storm water management program as presented and recommend to the Board of Aldermen to adopt. Motion was seconded by Member Shelly Igert. The vote was 7 Ayes-Ron Yancey, Kevin Britt, Michelle Gipson, Danny Klopfer, Shelley Igert, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.

5) New Business
   a) Jon Wayne Heating and Air 4275 S. Timbercreek Ave. Site Plan Review
      i Review of Site Plan Requirements.
      ii Site Plan Presentation by Owner or their Engineer.
      iii Status of review process and review comments.
      iv Final Review of New Site Plan and possible vote to approve with or without conditions.

   b) Motion was made by member Ron Yancey to approve site plan as presented. Motion was seconded by Member Tim Friel. The vote was 7 Ayes-Ron Yancey, Kevin Britt, Michelle Gipson, Danny Klopfer, Shelley Igert, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.

6) Future Agenda Items-none.

7) Board Member Comments, Questions & Open Discussion.-none.

8) Adjournment.

Motion was made by Member Michelle Gipson to adjourn the meeting at 6:49 p.m. Motion was seconded by Member Ron Yancey. The vote was 7Ayes- Ron Yancey, Kevin Britt, Shelley Igert, Danny Klopfer, Michelle Gipson, Tim Kelly Sr., and Tim Friel. 0 Nays. Member Keith Wright was absent for the vote. Motion approved.

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Chairman – Danny Klopfer

ATTEST:

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City Clerk-Beth Anne West, City Clerk

Reading and vote:

Minutes approved: