

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
SPECIAL SESSION MEETING MINUTES JUNE 30, 2025**

1) General Business

- a) Approval of June 9, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site.**

The following members of the Planning and Zoning Commission were present: Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., Jenna Cole, and Tim Friel. The following staff were present: City Administrator Tommy Vanhorn, Building Inspector Trey Davis, and Beth Anne West, City Clerk. The meeting was held at City Hall located at 5434 S. Tower Drive, Battlefield, MO 65619. Planning and Zoning Commission Chairman Danny Klopfer opened the meeting at 6:01 p.m. Mr. Klopfer introduced Shelly Igert and noted she was interested in serving on the Planning and Zoning Commission and introduced herself to the Commission.

2) Public Input

None.

3) Old Business

- a) Review and Discussion of Final Capital Improvements Plan for the City of Battlefield, MO., and possible vote to recommend that the Board of Aldermen Adopt the Capital Improvement Plan and that Staff provide an annual update as apart of annual Budget Process.** Chairman Danny Klopfer asked if anyone had any questions or corrections to the document they were reviewing. Mr. Klopfer pointed out the following pages for the Board to look at further pages 8, 9, 26 and 37. Member Keith Wright stated he reviewed it all and stated it was well laid out.

i) Review of Scope of Services

ii) City Staff Comments

iii) Explanation of Annual Update Process

- iv) Questions and Comments-** Member Bernie Gerwel question page 26 and thought the charts did not match up so further review by Board with pages 37 and items on page 29 also reviewed.

- v) Vote to Recommend** was made by Member Keith Wright to Adopt the Capital Improvement Plan and that Staff provide an annual update as apart of annual Budget Process and provide said recommendation to the Board of Aldermen with the strike out of item 1.9 and to fix page 3 table of contents word "maintaining." Motion was seconded by the Member David Byrd. The vote was 8 Ayes-Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., Jenna Cole, and Tim Friel. 0 Nays. All Commission Members were present for the vote. Motion approved.

4) New Business

- a) Preliminary Plat Lone Pine Farms**

i) Major Subdivision Procedure (Review of Code)

ii) Preliminary Plat

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Engineering Report- Tim Schowe, the representative's engineer, gave an overview of the development and noted the seller signed the lot reconfiguration as needed.

Traffic Study

Storm Water Drainage Report

Review Letters & Recommended Approval

Recommendation by their Engineer

Include discussion of ownership of proposed sewer facilities.

Motion to Approve the Preliminary Plat for Lone Pine Farms and recommend

to the Board of Alderman. The motion was made by Member Jenna Cole approve

the Preliminary Plat for Lone Pine Farms and recommend approval to the Board of Alderman

for ownership certification by title company in reference to the section 405.220

(Records of a title search, indicating any existing easements and covenants

ownership certification of the land to be subdivided in accordance with and as

(licensed title insurance company) . This may be provided as a separate

condition the deed for the additional strip of land is received. The motion was

made by Member Bernie Gerwel. 0 Nays. All Commission Members were present

and the motion approved.

Review and Final Plat Process

When Danny Klopfer stated there would probably not be a meeting in July since

it was before them at the present time.

Motion to Update Zoning Map-City Administrator Tommy Vanhorn noted that he

would like the zoning map updated sooner than later since the new engineer was starting.

Commission Revisions

Motion to Update all Fees-City Administrator Tommy Vanhorn stated he wanted to

review

Comments, Questions & Open Discussion

Member David Byrd updated to the potential for a Grocery Store which Member David Byrd

discussed. When Mr. Vanhorn noted the property was still in litigation with a possible

litigation.

Motion was made by Member David Byrd. Motion was seconded by Member Jenna Cole at 6:46 p.m. The vote was 8 Ayes-Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Jenna Cole, and Tim Friel. 0 Nays. All Commission Members were present and the motion approved.



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iii) **Applicants' Engineer**

overview of the

iv) **Applicants' Traffic Study**

v) **Applicant's Storm Water Drainage Report**

vi) **City Engineer's Recommendation**

b) **Owner's Presentation**

i) **Discussion to i**

ii) **Possible vote to**

approval to the

the Preliminary

with condition

subsection 2 q

of record and o

provided by a l

statement. conc

seconded by th

for the vote. M

c) **Review of Plan R**

Commission Chairma

no new business was b

5) **Future Agenda Items**

a) **Recommendation**

would try to get th

b) **Old Wire Expansion**

c) **Recommendation**

have the fees in Au

6) **Board Member Comments**

Discussion followed c

inquired about to whic

hearing date in August

7) **Adjournment.**

The motion was made

6:46 p.m. The vote wa

Byrd, Tim Kelley Sr.

for the vote. Motion a



Chairman -Danny Klopfer

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ATTEST:

Beth Anne West

City Clerk-Beth Anne West, City Clerk

Reading and vote 8 Ayes Don Yancey, Bernie Crowell, Keith Wright,
Darryl Wopper, David Byrd, Shelley Tgent, Jim Kelley Sr. and
Jim Friel. 8 Ways. All members were present for the vote.
8-25-2025. approved.

