

THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING ON
MONDAY, November 10, 2025,
6:00 P.M. IN CITY HALL
LOCATED AT 5434 S. TOWER DRIVE
IN BATTLEFIELD, MISSOURI

AGENDA

- 1) General Business
 - a) Meeting called to order.
 - b) Reports
 - i) Building Inspector Report
 - ii) City Administrator Report
 - iii) Board of Alderman Approval of Zoning and Land Use Maps
 - c) Approval of October 20, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site.
- 2) Public Input

Please Note: The Planning & Zoning Commission is always open to public input. To track and allocate meeting time, anyone wishing to address the Commission will be required to complete a Request to Speak form and return it to City Hall no later than 5:00 P.M. on the day of the meeting.
- 3) Old Business (None)
 - a) Recommendation to Update All Fees.
 - i) Presentation by City Administrator of all new fees in ordinance format.
 - ii) Discussions and modifications
 - iii) Set date for Public Hearing for New Fee Ordinance(s) for December 8, 2025, Planning and Zoning Meeting.
 - b) Rezoning Request of Property at 4th and Clayborne by Theron Guiltner from C-1 to R-3.
 - i. Updated discussion with City Staff and Property Owner.
 - ii. Review of Code for Rezoning, the Zoning Request, and explanation of why P & Z modified R-3 to include some limited commercial.
 - iii. Theron Guiltner to present future use of property if rezoned.
 - iv. Consider setting the Date of Public Hearing for the next P & Z Meeting December 8, 2025, to Rezone Property from C-1 to R-3.

4) New Business

- a) MS4 Report (Report to be distributed at meeting).
 - i) Review of contract
 - ii) Presentation by Matt Miller Toth & Associates
 - iii) Consider making a recommendation to recommend approval of report to the Board of Aldermen.
- b) Final Plat Approval Greenridge Phase 3
 - i) Review Code Requirements for Final Plat of Major Subdivision
 - ii) Trey Davis report on summary of steps to prepare for approval.
 - iii) Consider recommendation approval of Final Plat to the Board of Aldermen.

5) Future Agenda Items

6) Board Member Comments, Questions & Open Discussion.

7) Adjournment

The undersigned hereby certifies that a true copy of the foregoing tentative agenda was posted at City Hall in Battlefield on November 6, 2025, at 4:30 p.m. by City Clerk Beth Anne

West Beth Anne West.