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 it's 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 Rl-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:

DRAFT

DRAFT

Chapter 400. Zoning Code

Article V. Zoning District Regulations

City of Battlefield, MO
Wednesday, June 3, 2026

1. A site plan meeting the requirements of Article Ill shall be submitted and approved for all uses.

2. All development shall meet the buffer yard and landscaping requirements in accordance with Article **VIII.**

3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article **VIII.**

4. Refuse storage areas, storage for maintenance, mechanical and electrical equipment or other equipment incidental to uses shall be screened from view.

5. All buildings in the "C-1" District shall be constructed using materials, textures and colors that are compatible with and similar in nature to surrounding residential development.

6. Lighting shall be designed so as to reflect away from adjacent residential districts. All development shall meet the buffer yard and landscaping requirements in accordance with Article **VIII.**

7. Off-street parking, vehicular use areas and loading areas shall be provided in accordance with Article IX.

Section 400.380. "C-2" **General Commercial District.**

[R.O. 2017 § 400.380; Ord. No. 02-18 §§ 1 - 5, 10-15-2002]

A. Permitted Uses. The "C-2" District is designed for those business and commercial uses that draw their customers from motorists on the highway or for whom location on a highway or arterial street is necessary. The district also provides for the location of commercial activities that involve outdoor storage of materials and goods. The following uses are permitted in the "C-2" General Business District:

1. All uses permitted in the "C-1" Neighborhood Commercial District.

2. Agricultural implement sales and service.

3. Arcades and game rooms, bowling alleys, theaters, skating rinks and other such similar places of commercial entertainment.

4. Boat sales and rental.

5. Carwash.

6. Funeral home.

7. Greenhouse, nursery or garden stores, on-premises sales permitted.

8. Health and fitness centers, including dance studios.

9. Hardware, home improvement and builder supply stores.

10. Heating, air-conditioning and plumbing stores.

11. Library, museum, art gallery and similar uses.

12. Liquor store and tavern.
13. Manufactured home sales and rental, but not including the use of a manufactured home as a residence.
14. Monument sales, outside storage permitted.
15. Motels and hotels when located on a State or Federal highway.

16. Off-street parking facilities.

17. New or used automobile, recreational vehicle or motorcycle sales and service facilities, outside storage permitted, but excluding the wrecking of motor vehicles.

18. Pest control services.

19. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.

20. Restaurants, including drive-in facilities.

21. General retail sales and rental of goods, merchandise and equipment.

22. (Reserved)[1]

[1] *Editor's Note: Former Subsection (A)(22), which listed personal self-storage facilities as a permitted use, was repealed 10-16-2018 by Ord. No. 18-13.*

23. Residential dwellings existing at the time the district was mapped.

24. Service stations or gas stations, including repair shops.

25. Schools: professional, business and trade.

26. Veterinarian, animal hospital or kennel, provided that no outside exercise runway is closer than two hundred (200) feet to the boundary of any residence district.

27. Towers, other than wireless facilities, less than one hundred (100) feet in height and related facilities, provided that telecommunication towers comply with Article **VI,** Section **400.470.**

28. Type I wireless facilities in accordance with Article **VI.**

29. Type III wireless facilities in accordance with Article **VI,** provided that wireless towers sixty (60) feet or greater in height allow co-location of at least one (1) additional provider's facilities.

30. Type IV wireless facilities in accordance with Article **VI,** provided wireless towers are set back from any residential district at least two (2) feet for every one (1) foot of tower height and allow co-location of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.

31. Water reservoirs, water standpipes and elevated and ground level water storage tanks.

32. Medical marijuana dispensary facilities and medical marijuana testing facilities as governed by Article 19 of the Missouri State Constitution and applicable State rules and regulations for such facilities and that comply with Article **VI,** Section **400.495** of the Battlefield City Code.
[Ord. No. 20-02, 2-18-2020]

33. Microbrewery.
[Ord. No. 20-20, 7-21-2020]

34. Domestic Winery.
[Ord. No. 20-20, 7-21-2020]

B. Conditional Uses. The following uses are permitted as conditional uses, subject to the provisions of this Chapter and approval by the Board of Aldermen.

1. Substance abuse treatment facilities.

2. Rescue missions, overnight shelters, halfway houses.

3. Recreational vehicle parks.

C. Lot Size, Bulk And Open Space Requirements.

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Structure Height	
Principal structure	45 feet
Accessory structure	16 feet
Maximum Floor Area Ratio	1.0
Minimum Yard Requirements	
Front yard	25 feet, except that on corner lots, 1 of the 2 front yards may be reduced to not less than 15 feet
Rear yard	20% of the lot depth or 10 feet, whichever is greater, provided that no more than 25 feet shall be required
Side yard	15 feet
Maximum Building Coverage	50%

D. Open Space Requirements. Not less than twenty percent (20%) of the total lot area shall be devoted to open space, including required yards and buffer yards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover.

E. Design Requirements.

1. A site plan meeting the requirements of Article Ill shall be submitted and approved for all uses.

2. All development shall meet the buffer yard and landscaping requirements in accordance with Article **VIII.**

3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article **VIII.**

4. Refuse storage areas, storage for maintenance, mechanical and electrical equipment or other equipment incidental to uses shall be screened from view.

5. Lighting shall be designed so as to reflect away from adjacent residential districts.

6. All parking and loading areas shall be provided in accordance with the requirements set forth in Article **IX.**

7. All outdoor storage, except the storage of motor vehicles in operating condition, shall be enclosed by screening. Off-street parking and loading spaces and the storage of motor vehicles in operating condition shall be enclosed when such use abuts a residence district or is separated from a residence district by only an alley.

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Battlefield
e.,,. **M I S S O U R I**
1906

Case No. _____
Application Date 5/08/2026
___
Application Fee
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APPLICATION ZONING CHANGE {REZONING)

We, the undersigned, request the City of Battlefield, Missouri Board of Aldermen to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all advertising and mail notification costs for the public hearings as required by the *Battlefield Zoning Regulations.* The City of Battlefield is authorized to prepare and publish all required legal advertising and mail notifications, the cost of which is to be billed to the name listed below for payment.

Present Zoning Classification: C-1: Neighborhood Business & R-1: Single Family

Requested Zoning Classification: C-2 General Commercial

Legal Description of Property Requested to be Rezoned (attach additional sheet if needed): See attached

Street Address or other Common Property

Description: 5435 Tower Dr, Battlefield, MO

Property Owner's Name(s): Public Water Supply Dist. 1

If corporation, Corporate Official Name and Seal:

Mailing Address: 5435 Tower Dr, Battlefield, MO

Telephone Number: 417-881-1762 Fax Number:

PROPERTY OWNER'S SIGNATURE:

_____ <B:,, 1

(Not necessary if the7e is an authorized representative. Authorized representative must sign below).

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name: Tim Schewe Signature o/.,..:, .J

Address: 2804 N. Biagio St. Ozark, MO 65721 Telephone: 417-595-4108

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name,1,□l.c. 1./A.f....v □<it?.p/./ D,/· / Telephone _!j_(,□ rI B'-1'<o'I I

Address)L/7r; S Ti>"-'v /Jr f:,,.)-/.,fV1t kl ('iJ bS□ /7

QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

1. What is the current use of the property? Pi,t/.-, u..Jv-5,..efl't o,,sJ,-.,J .rr.-□□
cr-4') J sJ.,,, ,e f-, .-/.-J-I

2. Why are you requesting a change in zoning? T• -I J.v f- poJviJ._(
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3. Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, what are they?
No

4. Has a rezoning ever been requested for this property *in* the past by the current owner? What zoning classification was requested and when?
N,.,

5. If the rezoning is approved, does the applicant intend to develop the property?
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CHECKLIST ZONING CHANGE (REZONING)

City of Battlefield, Missouri

This checklist is provided to help you make sure that you submit everything that is required for a complete rezoning application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:30 p.m. to the Battlefield City Hall, 30 days prior to the Planning and Zoning Commission public hearing at which the request for rezoning will be heard. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

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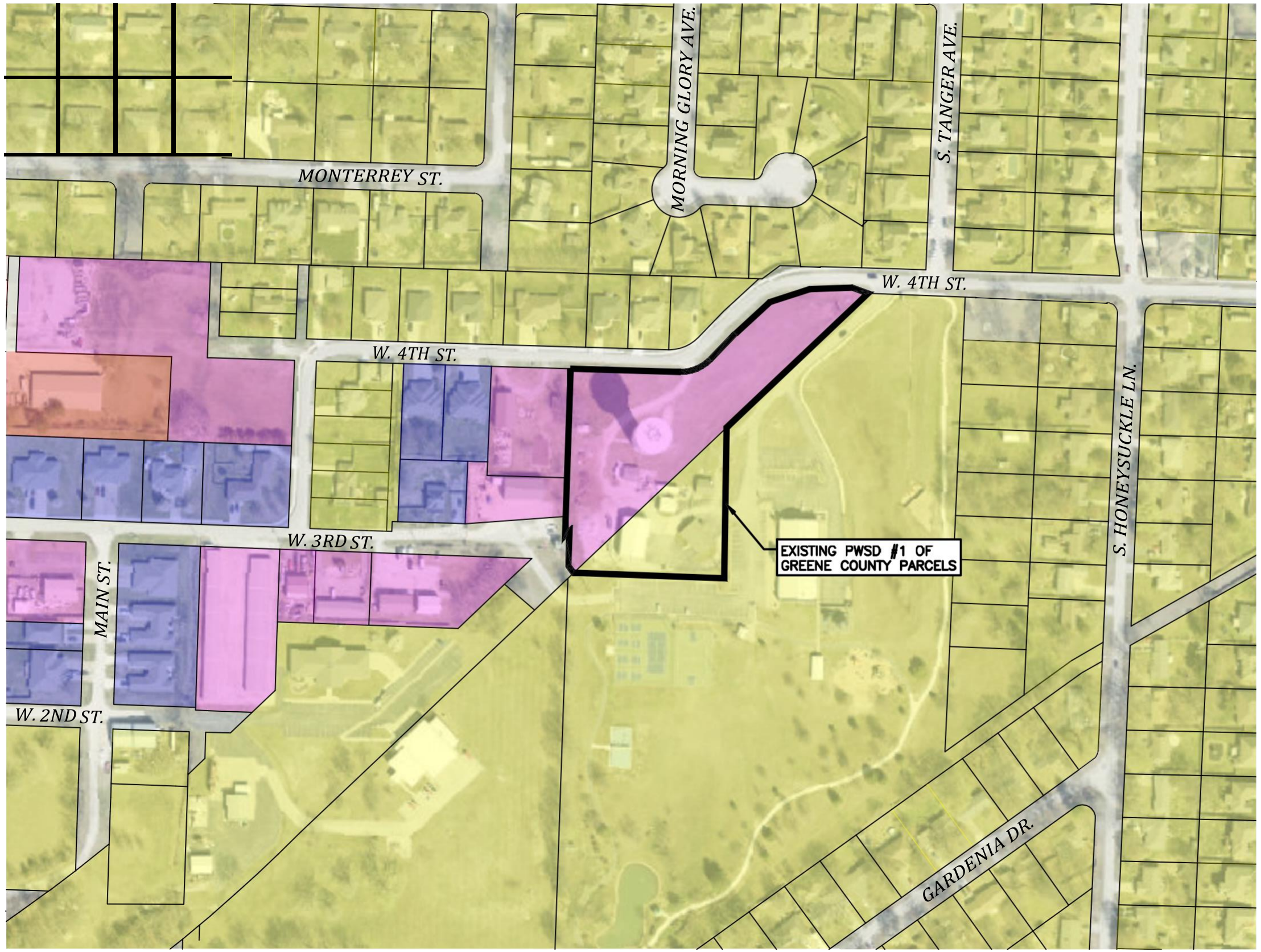
PWSD #1 OF GREENE COUNTY - CENTRAL OFFICE
EXISTING ZONINGS



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CURRENT ZONING

- R-1 – SINGLE FAMILY
- R-2 TWO FAMILY
- C-1 – NEIGHBORHOOD BUSINESS
- M-1 – INDUSTRIAL

417-595-4108 (tel.)
417-595-4109 (fax)
mail@cochraneng.com

2804 N. Biagio St.
Ozark, Missouri 65721

COCHRAN

Missouri State Certificate of Authority Numbers:
Engineering : 2017032025

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction involved by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

RJR TES
MAY 19, 2026
1"=200'
SW18-128

DWG NAME: W:\SW-Projects\SW18-128 - PWSD No. 1 of Greene County - General Number\2026\Rezoning Application PWSD\EX-1 - Current Zoning Exhibit.dwg LAYOUT TAB: 11x17 Eng PLOTTED ON: May 21, 2026 - 1:15pm PLOTTED BY: ringer

CURRENT ZONING EXHIBIT

EX-1	DWG. NO:	PROJ. NO:	SCALE:	DATE:	DWN. BY:	DATE:	REVISION:	DWN. BY:	APP'D. BY:
					APP'D. BY:			

PWSD #1 GREENE COUNTY
CENTRAL OFFICE REZONING
BATTLEFIELD, MO

Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

GREAT AMERICAN
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Corporate Office 506 West Battlefield Springfield, Missouri 65807
Phone 417.823.0800 Toll-free 1.888.455.6988 Fax 417.823.0810
www.gatozarks.com

June 2, 2026

City of Battlefield, 5434 Tower Drive, Battlefield, MO 65619

RE: 5435 S. Tower Drive, Battlefield, MO 65619
Property and Owners within 185 feet of Proposed Rezoning Area

We have searched the land records in Greene County, Missouri and do hereby certify that we find the following properties located within 185 feet of the proposed rezoning area. After reviewing the records in the Assessor's Office, listed below are the owners and addresses regarding the described land,

1. **88-18-20-200-164 BURK, CATHY JEAN 4045 MONTERRY W CT BATTLEFIELD, MO 65619**
2. **88-18-20-300-068 PUBLIC WATER SUPPLY DIST OF GREENE CO 575 MOROSGO DR STE 13-F ATLANTA, GA 30324**
3. **88-18-20-300-396 BATTLEFIELD FIRE PROTECTION DIST 4120 2ND W ST BATTLEFIELD, MO 65619**
4. **88-18-20-300-488 CITY OF BATTLEFIELD 5434 TOWER S DR BATTLEFIELD, MO 65619**
5. **88-18-20-300-501 PUBLIC WATER SUPPLY DIST 1 5435 TOWER S DR BATTLEFIELD, MO 65619**
6. **88-18-20-300-543 MORROW, HAROLD L 4105 4TH W ST BROOKLINE STATION, MO 65619**
7. **88-18-20-200-176 MCHOME LLC 414 PARKSIDE DR HOLLISTER, MO 65672**
8. **88-18-20-300-387 WYSSMANN CONSTRUCTION LLC 2726 ALLEN W DR SPRINGFIELD, MO 65810**
9. **88-18-20-200-160 ROSEBERRY, DANNY 4048 MONTERRY W CT BATTLEFIELD, MO 65619**
10. **88-18-20-200-175 APPLETOFT, KASSADEE 5351 TANGER S AVE BROOKLINE STATION, MO 65619**
11. **88-18-20-300-402 HIGHFILL, RICHARD D 5415 HONEYSUCKLE S LN BATTLEFIELD, MO 65619**
12. **88-18-20-300-479 VOYLES, NATALIE J TR 4006 4TH W ST BATTLEFIELD, MO 65619**
13. **88-18-20-200-161 COX, MATTHEW J 4038 MONTERRY W CT BATTLEFIELD, MO 65619**
14. **88-18-20-200-162 GANNON, ANGELA 4036 MONTERREY W CT BROOKLINE STATION, MO 65619**
15. **88-18-20-300-005 VILLAGE OF BATTLEFIELD INC 5434 TOWER S DR BATTLEFIELD, MO 65619**

16. **88-18-20-300-517 BATTLEFIELD FIRE PROTECTION DIST 4120 2ND W ST BROOKLINE STATION, MO 65619**
17. **88-18-20-300-537 LEDBETTER, AARON 4125 4TH W ST BROOKLINE STA, MO 65619**
18. **88-18-20-300-523 PITTS, HOLLY 4063 4TH W ST BATTLEFIELD, MO 65619**
19. **88-18-20-200-157 WAGLER, JUSTIN LEE 5361 MORNING GLORY S LN BATTLEFIELD, MO 65619**
20. **88-18-20-200-165 SIMMONS, BRENT A 5342 MORNING GLORY S LN BATTLEFIELD, MO 65619**
21. **88-18-20-300-487 M IN M PROPERTIES LLC 8702 LOS ALTOS DR BUENA PARK, CA 90620**
22. **88-18-20-200-131 GATES, BILLY N REVOCABLE LIVING TRUST 5352 ALLEN S AVE BATTLEFIELD, MO**
    65619
23. **88-18-20-200-134 TREAT, MICHELE ETAL 5362 TANAGER S AVE BATTLEFIELD, MO 65619**
24. **88-18-20-300-489 DACOSTA, DIANA 4127 3RD W ST BROOKLINE STATION, MO 65619**
25. **88-18-20-200-164 BURK, CATHY JEAN 4045 MONTERRY W CT BATTLEFIELD, MO 65619**
26. **88-18-20-300-068 PUBLIC WATER SUPPLY DIST OF GREENE CO 575 MOROSGO DR STE 13-F ATLANTA, GA 30324**

This list has been compiled in accordance with local zoning regulations and requirements.

<u>THIS REPORT SHOULD NOT BE CONSTRUED AS A TITLE OPINION.</u>
Liability of the Company under this report is limited to the amount

paid for same. Thank you for the opportunity to provide this service.

Respectfully yours,

Great American Title Insurance Agency

Michael Noell

Michael
Noell Title
Examiner

Any inquiries concerning this report should be directed to (417)823-0800.