

THE CITY OF BATTLEFIELD

PLANNING & ZONING COMMISSION

Meeting Minutes

MONDAY, MAY 12, 2025

1. General Business

Meeting called to order by Chairman Danny Klopfer at 6:00 P.M. in City Hall located at 5434 S. Tower Drive, In Battlefield, Missouri. Members present were Ron Yancey, Jenna Cole, Danny Klopfer, David Byrd, Tim Kelley Sr. and Tim Friel. Member Keith Wright and Bernie Gerwel were absent for the meeting. Also present were Mayor Mark Crabtree, City Administrator Tommy Vanhorn, Building Inspector Trey Davis and City Clerk Beth Anne West.

Reports

- i) Introduction of New Building Inspector -City Administrator Tommy Vanhorn introduced Trey Davis and noted that he had worked for other municipalities Nixa, Ozark and Christian County for his past work experience, also in the inspection field.
- ii) Building Inspector Report Trey Davis stated that Schubert Mitchell was continuing to build homes in the Old Wire Crossing Subdivision and that Mr. Fahrlander has all but finished his home building. Bussell Building is set to turn into the third phase of the Green Ridge development and the SWPP was also turned in for review. Mr. Klopfer indicated that a copy of Green Ridge Phase 2 & 3 was at their desk.
- iii) City Administrator Report-City Administrator Tommy Vanhorn-mentioned an administrative replat has been submitted that will add 15 feet along the western edge of Lone Pine Development so Doug Anderson the owner of Future Lone Pine Development can purchase the land needed to make the replat work for a lot line adjustment with a new legal description for lot one and two. Mr. Vanhorn noted the item was begin done administratively to speed up the process and will come back to P & Z via Preliminary Plat approval process.

2. **Approval of April 14, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site.** Motion was made by Member David Byrd to approve the April 14, 2025, minutes and request they be posted to the website. Motion was seconded by Ron Yancey. A vote was taken, and the vote was 6 Ayes- Ron Yancey, Jenna Cole, Danny Klopfer, David Byrd, Tim Kelley Sr. and Tim Friel. 0 Nays. Member Keith Wright and Bernie Gerwel were absent for the vote. Motion carried.

3. Public Input

None.

4. **Public Hearing to rezone property at 5511 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2, Zoning Case Number RZ25-04.**
 - a. **Review of Code Section 400.200 Amendments**-Danny Klopfer explained the process.
 - b. **Review of New C-1 & C-2 Zoning District Regulations** Danny Klopfer called attention to the two zoning regulations included in member packet.
 - c. **Open Public Hearing** by Chairman Danny Klopfer at 6:16 p.m.
 - d. **Presentation by owner and/or representative of proposed rezoning of property at 5511 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2, Zoning Case Number RZ25-04.** Mr. Travis Miller stated the office building they currently have is not big enough and this property they

are proposing to buy needs to have a different zoning to accommodate their business needs. Mr. Miller provided a rendering of the building they plan to build at the site.

- e. Opportunity for Public to Speak (*Requires Sign-up*) No one signed up to speak for or against the matter.
- f. Close Public Hearing by Chairman Danny Klopfer at 6:20 p.m. Mr. Klopfer took a vote from the audience as to a show of hands for or against the matter and it was four in favor to only one opposing it.
- g. Resume Regular Meeting at 6:20 p.m.

5. Old Business

- a. Discussion of rezoning property at 5511 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2, Zoning Case Number RZ25-04, and possible vote to recommend vote to the Board of Alderman rezoning from C-1 to C-2 with or without conditions.

- i. **Review of Rezoning Process**

- ii. **Review of C-1 and C-2 Zoning Code**

- iii. **Review of legal description of property.**

- iv. **Review materials sent to neighboring property owners.**

- v. **Recommendation-** Motion was made by Member Jenna Cole, to recommend that the Board of Alderman approve the rezone request from C-1 to C-2 with conditions that no construction materials or construction equipment can be stored on site outside of building(s) A Motion was seconded by Member Tim Kelley Sr. A vote was taken, and the vote was 6 Ayes-Ron Yancey, Jenna Cole, Danny Klopfer, David Byrd, Tim Kelley Sr. and Tim Friel. 0 Nays. Member Keith Wright and Bernie Gerwel were absent for the vote. Motion carried.

- b. **Request for Qualifications for Engineering Services Update -** Vote for Recommendation Next Meeting. City Administrator Tommy Vanhorn stated that a small group would be meeting this Tuesday evening, to make recommendations to the Planning and Zoning Commission at our next meeting in June (2025). Mr. Klopfer mentioned the final two firms that had provided materials were Toth Engineering & Cochran Engineering. Mr. Vanhorn stated that a contract would be developed once an engineering firm is selected.

- c. **Capital Improvements Plan for the City of Battlefield, MO.**

- i. Review of Scope of Services
 - ii. Review of Spreadsheets still in process
 - iii. Review of Scott Hansen's Memo
 - iv. City Administrator Presentation
 - v. Questions and Comments -City Administrator Tommy Vanhorn stated there was a shortfall in the budgets for completing all the items so more work would need to be done to determine the best options to fund these needs Chairman Danny Klopfer mentioned that the scope of services did not include finding ways to fund these capital improvements, with this in mind will need to ask the new engineer that the City chooses to help provide those funding sources.

6. New Business

- a. **Discussion of rezoning property at 5505 S Lewis Battlefield, MO 65619 from R-IL to R-IM Zoning Case RZ25-06 and possible vote to set June 9th, 2025, for public hearing for rezoning. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements.** Mr. Bob Pulley, who is buying the property, stated that it would be a 15-acre tract with 2 acres not used. Mr. Pulley stated he has developed in Springfield, Nixa, Greene County and Ozark.

- i. Review of Rezoning Process Danny Klopfer indicated same as earlier
- ii. Review of R-IL to R-IM Zoning Codes I discussed the three differences. Chairman Danny Klopfer indicated there were only three differences in R1L and R1 M, number of homes per acre, lots size, and minimum lot width.
- iii. Review of legal description of property.
- iv. Review materials to be published, to be posted, and to be sent to neighboring property owners.
- v. Set Public Hearing. The motion was made by Member David Byrd to approve setting public hearing for June 9, 2025, at 6 p.m. Motion was seconded by Ron Yancey. A vote was taken, and the vote was 5 Ayes- Ron Yancey, Jenna Cole, Danny Klopfer, David Byrd, and Tim Kelley Sr. 0 Nays. 1 Abstain-Tim Friel based on his profession and possible conflict with this project. Member Keith Wright and Bernie Gerwel were absent for the vote. Motion carried.

7. **Future Agenda Items**-Chairman Danny Klopfer went over items a-g.

- a. Recommendation for City Engineering Services
- b. Final Review of CIP and Recommendation
- c. Recommendation to Update Zoning Map
- d. Old Wire Expansion Revisions
- e. Preliminary Plat Lone Pine Farms
- f. Preliminary Plat for property at 5505 S Lewis
- g. Recommendation to Update all Fees.

8. **Board Member Comments, Questions & Open Discussion**- None discussed.

9. **Adjournment**- Motion was made by Member David Byrd to adjourn the meeting at 7:12 p.m. Motion was seconded by Member Tim Friel. A vote was made, and the vote was 6 Ayes-Ron Yancey, Jenna Cole, Danny Klopfer, David Byrd, Tim Kelley Sr. and Tim Friel. 0 Nays. Member Keith Wright and Bernie Gerwel were absent for the vote. Motion carried.

Danny Klopfer

Chairman-Danny Klopfer

ATTEST:

Beth Anne West

Reading and vote: 6 Ayes - Jenna Cole, Tim Kelley Sr, David Byrd, Danny Klopfer, Keith Wright, and Bernie Gerwel. 0 Nays.
Member Tim Friel was absent for the vote.
Minutes approved June 9, 2025



City Clerk-Beth Anne West, City Clerk