

# THE CITY OF BATTLEFIELD

## PLANNING & ZONING COMMISSION MEETING ON

MONDAY, February 10, 2025,

6:00 P.M. IN CITY HALL

LOCATED AT 5434 S. TOWER DRIVE

IN BATTLEFIELD, MISSOURI

## TENTATIVE AGENDA

### 1) General Business

- a) Meeting called to order
- b) Building Inspector Report
- c) Approval of January 13, 2025, Commission Meeting Minutes, and request staff to post approved minutes on web site in place of Draft Minutes.

### 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) Public Hearing to rezone property at 5420 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2. RZ25-01.

- a) Review of Code Section 400.200 Amendments
- b) Review of C-1 & C-2 Zoning District Regulations
- c) Presentation by owner and/or developer of proposed rezoning of property at 5420 S State Highway FF, Battlefield, MO 65619 from C-1 to C-2.
- d) Open Public Hearing
- e) Close Public Hearing
- f) Resume Regular Meeting

### 4) Old Business

- a) Discussion and possible vote to recommend to the Board of Alderman rezoning of property at 5420 S State Highway FF, Battlefield, MO 65619 from C-1 to C-2. RZ25-01.
- b) Review and discuss the updated Cochran Report on Sewer Planning for future Development.
  - i) Cochran Presentation of Updates
  - ii) Presentation of the need to update all fees related to development.
  - iii) Timing of P & Z Recommendation to approve Cochran Report as an amendment to 2023 Sewer Study and possible recommendation for fee updates.
- c) Set Board of Alderman Date for Recognition of Retiring P & Z Member(s).

5) New Business

- a) Discussion of rezoning property at or near 4808 W. Elm Street Battlefield, MO 65619 RZ25-03, from R-1 to R-2 and possible vote to set March 10<sup>th</sup>, 2025, for public hearing for rezoning.  
Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State.
  - i) Review of New R-1, R-2, R-3, R-4
  - ii) Presentation of Proposed Construction.
  - iii) Vote to set the date of March 10<sup>th</sup>, 2025, for public hearing for rezoning and request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State.
- b) Lot Reconfiguration of Aurora Canvas 5410 Daniel.
  - i) Review of Lot Reconfiguration Process.
  - ii) Review of Lot Reconfiguration for Aurora Canvas and provide guidance for completion.

6) Board Member Comments, Questions & Open Discussion

7) Future Agenda Items

8) Adjournment

- 9) The undersigned hereby certifies that a true copy of the foregoing tentative agenda was posted at City Hall in Battlefield on 7<sup>th</sup> of February 2025 at 4:00p.m. by City Clerk Beth Anne West

Beth Anne West