

THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, JANUARY 13, 2025

1) **General Business**

- a) **Meeting called to order at 6:00 p.m.** by Chairman Danny Klopfer at 5434 S. Tower Drive, Battlefield, MO 65619 in City Hall. The following members were present: Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., Jenna Cole, and Tim Friel. All members were present for the meeting. Staff present were City Administrator Tommy Vanhorn, Building Inspector Tristan Losh, and City Clerk Beth Anne West.
- b) Welcome to New Commission Member Jenna Cole Appointed 1-7-25-Chairman Danny Klopfer asked the other members to introduce themselves to new member Jenna Cole and for her to do likewise.
- c) **Building Inspector Report-** Building Inspector Tristan Losh gave a report on 2024 permits for the year then updated everyone on the paving of the PODS parking lot which will also be involved in the expansion of the Microbrewery for Old Wire Road Brewery in 2025. Mr. Losh noted the homes continued to be built out in Old Wire Crossing plus the finishing of Phase 2 of Green Ridge development with the progression to move toward Phase 3 for Green Ridge this next year. Mr. Losh noted that the Lone Pine development that recently annexed in in 2024, will be working on a preliminary Plat with Cochran later this year. Mr. Klopfer asked for an update to see if the City was close to the calculation of the sewer study based on the projections provided by the study last year.
- d) **City Administrator Report-** City Administrator Tommy Vanhorn Mentioned several members of the city Commissions, Boards and citizens had met with Revel Advertising to get an idea of the feel for the community to work on a an advertising plan for the city and it would be sent out on our behalf by the Springfield Chamber of Commerce in the near future once all the prep work was done by Revel. Mr. Vanhorn stated the delivery of the pumps for the lift station updates has occurred and that about the 28th of January the lift station work will start. Mr. Vanhorn added the demo work for the play site will begin tomorrow for the arrival of the new play equipment soon and hopes the weather will cooperate. Mr. Klopfer noted the lift station would be finished mid-summer and there would be a change order necessary to change the completion date.
- e) **Approval of December 9, 2024, Commission Meeting Minutes**, and request staff to post on web site in place of draft minutes. Mr. Klopfer thanked the City Clerk for her quick response to get the minutes out (draft) version so it could be posted on the agenda since the Board meets once a month and it is a long time to get the approved minutes posted on the City's website. A motion was made by the Member David Byrd to approve the minutes as presented. Motion was seconded by Member Tim Friel. 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 Members were present for the vote. Motion approved.

2) Public Input

None.

3) Old Business

- a) Review and discuss the Cochran Report on Sewer Planning for future Development and possible recommendation to Board of Alderman approve as an amendment it to the Revised 2023 Sewer Study. Mr. Schowe provided a presentation of the various options based on the report he developed for the Commission and the Board of Aldermen to approve based on their opinion as an engineering firm. The various cost shares per the cost to the developer and/or purchaser of lots for future development was discussed in relation to the cost to add infrastructure needed to provide sewer to these undeveloped areas. Mr. Schowe mentioned that lift stations have a 30-year life cycle and the cost to be recouped is figured into this when discussing adding lift stations plus the cost to maintain the structures to the City. Further discussion occurred on the best way to move forward with the best option for the City and the developers that would benefit the users (citizens).
- b) Discussion of rezoning property at 5420 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2 and possible vote to set February 10th, 2024, for public hearing for rezoning. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements. Discussion occurred on the need to clean up the survey as stated with a copy of the survey provided. Mr. Vanhorn noted that based on the way it was platted years ago the new owner would need to do a lot combination after the rezoning is completed then that could be cleared up with an administrative action to clarify in the future. Motion was made by David Byrd to schedule a public hearing set for February 10, 2025, per the application for a rezoning application for 5420 S. State Highway FF, Battlefield MO 65619 and to place the add in the paper as required per City Code and state requirements. A vote was made by 8 Ayes Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., Jenna Cole, and Tim Friel. 0 Nays. All Board members were present for the vote. Motion approved.
- c) Posting Draft Minutes on Web Site Update- No discussion specifically, Mr. Klopfer explained that due to an inquiry from the public on the time it takes to get the information out via the website it was determined the need for posting the draft minutes prior to approval.

4) New Business

- a) Recognition of Retiring P & Z Members- Mr. Klopfer explained his feeling for acknowledging the service of retired members for Planning and Zoning. City Clerk was directed to obtain the appropriate plaques.

5) Board Member Comments, Questions & Open Discussion- *None.*

6) **Future Agenda Items**

a) CIP plan this item was mentioned and it would be about 3 months to get the preliminary plan to review.

- 7) **Adjournment-** Motion was made by Member David Byrd to adjourn at 7:08 p.m. Motion was seconded by Member Ron Yancey. A vote was made by 8 Ayes Ron Yancey, Bernie Gerwel, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., Jenna Cole, and Tim Friel. 0 Nays. All Members were present for the vote. Motion approved.



Chairman -Danny Klopfer

ATTEST:



City Clerk-Beth Anne West, City Clerk

Reading and vote: ^{8 Ayes-} Tim Kelley Sr. Tim Friel, David Byrd, Danny Klopfer, Keith Wright, Jenna Cole, Bernie Gerwel, and Ron Yancey. 0 Nays. All planning and zoning members were present for the vote. 2-10-2025

