

THE CITY OF BATTLEFIELD

PLANNING & ZONING COMMISSION MEETING ON

MONDAY, November 4, 2024,

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) City Administrator Report
- d) Approval of September 9, 2024, Commission Meeting Minutes, and request staff to post 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

- a) Report from City Administrator on Sewer Planning for future Development.
- b) Discussion of Residential Zoning Code Modifications and possible vote to set December 9th, 2024, for public hearing for changes to various 400 code sections. Wording of Public Notice in *Italics* below. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements.

Notice is hereby given a public hearing will be held before the Planning and Zoning Commission of the City of Battlefield, Missouri, at 6:00 p.m. on Monday, the 9th day of December, 2024, at the Battlefield City Hall, 5434 South Tower Drive, Battlefield, Missouri, concerning matter of proposed text amendments to the Subdivision Regulations of the city's municipal code by Removing Sections 400.335 and revising Sections 400.290, 400.300, 400.310, 400.320, 400.330, 400.340, & 400.360 (Zoning Districts) in the Code of Ordinances of the City of Battlefield, Missouri, within the Zoning Code of the city, and may be viewed, copied or examined during regular business hours, Monday through Friday of each week, at the City Clerk's office at Battlefield City Hall.

4) New Business

- a) Site and Drainage Improvements for POD Parking Expansion Site Plan Review and possible vote to approve with or without conditions.
- b) Discussion and possible vote to set the date of December 9th, 2024, Meeting for a public hearing for zoning changes of property at 5420 S. State Highway FF, Battlefield, MO 65619 from C-1 to C-2. Wording of Public Notice in Italics below. Request staff to publish in appropriate Newspaper(s) as needed to ensure compliance with State Requirements.
 - i) Review of Rezoning Process
 - ii) Owner Presentation
 - iii) Vote to set the date of Public Hearing

*Notice is hereby given a public hearing will be held before the Planning and Zoning Commission of the City of Battlefield, Missouri, at 6:00 p.m. on Monday, the 9th day of December 2024, at the Battlefield City Hall, 5434 South Tower Drive, Battlefield, Missouri, to consider rezoning the following property with a zoning case# RZ2403. Proposal to rezone from the Property Owner Sparkman Inv LP – Lana Rush, Member, has been submitted for the following described property generally located on **5420 S State HWY FF** from C-2 Neighborhood Business District to C-2 General Commercial District*

Legal Description from the plat only lists lot 1, 2, & 3 whereas the boundary on the Lot Survey includes a vacated street. Must be fixed before can be placed in newspaper and hearing set.

All interested parties may attend the public hearing and speak on this matter. Questions contact City Clerk at 417.883.5840.

5) Board Member Comments, Questions & Open Discussion

6) Future Agenda Items

7) Adjournment

The undersigned hereby certifies that a true copy of the foregoing tentative agenda was posted at City Hall in Battlefield on October 31, 2024 by City Clerk Berthanne Hart

at 2:30 p.m.