

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 8, 2024**

1) General Business

- a) Meeting called to order at 6:01 p.m. by Chairman Danny Klopfer. Members present were as follows: Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. All members were present for the meeting. Staff present were City Administrator Tommy Vanhorn, City Clerk Beth Anne West, and Building Inspector Tristan Losh.
- b) Approval of Agenda- Motion was made by Member Keith Wright to approve the agenda as presented. Member David Byrd seconded the motion. A vote was taken by 7 Ayes- Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All Board Members were present for the vote. Motion approved.

c) Building Inspector Report-

Building Inspector Tristan Losh gave a report on Old Wire Crossing stating that twelve active single-family homes have started, specifically foundations. Mr. Losh noted that twenty-four active single-family homes in Greene Ridge Phase 2 with 2 gaining occupancy last week. Mr. Losh noted that Bonded Courier owner now has his property for sale with just the lot clearing occurring at present. Mr. Losh mentioned the project Lone Pine Farms on West Elm with potential annexation and a possible rezoning on the west side of Elm Street will be coming soon. Mr. Losh added that the Bonded Courier permit is near the 180-day mark with no construction taking place.

d) City Administrator Report

City Administrator Tommy Vanhorn stated that he has had conversations about the south of town as far as long-range talks for Farm Road 190 development for single family homes that will need sewer and need to look at ways to get the sewer lines there for the development. Mr. VanHorn mentioned that several of those are outside of town. Mr. Vanhorn noted that one lot is in town and the other two lots are outside with homes starting at \$300,000.00, but there are lots of hurdles to get through before the development can occur. Discussion followed on the parcels in question with respect to ownership of said lots and the Urban Service Area with Springfield, MO.

e) Approval of May 30, 2024, Commission Meeting Minutes, and request staff to post on web site.

A motion was made by Member Tim Kelly Sr. to approve the Planning and Zoning special Meeting Minutes for May 30, 2024. Member Ron Yancey seconded motion. A vote was taken, and the vote was 7 Ayes- Ron Yancey, Densel Kimbrough, Keith

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 8, 2024**

Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All Members were present for the vote. Motion approved.

2) Public Input: None

3) New Business

a) Wire Road Brewery Expansion Site Plan and possible vote to approve with or without conditions.

Property Owner Mr. Jeff Birchler allowed to provide input on the expansion of original business Wire Road Brewery and thought to use additional space from purchased adjacent single-family home and land to provide added venue to current location offer area for parties, celebrations of life, pickleball court and additional parking to the north near PODS building and house to the west. Mr. Birchler felt it was an advantage to remove the new site off septic and put on city sewer and add line for PWSD# 1 of Greene County for water access. Mr. Hansen references the comments from OWN Engineering on the 3rd plan review and stated mostly cosmetic items referring to stormwater junction box detail needs to show both pipes and the trench size and pipe size that is encased and if it is a direct bury and or a bore with reference to the pipe material (rocks in trench) proper backfill done correctly. Mr. Hansen mentioned the water closet per 75 employees. A note was references that BWI is used presently before the project is to be built out. Mr. Birchler would love to start in December and noted the rest of the items like electrical drawings that are missing need to be submitted and approved at a later date can do updates use the list on the checklist per Member Keith Wright. Chairman Danny Klopfer asked about the SWPP notice and if it will keep the erosion control protection on side and not affect the flow downstream. Mr. Klopfer stated that this is a living document because it will change as the construction and development occurs and updates will be expected. Mr. Klopfer asked for the SWPP to be updated and resubmitted.

Member Keith Wright made motion to approve the site plan for Wire Road Brewery as presented with Tristan's list of items to update and add electrical plus the Basin Detail with the updated SWPP . Member Bernie Gerwel seconded motion. A vote was taken, and the vote was 7 Ayes- Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel 0 Nays. All Members were present for the vote. Motion approved.

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 8, 2024**

- b) Wire Road Brewery Expansion Lot Reconfiguration and possible vote to approve.

Keith Wright made motion to recommend to the Board of Aldermen the current lot reconfiguration with the 3 signature blocks need to be corrected and access easement from the south should be added. Ron Yancey seconded motion. A vote was taken, and the vote was 7 Ayes Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All Board members were present for the vote. Motion approved.

- c) Review 2024 Zoning Map and Summarize Changes and compare to Current Alderman Approved Future Land Use Map, Discussion of their Designed Use, and possible vote to approve and present to the Board of Alderman. David Byrd made motion to recommend to the Board of Aldermen to approve the 2024 Zoning Map and Summarize Changes and compare to Current Alderman Approved Future Land Use Map, Discussion of their Designed Use as presented. Keith Wright seconded motion. A vote was taken, and the vote was 7 Ayes- Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All members were present for the vote. Motion approved.

- d) 2024-2025 Budget Summary Presentation

Summary of presentation of 2024 -2025 Budget- Mr. Vanhorn went over the various funds and the projected budget for capital project items noting both expenses and revenue for the City. Mr. Vanhorn mentioned the 8% increase expected by the City of Springfield for sewer expenses for the services handled for sewer service. Mr. Vanhorn noted there are I-N-I issues that the City needs to resolve with the last sewer study done in 2019 showing that 2024 to 2026 would not have increase but based on expected increase Tommy is likely to have another sewer study done to see what increase may be needed. Mr. Vanhorn discussed impact fees and the need to charge more for new development.

- e) Discussion of Updating City Codes to reflect all the new stop signs within the city.

City Clerk Beth Anne West referenced the section of the code and the need to update it with the newest subdivisions brought in since the last update to the code book.

Member Keith Wright made motion to update the list of stop signs in the City Code book and make such recommendation to the Board of Aldermen. Member David Byrd

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 8, 2024**

seconded motion. A vote was taken, and the vote was 7 Ayes- Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All members were present for the vote. Motion approved.

4) Board Member Comments, Questions & Open Discussion

Discussion of Training on 31st of July City to pay for Mr. Losh to attend offered for planning and zoning members invited to attend. Discussion followed. Interest shown in attendance offered to all members.

5) Future Agenda Items

6) Adjournment

Motion made by Member Bernie ^{Gerwel} Grewal at 7:29 p.m. to adjourn the meeting. Member Keith Wright seconded the motion. A vote was taken, and the vote was 7 Ayes- Ron Yancey, Densel Kimbrough, Keith Wright, Danny Klopfer, David Byrd, Tim Kelley Sr., and Bernie Gerwel. 0 Nays. All Board members were present for the vote. Motion approved.

Danny Klopfer Chairman Danny Klopfer 9/9/24 Date

ATTEST:

Beth Anne West City Clerk Beth Anne West 9-9-2024 Date

Reading and Vote to Approve Minutes: 8 Ayes - Jim Sriel, Tim Kelley Sr, David Byrd, Danny Klopfer, Keith Wright, Densel Kimbrough, Bernie Gerwel, and Ron Yancey. 0 Nays. all members were present for the vote.
Minutes Approved: September 9, 2024. 9-9-2024.



**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING JULY 8, 2024**