

City of Battlefield
Planning and Zoning Minutes
September 9, 2024

1) General Business

- a) **Meeting called to order by Chairman Danny Klopfer at 6:00 p.m. at Battlefield City Hall 5434 S. Tower Drive, Battlefield, MO 65619.** The following members were present for the meeting: Tim Friel, Tim Kelley Sr., Danny Klopfer, Densel Kimbrough, David Byrd, Keith Wright, Bernie Gerwel, and Ron Yancey. The following staff were also present: City Administrator Tommy Vanhorn, Tristan Losh, Building Inspector, and Beth Anne West, City Clerk.
- b) **Approval of Agenda-** Motion was made by members to approve the agenda as written. Consensus to add item 3 C change October 14.
- c) **Building Inspector Report-**Tristan Losh gave an update on the newest subdivisions Old Wire Crossing with 12 lots being built and 2 months before occupancy can be approved. Mr. Losh started Phase II of Bussell Building with 25 active building sites.
- d) **City Administrator Report-**Mr. Tommy Vanhorn visited about the addition at the Brewery and that there will be 34 more spots added to the parking lot which will be asphalt. Mr. Vanhorn stated lighting will need to be added plus more green space in the plans. Mr. Vanhorn added that through several conversations it keeps landing with Bussell Building about the residential footprint about the square footage of lots. Mr. Vanhorn gave an update on the possible expansion planned for Weaver Road to Cloverdale with a 3rd lane and sidewalks on both sides, which would be good for pedestrians. Mr. Vanhorn noted the roundabout that is planned for the intersection on FF Highway considering the Natural gas pipeline and the AT& T lines (distribution boxes) near the intersection. Mr. Vanhorn stated that the City will need to consider any trees or other obstructions in the Right-of-Way area before the project is started. Mr. VanHorn stated that is why he pushed to start this project to get the engineering in line so when MODOT is available to begin the intersection work we will have had our plans into Ozark Transportation Organization so the project can be reviewed and be in line with their plans (MODOT), with the chance that some money is left over from the current I-44 project since we are #18 in the queue for projects at MODOT.
- e) **Approval of July 8, 2024, Commission Meeting Minutes, and request staff to post on web site.** Member David Byrd made a motion to approve the agenda as presented. Member Ron Yancey seconded the motion. All Board members were present for the vote. 8 Ayes- Tim Friel, Tim Kelley Sr., Danny Klopfer, Densel Kimbrough, David Byrd, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Motion approved.

2) Public Input

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None.

3) New Business

- a) **Report from City Administrator on Development Activity and Board of Alderman approval of Cochran Contract for Sewer Planning for future Development.** No vote was taken on this item, only update from City Administrator Tommy Vanhorn. Mr. Vanhorn elaborated on the interest shown in undeveloped areas within the City Limits of Battlefield and the discussions had with owners who want the City to consider smaller lot sizes. Mr. Vanhorn added that will need to discuss with the realtors on getting sewers to these undeveloped areas and pick areas as to limit the amount of lift stations to add to this southern area of town. Mr. Vanhorn plans to bring an amended Sewer plan to the Planning and Zoning to review before taking to the Board of Aldermen for ultimate approval incorporating the most effective locations with the best long-term scope of services for the locations. Mr. Vanhorn stated changes to developer fees for sewer extension, etc. will be reflected in the study results.

- b) **Residential Zoning Modification and Park Development Fees** - Discussion on input no Vote is scheduled to be taken. Mr. Vanhorn stated after discussion and the garnering of a mutual understanding of the direction to move forward in will address with a text amendment then set public hearing can ask for input from Board of Aldermen with the review of the ordinance. Mr. Vanhorn stated discussion needed to occur on the zoning of R-1 Areas that may need to add new types of R-1 zoning to accommodate denser populations to take advantage of property in town for Builders to have different options. Mr. Vanhorn noted that a new development just outside of town called Owen Silo is quite progressive and the Board should go view it with reference in respect to our city's regulations. Mr. Vanhorn stated that he had had conversations with one of the current developers in the town Bussell Building and it will be more challenging for him to be profitable with the 12,000 sq. ft. lots. No vote was taken on this measure. Mr. Klopfer stated that he, the Building Inspector, City Administrator, and the Consultant for the project met and determined that Battlefield is the largest lot size in the metro area. Mr. Klopfer suggested that a 3-tiered system be incorporated into the codes to allow for an R-1 Low, Medium, and High Zoning with Nixa having a minimum lot of 6,600.00 sq. ft. Discussion followed on the amount of lots and how the new square footage would equal the number of viable lots to sell with a single family starter home beginning at \$300.00 and the possibility of having a 120 wide by 70 ft lot.

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- c) **Discussion to set date for Planning and Zoning Meeting for October 14, 2024.**
Alderman David Byrd made motion to set the meeting for October 14, 2024.
Motion was seconded by Tim Kelley Sr. 8 Ayes- Tim Friel, Tim Kelley Sr., Danny Klopfer, Densel Kimbrough, David Byrd, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. Motion approved.
- 4) **Board Member Comments, Questions & Open Discussion- None.**
- 5) **Future Agenda Items- None.**

No items discussed.

6) Adjournment

Member Ron Yancey made a motion to adjourn the meeting at 8:24 p.m. Member Keith Wright Sr. seconded the motion. A vote was made, and the vote was 8 Ayes- Tim Friel, Tim Kelley Sr., Danny Klopfer, Densel Kimbrough, David Byrd, Keith Wright, Bernie Gerwel, and Ron Yancey. 0 Nays. All Board members were present. Motion approved.

Danny Klopfer Chairman Danny Klopfer 11/4/24 Date

ATTEST:

Beth Anne West City Clerk Beth Anne West 11-4-2024 Date

Reading and Vote to Approve Minutes: ^{6 Ayes -} Ron Yancey, Bernie Gerwel,
Keith Wright, Danny Klopfer, David Byrd, and Tim Friel. 0 Nays.
Minutes Approved: Absent Tim Kelley Sr. and
Densel Kimbrough
November 4, 2024

