

**THE CITY OF BATTLEFIELD
PLANNING & ZONING COMMISSION
MEETING MINUTES
APRIL 13, 2026**

1) General Business

- a) **Meeting called to order** by Danny Klopfer Chairman at 6:00 p.m. in city hall located at 5434 S. Tower Drive in Battlefield, Missouri (65619). The following members were present: Shelley Igert, Keith Wright, Michelle Gipson, Danny Klopfer, Kevin Britt, Tim Kelley Sr., and Tim Friel. Member Ron Yancey was absent for the meeting. Staff present were City Administrator Chris McPhail, and Beth Anne West City Clerk.
- b) Reports
 - i) **Building Inspector Report**- Mr. Davis was absent but Mr. Klopfer noted that there is work that is continued on the shelter building for the Old Wire Road Brewery (shell). Mr. Klopfer added that the Jon Wayne Heating/plumbing has started compaction and the Assembly of God is doing work on the outside and has not begun on the inside. Mr. Klopfer stated there are a few empty lots in Bussell Subdivision.
 - ii) **City Administrator Report**- Mr. McPhail noted that his discussion would occur under old business.
- c) **March 9, 2026, Commission Meeting Minutes**, and request staff to post approved minutes on web site. Motion was made by Member Michelle Gipson to approve minutes from March 9, 2026, as presented. Motion seconded by Member Tim Kelley Sr. The vote was 7 Ayes-Shelley Igert, Keith Wright, Michelle Gipson, Danny Klopfer, Kevin Britt, Tim Kelley Sr., and Tim Friel. Member Ron Yancey was absent for the vote. 0 Nays. Motion passed.

2) Public Input

None.

3) Old Business

- a) **Sanitary Sewer Cost of Service Updates**-Planning and Zoning Chairman Danny Klopfer stated that Toth and Associates to do the Sanitary Sewer Cost of services hopefully have in a couple of weeks after providing them preliminary budget numbers for next year. Mr. Klopfer felt it would be best to use most recent numbers rather than last years numbers. Mr. Klopfer mentioned that May 11, 2026, is the target draft date with possibly June to present to Planning & Zoning. Mr. McPhail explained Once end date has occurred will review materials and put numbers together than prepare to present at Planning and Zoning Commission in future to get recommendation to get approved by Board of Aldermen
- b) **Relocation of Lift Station A Updates**
 - i) Discussions with DNR Michelle, Chris and Dan met with DNR. They provided helpful information and advised how to simplify the process.
 - ii) **RFQ Status** - Mr. Klopfer mentioned that the paperwork was updated and there had been a few RFQ inquiries at present, with 2 reached out so far. Mr. McPhail stated it was out now and will be looking for more inquiries in near future.
 - iii) **Next Steps**- Process was discussed.

4) New Business

- a) **Election for Chairperson**- Motion was made by Keith Wright to nominate Danny Klopfer for Chairman of the Planning and Zoning Commission for a term of one year. No other nominations were made so nominations ceased. The vote was 6 Ayes- Shelley Igert, Keith Wright, Michelle Gipson, Kevin Britt,

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Tim Kelley Sr., and Tim Friel 1 abstain-Danny Klopfer. 0 Nays. Member Ron Yancey was absent for the vote. Motion passed. Discussion from Keith Wright making statement in future would not be able to be Vice-Chairperson since he would be spending more time in Florida.

b) **Election new Vice-Chairperson**-Motion made by Tim Kelley Sr. to nominate Michelle Gipson as Vice-Chairperson. No other nominations were made so nominations ceased. The vote was 6 Ayes- Shelley Igert, Keith Wright, Danny Klopfer, Kevin Britt, Tim Kelley Sr., and Tim Friel 1 abstain-Michelle Gipson. 0 Nays. Member Ron Yancey was absent for the vote. Motion passed.

c) **StoneMeadow Preliminary Plat**- Mr. Klopfer noted that the calculations for stormwater were not resolved so the discussion would have to wait and their was a problem with the property line has an issue so that will need to be resolved as well before the preliminary plat can be brought to Planning and Zoning for approval as noted in the City engineers review letter.

d) **Rezoning of Public Water Supply District #1 of Greene County Missouri properties from R-1 & C-1 to M-1.** Mr. Klopfer noted that the material was not received before the Planning and Zoning Meeting so therefore the application could not be reviewed at this time and several discussions have occurred between city officials and PWSD#1 on the proper process to bring this item to Planning and Zoning in the correct way.

5) **Future Agenda Items**

- a) Sanitary Sewer Cost of Service-More information to follow soon.
- b) Site Plan Alair Custom Homes-future discussion topic.

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

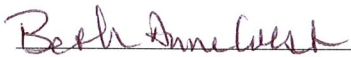
7) **Adjournment**

Motion was made by Member Tim Friel to adjourn the meeting at 6:42 p.m. Motion was seconded by member Michelle Gipson. The vote was 7 Ayes- Shelley Igert, Keith Wright, Michelle Gipson, Danny Klopfer, Kevin Britt, Tim Kelley Sr., and Tim Friel. Member Ron Yancey was absent for the vote. 0 Nays. Motion passed.

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Chairman - Danny Klopfer

ATTEST:

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City Clerk-Beth Anne West, City Clerk

Reading, and vote: Minutes approved: *6 Ayes - Keith Wright, Michelle Gipson, Danny Klopfer, Mark Crabtree, Kevin Britt and Tim Friel. 0 Nays. Absent Ron Yancey and Shelly Igert, May 11, 2026.*

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