



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Thursday, July 16, 2026 | 6:00 p.m.
Regular Agenda

CALL TO ORDER

Matt Modlin, Chairman

ROLL CALL

Jenny Neel, Community Development Coordinator

APPROVAL OF MINUTES

May 21, 2026-Regular Meeting Minutes

PUBLIC COMMENTS

NEW BUSINESS

**REPLAT / RP-03-2026 / PARCEL # 14-7.0-36-4-002-113.000
& 23-1.0-01-1-001-008.000 / LOT 6 & Lot 7 / BARNETT
SUBDIVISION/ 408 E. MAIN ST.**

Exhibits:

1. Staff Report
2. Application with Attachments

ELECTION OF OFFICERS

Planning Commission Chair, Matthew Modlin
Appointed _____

Planning Commission Secretary, Steve Nance
Appointed _____

OLD BUSINESS

PARKING-Continued discussion on parking and driveways.

NEXT MEETING

Thursday, August 20 , 2026

ADJOURN

Agenda posted at the following locations:
City Hall, 228 S 2nd Street
City's Website: <https://www.cityofodessamo.com>
Emailed to The Odessan
July 14, 2026



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Thursday, May 21, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Mary Bertram, Co-Chairman, called the meeting to order at 6:01 p.m.

ROLL CALL

Jenny Neel, Community Development Coordinator, introduced and welcomed the newest Commissioner Carl Crabtree. She then called the roll and confirmed a quorum.

Matt Modlin	Absent	David Badgley	Present
Seth Howerton	Absent	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present
Carl Crabtree	Present		

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator
Jenny Neel, Community Development Coordinator
Mike Plachte, Board of Aldermen

PUBLIC IN ATTENDANCE

Hannah Spaar

APPROVAL OF MINUTES

Commissioner Badgley moved to approve the April 23, 2026 minutes as submitted; seconded by Commissioner Hunt. Motion carried 5-Ayes, 0-Noes.

PUBLIC COMMENTS (Non-Agenda Items)

None

Open: 6:02 p.m.

Close: 6:03 p.m.

NEW BUSINESS

VACATION/ VAC-01-2026/East Marlow Street Right of Way Between Block 1 & Block 2
McBurney's Addition

Staff Presentation

The staff report included the ordinance, location map and plat map.
Staff recommends approval of the vacation.

Comments from the Commission

Commissioner Nance asked if there are any sewer lines in the right of way. Davis explained that there are no utilities in that area. Commissioner Crabtree asked if there are any concerns from neighbors. Davis reported that they have spoken with some of the neighbors and that this would alleviate some parking in front of adjoining properties.

Motion was made by Commissioner Nance, to recommend approval of VACATION/VAC-01-2026, and was seconded by Commissioner Badgley.

Motion carried to **APPROVE** recommendation; 5-Ayes, 0-Noes.

OLD BUSINESS

Commissioners continued their discussion on parking.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Badgley, seconded by Commissioner Hunt, to adjourn the meeting at 7:14 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

Matt Modlin, Chairman

ATTEST

Jenny Neel, Recording Secretary



City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

STAFF REPORT July 16, 2026

File #:	RP-03-2026
Type of Application:	Replat
Site Location:	408 E. Main St.
Applicant:	Heather and Lee Mansell
Property Owner:	Heather A. Mansell
Request:	Replat of All of Lots 6 and 7, Barnett Subdivision into Lots 6A and 7A, Barnett Subdivision. The applicant proposed constructing a detached garage on the second lot; however, Section 50-546 of the City of Odessa Code of Ordinances requires accessory structures to be on the same lot as the principal building. To comply with the ordinance, the applicant is requesting a replat to move the rear property line farther back to allow the proposed detached garage to be located on the same lot as the principal building.
Zoning:	R-1 (Single Family)
Attachments:	Application Location Map Survey
Planning Commission:	Thursday, July 16, 2026
Board of Aldermen:	Monday, July 27, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends approval of the proposed replat.



City of Odessa

Platting & Lot Split Application

Community Development
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

Date Filed:

5/13/26

Date Finished:

File No:

RP-03-2026

CLASSIFICATION

☐ Lot Split ☒ Re-Plat

PLATTING(SUBDIVISIONS) DESCRIPTION

Proposed Subdivision Name: Replat of Lots 6 & 7 Barnett Subdivision

Number of Lots to be Created: 2 to Lots 6A & 7A.

General Location: 408 E. Main St.

LOT SPLITS ONLY

Lot Number: _____ Block Number: _____

Subdivision: _____

APPLICANTS (List any others on back if needed)

Applicant: Heather Mansell Address: 408 E Main St.

Relationship to Project: ☒ Owner ☐ Agent for Owner ☐ Other: _____

Email Address: Hmansell71@gmail.com

Phone Number: 816-382-5107

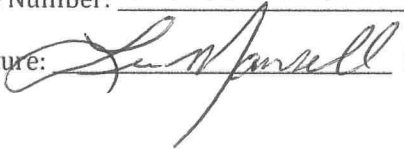
Signature: Heather Mansell Date: 5/13/26

Applicant: Lee Mansell Address: 408 E Main St

Relationship to Project: ☒ Owner ☐ Agent for Owner ☐ Other: _____

Email Address: Lmansell71@gmail.com

Phone Number: 816-838-0754

Signature:  Date: 5/13/26

SURVEY PLAT PREPARED BY

Name of Land Surveyor: Sisco Land Surveyin

State Registration Number: 2013006653

Address: 109 W Main St, Richmond Phone No.: 660-259-2800

Email Address: Siscolandsurveying@gmail.com

DOCUMENTS SUBMITTED WITH THIS APPLICATION

- ☒ Proof of Ownership
- ☒ 4 Copies of Survey

FEE

Lot Splits = \$250.00

Preliminary Plat = \$250.00

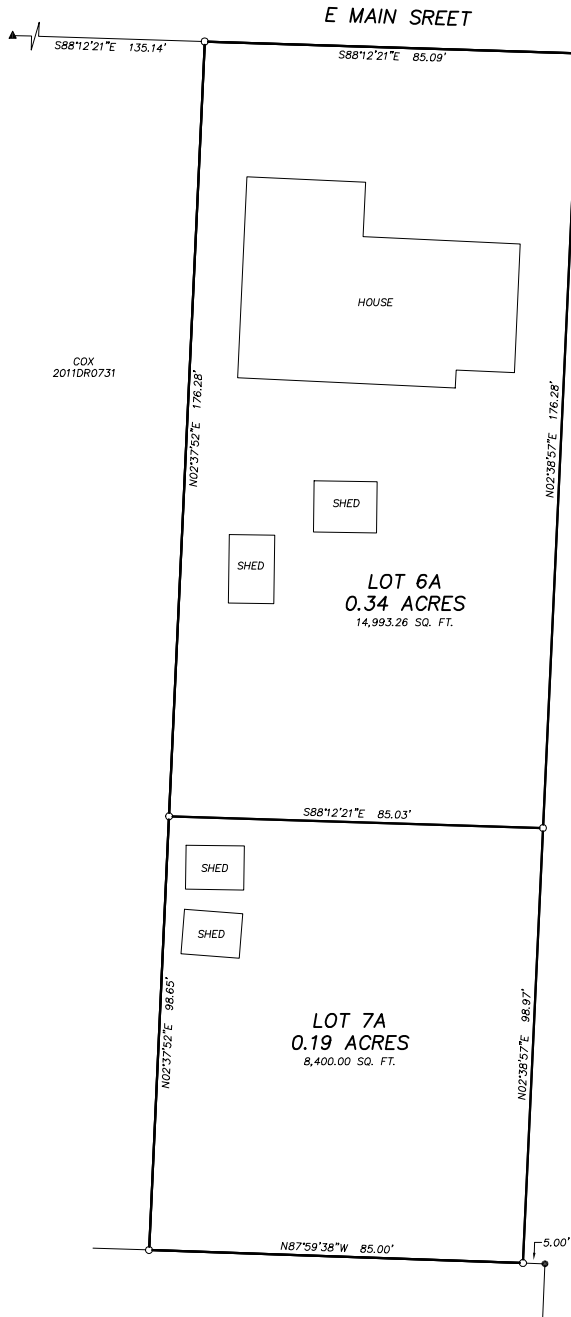
Final Plat = \$250.00

Date Paid: 6/17/26



REPLAT OF LOTS 6 AND 7, BARNETT SUBDIVISION

IN THE CITY OF ODESSA,
LAFAYETTE COUNTY, MISSOURI



DESCRIPTION

ALL OF LOTS 6 AND 7, BARNETT SUBDIVISION, IN THE CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI.

DEDICATION

STREETS, ROADS AND THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED. EASEMENTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR THEIR DESIGNATED USE ARE HEREBY SO DEDICATED.

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANOR SHOWN HEREON, WHICH SUBDIVISION SHALL BE KNOWN AS "REPLAT OF LOTS 6 AND 7, BARNETT SUBDIVISION" AND SHALL CONSIST OF TWO (2) LOTS.

IN TESTIMONY WHEREOF, HEATHER A. MANSELL HAS SUBSCRIBED HER NAME

LOT 4

THIS _____ DAY OF _____

HEATHER A. MANSELL

STATE OF MISSOURI)
COUNTY OF LAFAYETTE)

ON THIS _____ DAY OF _____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HEATHER A. MANSELL, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES HEREIN STATED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS.
2. RECORDED DEED INFORMATION FOR THE SURVEYED TRACT CAN BE FOUND IN DOCUMENT 2017DR1910.
3. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60.040).
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN.
6. THE WORDS "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CITY OF ODESSA, MISSOURI

THIS IS TO CERTIFY THAT THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF ODESSA, MISSOURI,

THIS _____ DAY OF _____, 2026,

BY ORDINANCE NUMBER _____

MATTHEW MODLIN,
PLANNING & ZONING CHAIRPERSON

STEVE NANCE,
PLANNING & ZONING SECRETARY

BRUCE WHITSITT,
MAYOR

KAREN FINDORA,
CITY CLERK

COUNTY TAX RELEASE:

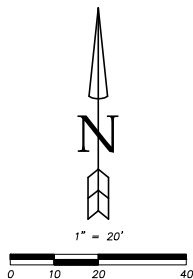
I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF LAFAYETTE AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL.

COLLECTOR OF REVENUE
LAFAYETTE COUNTY, MISSOURI

DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-60), ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.



- = FOUND 1/2" IRON BAR
- = SET 1/2" IRON BAR
- ▲ = FOUND 3/4" IRON BAR

RECORDER OF DEEDS

SEAL

SISCO LAND SURVEYING, LLC

109 W. MAIN STREET
RICHMOND, MO 64085
PHONE (660) 259-2800
sicolandsurveying@gmail.com
MISSOURI STATE CERTIFICATE
OF AUTHORITY #2013006653

SURVEY
FOR: HEATHER MANSELL
408 E MAIN STREET,
ODESSA, MISSOURI 64076

DATE: JUNE 12, 2026

THOMAS G. SISCO
MO P.L.S. 2003013180

PROJECT #: SLS-26-64

ARTICLE III. OFF-STREET PARKING AND LOADING

Sec. 50-575. Purpose and Intent

The purpose of this Article is to: 1. Ensure adequate off-street parking and loading facilities for all land uses; 2. Promote safe and efficient vehicle circulation; 3. Reduce congestion on public streets; 4. Minimize conflicts between vehicles and pedestrians; 5. Protect adjacent residential areas from adverse impacts of parking areas; 6. Establish uniform standards applicable throughout the City.

The requirements of this Article shall apply to all zoning districts unless expressly modified by another provision of this Chapter.

DIVISION 1. GENERAL PARKING STANDARDS

Sec. 50-576. Applicability

- (A) Off-street parking and loading facilities shall be provided for all uses established, enlarged, expanded, or substantially altered after the effective date of _____, of this Article.
- (B) All parking spaces shall remain available for parking purposes and shall not be reduced below the requirements of this Article.
- (C) No parking area shall be used for materials or vehicle storage, display, sales, or repair activities unless specifically authorized by this Chapter.
- (A) Sec. 50-577. Location of Parking Areas. All parking areas shall be located on the same lot as the principal use unless otherwise permitted herein.
- (B) Off-site parking may be approved by conditional use permit when located within:
 - 1. **Two hundred (200) feet** from the lot lines of the principal use to the closest parking stall within the parking area, exclusive of street and alley widths; and
 - 2. Direct access to a public street
- (C) Parking areas shall not be located within a public right-of-way.
- (D) Parking areas shall not obstruct visibility triangles at intersections.

Sec. 50-578. Minimum Parking Space Dimensions

(A) Standard Parking Space - Each parking space shall contain a minimum rectangular area measuring:

1. Nine (9) feet in width; and
2. Twenty (20) feet in length.

(B) Accessible parking spaces shall comply with all applicable ADA requirements.

(C) Adequate maneuvering and drive aisle space shall be provided.

Sec. 50-579. Driveway and Access Standards

(A) Driveways shall comply with City construction standards.

(B) Residential driveway ingress and egress widths shall not exceed twenty-seven (27) feet unless otherwise approved by the City Engineer.

(C) Commercial and industrial driveway widths shall be determined based upon traffic generation and engineering standards.

(D) Ingress and egress points shall be designed to minimize conflicts with adjacent streets and properties.

Sec. 50-580. Parking Surface Requirements

(A) All parking areas and driveways shall be surfaced with an all-weather dustless surface.

(B) Approved surfacing materials shall include:

1. Cement concrete;
2. Asphalt pavement;
3. Interlocking concrete pavers.

(C) Minimum pavement specifications shall be as follows:

All off-street parking and loading areas, except those required for single-family and duplex uses, shall be surfaced with:

1. Five (5) inches of concrete;
2. Six (6) inches of asphalt;
3. Three (3) inches of asphalt combined with eight (8) inches of aggregate base and subgrade base.

Off-street parking areas serving single-family and duplex residences shall be graded and paved with an approved asphalt, concrete or paver brick over an approved base.

(D) Parking areas shall be maintained to prevent:

1. Dust;
2. Mud;

3. Gravel migration;
4. Standing water; and
5. Deterioration that creates hazards.

Sec. 50-581. Lighting

- (A) Lighting intensity shall be designed so as not to create glare or interference with adjacent residential districts or public streets.
- (B) Light fixtures shall be shielded and directed downward where adjacent to residential districts.
- (C) The City may require shielding, re-aiming, reduction in intensity, or other corrective measures, as determined by the City Engineer when lighting creates a nuisance or safety hazard, as determined by the Chief of Police.

Sec. 50-582. Landscaping and Screening

- (A) Parking lot areas containing more than six (6) spaces, adjacent to residential property shall provide screening consisting of:
 1. Decorative fencing;
 2. Masonry wall;
 3. Evergreen hedge; or
 4. Earth berm.
- (B) Screening height shall be not less than five (5) feet and not more than six (6) feet at the time of installation.
- (C) Parking lot landscaping shall be maintained in healthy condition year-round.

Sec. 50-583. Loading Areas

- (A) Any nonresidential use requiring delivery or loading activity shall provide adequate off-street loading space for the primary operations of the use.
- (B) Loading areas shall not obstruct:
 1. Public streets;
 2. Sidewalks;
 3. Fire lanes; or
 4. Any parking spaces.
- (C) Tractor-trailer loading activity is prohibited where the loading activity is within 100 feet of any residential district lot line.

DIVISION 2. REQUIRED PARKING BY LAND USE

Sec. 50-584. Minimum Off-Street Parking Requirements

Land Use	Minimum Parking Requirement
Single-family dwelling	2 spaces per dwelling unit
Dwelling with 4+ bedrooms	3 spaces per dwelling unit
Duplex	2 spaces per unit
Multifamily dwelling	2 spaces per unit
Guest/communal parking (4+ units)	1 space per 4 units
Hotel/motel	1 space per guest room
Boarding/rooming house	1 space per 2 occupants
Office	1 space per 300 sq. ft.
Retail/commercial/entertainment/recreation	1 space per 250 sq. ft.
Restaurant	1 space per 100 sq. ft. dining area
Church/auditorium	1 space per 5 seats
Medical office	4 spaces per doctor plus employee parking
Industrial/Public facilities	Sufficient spaces for employees, customers, and fleet vehicles typical for the use
Nursing home	1 space per 6 beds plus employee parking
Hospital	1 space per 4 patient beds, 1 per staff or visiting doctor, 1 per 3 employees, plus adequate parking for emergency vehicles.

- (A) Any uses not specifically listed shall provide for sufficient spaces for employees, customers, and fleet vehicles typical for the use.
- (B) Shared parking arrangements may be approved by the Zoning Administrator where peak demand for the uses occurs at different times.
- (C) The Zoning Administrator may approve reductions where documented evidence demonstrates lower parking demand.

DIVISION 3. DISTRICT-SPECIFIC STANDARDS

Sec. 50-585. Residential Districts

- (A) Required parking for single-family dwellings shall be located on an approved driveway surface.

Sec. 50-586. Commercial Districts

- (A) Outdoor display areas and storage shall not occupy parking spaces.
- (B) All servicing of vehicles and assembly of equipment carried on as an incidental part of operation shall be conducted within a completely enclosed building.

Sec. 50-587. Industrial Districts

- (A) Unpaved parking areas may be permitted for industrial uses exceeding thirty-five (35) acres when:
 - 1. Located 3,960 feet or more from any residential zoning district;
 - 2. Located 1,250 feet or more from any C-1 or C-2 district; and
 - 3. Dust mitigation measures are implemented.
- (B) Truck circulation areas shall be subject to additional engineering review to verify adequate vehicle maneuverability, pavement design, traffic circulation, and protection of public infrastructure.
- (C) All servicing of vehicles and assembly of equipment carried on as an incidental part of operation shall be conducted within a completely enclosed building.

Sec. 50-588. Commercial Residential Transitional (CRT) District

- (A) Parking areas shall provide enhanced screening as described in Sec 50-454.

DIVISION 4. MAINTENANCE

Sec. 50-589. Maintenance

Parking and loading areas shall be maintained in safe and usable condition at all times.