



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Thursday, September 17, 2026 | 6:00 p.m.
Regular Agenda

CALL TO ORDER Matt Modlin, Chairman

WELCOME NEW MEMBER Tony Easter

ROLL CALL Jenny Neel, Community Development Coordinator

APPROVAL OF MINUTES August 20, 2026-Regular Meeting Minutes

PUBLIC COMMENTS

NEW BUSINESS None

OLD BUSINESS **PARKING**-Continued discussion on parking and driveways

NEXT MEETING Thursday, October 15 , 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
September 16, 2026

A quorum of the Board of Alderman may be in attendance however, no Board votes will be taken.



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Thursday, August 20, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Matt Modlin, Chairman, called the meeting to order at 6:01 p.m.

ROLL CALL

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Seth Howerton	Present	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present
Matt Modlin	Present		

OTHERS IN ATTENDANCE

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

PUBLIC IN ATTENDANCE

None

APPROVAL OF MINUTES

Commissioner Howerton moved to approve the July 23, 2026 minutes as submitted; seconded by Commissioner Hunt.

Motion carried 5-Ayes, 0-Noes.

PUBLIC COMMENTS (Non-Agenda Items)

None

NEW BUSINESS

None

ELECTION OF OFFICERS

Commissioner Howerton made a motion to elect Commissioner Modlin as Chairman. Commissioner Hunt seconded the motion. The motion carried unanimously.

Commissioner Hunt made a motion to elect Commissioner Nance as Secretary. Commissioner Howerton seconded the motion. The motion carried unanimously.

OLD BUSINESS

Commissioners continued their discussion on parking and driveways.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Howerton, seconded by Commissioner Bertram, to adjourn the meeting at 7:57 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

Matt Modlin, Chairman

ATTEST

Jenny Neel, Recording Secretary

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) Parking spaces shall not be used for the storage of materials or vehicles, outdoor display or sales, vehicle servicing or repair, assembly of equipment, or other activities that prevent such spaces from being available for parking, unless specifically authorized by this Chapter.

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.

- (A) 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
- (B) Parking areas shall not be located within a public right-of-way.
- (C) 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 designed for vehicular use.
- (C) Minimum pavement specifications for all off-street parking and loading areas, except those serving single-family and duplex uses, shall be as follows:
 - 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; or
- (D) Off-street parking areas and driveways serving single-family and duplex residences shall be graded and paved with asphalt, concrete, or interlocking concrete pavers designed for vehicular use. Interlocking concrete pavers shall be installed over a compacted aggregate or other structurally suitable base in accordance with the manufacturer's installation specifications.

(E) No new gravel driveways shall be permitted. Gravel driveways lawfully existing prior to the effective date of _____ may continue as legal nonconforming surfaces.

(F) Parking areas shall be maintained to prevent:

1. Dust;
2. Mud;
3. Gravel migration;
4. Standing water; and
5. Deterioration that creates an unsafe condition or hazard to pedestrians or vehicles.

Sec. 50-581. Parking Lot 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 Chief of Police, or their designee, shall determine whether lighting creates a nuisance or safety hazard, including conditions resulting in unreasonable glare or interference with adjacent properties or public streets.

(D) Upon a determination under subsection (C), the City Engineer, or their designee, shall determine the appropriate corrective measures, which may include shielding, re-aiming, reduction in intensity, or other measures necessary to correct the nuisance or safety hazard.

Sec. 50-582. Landscaping and Screening

(A) Parking areas containing more than six (6) parking spaces and located within two hundred (200) feet of a residential zoning district, measured from the boundary of the residential zoning district to the closest parking space within the parking area, exclusive of street and alley widths, shall provide screening consisting of:

1. Privacy 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.

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, exclusive of garage
Dwelling with 4+ bedrooms	3 spaces per dwelling unit, exclusive of garage
Duplex	2 spaces per unit, exclusive of garage
Multifamily dwelling	2 spaces per unit, exclusive of garage
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 medical provider 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/Emergency Room/Urgent Care	1 space per 4 patient beds, excluding bassinets; 1 space per staff or visiting provider; 1 space per 3 other employees, including nurses; 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

Reserved.

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.

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

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