



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Special Meeting ~ Thursday, April 23, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Matt Modlin, Chairman, called the meeting to order at 5:59 p.m.

ROLL CALL

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

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

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator
Jenny Neel, Community Development Coordinator

PUBLIC IN ATTENDANCE

Mike Plachte	Marty McDermid
Hannah Spaar	Bruce Whitsitt

APPROVAL OF MINUTES

Commissioner Howerton moved to approve the April 16, 2026 minutes as submitted; seconded by Commissioner Badgley.

Motion carried 6-Ayes, 0-Noes.

PUBLIC COMMENTS (Non-Agenda Items)

Marty McDermid, 316 S. Dyer St, Odessa, suggested that all parking should be hard surfaces to cut down dust. His opinion is that chip and seal is not a hard surface because it breaks down too easily.

Open: 6:02 p.m.

Close: 6:06 p.m.

NEW BUSINESS

A. PUBLIC HEARING – Amend Chapter 50; Section 50-58

Open: 6:06 pm

Close: 6:16 pm

Staff Presentation

The staff report included the affidavit of publication and the Code of Ordinances-Chapter 50, Section 50-58.

Staff recommends approval of the amendment to Chapter 50; Section 50-58.

Speakers In Favor/Opposed

Marty McDermed, 316 S. Dyer St, Odessa, spoke in favor of the amendment. He thinks it will give builders more options and might help get more development.

Comments from the Commission

Commissioner Hunt wanted to clarify that we were only addressing the size of parking spaces, not the materials.

Motion was made by Commissioner Badgley, to recommend approval of Amendment to Chapter 50; Section 50-58, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

Matt Modlin	Aye
Mary Bertram	Aye
Seth Howerton	Aye
David Badgley	Aye
Bill Hunt	Aye
Steve Nance	Aye

Motion carried to **APPROVE** recommendation; 6-Ayes, 0-Noes.

NEW BUSINESS

B. REPLAT / RP-02-2026 / PARCEL # 22-3.0-06-0-000-032.000 & PARCEL # 22-3.0-06-0-000-042.000 / LOT 1 / LOT 2 / LOT 3 / ASHER MEADOWS / 510 E. ORCHARD STREET & 406 S. JOHNSON DRIVE

Staff Presentation

The staff report includes the replat applications, location map and survey.

Staff recommends approval of the proposed replat.

Applicant Presentation

None

Discussion

None

Motion was made by Commissioner Nance to recommend REPLAT/RP-02-2026, seconded by Commissioner Badgley, and carried with the following vote: 5-Ayes, 1-No.

Motion carried to **RECOMMEND** 5-Ayes, 1-No.

OLD BUSINESS

Commissioners continued their discussion on amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to parking and driveway regulations.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Nance, seconded by Commissioner Hunt, to adjourn the meeting at 7:41 p.m. Motion carried 6-Ayes, 0-Noes.

Approved:

5/21/2026



Matt Modlin, Chairman

ATTEST

Jenny Neel
Jenny Neel, Recording Secretary