

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

CALL TO ORDER

Shawn Davis, City Administrator, called the meeting to order at 6:00 p.m.

ROLL CALL

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

Seth Howerton	Present (via Zoom)	Bill Hunt	Present
Carl Crabtree	Present	Steve Nance	Present

OTHERS IN ATTENDANCE

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

PUBLIC IN ATTENDANCE

None

APPROVAL OF MINUTES

Commissioner Crabtree moved to approve the May 21, 2026 minutes as submitted; seconded by Commissioner Hunt.

Motion carried 4-Ayes, 0-Noes.

PUBLIC COMMENTS (Non-Agenda Items)

None

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.

Staff Presentation

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

Staff recommends approval of the proposed replat.

Applicant Presentation

None

Discussion

Neel explained that the applicant plans to build a detached garage. Our code would not allow a detached garage on his second lot, nor would it allow him to combine his lots into one lot without a variance. The applicant is moving his lot line back so he can build his garage on the same lot as his house. Commissioner Nance asked if there are any utilities back where the applicant plans to build. Neel responded that there are no utilities back there.

Motion was made by Commissioner Crabtree to recommend REPLAT/RP-03-2026, seconded by Commissioner Howerton, and carried with the following vote: 4-Ayes, 0-Noes.

Motion carried to **RECOMMEND** 4-Ayes, 0-Noes.

ELECTION OF OFFICERS & OLD BUSINESS

Motion was made by Commissioner Nance to amend the agenda to remove the Election of Officers and remove Old Business, seconded by Commissioner Hunt and carried with the following vote: 4-Ayes, 0-Noes.

ADJOURN

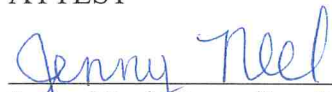
With no further business to come before the commission, a motion was made by Commissioner Hunt, seconded by Commissioner Howerton, to adjourn the meeting at 6:10 p.m. Motion carried 4-Ayes, 0-Noes.

Approved:

8/20/26


Matt Modlin, Chairman

ATTEST


Jenny Neel, Recording Secretary