



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

CALL TO ORDER

Matt Modlin, Chairman

ROLL CALL

Jenny Neel, Community Development Coordinator

APPROVAL OF MINUTES

April 23, 2026-Special Session Meeting Minutes

PUBLIC COMMENTS

NEW BUSINESS

VACATION/VAC-01-2026/EAST MARLOW STREET RIGHT OF WAY BETWEEN BLOCK 1 & BLOCK 2 MCBURNEY'S ADDITION

- 1) Staff report with attachments
- 2) Ordinance

OLD BUSINESS

PARKING-Discussion on parking space requirements for all zones.

- 1) Spreadsheet
- 2) Ordinance

NEXT MEETING

Thursday, June 18, 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
May 20, 2026



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 McDermed
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 McDermed, 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:

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 May 21, 2026

File #:	VAC-01-2026
Type of Application:	Vacation
Site Locations:	East Marlow Street between Block 1 and Block 2 of McBurney's Addition
Applicants:	N/A
Property Owners:	City of Odessa
Request:	Approval of an ordinance vacating a portion of East Marlow Street right-of-way between 1st Street and the alley between 1st Street and Russell Street within McBurney's Addition Subdivision. The proposed vacation would allow adjacent property owners to utilize the area for private use consistent with future site improvements and operational needs.
Attachments:	Location Map Final Plat
Planning Commission:	Thursday, May 21, 2026
Board of Aldermen:	Monday, June 8, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends approval of the proposed vacation.

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, DECLARING THE VACATION OF EAST MARLOW STREET RIGHT OF WAY BETWEEN BLOCK 1 AND BLOCK 2 OF MCBURNEY'S ADDITION SUBDIVISION.

WHEREAS, a replat of the McBurney's Addition Subdivision (Block 1), approved in 2016, contains a right-of-way dedicated and accepted for public use, known as East Marlow Street between 1st Street and Russell Street;

WHEREAS, the City of Odessa plans to enter into a Right of Refusal agreement with Advanced Industries, LLC (Resolution No. 2026-XX) to be approved on June 8th, 2026; and

WHEREAS, the agreement and this ordinance combined result in the vacation of East Marlow Street between 1st Street and the alley between 1st Street and Russell Street for private use by Advanced Industries, LLC for material storage and employee parking; and

WHEREAS, the area will be fenced by Advanced Industries, LLC to secure material storage and alleviate employee parking in residential neighboring areas; and

WHEREAS, RSMo. §88.673 authorizes a city of the 4th class to vacate a street easement/right-of-way by ordinance duly passed by the governing body, with the property returning to the lot(s) from which it was taken.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, as follows:

SECTION 1: The Board of Aldermen of the City of Odessa hereby deems it expedient and necessary that the East Marlow Street right-of-way dedicated and taken from the plat of McBurney's Addition subdivision, and accepted for public use, be abandoned and vacated under the authority granted to the City by §88.673 RSMo.

SECTION 2: That all right, title, and interest to the remaining East Marlow Street right-of-way within McBurney's Addition between 1st Street and the alley between 1st Street and Russell Street not yet vacated, held and owned by the City of Odessa, Missouri, is hereby bargained, granted, sold, and conveyed to any property owner(s) adjacent north and south of East Marlow street right-of-way to be vacated.

SECTION 3: That this Ordinance serves only to vacate the City's East Marlow Street public street right-of-way within McBurney's Addition between 1st Street

and the alley between 1st Street and Russell Street, and that this Ordinance shall not be construed in any way as the City vacating any other types of easement (such as construction or utility easements), known or unknown, that may exist on the East Marlow Street public right-of-way.

SECTION 4: That the City shall record with the Lafayette County Recorder an instrument evidencing the vacation and abandonment of the East Marlow Street right-of-way and transfer to the property owner(s) adjacent north and south.

SECTION 5: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION 6: That the City Clerk is hereby authorized to correct any scrivener's errors made in amending the City Code and within this Ordinance.

SECTION 7: All existing ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

READ TWICE and PASSED by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa, this 8th day of June 2026.

CITY OF ODESSA

ATTEST:

Karen Findora, City Clerk

Bruce Whitsitt, Mayor

City	Single Family	Duplex	Multi Family	Material
Odessa	2 garage parking spaces for each unit	2 parking spaces for each unit	2 parking spaces for each unit	Asphalt, concrete or other approved paving material.
Blue Springs	2 per dwelling unit	2 per dwelling unit	1 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base
Grain Valley	2 per dwelling unit	2 per dwelling unit (1-2 bdrm) 3 per dwelling unit (3+ bdrm)	1 per efficiency or studio 2 per 1-2 bdrm 3 per 3+ bdrm	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base
Higginsville	2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base LI or HI-May approve other material
Lexington	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)	Concrete, asphalt or other sealed surface.
Oak Grove	Single Family Attached 1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm Single Family Detached 2 exterior per dwelling unit	2 exterior per dwelling unit	1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm (all exterior)	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base

City	Driveway Coverage/Size	Commercial Parking Spaces	Parking Space Size	Aisle Width
Odessa	No coverage limit 9 ft width; 20 ft length (ingress & egress not to exceed 25 ft in width)	Commercial (not classified) -1 space per 150 sq ft	9 ft. x 20 ft.	
Blue Springs	50% of front yard Max width-35 ft, corner lot 45 ft.	Based on Use Type	Based on angle/stalls served/ traffic flow	Based on angle/stalls served/ traffic flow
Grain Valley	Resi & Comm (ingress & egress not to exceed 35 ft in width) Heavy & Light Ind (50ft in width)	Based on Use Type	9 ft. x 19 ft (18 ft w/grass)	Based on angle/stalls served/ traffic flow
Higginsville	1 way traffic-11 ft width (minimum) 2 way traffic-22 ft (minimum)	Commercial (not classified) -1 space per 200 sq ft	9 ft. x 18 ft.	
Lexington	(ingress & egress not to exceed 25 ft in width)	Commercial (not classified) -1 space per 200 sq ft	9 ft. x 20 ft.	
Oak Grove	The width of the driveway throat shall not exceed 35 ft. in width.	Based on Use Type	9 ft. x 18.5 ft.	Based on angle

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, AMENDING CHAPTER 50 ZONING, ARTICLE II., DIV 2, SECTION 50-58 RELATING TO OFF-STREET PARKING FOR ALL R-1 ZONES OF THE CITY OF ODESSA CODE OF ORDINANCES.

WHEREAS, pursuant to 79.110, RSMo., the Board of Aldermen of the City of Odessa shall have the power to enact and ordain any and all ordinances not repugnant to the Constitution and laws of the State, and such that they deem expedient for the good government of Odessa, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof;

WHEREAS, the Planning Commission of the City of Odessa, Missouri, held a public hearing on Thursday, April 23, 2026, and considered all comments and evidence presented regarding said ordinance amendment of the City of Odessa Code of Ordinance and recommended approval; and

WHEREAS, the Board of Aldermen of the City of Odessa, Missouri held a public hearing on Monday, April 27, 2026, to consider the recommendation of the Planning Commission and public input; and

WHEREAS, the Board of Aldermen deems this Ordinance expedient for the good government of Odessa, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS:

SECTION 1: That Sections 50-58 of the City Code of Odessa are hereby amended to read as follows:

Sec. 50-58 – Off-Street Parking for all R-1 Zones.

Off-street parking shall be provided in these districts in accordance with the following schedule and Article II of this chapter:

- (1) Single-family dwelling: ~~two garage parking spaces for each dwelling unit~~
 - a. **Two (2) bedrooms or less – 2 spaces (exclusive of garage interior space)**
 - b. **Three (3) / four (4) bedrooms – 3 spaces (exclusive of garage interior space)**
 - c. **Five (5) bedrooms or more – 4 spaces (exclusive of garage interior space)**
- (2) Garage apartments: ~~two parking spaces for each dwelling unit.~~
 - a. **Two (2) bedrooms or less – 2 spaces (exclusive of garage interior space)**
 - b. **Three (3) bedrooms or more – 3 spaces (exclusive of garage interior space)**
 - c. **Five (5) bedrooms or more – 4 spaces (exclusive of garage interior space)**
- (3) ~~Guest rooms: one parking space for each lodging room. two parking spaces for each dwelling unit.~~

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval.

SECTION 3: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The City Clerk is hereby authorized to correct any scriveners' errors made in amending the City Code.

SECTION 5: All existing ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

READ TWICE by title only and adopted by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa, this 27th day of April, 2026.

(SEAL)

Bruce Whitsitt, Mayor

ATTEST:

Bruce Whitsitt, Mayor

Karen Findora, City Clerk