



City of Odessa
Planning and Zoning Commission
Minutes – September 18, 2025

The City of Odessa Planning and Zoning Commission met to hold regular business September 18, 2025 at the Odessa Community Building.

Roll Call: Present were, Matt Modlin chair, Mary Bertram co-chair, Steve Nance secretary, Seth Howerton, Bill Hunt. Shannon Dupree. Absent was JoAnn Quigley City staff present was Christi Dickey, Planning and Development support staff. Shawna Davis, City Administrator, also present were, Mike Plachte, and Hannah Spaar, James Townsend, Steve Lockhart, Sandy Lockhart, Jason Weatherman, Marshall Dupree, Dennis Huff, Janel Levy, Vincent Barker, Mike McGee, Michael Poggemeier, Zachary Raines, Kaleonake Raines, David Brushwork and Taylor Barker

Consent Agenda:

Minutes - On motion by, Seth Howerton and seconded by Bill Hunt minutes of August 21, 2025 were approved as presented.

Public Hearing: #1, Opened at 6:00 p.m. and closed at 6:15 p.m. with public comments

Rezoning / RZ091825-01 / Parcel #23-1.0-02-1-000-026.010 / 0.96 +/- acres.

1. Dennis Huff, this subdivision changed zoning from R2 to R1, six or seven years ago to stop the rental properties and now you're wanting to rezone it back to Duplexes and Multi-family. We currently have problems with our storm water and sewer run off. How can we add additional multifamily homes to this area?
2. Hannah Spaar, I don't have a problem with R2, duplexes. But do have concerns with R3- multi-family. Eight and Mason Street is extremely narrow

and dark. There has been a light put in recently however. The intersection has some blind spots and that's concerning.

3. David Bresnak, I do not want a house back there, we are concerned with crime in the area if rental properties are allowed in this area. I already have concerns with the property because it's not been maintained well at all.
4. Janel Levy, I agree with what everyone has commented before me. This property would be ok for single family or a duplex, but there is not enough room for a multi-family addition. The entrance is only maybe 50 feet wide, the streets are narrow, not the entrance you would want to consider for a multi-family location.

Public Hearing #2, Opened at 6:15 p.m. and closed at 6:21 p.m. with public comments

Amend Chapter 50 / Accessory Uses and Structures

1. Steve Lockhart, there is only one wood stove in town and its mine that I know of. I have had this wood burning boiler since 2009, the city granted a permit to put it in to heat my story and half home. I feel I'm being discriminated again for trying to do what I think is best to heat my home. I also have a problem with the request to not allow me to upgrade with a more effect boiler in the future.
2. Mike McGee, I find it inappropriate to say that a person can't have a wood boiler stove in city limits. I realize that some folks have medical issues with the air quality and that's unfortunate. I checked with a neighbor that works with DNR and he didn't see any statues that could back this request, that a person would need to have to stop using a wood burn boiler.

Old Business: None

New Business:

a) Rezoning / RZ091825-01 / Parcel #23-1.0-02-1-000-026.010 / 0.96 +/- acres.
On motion by Seth Howerton and seconded by Bill Hunt, proposed zoning change from R1 to R3, **failed**, 5-0 with Shannon Dupree abstaining the vote.
Recommendation to Board of Alderman **to not approve**, proposed zoning change from R1 to R3.

b) Amend Chapter 50 / Accessory Uses and Structures of the City Code of Ordinance to Prohibit the installation of New Outdoor Wood Boilers
On motion by Seth Howerton and second by Bill Hunt, to table for further information, **passed**

Discussion:

- a) Continued Zoning Work Shop
- b) to change the meeting time to 6:00pm on the third Thursday of every month. Approved 5-0 to change the time. **All meetings will start at 6:00 p.m. starting September 2025**

Adjournment: With a motion by Seth Howerton and seconded by Bill Hunt to adjourn, the meeting adjourned at 7:55 p.m.

Submitted by:
Steve Nance, Secretary