



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Thursday, February 19, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Mary Bertram, Co-Chair, called the meeting to order at 6:00 p.m.

ROLL CALL

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

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

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator
Jenny Neel, Community Development Coordinator

PUBLIC IN ATTENDANCE

Mike Plachte
Lindsey Kolisch
Ken Nordsieck
Emily Patterson
Vincent Arguelles

APPROVAL OF MINUTES

Commissioner Howerton moved to approve the January 15, 2026 minutes as submitted; seconded by Commissioner Badgley.

Motion carried 5-Ayes, 0-Noes.

PUBLIC COMMENTS

There were no public comments on non-agenda items.

NEW BUSINESS

A. PUBLIC HEARING – REZONING/ RZ-02-2026 / 63.34 +/- ACRES / N OUTER RD / REGIONAL BUSINESS (LAFAYETTE COUNTY) to R-1

Open: 6:01 p.m.
Close: 6:09 p.m.

Staff Presentation

The staff report included the rezoning application, location map and Code of Ordinances. Staff recommends approval of the rezoning request from Regional Business (Lafayette County) to R-1.

Applicant Presentation

None

Speakers In Favor/Opposed

Vincent Arguelles, real estate agent representing a neighboring property, asked what the property was being developed for and if it would conflict with his client’s property if it were annexed into the city and rezoned commercial. Davis explained that this property would have minimal frontage on the North Outer Rd and our Comprehensive Plan is to have commercial properties along the Outer Rd.

Comments from the Commission

Commissioner Howerton asked what the zoning is for the property at the corner of the N. Outer Rd. and Hughes Rd. Davis said that is zoned C-3 Highway Commercial District and I-1 Light Industrial at the rear.

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-02-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

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

Motion carried to **APPROVE** recommendation; 5-Ayes, 0-Noes.

B. PUBLIC HEARING – REZONING/ RZ-03-2026 / 1.45 +/- ACRES / 411 N. 1st St / I-1 (Light Industrial) to R-1 (Single Family)

Open: 6:13 p.m.
Close: 6:15 p.m.

Staff Presentation

The staff report included the rezoning application, location map and Code of Ordinances. Staff recommends approval of the rezoning request from I-1 (Light Industrial) to R-1 (Single Family)

Applicant Presentation

Ken Nordsieck, applicant/owner, stated that he was just trying to restore the whole property back to C-3, since the front is currently C-3.

Speakers In Favor/Opposed

None

Comments from the Commission

Commissioner Hunt asked if it was going to be a lumber yard.

Motion was made by Commissioner Nance to recommend approval of REZONING/RZ-03-2026, seconded by Commissioner Hunt, and carried with the following vote:

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

Motion carried to **APPROVE** recommendation; 5-Ayes, 0-Noes.

DISCUSSION

Commissioners discussed a draft ordinance amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to regulations governing storage and shipping containers.

ADJOURN

With no further business to come before the commission, a motion was made by Commissioner Howerton, seconded by Commissioner Hunt, to adjourn the meeting at 7:16 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

_____ 3/19/26 _____


Matt Modlin, Chairman

ATTEST


Jenny Neel, Recording Secretary