



*Planning & Zoning
Regular Session Agenda
City of Odessa, Missouri
601 W. Main Street, Dyer Park Community Building
7:00 P.M. Thursday, November 16, 2017*

- 1. ROLL CALL**
- 2. CONSIDER MINUTES OF THE OCTOBER 19, 2017 P & Z MEETING**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. BOARD AND STAFF COMMUNICATIONS**
- 5. REQUEST FOR ITEMS TO BE PLACED ON AGENDA**
- 6. BOARD OF ALDERMEN ACTION ON PLANNING & ZONING ITEMS ~** On 10/23/2017~ With recommendation for approval by Planning & Zoning, the BOA approved the 1st Phase of the Final Plat of Hunter's View.
- 7. DISCUSSION ITEMS ~**
 - Consider Rezoning Multi-Family Districts
 - Re-plat of Ritchie Brothers Property @ 1800 W. Old 40 Highway – Submittal of the Preliminary and the Final Plat.
- 8. ADJOURN**

City of Odessa
Planning and Zoning Commission
Minutes-Regular Meeting - October 19, 2017
Submitted by :Ruth Beamer, Secretary

The City of Odessa Planning and Zoning Commission met at 7:00 p.m., October 19, 2017 at the Odessa Community Building. Marty McDermed, chairman, presided. Members present were Kevin Campbell, vice-chairman; Ruth Beamer, secretary; and Mark Bellington, Mary Bertram, George Fowler and Jeff LeBlanc., members. One seat remains unfilled. City officials in attendance were Adam Couch, mayor; Steve Wright, alderman;and Sybille Wilson, codes enforcement official. Also present were Lisa Bailey; Drew Shippy; and Hannah Spaar, THE ODESSAN.

Regular Session: McDermed called the meeting to order at 7:00 p.m.

MINUTES: On motion by Campbell, seconded by Bertram, minutes of September 21, 2017 were approved as written.

PUBLIC COMMENTS on AGENDA ITEMS: No comments were received.

COMMISSION AND STAFF COMMUNICATIONS: Wilson reported she had received no further inquiry from the company or the land owner seeking information as to the possibility of erecting a 190 ft. communication tower on the far east side of the city.

REQUEST FOR ITEMS TO BE PLACED ON AGENDA: None

BOARD of ALDERMEN (BOA) ACTION on P&Z Items: Wilson reported the board of aldermen, on recommendation of the P&Z Commission, had approved the construction of Hunter's View final plat and construction documents.

DISCUSSION ITEMS:

1. Consider Rezoning Multi-family Districts: Matter was tabled at the September meeting as Couch was unable to attend due to his employment. Couch was present to share his views and concerns regarding zoning classifications several area in the city that are in close proximity to primarily residential areas. Couch said he felt it was a good idea to review the current zoning and noted that some multi-family housing was built in primarily single family neighborhoods prior to zoning being put into place. Couch suggested reviewing the current master plan and the history of current zoning, a process that needs to start now and could take 2-3 years to complete. McDermed remembered the initial process as "we drove the streets". Fowler suggested a committee be formed to basically repeat the process of going street by street to

assess the need for any zoning changes and agreed to serve on the committee. Bellington and LeBlanc also volunteered.

2. Hunter's View Final Plat - Phase 1) - On motion by Fowler, seconded by Campbell, Phase 1 was approved. On motion by Fowler, seconded by LeBlanc, members voted to recommend approval to the board of aldermen. Both motions passed unanimously.

ADJOURNMENT: Meeting adjourned at 7:31 p.m.

Submitted by:

Ruth Beamer, Secretary

PLATTING & LOT SPLIT APPLICATION FORM

City of Odessa
City of Odessa Missouri
~PAID~
NOV 28 2017
ODESSA, MO

City of Odessa, MO ~ 125 S. 2nd Street ~ PO Box 128 ~ Odessa MO 64076 (816) 230-5577 ~ Fax # (816) 633-4985

FILE NO: RP171108-1 DATE FILED: 11/8/17 DATE FINISHED: _____

LOT SPLIT _____ CLASSIFICATION _____ RE-PLAT _____

PLATTING DESCRIPTION
Proposed Subdivision Name 1800 E OLD HWY 40
Number of Lots to be created 4 General Location 1800 E. OLD HWY 40

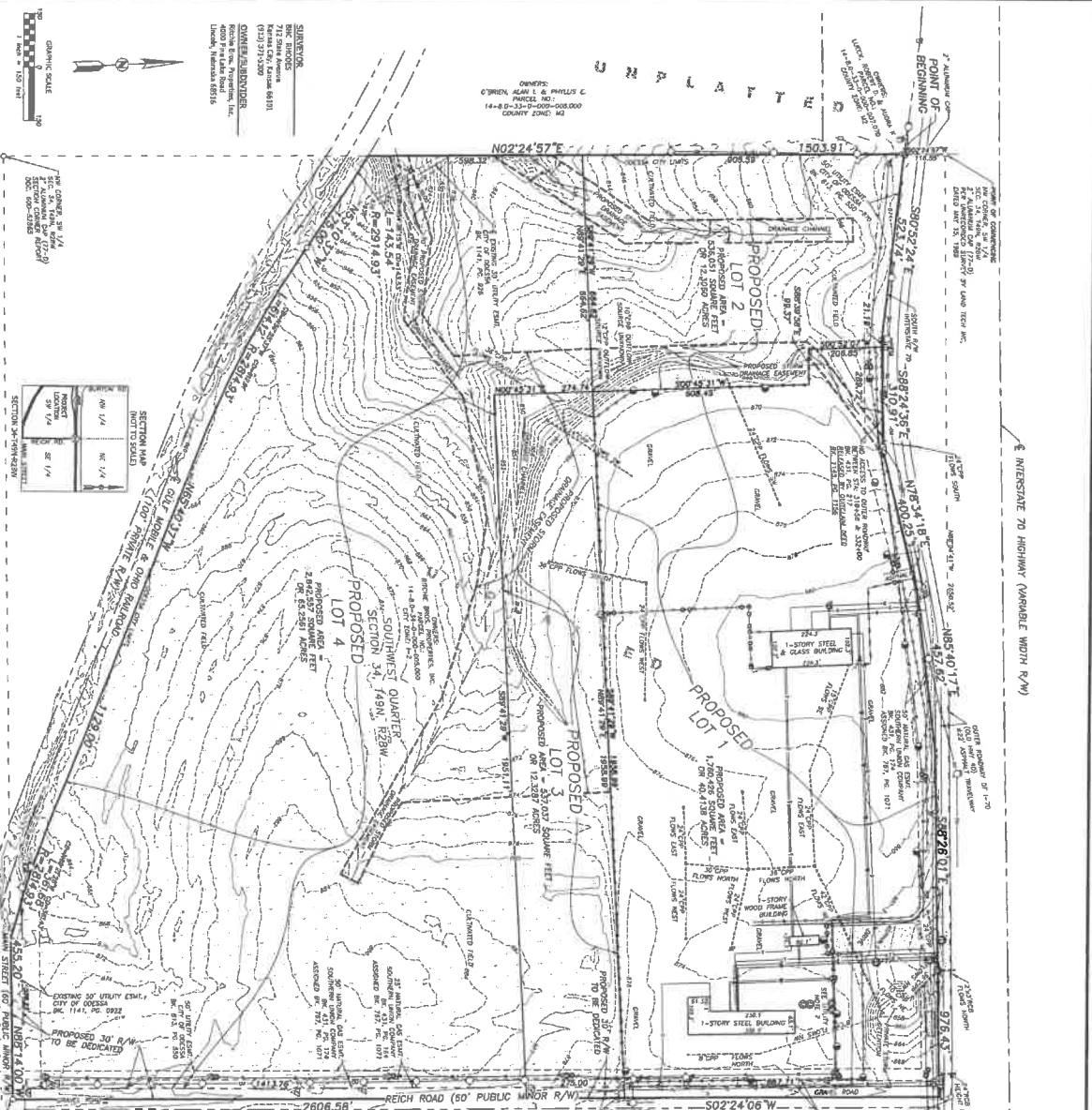
LOT SPLITS ONLY
Lot Number _____ Block Number _____ Subdivision _____

APPLICANTS
Applicant: Joseph H. McLaughlin Address: 712 State Avenue
BHC RHODES Address: Kansas City, Kansas 66101
Relationship to Project: Owner () Agent for Owner () Other (X) Surveyor
Phone Number (913) 371-5300 Please Define _____
Signature [Signature]
Applicant: Tim Kander Address: 4000 PINE LAKE ROAD
RITCHIE BOSS PROPERTIES Address: LINCOLN, NE. 68516
Relationship to Project: Owner (X) Agent for Owner () Other () _____
Phone Number 404-310-3824 Please Define _____
Signature [Signature] (List any others on back)

SURVEY PLAT PREPARED BY Joseph H. McLaughlin PLS - 2012018392
Name of Land Surveyor: BHC RHODES State Registration Number: CLS 2006009875-F
712 State Avenue
Address: Kansas City, Kansas 66101 Phone No. (913) 371-5300 Fax No. _____

DOCUMENTS SUBMITTED WITH THIS APPLICATION
Preliminary Plat, Final Plat

FEE \$ 110.00 DATE PAID 11/8/17 RECEIPT NO. 033501
App.
One hundred dollars (\$100.00), plus ten dollars (\$10.00) for the first twenty five (25) lots, plus two dollars and fifty cents (\$2.50) for each additional lot thereafter.



GENERAL NOTES:
 1. The proposed plat is subject to the approval of the City of Odessa, Lafayette County, Missouri.
 2. The proposed plat is subject to the approval of the State of Missouri.
 3. The proposed plat is subject to the approval of the County of Lafayette, Missouri.
 4. The proposed plat is subject to the approval of the City of Odessa, Lafayette County, Missouri.
 5. The proposed plat is subject to the approval of the State of Missouri.
 6. The proposed plat is subject to the approval of the County of Lafayette, Missouri.

PROPOSED BOUNDARY DESCRIPTION:
 The boundary of the proposed lots is described as follows:
 Lot 1: 1,760.50 square feet (40.138 acre) (See attached map for details).
 Lot 2: 5,360.00 square feet (12.287 acre) (See attached map for details).
 Lot 3: 5,360.00 square feet (12.287 acre) (See attached map for details).
 Lot 4: 5,360.00 square feet (12.287 acre) (See attached map for details).

PRELIMINARY PLAT OF
 1800 W OLD HWY 40
 PART OF THE SW 1/4, SECTION 34
 T49N, R28W, ODESSA
 LAFAYETTE COUNTY, MISSOURI

RITCHIE BROS. PROPERTIES, INC.
 4000 PINE LAKE ROAD
 LINCOLN, NEBRASKA 68516

BHC RHODES
 712 State Avenue
 Kansas City, Kansas 64101
 P (913) 216-2000 F (913) 216-1671

RECEIVED
 NOV 08 2017

Rev.	Date	Description	Drawn	Checked
1	11/06/17			



SECTION MAP
SECTION 34, TOWNSHIP 49 NORTH,
RANGE 28 WEST,
LAFAYETTE COUNTY, MISSOURI

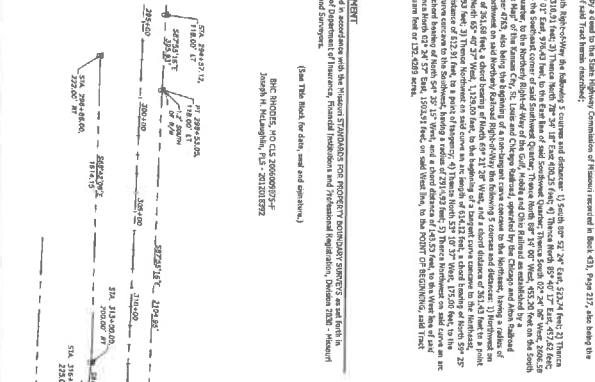
BLANKETS
BHC RHODES
712 SBA Avenue
Lincoln, Nebraska 68510
(417) 271-2500

PLANNED SURVEYORS
BHC RHODES
4000 Pine Lake Road
Lincoln, Nebraska 68516
(417) 271-2500

BOUNDARY DESCRIPTION OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 28 WEST, LAFAYETTE COUNTY, MISSOURI
The boundaries of Section 34, Township 49 North, Range 28 West, Lafayette County, Missouri, are as follows: North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. The boundaries of the section are as follows: North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line.

SUBDIVISION BOUNDARY DESCRIPTION
The plat is a subdivision of the Southwest Quarter of Section 34, Township 49 North, Range 28 West, Lafayette County, Missouri, into four (4) lots. The boundaries of the lots are as follows: Lot 1, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 2, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 3, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 4, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line.

SURVEYORS STATEMENT
This survey was conducted in accordance with the Missouri Standard for Property Boundary Surveys as set forth in the Missouri Standard for Professional Land Surveyors. The survey was conducted on the 15th day of November, 2017, at the office of the Surveyors, Ritchie Bros. Properties, Inc., 4000 Pine Lake Road, Lincoln, Nebraska 68516. The survey was conducted by BHC Rhodes, Inc., 712 SBA Avenue, Lincoln, Nebraska 68510. The survey was conducted by BHC Rhodes, Inc., 712 SBA Avenue, Lincoln, Nebraska 68510. The survey was conducted by BHC Rhodes, Inc., 712 SBA Avenue, Lincoln, Nebraska 68510.



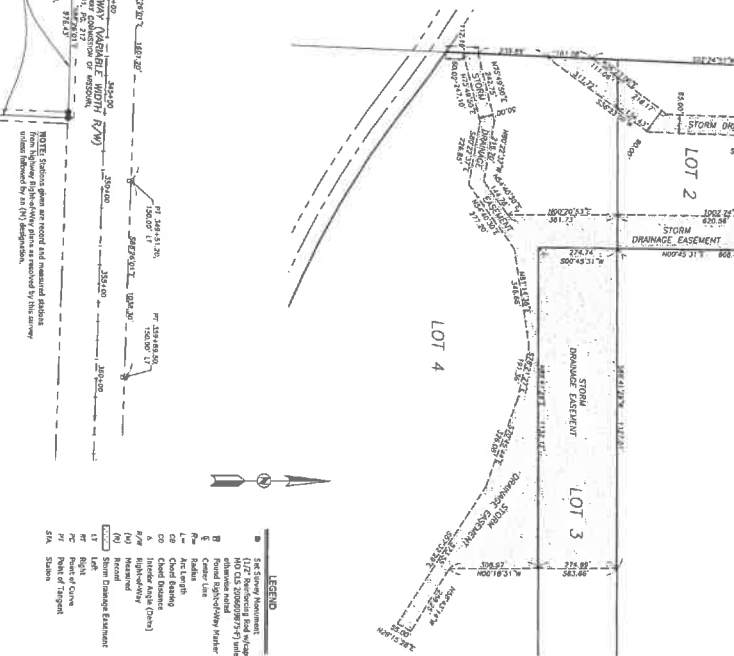
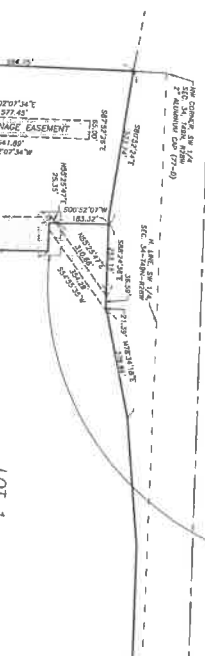
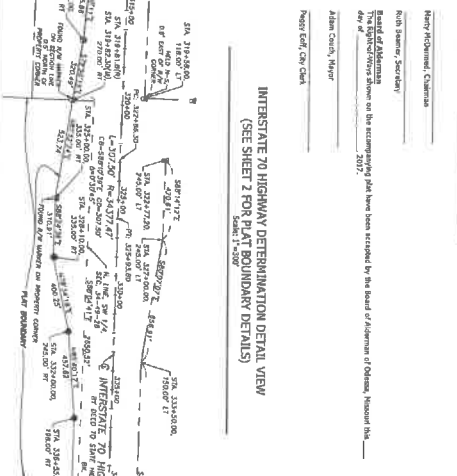
Final Plat of:
1800 W OLD HWY 40
A Subdivision of Part of the Southwest Quarter
of Section 34, Township 49 North, Range 28 West,
in the City of Odessa, Lafayette County, Missouri
Description, Dedications and Detail Views (See Sheet 2 for Plat Boundary Details)

PLAT DESCRIPTION
The undersigned, representing the owners of the land hereon depicted, have caused this plat to be submitted to the Missouri Public Safety Council for review and approval. The plat is a subdivision of the Southwest Quarter of Section 34, Township 49 North, Range 28 West, Lafayette County, Missouri, into four (4) lots. The boundaries of the lots are as follows: Lot 1, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 2, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 3, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 4, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line.

ACKNOWLEDGEMENT
I, Tim Indick, Acting Vice President of Property
of Ritchie Bros. Properties, Inc.
do hereby certify that the above described plat is a true and correct copy of the original plat as filed with the Missouri Public Safety Council. I have caused this plat to be submitted to the Missouri Public Safety Council for review and approval. The plat is a subdivision of the Southwest Quarter of Section 34, Township 49 North, Range 28 West, Lafayette County, Missouri, into four (4) lots. The boundaries of the lots are as follows: Lot 1, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 2, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 3, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 4, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line.

APPROVALS
City Planning and Public Works Commission
City of Odessa, Missouri
I, _____, Mayor of the City of Odessa, Missouri, do hereby certify that the above described plat is a true and correct copy of the original plat as filed with the Missouri Public Safety Council. I have caused this plat to be submitted to the Missouri Public Safety Council for review and approval. The plat is a subdivision of the Southwest Quarter of Section 34, Township 49 North, Range 28 West, Lafayette County, Missouri, into four (4) lots. The boundaries of the lots are as follows: Lot 1, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 2, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 3, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line. Lot 4, North by the Township 49 North line, East by the Range 28 West line, South by the Range 28 West line, and West by the Township 49 North line.

INTERSTATE 70 HIGHWAY DETERMINATION DETAIL VIEW
(SEE SHEET 2 FOR PLAT BOUNDARY DETAILS)
Scale: 1" = 200'

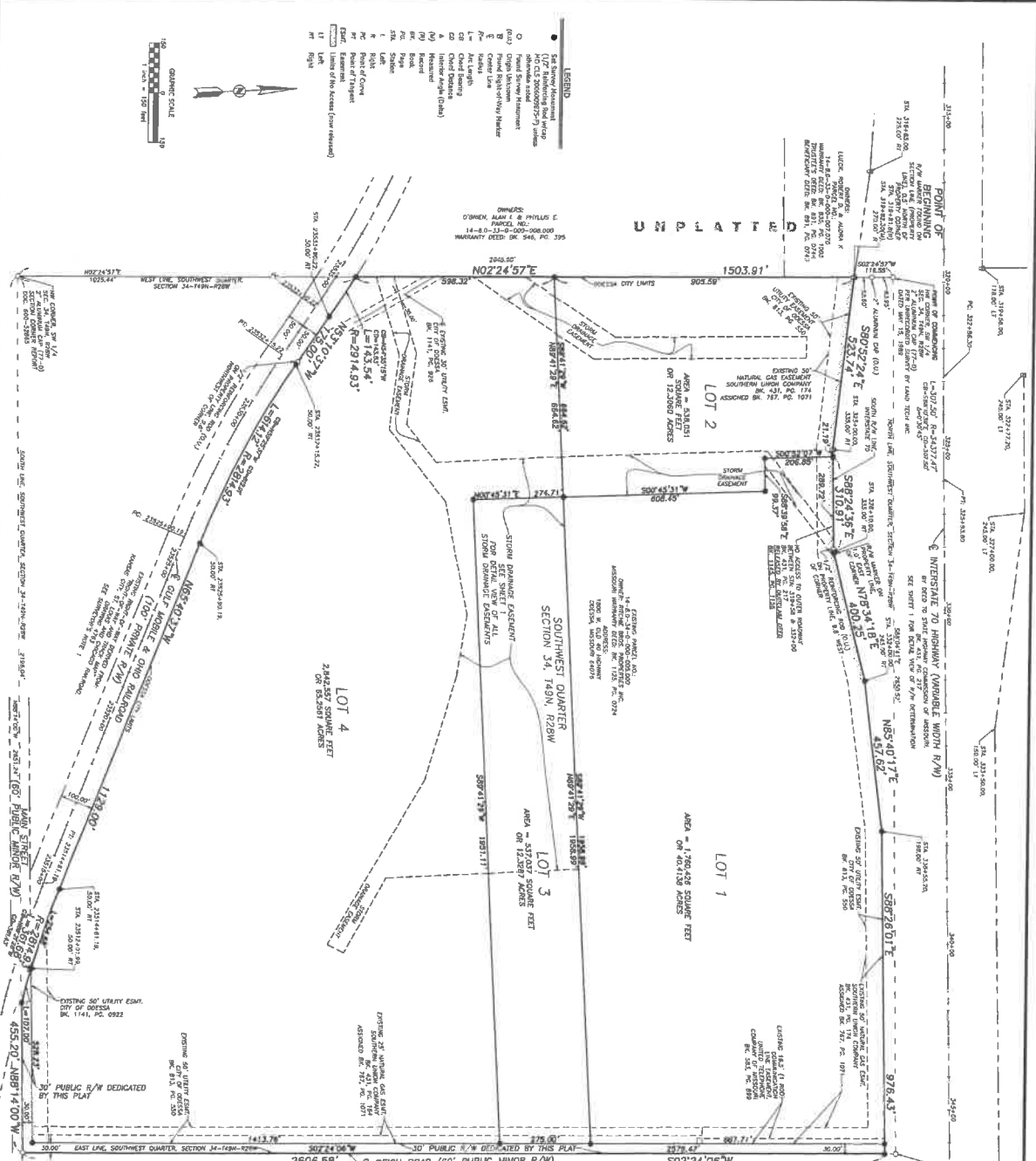


Rev.	Date	Description	Drawn	Checked
1	08/2017			
2				

FINAL PLAT OF
1800 W OLD HWY 40
PART OF THE SW 1/4, SECTION 34
T49N, R28W, ODESSA
LAFAYETTE COUNTY, MISSOURI

Client:
RITCHIE BROS. PROPERTIES, INC.
4000 PINE LAKE ROAD
LINCOLN, NEBRASKA 68516

BHC RHODES
Inc. Engineering & Surveying & Mapping
712 State Avenue
Lincoln, NE, 68502
P: (417) 371-2500 F: (417) 371-2677



Final Plat of:
1800 W OLD HWY 40
A Subdivision of Part of
the Southwest Quarter of Section 34,
Township 49 North, Range 28 West,
in the City of Odessa,
Lafayette County, Missouri
 (See sheet 1 for Description, Dedicators and Detail Views)

SURVEYOR'S NOTES:
 1. This survey was conducted in accordance with the Missouri Surveying and Mapping Act, Chapter 165 of the Missouri Revised Statutes, and the rules and regulations promulgated thereunder.
 2. The plat is based on a traverse of the corners of the lots and the corners of the sections.
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GENERAL NOTES:
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UNNOTICED ENCUMBRANCES:
 1. This survey is subject to a Missouri, Nebraska and Delaware Company easement recorded in Book 47 of Page 424.

SURVEYOR'S STATEMENT:
 I, the undersigned, being a duly licensed and sworn Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or owners of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner or owners of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner or owners of the land surveyed.

Project	Client	<p>BHC RHODES Civil Engineering & Surveying - Limited 712 State Avenue Kansas City, Kansas 66101 P. (913) 231-1277 F. (913) 231-1277</p>	<p>STATE OF MISSOURI MISSOURI PROFESSIONAL LAND SURVEYOR No. 0000000000</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description	Drawn	Checked					
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