

***CITY OF ODESSA, MISSOURI
BOARD OF ADJUSTMENT MEETING
601 W. MAIN ST.
ODESSA COMMUNITY BUILDING
1:00PM, TUESDAY, SEPTEMBER 2ND, 2025***

CALL TO ORDER/APPROVAL OF MINUTES

- July 11, 2025

**PUBLIC HEARING/ VARIANCE / VAR-09-02-2504
AR16 PROPERTIES LLC / ROBERT HOTMER**

Ordinance Sec. 50-580 Amount Off Street Parking and Loading Required

(9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.

Variance Request: Property owner is asking for a variance to allow 95 parking spaces for the commercial building. The ordinance would require 153 parking spaces for the 23,000 sq foot building.

Staff Report with attachments

1. Application with attachments
2. Affidavit of Publication in the Odessan, August 14, 2025
3. Names/addresses of property owners within 185 ft. of the site
4. Copy of letter sent to said property owners
5. Code of Ordinance (By Reference)

OTHER BUSINESS - None

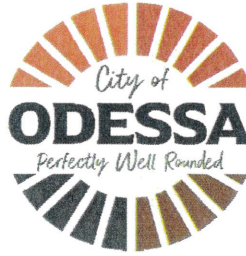
ADJOURN

Agenda posted at the following locations:

August 14, 2025

City Hall, 228 S 2ND Street

<http://www.cityofodessamo.com>



**City of Odessa
601 W Main Street
Odessa, Missouri 64076**

BOARD OF ADJUSTMENT

MINUTES

JULY 11, 2025

A meeting of the Board of Adjustment of the City of Odessa was held at Dyer Park Community Building located at 601 W Main Street on 11th, July, 2025, with the following members and guests in attendance.

**MEMBERS
PRESENT**

Sean Croucher, Chair
Charles Harvey Sr. Jason Hawkins
Stan Jones

STAFF/OTHERS

Christi Dickey, Community Development
Shawna Davis, City Administrator
Lindsey Kalisch, City Attorney

ABSENT

BJ Begemann, Board Member

**CALL TO ORDER/
APPROVAL OF
MINUTES**

Sean Croucher, Chair, called the meeting to order at 11:05 a.m.

Board Member Charles Harvey, motioned to approve the minutes from January 21, 2025, seconded by Board Member Jason Hawkins.

**AGENDA ITEM 1
PUBLIC HEARING
VARIANCE/
VAR-07-11-2025 A/
THE HILL
SUBDIVISION**

Chairperson Croucher opened the public hearing at 11:30 am with a request for exhibits from the City Staff entered Exhibits 1 thru 7 for Agenda Item 1 into the public record on behalf of the applicant.

Exhibits:

- 1. Staff Report with attachments
- 2. Application with attachments
- 3. Affidavit of Publication in The Odessan, June 26 , 2025
- 4. 185 Ft. Notification Map
- 5. Names/addresses of property owners within 185 ft. of site
- 6. Copy of letter sent to said property owners
- 7. Odessa Code of Ordinances (By Reference)

**STAFF
COMMENTS**

Christi Dickey, Community Development Coordinator, stated that the applicant, KAT EXCAVATION, is requesting approval of a Variance from Section 50-88 (Area Regulations (b) Side yard Setbacks) of the Odessa Code of Ordinances. Variance to allow minimum setback of seven feet.

(b) Side yard.

(1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of the ordinance from which this chapter is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in section 50-490. For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story building of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.

(2) For dwellings and related accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot and 20 feet in every other case. The interior side yard is the same as for dwellings and accessory buildings on an interior lot.

Staff recommends approval of the request.

APPLICANT

Colby Dowell, Speaking on behalf of KAT EXCAVATION

**WITNESSES IN
FAVOR**

NONE

WITNESSES NONE
OPPOSED

HEARING
CLOSED 11:26 a.m.

DISCUSSION

MOTION Stan Jones, Board member

SECOND Seconded by Jason Hawkins

VOTE 4-0 Approved

AGENDA ITEM 2 Chairperson Croucher opened the public hearing at 11:30 am with a request for exhibits
PUBLIC from the City Staff entered Exhibits 1 thru 7 for Agenda Item 1 into the public record on
HEARING behalf of the applicant.

VARIANCE/

VAR07-11-2025 B/

B&B

HOMEBUILDERS

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publication in The Odessan, June 26 , 2025
4. 185 Ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Odessa Code of Ordinances (By Reference)

STAFF
COMMENTS

Christi Dickey, Community Development Coordinator, stated that the applicant, B&B Home Builder, is requesting approval of a Variance from Section 50- 6 (Use, height, yards and open spaces restricted; structure orientation) of the Odessa Code of Ordinances. Variance to allow the front of the house to face Lake View Drive with a side entry garage.

APPLICANT B&B Homebuilder, Billy Beard

**WITNESSES IN
FAVOR** NONE

**WITNESSES
OPPOSED** NONE

**HEARING
CLOSED** 11:34 a.m.

DISCUSSION NONE

MOTION Stan Jones, Board member

SECOND Seconded by Charles Harvey, Board member

VOTE 4-0 Approved

With no further items to come before the Board, a motion was made by, Jason Hawkins and seconded by Charles Harvey, to adjourn at 11:35 a.m., motion carried unanimously.

Christi Dickey, Recording Secretary Date

Sean Croucher, Chair Date

PUBLIC NOTICE

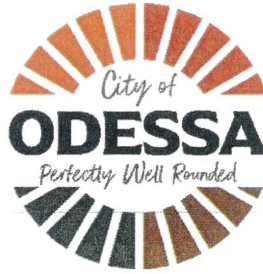
City of Odessa
Code of Ordinance
Chapter 50 - Section 50 - 580 (9)
Variance- 09-02-2504

Notice is hereby given that a public hearing will be held by the Board of Adjustment of the City of Odessa on **Tuesday, September 2nd 2025, at 1:00 p.m.** at the **Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo** for the purpose of hearing interested parties and citizens on the requests by the property owner Robert Hotmer, Hotmer Excavation, a variance to Chapter 50 of the City of Odessa Code of Ordinance Section 50 - 580. Amount of off-street parking and loading required for a commercial establishment. Located at 400 East 40 Highway, Odessa, Missouri 64076

CITY OF ODESSA
Board of Adjustment

Sec 50-580 (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.

PUBLISH: Thursday, August 14, 2025
EMAIL TO THE ODESSAN: odessannews@gmail.com
08/11/2025
Christi Dickey, Community Development Coordinator



STAFF REPORT
September 2, 2025
Board of Adjustment

File No:	09022504
Property Owner or Responsible Party:	Robert Hotmer (AR16 Properties LLC) 400 US 40 Highway, Odessa, MO 64076
Project Request:	Variance to reduce number of parking spaces required

Odessa Staff: **Christi Dickey, Community Development Coordinator**

Project Description: City Ordinance: Sec 50-580 (9) Amount off-street parking and loading required

AR16 Property LLC, owner, Robert Hotmer proposes a variance to allow for 95 parking spaces for the 23000 square foot commercial building. The city ordinance states: Commercial establishment not otherwise classified: One parking space for every 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.

City Ordinance: Sec 50-580 (9) Commercial establishment not otherwise classified: One parking space for every 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.

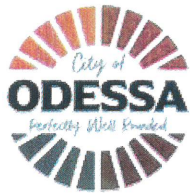
Request:

1. The applicants propose a variance to allow for 95 parking spaces for the 23000 square foot commercial building being constructed.

400 US 40 Highway, Odessa, MO 64076, Zoned (C-2) General Commercial District

Staff Recommendation: Staff does recommend approval of the request.

Christi Dickey,
Community Development Coordinator



City of Odessa

Request for Variance/Appeal

Community Development
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

You may appear before the Board of Zoning Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of \$100 is due upon submission of a variance application, and a fee of \$75 is required for appeals. If a Recorder is required for the hearing, additional fees may apply.

Date of Application: 8-8-2025

Type of Application: _____ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Robert L. Hotmer - Owner

Applicant Mailing Address: 10038 Odessa Cemetery Rd. Odessa, Mo

Daytime Phone Number: 816-263-0055 Email: Robert@hotmer.net

Address of property for which the variance is requested: 400 US 40 Hwy Odessa, Mo

Current Zoning of Property: C-3

Property Owner or Responsible Party: AR16 Properties LLC.

Print Name Robert L. Hotmer Signature Robert L. Hotmer Date 8-8-2025

Property Owner Mailing Address: 10038 Odessa Cemetery Rd. Odessa, Mo

Property Owner Daytime Telephone: 816-263-0055 Email: Robert@hotmer.net

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

Per Section 50-580(9) - Commercial establishments require
(1) Parking space / 150 Sq. Ft. of floor space. My parking
lot has (95) parking stalls for the 23,000 sq. ft. building.
Code says I would need 153 parking stalls, so I need a
Variance done to lower the required stalls for my project.

The Board of Zoning Adjustment will convene to review your request for a variance and inform you of the date and time of the meeting.

1. *Appeal.* The Board of Zoning Adjustment shall be authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the building inspector or any other administrative official in the interpretation and enforcement of the City of Odessa Zoning Chapter.
2. *Variance.* The Board of Zoning Adjustment shall be authorized to hear and decide a variance for a parcel by reason of exceptional narrowness, shallowness, shape, exceptional topographical conditions, or other extraordinary or exceptional situations/conditions. A variance may be granted when the condition is not generally prevalent in the area and/or the strict application of Chapter 50 would result in:

- a. Peculiar or exceptional practical difficulties, or
- b. Exceptional undue hardship on the property owner

Any variances granted must still follow the overall purpose of the Zoning Chapter and be fair to the community. The Board can impose conditions on the variance to ensure it aligns with the intent of the Zoning Chapter. The Board cannot grant a variance that would change the allowed use of the property.

(Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

The Board of Zoning Adjustment shall fix a reasonable time for the hearing of the request for variance, give 15 days' public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing any party may appear in person or by agent or by an attorney. The Board of Adjustment shall not rehear an appeal once decided unless it is shown by the appellant that all pertinent facts of the case were not brought before the Board of Adjustment at the public hearing, and that for some reason he was prevented from presenting such facts; or that the facts of the case have materially changed since the public hearing. (RSMo 89.100)

Staff Use Only

File No. VAR-09022504

Date of BZA Meeting Scheduled: Sept 2nd 2020

Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: 8-8-25

Fee Amount Paid: X \$100 _____ \$75 Date Paid: 8-8-25

Notice Fees Paid: _____ Yes _____ No Date Paid: _____

Payment Type: _____ Cash _____ Check X _____ Card Receipt No: _____

The Odessan, Odessa, Missouri
Thursday, August 14, 2025

For Sale

HAY, SMALL square bales, mixed grass, grassy alfalfa, big square and round bales, also straw. Delivery available. 660-287-1770

Wanted To Buy

Local Investment group. Buying estate jewelry. Gold/silver watches, coins, any condition. Meet at Odessa bank for large amounts. Free appraisals. Cash or check. 816-805-2350 call or text James.

For Rent

RV LOTS Large and Shaded. Month to Month with Utilities. Odessa and Lexington. Call Devon 816-673-8591

STORAGE RENTALS

All sizes available. New RV/camper storage. A1 Odessa Storage 816-230-7300 or 816-263-5353.

Services



NOTICE OF TRUSTEE'S SALE
For default in the payment of debt secured by Note and Deed of Trust executed by Donley Stemple, a single person, dated March 22, 2022 and recorded April 14, 2022, in Book/Page 2022DR1908, the undersigned Trustee will on August 28, 2025 at 1:30 p.m. at the northwest door of the Lafayette County Court House in Lexington, Missouri, sell at public venue to the highest bidder for cash:
LOTS 5, 6 AND 7 IN BLOCK 4 OF LAND OF LAKES SUBDIVISION NO. 2, AS SHOWN BY THE PLAT FILED IN PLAT BOOK 10, AT PAGE(S) 4, IN LAFAYETTE COUNTY, MISSOURI
ALSO, LOTS 11 AND 12 IN BLOCK 2 OF LAND OF LAKES SUBDIVISION NO. 2, AS SHOWN BY THE PLAT FILED IN PLAT BOOK 10, AT PAGE(S) 4, IN LAFAYETTE COUNTY, MISSOURI
to satisfy said debt and costs.

Public Notices

Bid No. RFP 25-07 - Tree Trimming Services
The City of Odessa, MO, seeks proposals from qualified consulting firms interested in providing Tree Trimming Services. Full RFP details are available at www.cityofodessamo.com. Proposals should be submitted by 10:00 am on September 9, 2025. For additional information please contact Finance Director, Cathy Thompson at cathy.thompson@cityofodessamo.com, or at 816-220-5577
Published in *The Odessan*, Odessa, Missouri, Thursday, August 14, 2025

Bid No. RFP 06-25 - Lime Sludge Removal and Transport
The City of Odessa, MO, seeks proposals from qualified consulting firms interested in providing Lime Sludge Removal and Transport. Full RFP details are available at www.cityofodessamo.com. Proposals should be submitted by 10:00 am on September 3, 2025. For additional information please contact Finance Director, Cathy Thompson at cathy.thompson@cityofodessamo.com, or at 816-220-5577

SUPPORT

PUBLIC

NOTICES

YOUR

RIGHT

TO KNOW

PUBLIC NOTICE

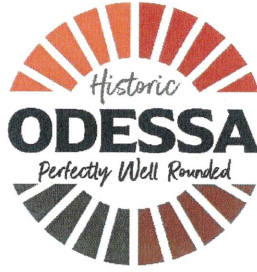
City of Odessa
Code of Ordinance
Variance - Chapter 50 - Section 50 - 580 (9)
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Sec 50-580 (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.

Published in *The Odessan*, Odessa, Missouri, Thursday, August 14, 2025

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD MONDAY, AUGUST 25TH, 2025 AT 1:00 P.M. AT LAFAYETTE COUNTY BOARD OF SHELTERED SERVICES OFFICE LOCATED AT 312 W. 19TH, SUITE 101, HIGGINSVILLE, MO, AT WHICH CITIZENS MAY BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY LAFAYETTE



City of Odessa

Planning ~ Zoning ~ Inspection

228 S. 2nd St. Odessa, MO 64076 - (816) 230-5577 Fax (816) 633-4985

PROPERTY OWNER

The Odessa Board of Adjustment Commission will hold a public hearing on Tuesday, September 2nd, 2025 at 1:00 p.m. at Odessa Community Center, 601 W Main Street, Odessa Mo. 64076.

This hearing is regarding the Commercial Building located at 400 E Old 40 Highway, Odessa Mo. 64076. The property owner, AR16 Properties LLC, (Robert Hotmer) is requesting a variance to allow 90 parking stalls for the location.

The ordinance Sec. 50-580 (9) Amount off-street parking and loading required

(9) Commercial establishments not otherwise classified: "One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater".

**PER CITY ORDINANCE: NOTIFY ALL PROPERTIES LOCATED WITHIN 185' OF
"400 EAST OLD 40 HIGHWAY" ODESSA MO. 64076:**

315 Parklane ~ Dhanoa Properties LLC

316 Spring Circle ~ Dowell Land Holding LLC

330 Parklane ~ Dennis & Vicki Garland

1120 NW Eagle Ridge Blvd ~ Blue Springs Safety Storage S. LLC

For questions, you may contact Christi Dickey, at the City of Odessa,
816-230-5577 Ext 2, or email: Christi.dickey@cityofodessamo.com

Sec. 50-580. - Amount off-street parking and loading required.

Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule:

- (1) Dwelling: Two parking spaces for each separate dwelling unit within the structure.
- (2) Boardinghouse, roominghouse or hotel: One parking space for each two persons provided overnight accommodations.
- (3) Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each staff or visiting doctor, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.
- (4) Medical or dental clinics or offices: Four spaces per doctor plus one for each two employees.
- (5) Sanitariums, convalescent or nursing homes: One space for each six patients beds plus one space for each staff or visiting doctor plus one space for each four employees including nurses.
- (6) Community center, theater, auditorium, church sanctuary: One parking space for each five seats, based on maximum seating capacity.
- (7) Convention hall, lodge, club, library, museum, place of amusement or recreation: One parking space for each 50 square feet of floor area used for assembly or recreation in the building.
- (8) Office building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service area.
- (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.
- (10) Industrial establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading and unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in subsections (1) through (10) of this section, the city planning and zoning commission shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined is the off-street parking requirement for the permitted use.

(Ord. No. 2429, § 1(8.405), 11-13-2000)