



City of Odessa

Board of Adjustment

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

**BOARD OF ADJUSTMENT
REGULAR AGENDA
Monday, October 27, 2025
1:00 P.M.
Community Building
601 W Main Street
Odessa, MO 64076**

CALL TO ORDER

Chair Sean Croucher

APPROVAL OF MINUTES

September 2, 2025

Variance – VAR-10-27-2505

6003 Reich Rd

KAT Excavation on behalf of Willow Contracting

City of Odessa Code of Ordinances

Section 50-397 – Off street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

PUBLIC HEARING

- (1) All of the lot used for parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature.

SUPPORTING
DOCUMENTATION

- (1) Staff report with attachments
- (2) Application with attachments
- (3) Affidavit of publication in The Odessan, October 7, 2025
- (4) Copy of letter sent to property owners within 185 ft of site including names/addresses of property owners and 185' notification map.

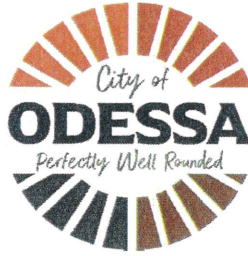
OTHER BUSINESS

None

ADJOURN

A quorum of the Board of Aldermen may be in attendance however, no Board of Aldermen votes will be taken.

Posted October 14, 2025
City Hall & City Website
Emailed to The Odessan



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

BOARD OF ADJUSTMENT

MINUTES

September 2, 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.
Stan Jones

BJ Begemann
Jason Hawkins

STAFF/OTHERS

Christi Dickey, Community Development

ABSENT

None

**CALL TO ORDER/
APPROVAL OF
MINUTES**

Sean Croucher, Chair, called the meeting to order at 1:01 p.m.

Board Member Stan Jones, motioned to approve the minutes from July 11, 2025, seconded by Board Member Jason Hawkins.

**AGENDA ITEM 1
PUBLIC HEARING
VARIANCE/
VAR-09022504/**

Ordinance Sec 50-
580 Amount off
Street parking
required

Chairperson Croucher opened the public hearing at 1:02 p.m. No public comments.
Closed public hearing 1:04 p.m.

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, August 14, 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, property owner Robert Hotmer, with Hotmer Excavation, is requesting 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. The city ordinance requires, 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 greater. The applicant proposes a variance to allow for 95 parking spaces for the 23000 square foot commercial building located at 400 East 40 Highway, Odessa Missouri 64076.

APPLICANT

Hotmer Excavation, Robert Hotmer

**WITNESSES IN
FAVOR**

NONE

**WITNESSES
OPPOSED**

NONE

Sean Croucher asked the applicant Robert Hotmer about the daily traffic he anticipates. Applicant stated there will be sports training of full teams sometimes as well as smaller classes of twenty people and the gym will be open daily. Did not feel they would ever need all 95 parking stalls in a day.

MOTION

Stan Jones, Board member

SECOND

Seconded by BJ Begemann, Board member

VOTE

5-0 Approved

With no further items to come before the Board, a motion was made by, Jason Hawkins and seconded by BJ Begemann to adjourn at 1:15 p.m., motion carried unanimously.

Christi Dickey, Recording Secretary Date

Sean Croucher, Chair Date



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: 9/23/25

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

Applicant Name/Relation to Property Owner: KATEXCAVATION INC. / CONTRACTOR

Applicant Mailing Address: 309 B North Oak, Bates City, MO 64011

Daytime Phone Number: 816-956-1492 Email: twilio@katexcavation.com

Address of property for which the variance is requested: 6003 Reich Road, Odessa, MO 64076

Current Zoning of Property: I-2

Property Owner or Responsible Party:

Troy A'lor KATEXCAVATION INC
Print Name

Signature

Date

9/23/25

Property Owner Mailing Address: _____

Property Owner Daytime Telephone: 816-889-8572 Email: david@louiscompany.net

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

We would like to make the north, west and south areas gravel w/ 8" Rock over Fabric due to heavy traffic & Steel Track Equipment twisting & turning in these areas which would damage sealed or Hard surfaced areas. The surrounding properties have done this for the same reason.

DAVID BEZNACK, MEMBER/MANAGER

David Beznack

WILLOW CONTRACTING, LLC

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-10-27-2505

Date of BZA Meeting Scheduled: 10-27-25

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

Date Received by City of Odessa: 9/23/25

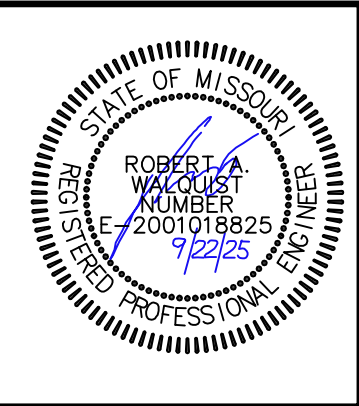
Fee Amount Paid: X \$100 \$75 Date Paid: 9/23/25

Notice Fees Paid: Yes X No Date Paid:

Payment Type: Cash X Check Card Receipt No:

FINAL SITE PLAN FOR
LOT 4B OF "1800 W OLD HWY 40"
A SUBDIVISION IN ODESSA, LAFAYETTE COUNTY, MO

DEVELOPER:



LOT 4B OF 1800 W OLD HWY 40
ODESSA, LAFAYETTE COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

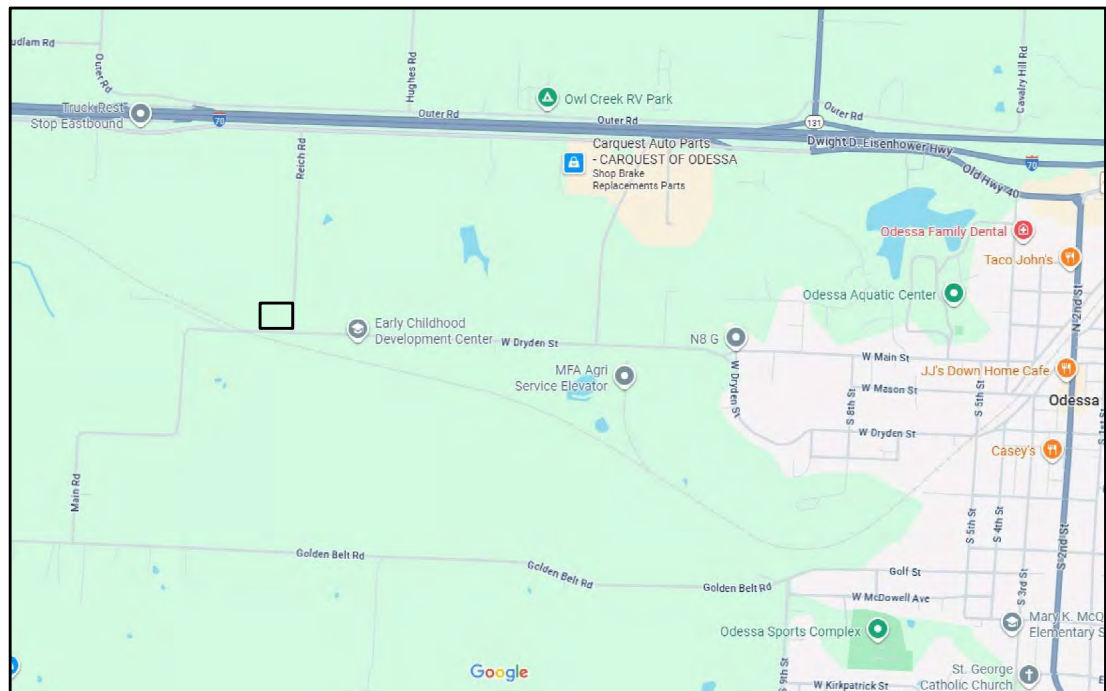
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1ST ISSUE
9-5-25

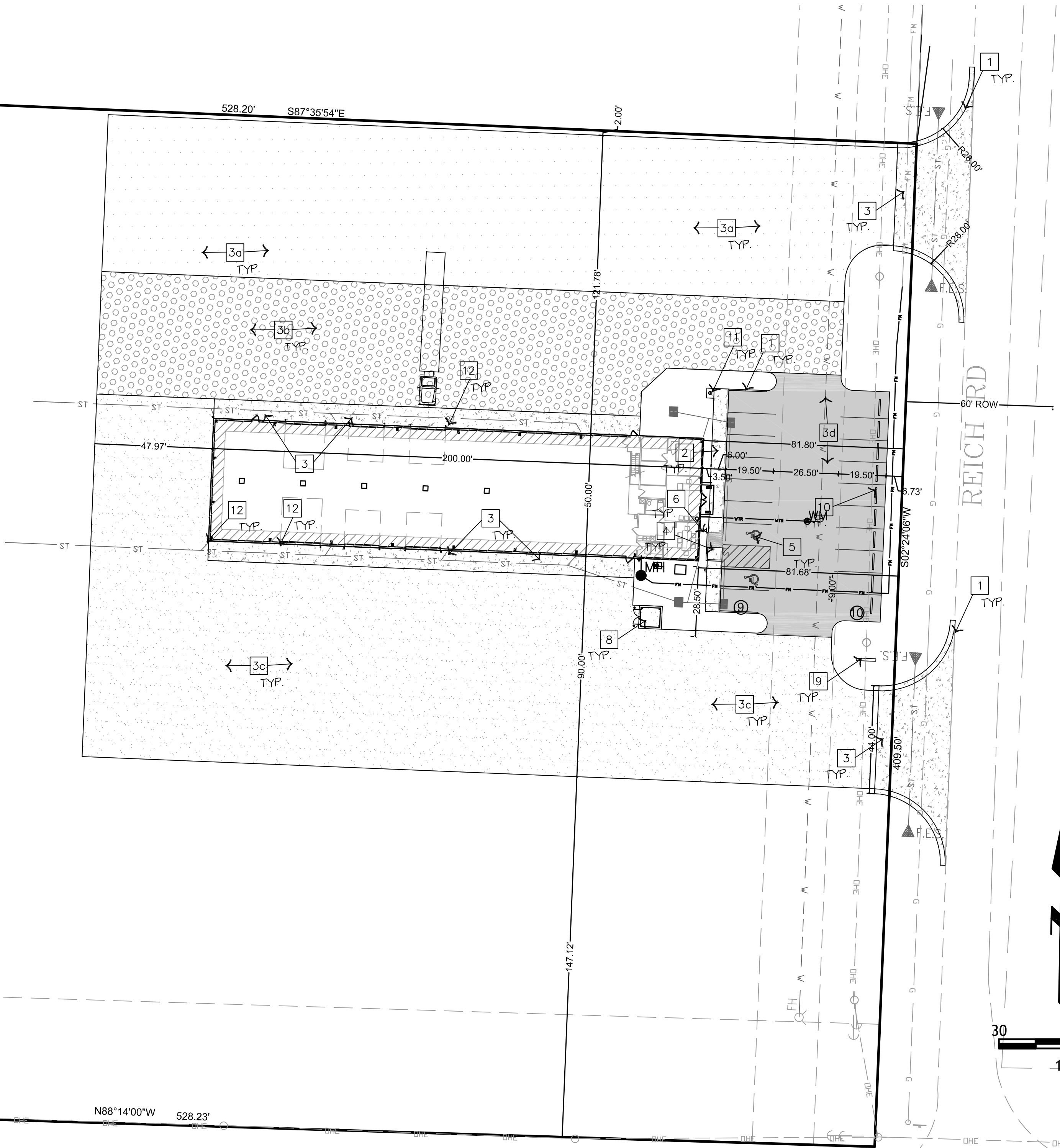
REVISIONS
9-22-25

SHEET NO.
C200

JOB NO.
E25-306



LOT 4B
1800 W OLD HWY 40
217,839 sf
5.0ac



PLAN NOTES:

- STRAIGHT BACK CURB & GUTTER (DRY) RE: SEE SHEET C210
- CURB WALK RE: SEE SHEET C210
- 6" HEAVY CONCRETE PAVEMENT RE: SEE SHEET C210
- 8" GRAVEL OVER FABRIC
- 2" OF 3/4" CLEAN OVER 6" LARGE ROCK
- 2" OF 3/4" CLEAN OVER 6" LARGE ROCK
- ASPHALT OR CONCRETE
- ACCESSIBILITY RAMP RE: SEE SHEET C210
- PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE: SEE SHEET C210
- INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE: SEE SHEET C210
- STRIPES PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
- TRASH ENCLOSURE RE: SEE ARCHITECTURAL PLANS
- SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
- CURB STOP RE: SEE SHEET C210
- FLAG POLE RE: SEE SHEET C210
- BOLLARD RE: SEE SHEET C210

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
- ALL PARKING STALLS SHALL BE MARKED W/ A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
- CONSTRUCT ALL SIDEWALKS WITH 2% MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
- PLACE EXPANSION JOINTS, IN SIDEWALKS AT 50' MAX. SPACING, AT ALL DIRECTION CHANGES AND WHEN ADJACENT TO BUILDINGS.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL SIDEWALKS AND PAVEMENT APPROX. TO LINES SHOWN. FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT

NOTE:

- EXISTING ZONING = INDUSTRIAL
- TOTAL LOT SIZE = 5.0ac
- TOTAL BUILDING AREA = 10,000sf
OFFICE SPACE = 1,250sf GROUND FLOOR
- TOTAL STALLS
ADA STALLS = 2
REGULAR STALLS = 17
TOTAL STALLS = 19

UTILITY NOTES:

- SANITARY SEWER LOW PREASURE FORCE MAIN SHALL BE BUILT TO CITY STANDARDS
- WATER SHALL CONNECT TO EXISTING DISTRICT WATER SUPPLY.

PROJECT CONTACTS: ROBERT WALQUIST, P.E.,
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

FINAL SITE PLAN

LINE LEGEND

PROPOSED	EXISTING

SYMBOL LEGEND

PROPOSED	EXISTING

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GARAGE SALE SEASON

highest bidder for cash:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN LAFAYETTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 02°26'12" EAST 2673.84 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 87°17'30" EAST 628.08 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°59'20" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, 1434.05 FEET; THENCE NORTH 88°05'17" WEST 539.31 FEET; THENCE SOUTH 02°26'12" WEST 1231.00 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 88°05'17" WEST 100.00 FEET TO THE POINT OF BEGINNING, AS SHOWN

of name to KAYLEE MADISON ELLIS. Objections to said change of name should be filed with the Circuit Court of Lafayette County, Missouri, at Lexington, Division I, in the above captioned cause, within the time as prescribed by law.

This Notice is being published pursuant to Rule 95.05 of the Missouri Rules of Civil Procedure (once each week for three (3) consecutive weeks in a newspaper of general circulation in Lafayette County, Missouri).

Zoning Map Amendment from AG to RE and a Preliminary Concept Plan. The subject property is 10.05 acres located at 6295 Fulks Road, Bates City. The parcel ID # is 13-8.0-34-0-000-018.010.

If you have any questions or comments, please contact Lafayette County Planning & Economic Development, at (660) 259-4439 or planning@lafayettecountymo.gov.

Published in *The Odessan*, Odessa, Missouri, Thursday, October 9, 2025

PUBLIC NOTICE

City of Odessa

Board of Adjustment

Code of Ordinance

Chapter 50 - Section 50 - 397 (1)

Variance- 10-27-05

Notice is hereby given that a public hearing will be held by the Board of Adjustment of the City of Odessa on Monday, October 27, 2025, at 1:00 p.m. This meeting will take place at the Dyer Park Community Building, located at 601 W Main Street, Odessa, MO. The purpose of the hearing is to gather input from interested parties and citizens regarding a request from applicant Troy Ailor of Kat Excavation, Inc. The request seeks a variance to Chapter 50 of the City of Odessa Code of Ordinances, Section 50-397 - Off-Street Parking, for a parcel located at 6003 Reich Rd, Odessa, Missouri 64076.

CITY OF ODESSA CODE OF ORDINANCES

Sec 50-397 - Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

(1) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature.

Published in *The Odessan*, Odessa, Missouri, Thursday, October 9, 2025

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City of Odessa

Board of Adjustment

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

STAFF REPORT October 27, 2025

File #:	VAR-10-27-2505
Property Owner or Responsible Party:	KAT Excavation on behalf of Willow Contracting
Site Location:	6003 Reich Road
Project Request:	Variance to allow gravel with 8" rock over fabric instead of hard surface parking.
Odessa Staff:	Cathy Thompson, Finance Director
Project Description:	The property owner Willow Contracting, represented by KAT Excavation, is requesting a variance to allow gravel with 8" rock over fabric to the north, west and south areas of the building due to heavy traffic and steel track equipment twisting and turning in those areas. This type of activity would damage sealed or hard surfaced areas.
City Ordinance:	<p>City of Odessa Code of Ordinances Section 50-397 – Off street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:</p> <p>(1) All of the lot used for parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature.</p>
Request:	<p>The applicants propose a variance to allow gravel with 8" rock over fabric to the north, west and south areas of the building due to heavy traffic and steel track equipment twisting and turning in those areas.</p> <p>6003 Reich Road, Odessa, MO 64076 Zoned (I-2) General Industrial District</p>
Staff Recommendation:	Staff recommends approval of this request. The request is reasonable for the area and use and correlates with similar requests made to adjacent properties. The applicant will use concrete for the primary off street parking area front facing the building.
Respectfully Submitted:	Cathy J Thompson, Finance Director



City of Odessa

Board of Adjustment

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The Odessa Board of Adjustment Commission will hold a public hearing on Monday, October 27, 2025 at 1:00 p.m. at the Odessa Community Center, 601 W Main Street, Odessa, MO 64076.

This hearing is regarding the parking surface for the proposed industrial building at 6003 Reich Road, Odessa, MO. The property owner Willow Contracting, represented by KAT Excavation, is requesting a variance to allow gravel with 8" rock over fabric to the north, west and south areas of the building due to heavy traffic and steel track equipment twisting and turning in those areas. This type of activity would damage sealed or hard surfaced areas.

The ordinance Section 50-397 – Off street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

1. All of the lot used for parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature.

PER CITY ORDINANCE: NOTIFY ALL PROPERTIES LOCATED WITHIN 185' OF "6003 REICH ROAD" ODESSA, MO 64076

- Steven R Bailey & Lisa A Bailey Trust – 8807 N 131 Hwy – Odessa, MO 64076
- Insurance Auto Auctions – Two Westbrook Corporate Center, Suite 500 – Westchester, IL 60154
- Barker Enterprise LLC – 5465 Gibson Rd – Odessa, MO 64076
- Janice Seaman – 6656 Golden Belt Rd – Odessa, MO 64076

Questions regarding this notice may be directed to Cathy Thompson or Shawna Davis at the City of Odessa, 816-230-5577.

Sec. 50-397. Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surfaces only on property which:
 - a. Is 35 square acres or more;
 - b. Is located 3,960 feet or more from any property that is zoned for residential use;
 - c. Is located 1,250 feet or more from any property that is zoned for C-1 local commercial or C-2 general commercial uses; and
 - d. Mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

(Ord. No. 2429, § 1(8.207-5), 11-13-2000; Ord. No. 3011, § 2, 6-8-2020)

