



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

Friday, December 26, 2025

12:00 P.M.

**Community Building
601 W Main Street
Odessa, MO 64076**

CALL TO ORDER

Chair Sean Croucher

APPROVAL OF MINUTES

October 27, 2025

Variance – VAR-12-26-2506
400 US 40 Highway
Robert Hotmer

PUBLIC HEARING

City of Odessa Code of Ordinances
Section 50-721 – Specific requirements for certain sign types in
accordance with the following schedule and article VI of this
chapter:

(7) *Wall signs.* Wall signs shall not extend more than 12 inches from the surface upon which they are mounted. The sign face area of wall signs shall not exceed 100 square feet.

SUPPORTING
DOCUMENTATION

- (1) Staff report with attachments
- (2) Application with attachments
- (3) Affidavit of publication in The Odessan, December 11, 2025
- (4) Copy of letter sent to property owners within 185 ft of site and 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.



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

BOARD OF ADJUSTMENT MINUTES

Monday, October 27, 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 Monday, October 27, 2025, with the following members and guests in attendance.

**MEMBERS
PRESENT**

Sean Croucher, Chair
Charles Harvey Sr

STAFF/OTHERS

Cathy Thompson, Finance Officer
Jenny Neel, Community Development Coordinator

ABSENT

William "BJ" Begeman, Co-Chair – Jason Hawkins

**CALL TO ORDER
/ APPROVAL OF
MINUTES**

Sean Croucher, Chair called the meeting to order at 1:00 p.m.

Board member Harvey made a motion to approve the minutes from the September 2, 2025 meeting. Motion was seconded by board member Jones. Motion passed 3-0

Chairperson Croucher opened the public hearing at 1:01 p.m. with a request for exhibits from the 6003 Reich Road variance application. Cathy Thompson, entered exhibits 1 through 4 listed below.

Exhibits:

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.

**PUBLIC
HEARING**

**STAFF
COMMENTS**

Cathy Thompson, Finance Director, stated the applicant, KAT EXCAVATION on behalf of WILLOW CONTRACTING, 6003 Reich Rd, Odessa, is requesting approval of a variance from Section 50-397

City of Odessa Code of Ordinances. Off street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

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.

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.

Staff recommends approval of the request as it 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.

APPLICANT	None
WITNESSES IN FAVOR	None
WITNESSES OPPOSED	None
HEARING CLOSED	With no further testimony to be taken, Chairperson Croucher closed the public hearing at 1:02 p.m.
DISCUSSION	Member Jones stated he had no objection to the variance request. Member Harvey stated there is gravel leading to the site from all directions so he doesn't see a reason the variance should not be granted
MOTION TO APPROVE OR DENY VARIANCE REQUEST 10-27-2505 / Section 50-397 – Off Street Parking for 6003 Reich Road	<p>A motion was made by board member Harvey to approve variance request 10-27-2505 – Section 50-397 City of Odessa Code of Ordinances</p> <p>Off street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:</p> <p>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>
SECOND ROLL CALL VOTE	The motion was seconded by board member Jones Croucher – Yes Harvey - Yes Jones - Yes
OTHER BUSINESS	With no further items to come from the Board, a motion was made by board member Jones and seconded by Harvey to adjourn at 1:07 p.m. Motion carried unanimously.

Cathy J Thompson , Recording Secretary

Date

Sean Croucher, Chair

Date



City of Odessa

Board of Adjustment

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STAFF REPORT December 26, 2025

File #:	VAR-12-26-2506
Property Owner or Responsible Party:	Robert Hotmer
Site Location:	400 US 40 Highway
Request:	Variance to allow two signs on a 23,000-square-foot commercial building, for a total of 179.8 +\/- square feet.
Odessa Staff:	Jenny Neel, Community Development Coordinator
City Ordinance:	<p>City of Odessa Code of Ordinances</p> <p>Section 50-721 – Specific requirements for certain sign types shall be provided in this district in accordance with the following schedule and article VI of this chapter:</p> <p>(1) <i>Wall signs.</i> Wall signs shall not extend more than 12 inches from the surface upon which they are mounted. The sign face area of wall signs shall not exceed 100 square feet.</p>
Variance Criteria:	<p>The board of adjustment shall have the following powers:</p> <p><i>Powers relative to variances.</i> Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the ordinance from which this chapter is derived or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the area, the strict application of this chapter would result in peculiar and exceptional practical difficulties to or exceptional undue hardship upon the owner of such property, the board of adjustment is empowered to authorize upon an appeal in specific cases a variance from the terms of this chapter, as will not be contrary to the public interest, so that the spirit of this chapter will be observed and substantial justice will be done. The board of adjustment may establish such requirements relative to such property as would carry out the purpose and intent of this chapter. It is specifically provided, however, that the board of adjustment is not authorized to grant a use variance.</p>

Staff Recommendation:	Staff recommends approval of this request due to the large size of the building and its frontage. The request is not contrary to the public interest and maintains the spirit of the ordinance.
Respectfully Submitted:	Jenny Neel, Community Development Coordinator



CITY OF ODESSA

ECONOMIC DEVELOPMENT & COMMUNITY PLANNING

125 SOUTH SECOND STREET
ODESSA, MISSOURI 64076
T 816.230.5577 | F 816.633.4985



REQUEST FOR VARIANCE

You may appear before the Planning and Zoning Commission to request a variance in City Ordinances for the property shown below (OCDC 8.700). Please fill out the all required information and deliver this form to Odessa City Hall, 125 South Second Street, Odessa, MO 64076.

Property Owner or Responsible Party:

Robert L. Holmer

Print Name

Robert L. Holmer

Signature

12-4-25

Date

Mailing Address: 10038 Odessa Cemetery Rd. Odessa, Mo 64076

Daytime Phone Number: 816-263-0055

Address of property for which the variance is requested: 400 US 40 Hwy Odessa, Mo 64076

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

front of building signage. Code reads that they allow 100 sq. ft. of signage, but due to my building being larger, my sign needs to be 138 sq. ft. to look good.

The Planning and Zoning Commission will convene to review your request for a variance at the regularly scheduled meeting which is held on the third Thursday of each month at the Odessa Community Building at Dyer Park, 601 West Main Street, Odessa, MO 64076.

8.700 PROCEDURES AUTHORIZING USES PERMITTED ON REVIEW

The uses listed under the various Districts herein as "Uses Permitted on Review" are so classified because they more intensely dominate the area in which they are located than for other uses permitted in the district; however, the nature of such uses makes it desirable that they be permitted to locate therein. The following procedure is established to integrate properly the uses permitted on review with the other land uses located in the district. These uses shall be reviewed and authorized or rejected under the following procedure:

(a) An application shall be filed with the City Planning Commission for review. Said application shall show the location and intended use of site, the names of all the property owners and existing land uses within one hundred eighty-five (185) feet, and any other material pertinent to the request which the City Planning Commission may require.

(b) The City Planning Commission shall hold one or more public hearings thereon.

(c) The City Planning Commission shall within forty-five (45) days of the date of application, transmit to the Board of Aldermen its report as to the effect of such proposed building or use upon character of the neighborhood, traffic conditions, public utilities and other matters pertaining to the general welfare, and the recommendation of the City Planning Commission concerning use thereon. Thereupon the Board of Aldermen may authorize or deny the issuance of a Building Permit for the use of land or building as requested.



47" tall x 11' long



worth, Gracyn Water-
th, and Austyn Water-
th; two sisters, Treva-
ck Burgener of Liber-
MO and Glenice (Cal-
Hall of Springfield,
three brothers, Hert-
(Glenda) Goldsmith
Independence, MO,
(Debi) Goldsmith
Grain Valley, MO, and
vin Goldsmith of Bay
MI; and many nieces,
nephews, relatives, and
nds.

In addition to her par-
s and husband, Inez
preceded in death by
ster Lavell Crismon.

paid by family

sergeant, and led the Color
Guard.

Fern Louise Thomann

Fern Louise Soendker
Thomann, 87, died Sun-
day, November 30, 2025,
at Season Care Center, in
Kansas City, Mo.

Born June 13, 1938 in
Wellington, she was the
daughter of Ervin Soend-
ker and Tillie Kohlstaedt
Soendker.

On June 23, 1962, she
married Robert Thomann.
He preceded her in death.

She was a member of
the Methodist Church.

Survivors include two
sons, Mark Thomann,

itation will be 9 a.m. to ser-
vice time at the church.

PUBLIC NOTICE

City of Odessa

Board of Adjustment

Code of Ordinance

Chapter 50 - Section 50 - 721 (7)

Variance 12-26-2506

Notice is hereby given that a public hearing will be held by the Board of Adjustment of the City of Odessa on Friday, December 26, 2025, at 12:00 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 Robert Hotmer. The applicant seeks a variance to Chapter 50 of the City of Odessa Code of Ordinances, Section 50-721 - Specific requirements for certain sign types, for a parcel located at 400 US 40 Highway, Odessa, Missouri 64076.

CITY OF ODESSA CODE OF ORDINANCES

Section 50-721 - Specific requirements for certain sign types shall be provided in this district in accordance with the following schedule and Article VI of this chapter:

(1) **Wall signs.** Wall signs shall not extend more than 12 inches from the surface upon which they are mounted. The sign face area of wall signs shall not exceed 100 square feet.

The site is legally described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH OF THE BASE LINE, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 02°25'50" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION 36, A DISTANCE OF 499.64 FEET; THENCE NORTH 87°13'12" WEST 24.60 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF OLD 40 HIGHWAY, AND TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 09°32'27" WEST, ALONG SAID RIGHT-OF-WAY LINE, 383.95 FEET; THENCE NORTH 80°22'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 754.80 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF NORTH PARK COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF ODESSA; THENCE NORTH 88°27'38" WEST, 40.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 02°27'56" WEST 244.93 FEET; THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 39.75 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 43°05'04" EAST, 35.69 FEET; THENCE SOUTH 88°38'04" EAST 14.53 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 02°27'56" WEST 118.17 FEET TO THE NORTHWEST CORNER OF PINE CREEK TOWNHOMES, A SUBDIVISION IN THE CITY OF ODESSA; THENCE SOUTH 88°54'10" EAST 541.54 FEET TO THE NORTHEAST CORNER OF LOT 12 IN SAID PINE CREEK TOWNHOMES SUBDIVISION; THENCE SOUTH 02°45'17" WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 92.53 FEET; THENCE SOUTH 87°14'43" EAST 287.88 FEET TO THE POINT OF BEGINNING, CONTAINING 6.76 ACRES.

Published in *The Odessan*, Odessa, Missouri.

Thursday, December 11, 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

December 11, 2025

Ref: Public Hearing: Variance / VAR-12-26-2506
“400 US 40 Highway”
Signs
Parcel # 14-7.0-36-4-001-001.180

Dear Property Owner:

A Public Hearing will be held by the Board of Adjustment of the City of Odessa to receive comments from interested parties and citizens relative to a request by Robert Hotmer, applicant/owner, to approve a Variance request to allow two signs on his 23,000-square-foot commercial building, for a total of 179.8 +\- square feet.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at jenny.neel@cityofodessamo.com or at City Hall at 228 S 2nd Street, Odessa, MO

The hearing will be held in the Dyer Park Community Bldg. located at 601 W Main Street, Odessa, MO on the following dates:

Board of Adjustment – Friday, December 26, 2025 @ 12:00 PM

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 230-5577 ext. 2.

Very truly yours,

CITY OF ODESSA
Jenny Neel
Community Development Coordinator
Enc.

