

**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
OPPOSED** NONE

**HEARING
CLOSED** 11:26 a.m.

DISCUSSION

MOTION Stan Jones, Board member

SECOND Seconded by Jason Hawkins

VOTE 4-0 Approved

**AGENDA ITEM 2
PUBLIC
HEARING
VARIANCE/
VAR07-11-2025 B/
B&B
HOMEBUILDERS** 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, 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

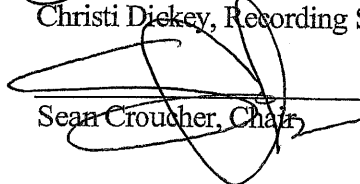
MOTION Stan Jones, Board member

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
9/2/2025