

**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

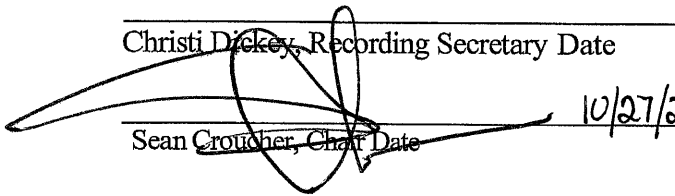
SECOND

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

10/27/26