

**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	Stan Jones
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.	
PUBLIC HEARING	Exhibits: <ol style="list-style-type: none">1. Staff report with attachments2. Application with attachments3. Affidavit of publication in The Odessian, October 7, 20254. Copy of letter sent to property owners within 185 ft of site including names/addresses of property owners and 185' notification map.	
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

A motion was made by board member Harvey to approve variance request 10-27-2505 – 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

SECOND

The motion was seconded by board member Jones

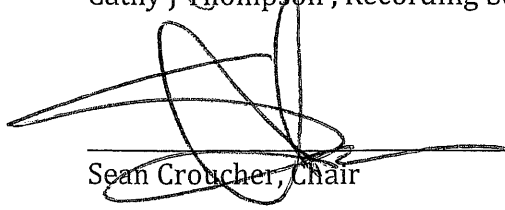
ROLL CALL VOTE

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 12/26/25
Cathy J Thompson, Recording Secretary Date


Sean Croucher, Chair 12/26/25
Sean Croucher, Chair Date