

BEFORE THE CITY OF ODESSA BOARD OF ADJUSTMENT

IN THE MATTER OF:

101 W. OLD 40 HIGHWAY; VAR-01-2026

PARCEL # 14-7.0-36-3-001-001.000

FINDINGS OF FACT AND ORDER

This matter came before the Board of Adjustment of Odessa, Missouri, on March 6, 2026 at 12:00 p.m. at the Odessa Community Building at 601 W. Main St, Odessa, MO 64076, pursuant to Section 50-782, for a variance of City Code Section 50-721. Based upon the evidence presented at the above referenced hearing, the Board of Adjustment makes the following Findings:

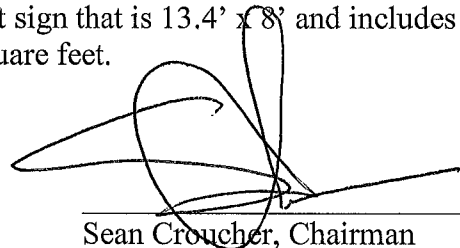
1. K-Mac Enterprises, Inc. ("Owner") is the owner of record of the above referenced real property generally located at 101 W. Old 40 Highway (hereinafter the "Property").
2. The Property is zoned C-2 General Commercial District.
3. Owner is seeking a variance from City Code Section 50-721 to allow a 35 ft sign that is 13.4' x 8' and includes a 4' x 8' marquee sign for a total of 139.2 +/- square feet.
4. Pursuant to Section 50-782 of the City Code, the Board of Adjustment has the power to grant variances.
5. Parties and Attendance
 - a. The hearing was attended by Board of Adjustment Members, Sean Croucher, Chairman, William Begeman, Christine Fleechart, Charles Harvey, Stan Jones; Lindsey Kolisch with Lauber Municipal Law and Jenny Neel, Community Development Coordinator and Shawna Davis, City Administrator, on behalf of the City.
6. Testimony at the March 6, 2026 hearing showed that proper notice of the hearing was given via publication and mailed notice. The following exhibits were entered into the record:
 - a. Staff report, variance application, photos of the proposed signs, affidavit of February 19, 2026 publication in The Odessan, letter sent to neighbors with 185' and City Code of Ordinance Section 50-721.

7. The Board of Adjustment heard testimony from the following individuals:
 - a. None
8. Based on the lack of testimony at the public hearing on March 6, 2026, and the exhibits presented, the Board of Adjustment did not see any problem with increasing the height and size of the sign since the property is close to I-70 and would allow travelers to see the sign from the highway.
9. The Board of Adjustment authorized the Chairman of the Board of Adjustment to execute these Findings of Fact and Order upon receipt and confirmation that these Findings of Fact and Order are in compliance with the testimony heard and the discussion and decision of the Board of Adjustment on March 6, 2026.

ORDER

Based on the foregoing findings of fact, the Board of Adjustment orders as follows:

1. The variance filed by Owner is granted.
2. A variance was granted to allow for a 35 ft sign that is 13.4' x 8' and includes a 4' x 8' marquee sign for a total of 139.2 +/- square feet.

A handwritten signature in black ink, appearing to read 'Sean Croucher', is written over a horizontal line.

Sean Croucher, Chairman
Board of Adjustment
City of Odessa

_____, 2026