City of Odessa, Missouri
Board of Adjustment
Odessa Community Building | 601 W. Main Street
Rescheduled Meeting ~ Tuesday, November 17, 2026 | 12:00 p.m.
Agenda

CALL TO ORDER Chair, Sean Croucher

INTRODUCTION OF NEW BOARD MEMBER Marty McDermed

ROLL CALL

APPROVAL OF MINUTES March 6, 2026

NEW BUSINESS

WITHDRAWN BY OWNER-VAR-02-2026 / Jakob Erdmann, Civil Engineer Consultant, Erdmann Services; Steven & Lisa Bailey, Owners / Variance / W. Marlow St. / Parcel # 14-7.0-35-4-000-006.000

VAR-03-2026 / Aaron Norman, Project Coordinator, Powell CWM, Inc; Steven & Lisa Bailey, Owners / Variance / Lakeview Rd. / Parcel # 14-7.0-35-4-000-003.000 and 14-7.0-35-4-000-043.000

Exhibits:

1. Staff report
2. Application with attachments
3. City Code of Ordinances (for reference)

ADJOURNMENT

A quorum of the Board of Aldermen may be in attendance however, no Board of Aldermen votes will be taken.

Posted November 13, 2026
City Hall & City Website
Emailed to The Odessan

City of Odessa, Missouri
Board of Adjustment
Odessa Community Building | 601 W. Main Street
Regular Meeting ~ Friday, March 6, 2026 | 12:00 p.m.
Minutes

CALL TO ORDER
Chairman Croucher called the meeting to order at 12:00 p.m.

ROLL CALL
Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Sean Croucher	Present
William Begeman	Present
Christine Fleehart	Present
Charles Harvey	Present
Stan Jones	Present

INTRO OF NEW MEMBER
Chairman Croucher introduced newest board member Christine Fleehart to the board.

OTHERS IN ATTENDANCE
Jenny Neel, Community Development Coordinator
Shawna Davis, City Administrator
Lindsey Kolisch, Lauber Municipal Law

APPROVAL OF MINUTES
Board member Begeman made a motion to approve the minutes from the December 26, 2025 meeting. Motion was seconded by board member Jones.

Motion carried 5-Ayes, 0-Noes.

NEW BUSINESS
(Public Hearing) VAR-01-2026 / Section 50-721 – Signs / 101 W Old 40 Highway

Open: 12:01 p.m.
Closed: 12:04 p.m.

Staff Presentation
The staff report included the variance application, photos of the proposed signs, affidavit of publication, letter to neighbors with 185' and the City Code of Ordinances.
Staff recommends approval of the variance request.

DRAFT

Applicant Presentation
None

Speakers In Favor
None

Speakers Opposed
None

Board Comments
Board member Jones said he didn't see any problem with the sign. Board member Harvey said he doesn't have a problem with the height and assumes it is so it can be seen from the highway.

Motion was made by board member Begeman to approve variance request VAR-01-2026, seconded by board member Jones and carried with the following vote:

Sean Croucher	Aye
William Begeman	Aye
Christine Fleehart	Aye
Charles Harvey	Aye
Stan Jones	Aye

Motion carried to approve 5-Ayes, 0-Noes.

TRAINING
Public officials' liability training was conducted by Lindsey Kolisch, with Lauber Municipal Law.

ADJOURN
With no further business to come before the board, motion was made by board member Harvey, seconded by board member Jones to adjourn the meeting at 12:54 p.m.

Motion carried-5-Ayes, 0-Noes.

Approved:

_____ _____
Sean Croucher, Chairman

_____
Jenny Neel, Recording Secretary

DRAFT

City of Odessa
Board of Adjustment
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

STAFF REPORT
November 17, 2026

File #:	VAR-03-2026
Property Owner or Responsible Party:	Aaron Norman, Project Coordinator for Powell CWM, Inc; Steven R. Bailey and Lisa A. Bailey, Owners
Site Location:	Lakeview Road; Parcel # 14-7.0-35-4-000-003.000 and 14-7.0-35-4-000-043.000
Request:	The applicant is requesting variances from the City of Odessa's minimum lot depth of 120 feet for lots 32, 33, 40-42, 48-56, 59-62, 66, 67, 72, 73, 78-81, 83, 85-88, 90-96, 112-116 and minimum lot area of 8,400 square feet for lots 79, 80, 91, 92.
City Ordinances:	**Sec. 42-35. Lots.** (c) The minimum depth of residential lots shall not be less than 120 feet. (d) The area of residential lots shall be not less than 8,400 square feet, except that a corner lot shall be not less than 9,600 square feet. (Ord. No. 2824, § 1(9.201-6), 9-12-2011)
Variance Criteria:	**Sec. 50-782. Powers.** (3) *Powers relative to variances.* 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.
Staff Recommendation:	Staff recommends **approval** of the requested variances from Sections 42-35(c) and 42-35(d) of the City of Odessa Code of Ordinances, which require a minimum residential lot depth of 120 feet and a minimum lot area of 8,400 square feet. The Hill Subdivision was previously approved and designed to accommodate zero-lot-line villas. Since that approval, a significant portion of the roadway and utility infrastructure has been constructed in accordance with the original development plans.
Respectfully Submitted:	Jenny Neel, Community Development Coordinator

VAR-03-2026

City of Odessa

Request for Variance/Appeal

Community Development
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

You may appear before the Board of Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of $300 is due upon submission of a variance application, and a fee of $300 is required for appeals.

Date of Application: 10/12/2026

Type of Application: ☐ Appeal ($300) ☑ Variance ($300)

Applicant Name/Relation to Property Owner: Aaron Norman / Agent for Owner

Applicant Mailing Address: 3200 S. State Route 291, Independence, MO 64057

Daytime Phone Number: 816-373-4800 Email: anorman@powellcwm.com

Address of property for which the variance is requested: Lakeview Road & W. Main Street

Current Zoning of Property: R-2

Property Owner or Responsible Party:

Aaron Norman — Print Name

Signature

10/12/26 — Date

Property Owner Mailing Address: Steve and Lisa Bailey Trust / 309 N. Oak Street, Bates City, MO 64011

Property Owner Daytime Telephone: 816-690-4611 Email: sbailey@katexcavation.com

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

The Board of Adjustment will convene to review your request for a variance and inform you of the date and time of the meeting.

1. *Appeal.* The Board of Adjustment shall be authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the building inspector or any other administrative official in the interpretation and enforcement of the City of Odessa Zoning Chapter.
2. *Variance.* The Board of Adjustment shall be authorized to hear and decide a variance for a parcel by reason of exceptional narrowness, shallowness, shape, exceptional topographical conditions, or other extraordinary or exceptional situations/conditions. A variance may be granted when the condition is not generally prevalent in the area and/or the strict application of Chapter 50 would result in:
    a. Peculiar or exceptional practical difficulties, or
    b. Exceptional undue hardship on the property owner

    Any variances granted must still follow the overall purpose of the Zoning Chapter and be fair to the community. The Board can impose conditions on the variance to ensure it aligns with the intent of the Zoning Chapter. The Board cannot grant a variance that would change the allowed use of the property.
    (Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

The Board of Adjustment shall fix a reasonable time for the hearing of the request for variance, give 15 days' public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing any party may appear in person or by agent or by an attorney. The Board of Adjustment shall not rehear an appeal once decided unless it is shown by the appellant that all pertinent facts of the case were not brought before the Board of Adjustment at the public hearing, and that for some reason he was prevented from presenting such facts; or that the facts of the case have materially changed since the public hearing. (RSMo 89.100)

Staff Use Only

File No. VAR-03-2026

Date of Meeting Scheduled: 11/16/26

Publication Date: 10/22/26

Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: 10/16/2026

Fee Amount Paid: ✓ $300 Date Paid: 10/19/26

Last Revised: 04/2026

POWELL CWM
ARCHITECTURE / ENGINEERING / SURVEYING

3200 S. State Route 291, Building 1
Independence, MO 64057
(816) 373-4800 | www.powellcwm.com
Disadvantaged Business Enterprise | DBE
Woman Owned Business Enterprise | WBE

To: The Board of Adjustment
City of Odessa, Missouri

Dear Members of the Board,

The purpose of this letter is to explain the requested variance for the preliminary plat of The Hill.

This development is based on a preliminary plat prepared by Phoenix Engineering and dated September 8, 2005, as well as construction plans approved on March 1, 2007. Final platting proceeded with The Hill 1st Plat, dated January 12, 2007. Both the preliminary and final plats included zero-lot-line villas.

Since that time, much of the road network and utility infrastructure has been constructed. The developer now proposes replacing the approved zero-lot-line villas with individual lots, allowing separate ownership rather than use as rental properties or ownership by investment companies.

To accommodate this change, the proposed layout maximizes the number of conforming lots while avoiding major redesign and reconstruction of the approved development.

The variance is for the remaining lots that could not be made to meet the minimum lot depth of 120 feet and/or the minimum lot area of 8,400 square feet, as required by the City Code of Ordinances in Sections 42-35(c) and 42-35(d).

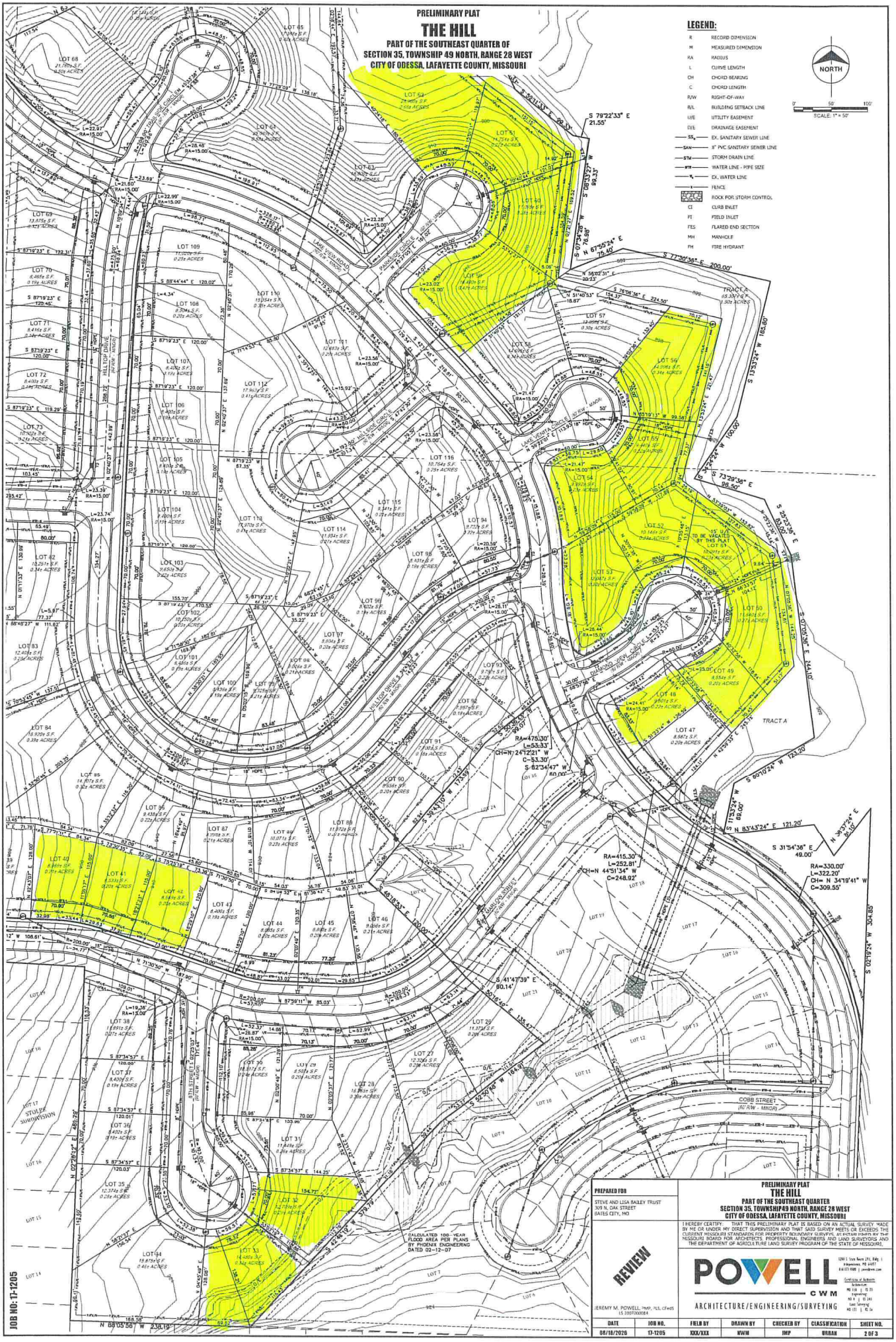
Lots not meeting depth requirement:

32, 33, 40-42, 48-56, 59-62, 66, 67, 72, 73, 78-81, 83, 85-88, 90-96, 112, 113, 114-116

Lots not meeting area requirement:

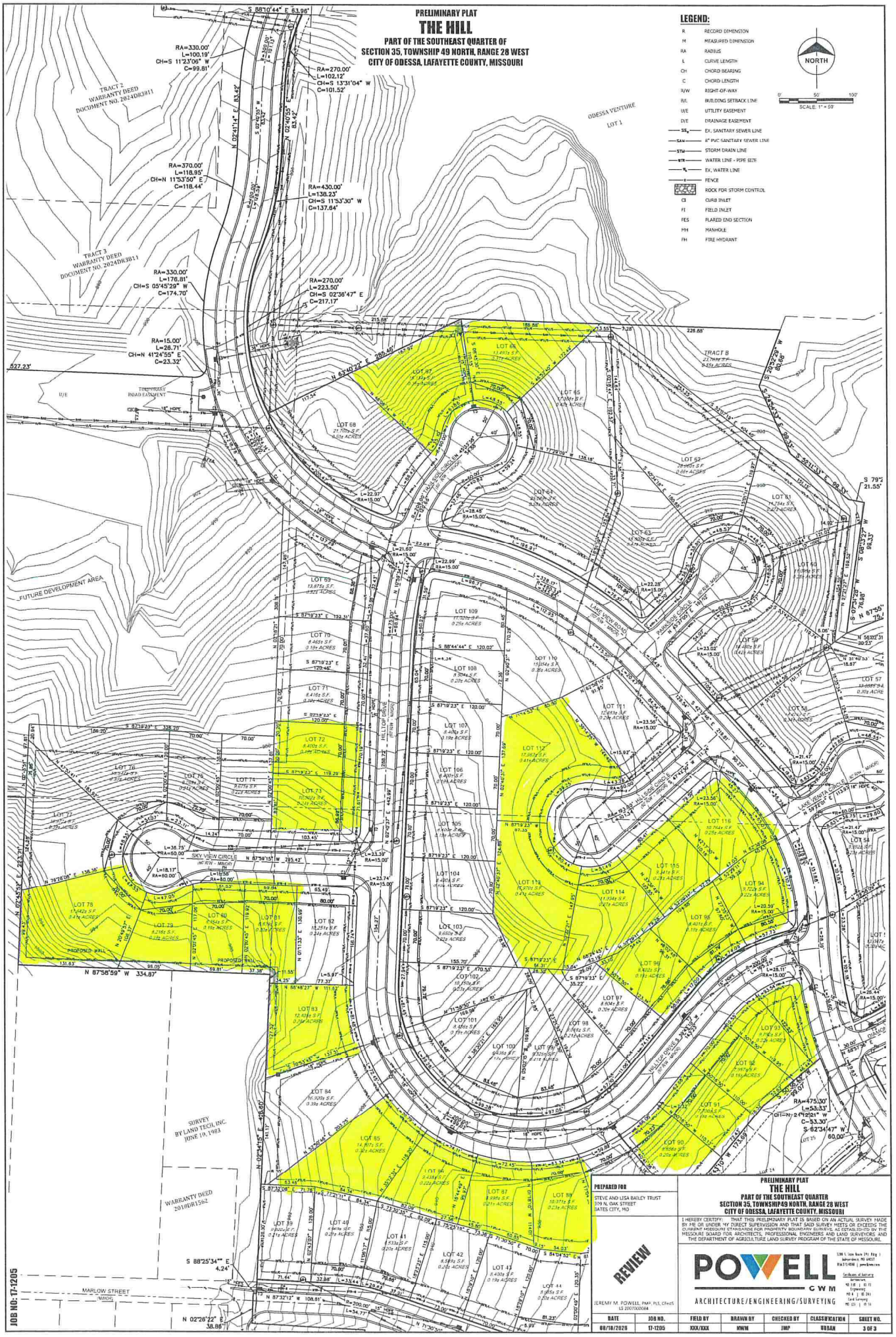
79, 80, 91, 92

Thank you for your consideration on this matter.



PRELIMINARY PLAT
THE HILL
PART OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 49 NORTH, RANGE 28 WEST
CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
08/18/2026	17-1205	XXX/XXX	NWH	JMP	URBAN	2 OF 3


PRELIMINARY PLAT
THE HILL
PART OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 49 NORTH, RANGE 28 WEST
CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI
LEGEND:
R RECORD DIMENSION
M MEASURED DIMENSION
RA RADIUS
L CURVE LENGTH
CH CHORD BEARING
C CHORD LENGTH
R/W RIGHT-OF-WAY
B/L BUILDING SETBACK LINE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
SS EX. SANITARY SEWER LINE
SAN 8" PVC SANITARY SEWER LINE
STM STORM DRAIN LINE
WTR WATER LINE - PIPE SIZE
EX. WATER LINE
FENCE
ROCK FOR STORM CONTROL
CI CURB INLET
FI FIELD INLET
FES FLARED END SECTION
MH MANHOLE
FH FIRE HYDRANT
NORTH
SCALE: 1" = 50'
TRACT 2 WARRANTY DEED DOCUMENT NO. 2024DR3811
TRACT 3 WARRANTY DEED DOCUMENT NO. 2024DR3811
ODESSA VENTURE LOT 1
TRACT B
FUTURE DEVELOPMENT AREA
SKY VIEW CIRCLE
HILLTOP DRIVE
LAKE VIEW ROAD
PASSAGE CIRCLE
LAKE JENNIFER CIRCLE
MARLOW STREET
SURVEY BY LAND TECH, INC. JUNE 10, 1983
WARRANTY DEED 2018DR1562
PROPOSED WALL
TEMPORARY ROAD EASEMENT
JOB NO: 17-1205
PREPARED FOR
STEVE AND LISA BAILEY TRUST
109 N. OAK STREET
BATES CITY, MO
REVIEW
PRELIMINARY PLAT
THE HILL
PART OF THE SOUTHEAST QUARTER
SECTION 35, TOWNSHIP 49 NORTH, RANGE 28 WEST
CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI
I HEREBY CERTIFY: THAT THIS PRELIMINARY PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2001000084
POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
DATE 08/18/2025
JOB NO. 17-1205
FIELD BY XXX/XXX
DRAWN BY MWM
CHECKED BY JMP
CLASSIFICATION URBAN
SHEET NO. 3 OF 3

UNOFFICIAL COPY

PROOF OF OWNERSHIP

058569 ✓

3200

MIDWEST TITLE

STATE OF MISSOURI)SS
COUNTY OF LAFAYETTE)
I CERTIFY INSTRUMENT RECEIVED

03 APR 28 P 2:18 PM

RECORDED BOOK 972 PAGE 1136-1139
PATSY OLVERA, RECORDER
By Jaquelin Deputy

03011634

MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to Individual Grantee)

L- 17809

THIS INDENTURE, made on the 24th day of April, 2003, by and between STEVEN R. BAILEY AND LISA ANN BAILEY, HUSBAND AND WIFE

of the County of LAFAYETTE, State of MISSOURI, , Grantors, and

STEVEN R. BAILEY AND LISA A. BAILEY, TRUSTEES OF THE STEVEN R. BAILEY TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1999, AS TO AN UNDIVIDED 1/2 INTEREST, AND LISA A. BAILEY AND STEVEN R. BAILEY, TRUSTEES OF THE LISA A. BAILEY TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1999, AS TO AN UNDIVIDED 1/2 INTEREST, OR TO THEIR SUCCESSOR IN TRUST

Grantee. Grantee's mailing address is: 3606 Oakwood Rd., Odessa Mo 64076

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, his/her heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of LAFAYETTE and State of Missouri, to-wit:

SEE ATTACHED EXHIBIT "A"

Mid-West Title Company
P.O. Box 141
Odessa, MO 64076

BOOK 972 PAGE 1136

UNOFFICIAL COPY

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto his/her heirs and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto his/her heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.

Steven R Bailey (Seal) Lisa Ann Bailey (Seal)
STEVEN R BAILEY LISA ANN BAILEY

_____ (Seal) _____ (Seal)

STATE OF MISSOURI)
COUNTY OF JACKSON)

On this 24th day of April, 2003, before me, CATHLEEN M ANDERSON, a Notary Public in and for said state, personally appeared STEVEN R. BAILEY AND LISA ANN BAILEY, HUSBAND AND WIFE

known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Seal)

Printed Name CATHLEEN M ANDERSON
Notary Public in and for said State

My commission expires: 1-8-2007

CATHLEEN M. ANDERSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan 8, 2007

UNOFFICIAL COPY

CONTINUATION SHEET

Exhibit "A"

SCHEDULE A

Order Number: L 17809 = A

Commitment Number:

TRACT I

That portion of the Southeast Quarter of the Southeast Quarter of Section 35, and the Southwest Quarter of the Southwest Quarter of Section 36, all in Township 49 North of the Base Line, Range 28 West of the Fifth Principal Meridian, in Odessa, Lafayette County, Missouri, being more particularly described as follows: Beginning at the common section corners of Section 35 and 36 on the Township line; thence from the TRUE POINT OF BEGINNING North 89 degrees 06 minutes 28 seconds West along said South line of Section 35 in Main Street a distance of 145.00 feet; thence leaving said Section line North 01 degrees 16 minutes 30 seconds East a distance of 27.78 feet to the P.C. of a curve to the left; thence along said curve having a radius of 270.00 feet through a central angle of 25 degrees 40 minutes 45 seconds an arc length of 121.01 feet to the P.C. of a curve to the right; thence along said curve to the right on a cord which bears North 11 degrees 35 minutes 54 seconds West having a radius of 337.50 feet through a central angle of 25 degrees 36 minutes 43 seconds an arc length of 150.87 feet to the P.T. of said curve; thence North 89 degrees 06 minutes 10 seconds West a distance of 67.00 feet; thence North 01 degrees 16 minutes 30 seconds East a distance of 554.07 feet to a point on the Southline of a tract of land deeded to Chicago and Alton Railroad Co. in Book 196 at Page 212 in the office of the Recorder of Deeds for Lafayette County, Missouri; thence along said deeded line North 82 degrees 33 minutes 56 seconds East a distance of 52.20 feet; thence South 33 degrees 04 minutes 04 seconds East a distance of 49.00 feet; thence North 37 degrees 27 minutes 56 seconds East a distance of 80.87 feet; thence leaving said deeded line South 01 degrees 16 minutes 30 seconds East a distance of 585.95 feet; thence South 89 degrees 06 minutes 10 seconds East a distance of 145.00 feet to a point on the East line of Section 35; thence entering Section 36 South 89 degrees 22 minutes 32 seconds East a distance of 150.00 feet; thence South 01 degrees 16 minutes 30 seconds West a distance of 291.00 feet to a point on said Township line and the South line of Section 36; thence along said line North 89 degrees 26 minutes 28 seconds West a distance of 150.00 feet to the TRUE POINT OF BEGINNING, except that part heretofore platted as Lots 1 thru 5, inclusive, Triple "R" Subdivision, as said plat appears of record in Plat Book 14 at Page 55 in the office of the Recorder of Deeds for Lafayette County, Missouri.

A portion of the foregoing tract is platted as Wagner Minor Subdivision, as said Plat appears of record in Plat Book 13 at Page 12 in the office of the Recorder of Deeds for Lafayette County, Missouri.

CONTINUED ON PAGE 4 HEREOF.

STEWART TITLE GUARANTY COMPANY

0055

UNOFFICIAL COPY

CONTINUATION SHEET

Exhibit "A" SCHEDULE A

Order Number: L-17809 -A

TRACT II

The South East Quarter of the South East Quarter; the South Half of the North East Quarter of the South East Quarter; the East Half of the North East Quarter of the South West Quarter of the South East Quarter, all in Section 35, Township 49 North, Range 28 West; except 13.69 acres, part of the East Half of the South East Quarter of Section 35 as conveyed by James Kirkpatrick and wife to Chicago and Alton Railroad Company by deed dated July 10th, 1907 of record in Book 196 at Page 212 in the office of the Recorder of Deeds for Lafayette County, Missouri; except 2.50 acres in the Southeast corner of the South East Quarter of the South East Quarter of Section 35, as conveyed by Kemuel Tracy and wife to Louis L. Saling and Annie Marie Saling, husband and wife, by deed dated September 12th, 1923 of record in Book 268 at Page 421 in said Recorder's Office; except tract conveyed by S. Ruth Hutchison to George A. Stolpe and wife by the Warranty Deed of record in Book 521 at Page 93 in said Recorder's Office; except tract conveyed by S. Ruth Hutchison to Ralph C. Patterson and wife by Warranty Deed of record in Book 523 at Page 223 in said Recorder's Office: all in Odessa, Lafayette County, Missouri.

ALSO:

The East Half of the North West Quarter of the South East Quarter of Section 35, Township 49 North, Range 28 West, except a tract 200 feet by 200 feet in the Northeast corner thereof as conveyed by Wayland Dahler and wife to Arthur L. Baker and wife by deed dated May 30th, 1953 of record in Book 390 at Page 381 in the office of the Recorder of Deeds for Lafayette County, Missouri, all in Odessa, Lafayette County, Missouri.

STEWART TITLE GUARANTY COMPANY

0055

Sec. 42-35. Lots.

(a) Residential lots shall be not less than 70 feet in width at the front building line and shall abut a street a distance of not less than 35 feet; except that a corner lot shall be not less than 80 feet in width at the front building line.

(b) Side lot lines should be approximately at right angles or radial to street lines.

(c) The minimum depth of residential lots shall not be less than 120 feet.

(d) The area of residential lots shall be not less than 8,400 square feet, except that a corner lot shall be not less than 9,600 square feet.

(e) In residential subdivisions, when septic tank or individual sewage disposal devices are to be installed, the area of the lot shall not be less than the area required, as determined by an area percolation test performed by a registered engineer, and the width of the lot at the front building line shall be not less than 100 feet.

(f) Lots are not required for subdivisions for commercial and industrial use but when provided should be of appropriate size and arrangements to provide for adequate off-street parking and loading facilities based on the intended use.

(g) Double frontage and reverse frontage lots should be avoided except when they are needed to provide for the separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet shall be provided along the portion of the lots abutting such a traffic artery or other use when screening is required. There shall be no right of access across a planting screen easement.

(Ord. No. 2824, § 1(9.201-6), 9-12-2011)