

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
APRIL 9, 2026

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on April 9, 2026 at 5:30 PM in the Council Chambers at City Hall located at 401 South Jefferson.

CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Upon roll call, the following Officers were present: Rick Adams, Ryan Ritchel, Matthew Starnes.
Absent: John Sommer, Juliann White.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

March 12, 2026, Regular Meeting

Rick Adams moved and Matthew Starnes seconded that the Board approve the minutes as presented. Motion carried as follows: Yea: (3) Rick Adams, Ryan Ritchel, Matthew Starnes; Nay: (0) None; Abstain: (0) None; Absent: (2) John Sommer, Juliann White.

Public Hearing

Matthew Starnes moved and Rick Adams seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (3) Rick Adams, Ryan Ritchel, Matthew Starnes; Nay: (0) None; Abstain: (0) None; Absent: (2) John Sommer, Juliann White.

Request for a Variance for a 1,500 sq ft shop located at 1515 Millcreek Rd.

Compliance Specialist Kim Schomaker stated the request was for a variance for a 1,500 sq-ft shop located at 1515 Millcreek Road and the owner, Tom Watkins, shared that he wanted to build a shop.

Request for a Variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln

Compliance Specialist Kim Schomaker explained that this request is being brought back before the Board of Adjustment for approval of a variance for non-conforming lots located in the 500 block of Chestnut and the 300 block of Lincoln. She noted that the Board previously approved the variance at its December 11, 2025, meeting to facilitate a real estate transaction; however, this did not align with the original request from the Planning and Zoning Board.

Rick Adams moved and Matthew Starnes seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (3) Rick Adams, Ryan Ritchel, Matthew Starnes; Nay: (0) None; Abstain: (0) None; Absent: (2) John Sommer, Juliann White.

BOARD ACTION

Election for Chairman

Board of Adjustment Member Rick Adams nominated Ryan Ritchel for Chairperson, Matt Starnes moved, and Adams seconded, to cease nominations. No other nominations were received; therefore, Ryan Ritchel was elected Chairperson by acclamation.

Request for a Variance for a 1,500 sq ft shop located at 1515 Millcreek Rd.

Rick Adams moved, and Matthew Starnes seconded, that the Board approve a variance for a 1,500 sq ft shop located at 1515 Millcreek Road. Motion carried as follows: Yea: (3) Rick Adams, Ryan Ritchel, Matthew Starnes; Nay: (0) None; Abstain: (0) None; Absent: (2) John Sommer, Juliann White.

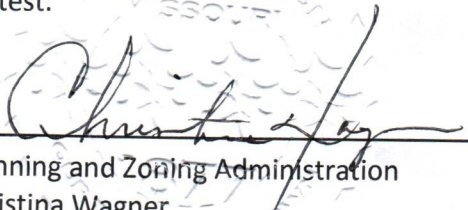
Request for a Variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln

Matthew Starnes moved, and Rick Adams seconded, that the Board approve a variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln. Motion carried as follows: Yea: (3) Rick Adams, Ryan Ritchel, Matthew Starnes; Nay: (0) None; Abstain: (0) None; Absent: (2) John Sommer, Juliann White.

Adjournment

Acting Chairperson Ryan Ritchel declared the meeting adjourned at 6:08 pm.

Attest:



Planning and Zoning Administration
Christina Wagner



Chairman Ryan Ritchel

April 30, 2026

Minutes Approved