

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
APRIL 30, 2026

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on April 30, 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, David Schneider, Matt Starnes, and Juliann White. Absent: John Sommer.

David Schneider, serving as an alternate, filled the seat in the absence of John Sommer.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, City Counselor Chris Allen, City Clerk Lacey Brackett, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

April 9, 2026, Regular Meeting

Juliann White moved and Matthew Starnes seconded that the Board approve the minutes as presented. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, David Schneider, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (1) John Sommer.

City Counselor Chris Allen addressed the Board regarding the re-ratification items presented for consideration. He explained that the re-ratification was required pursuant to code provisions Chapter 48-325 (d) mandating a supermajority vote and clarified the number of members necessary to be present for official action to be taken at future meetings. Counselor Allen further noted that while a quorum is established with three (3) members present, only minutes may be approved under those circumstances.

BOARD ACTION

Consider the re-ratification of the previously approved Variance Request to construct a 1,200-square-foot accessory structure located at 410 Highway YY

David Schneider moved, and Rick Adams seconded, that the Board approve the re-ratification of the previously approved variance request to construct a 1,200 square-foot accessory structure located at 410 Highway YY. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, David Schneider, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (1) John Sommer.

Consider the re-ratification of the previously approved Variance Request to construct a 1,500-square-foot shop located at 1515 Millcreek Road

Juliann White moved, and Matthew Starnes seconded, that the Board approve the re-ratification of the previously approved variance request to construct a 1,500 square-foot shop located at 1515 Millcreek Road. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, David Schneider, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (1) John Sommer.

Consider the re-ratification of the previously approved Variance Request for Non-Conforming lots located at the 500 Block of Chestnut and the 300 Block of Lincoln Avenue

Juliann White moved, and Matthew Starnes seconded, that the Board approve the re-ratification of the previously approved variance request for non-conforming lots located at the 500 Block of Chestnut and 300 Block of Lincoln. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, David Schneider, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (1) John Sommer.

Meeting Rules and Procedures

Compliance Specialist Kim Schomaker reviewed the rules and procedures outlined in the Board of Adjustment Reference Guide provided by the City Clerk's office. She explained the processes the Chair and Board would follow during public hearings and board action items. Chairman Ryan Ritchel discussed procedures and asked questions to clarify his role and responsibilities as Chair.

Adjournment

Chairman Ryan Ritchel declared the meeting adjourned at 6:30 pm.

Attest:


Code Administrator Christina Wagner


Chairman Ryan Ritchel

June 11, 2026

Minutes Approved