

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, JULY 16, 2026, 5:30 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
“TENTATIVE AGENDA”**

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. June 11, 2026, Regular Meeting
3. Public Hearing
 - a. Request for a Variance Setback from 25 feet to 10 ft off 3rd Street, located at 311 Polk Street
4. Board Action
 - a. Board Action to Request a Variance Setback from 25 feet to 10 ft off 3rd Street, located at 311 Polk Street
5. Adjournment

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
JUNE 11, 2026

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on June 11, 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, John Sommer, Matthew Starnes, Juliann White. Absent: (0) None.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Coordinator Kim Schomaker, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

April 30, 2026, Regular Meeting

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

Public Hearing

John Sommer moved, and Juliann White seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, John Sommer, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a height variance from 45 ft. to 66 ft. located at the 1200 Block of Ice Cream Way.

President and CEO Gail Kurpgeweit reported that the variance would provide the height necessary to accommodate the 10,000 pallets required for the cold storage facility, with a projected completion date of July 2027.

Matthew Starnes moved, and Rick Adams seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, John Sommer, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Board Action

Board Action on a request for a Height Variance from 45 ft. to 66 ft. located at the 700 Block of Ice Cream Way

Rick Adams moved, and Matthew Starnes seconded, that the Board approve a Height Variance from 45 ft to 66 ft located at the 700 Block of Ice Cream Way. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, John Sommer, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION AND STAFF DISCUSSION

Planning and Zoning Coordinator Kim Schomaker asked whether the Board would like to reschedule the July 9th meeting to July 16th due to the Laclede County Fair taking place the week of July 6th. All Board members were in agreement.

Adjournment

Chairman Ryan Ritchel declared the meeting adjourned at 5:38 pm.

Attest:

Chairman Ryan Ritchel

Code Administrator Christina Wagner

Minutes Approved



To: Board of Adjustment

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Variance Setback from 25 feet to 10 ft off 3rd Street, located at 311 Polk Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a setback variance from 25ft to 10ft off 3rd street located at 311 Polk Ave.

Background (problem/explanation):

Owner needs the setback variance to keep the house with an address off of Polk St.

Staff Recommendation:

Staff sees no issue as long as the house does not impede within the sight triangle at the street intersection.

Submitted By: Kim Schomaker, Compliance Specialist

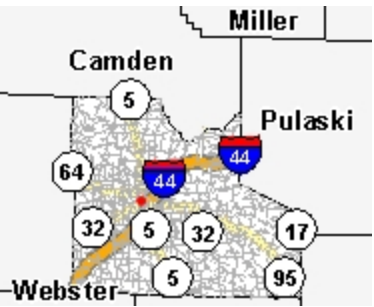
Department: Code Administration

Date: 07/06/2026

ATTACHMENTS:

1. GIS- 311 Polk Ave

311 Polk Ave



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Setback
variance
area

1 in. = 52ft.



Notes

Zoned
RS-2 residential

104.2 0 52.08 104.2 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION