

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, JANUARY 9, 2025, 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. May 9, 2024, Meeting Minutes
3. Public Hearing
 - a. Request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY
4. Board Action
 - a. Board Action on a request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY
5. Adjournment

CITY OF LEBANON
BOARD OF ADJUSTMENT MINUTES
May 9, 2024

BE IT REMEMBERED that the Board of Adjustment met at 5:30 P.M. Thursday, May 9, 2024, in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF QUORUM

Upon roll call, the following Board Members were present: Rick Adams, Ted Dahl, Ralph Pitts, Dan True, and John Sommer. Absent: None.

A quorum was declared.

Staff members and others in attendance: Interim Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Sommer moved and Dahl seconded that the Board of Adjustment approve the May 9, 2024 meeting minutes as presented. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

PUBLIC HEARINGS

Sommer moved and True seconded that the Board of Adjustment move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Dahl, Pitts, True, Sommer, and Adams; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

Variance Request for a pre-existing structure to be used as a Rental at 474 Center Street

Chairman Pitts questioned why the pre-existing structure was before the Board of Adjustment and not Planning and Zoning and found that since it was varying from the Code, it would be Board of Adjustment.

Interim Code Administrator Christina Wagner reported that she had talked to Code Officials, and it was determined that none of the staff could recalled approving the existing structure to be remodeled and used as a residence. She shared that this structure was on a minimum-sized lot and the lots would be unable to be split.

Board Member True expressed his concern with the parking situation.

There were no other public comments.

Variance Request to Construct a 6-foot fence with gates at 1060 and 1100 N. Jefferson Avenue

Wagner reported that this place of business has products outside that have been stolen from vagrants around the area. She shared the owner wished to put a longer fence up, in order to minimize the issues that have happened.

Pitts moved and Dahl seconded that the Board of Adjustment move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Pitts, True, Sommer, Adams, and Dahl; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST FOR A PRE-EXISTING STRUCTURE TO BE USED AS A RENTAL AT 474 CENTER STREET

Pitts moved and Dahl seconded that the Board approve a Variance Request for a pre-existing structure to be used as a Rental at 474 Center Street. Motion failed as follows: Yea: (1) Adams; Nay: (4) True, Sommer, Dahl, and Pitts; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST TO CONSTRUCT A 6-FOOT FENCE WITH GATES AT 1060 AND 1100 N. JEFFERSON AVENUE

True moved and Sommer seconded that the Board approve a Variance Request to Construct a 6-foot fence with gates at 1060 and 1100 N. Jefferson Avenue. Motion carried as follows: Yea: (5) Sommer, Adams, Dahl, Pitts, and True; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

ADJOURNMENT

True moved and Dahl seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 5:38 p.m.

ATTEST:

Interim Code Administrator
Christina Wagner

Chairman Ralph Pitts

Minutes Approved _____



To: Board of Adjustment

Proposed for the Meeting Date of: January 9, 2025

Staff Informational Sheet

Topic: Request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a square foot variance for an accessory structure located at 410 Hwy YY

Background (problem/explanation):

The purposed structure is 1200-sf and exceeds the1,000-sf allowable limit. This requires a variance.

Staff Recommendation:

The owner meets all the setback requirements. Staff sees no issue with this request.

Submitted By: Christina Wagner, Code Administrator

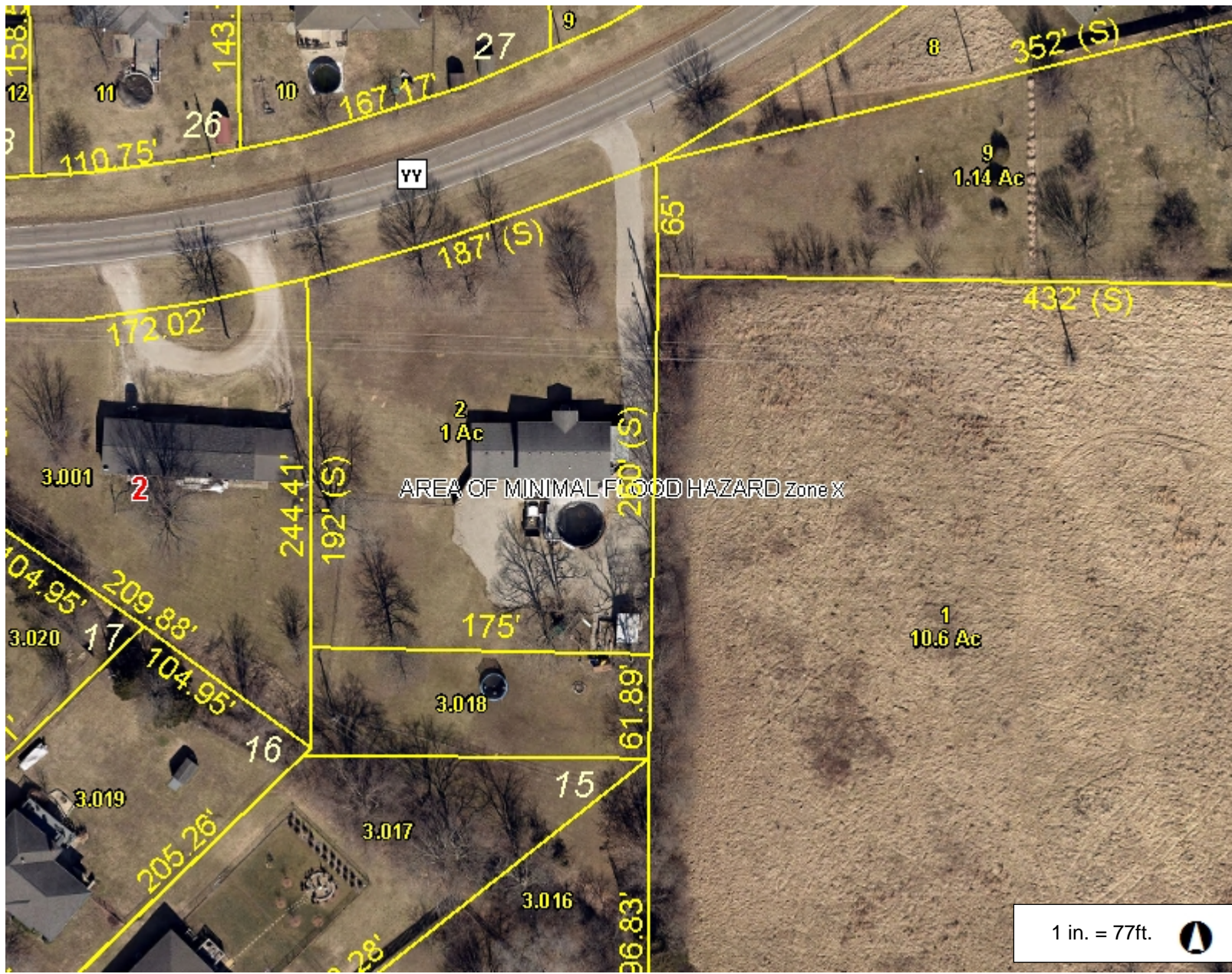
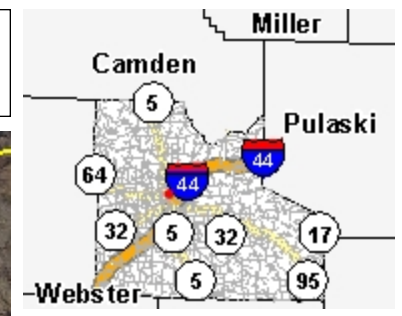
Department: Code Administration

Date:

ATTACHMENTS:

1. 410 Hwy YY- GIS Flood Map

Laclede County, MO



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- Base Flood Elevations
- Levees

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chan
- Area with Reduced Risk Due to Lev

Notes

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



To: Board of Adjustment

Proposed for the Meeting Date of: January 9, 2025

Staff Informational Sheet

Topic: Board Action on a request for a Variance to Construct a 1,200 Square Foot Accessory Structure located at 410 Highway YY

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Background (problem/explanation):

Staff Recommendation:

Submitted By: Lacey Brackett, Deputy City Clerk

Department: Code Administration

Date:

ATTACHMENTS:

None