

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
JUNE 12, 2025

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on June 12, 2025, 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, Ted Dahl, John Sommer, David Schneider, and Ryan Ritchel.

A quorum was declared.

Ryan Ritchel served as acting Chairman.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Shoemaker, City Clerk Lacey Brackett, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

January 9, 2025, Meeting Minutes

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

Public Hearing

David Schneider moved and Rick Adams seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request A Square Foot Variance for An Accessory Structure At 524 Heidi Road

Planning and Zoning Mark Scott explained that the variance was for an accessory structure that would exceed the 1,000 square foot maximum size. He mentioned that Staff had no concerns with the project.

Vivian Waterman, owner, stated she planned to build a brick garage compatible with the existing house structure at the 524 Heidi Road location.

Request A Square Foot Variance for An Accessory Structure At 668 Dilworth Road

Planning and Zoning Mark Scott explained that the variance was for an accessory structure that would exceed the 1,000 square foot maximum size. He mentioned that Staff had no concerns with the project at 668 Dilworth Road.

Larry Landgon, property owner, indicated the structure would be an add-on or a stand-alone/separate structure.

Board Action

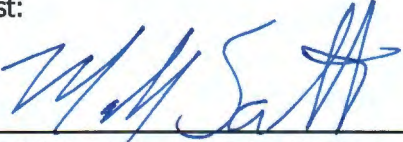
Board Action on a Request for a Square Foot Variance for an Accessory Structure at 524 Heidi Road
John Sommer moved, and Ted Dahl seconded the Board approve a Variance Request for a square foot variance for an accessory structure at 524 Heidi Road. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0).

Board Action on a Request for a Square Foot Variance for an Accessory Structure at 668 Dilworth Road
Ted Dahl moved and Rick Adams seconded the Board approve a Variance Request for a square foot variance for an accessory structure at 668 Dilworth Road. Motion carried as follows: Yea: (5) Adams, Dahl, Sommer, Schneider, Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (0).


Adjournment

Acting Chairman Ryan Ritchell declared the meeting adjourned at 5:40 pm.

Attest:



Code Administrator Christina Wagner
Planning and Zoning Manager
Mark Scott



Acting Chairman

December 11, 2025

Minutes Approved