

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, FEBRUARY 12, 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. December 11, 2025, Meeting Minutes
3. Public Hearing
 - a. Request for a Variance to reduce the second side setback from 25 feet to 10 feet on the 300 block of Weaver Street for Multi-Family Dwellings.
 - b. Request for a Variance to reduce the front setback to 20 feet from 25 feet for an RS-2 Residential District, located at the 2400 block of Highway 5.
4. Board Action
 - a. Commission Action on a Request for a Variance to reduce the second side setback from 25 feet to 10 feet on the 300 block of Weaver Street for Multi-Family Dwellings.
 - b. Commission Action on a Request for a Variance to reduce the front setback to 20 feet from 25 feet for an RS-2 Residential District, located at the 2400 block of Highway 5.
5. Adjournment

You can obtain a copy of this notice and view the full agenda packet online at www.lebanonmissouri.org. If you require a paper copy of this notice, please [email the Custodian of Records](mailto:custodian@lebanonmissouri.org) or call at 417-991-2360.

CITY OF LEBANON
BOARD OF ADJUSTMENT REGULAR MEETING MINUTES
DECEMBER 11, 2025

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on December 11, 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, John Sommer, David Schneider, Ryan Ritchel. Absent: Ted Dahl.

A quorum was declared.

Staff members and others in attendance: Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Schomaker, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

June 9, 2025, Meeting Minutes

David Schneider moved and John Sommer seconded that the Board approve the minutes as presented. Motion carried as follows: Yea: (4) Rick Adams, John Sommer, David Schneider, Ryan Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (1) Ted Dahl.

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: (4) Rick Adams, John Sommer, David Schneider, Ryan Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (1) Ted Dahl.

Request to divide Lewis Addition Block 7 into Four Lots, located at 351 Lincoln Ave through 595 Chestnut

Planning and Zoning Manager Mark Scott explained this property was directed to the Board of Adjustments by the Planning and Zoning Commission at the November 13, 2025, meeting. Planning and Zoning Staff recommends approval of the variance to facilitate proper real estate transactions. Currently, the lots are nonconforming and cannot be sold individually.

Rick Adams moved and John Sommer seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (4) Rick Adams, John Sommer, David Schneider, Ryan Ritchel; Nay: (0) None; Abstain: (0) None; Absent: (1) Ted Dahl.

Board Action

Commission Action on a Request to divide Lewis Addition Block 7 into Four Lots, located at 351 Lincoln Ave through 595 Chestnut

Rick Adams moved, and David Schneider seconded, the Board approve a request to divide Lewis Addition Block 7 into Four Lots, located at 351 Lincoln Avenue through 595 Chestnut

Street. Motion as follows: Yea: (4) Rick Adams, John Sommer, David Schneider, Ryan Ritchel;
Nay: (0) None; Abstain: (0) None; Absent: (1) Ted Dahl.

Adjournment

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

Attest:

Code Administrator Christina Wagner

Acting Chairman

Minutes Approved

DRAFT



To: Board of Adjustment

Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request for a Variance to reduce the second side setback from 25 feet to 10 feet on the 300 block of Weaver Street for Multi-Family Dwellings.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

This request is to reduce the second side set back from 25 feet to 10 feet on the 300 block of Weaver Street for Multi-Family Dwellings.

Background (problem/explanation):

Sec.48-39. C-1 General Commercial has a zero side setback. Sec. 48–244 Yards, items #1 and #4, Weaver Street, represent a second front setback. The request is for a 10-foot second-side setback.

Staff Recommendation:

The property, located at 1535 N Jefferson Ave, has been vacant for many decades. The Public Works Director has endorsed the proposed site plan and acknowledges the reduced setback to 10 feet.

Submitted By: Mark Scott, Planning and Zoning Manager

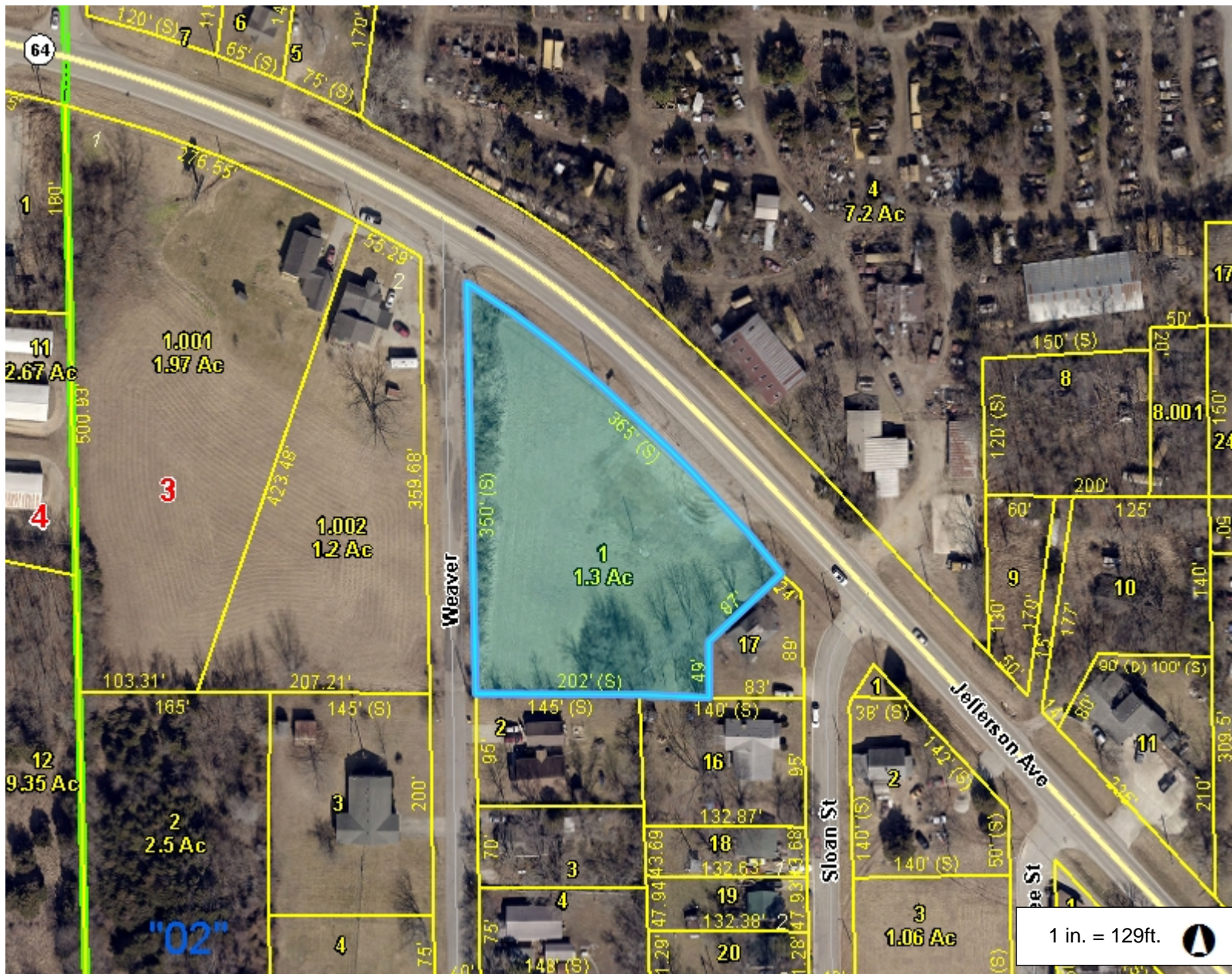
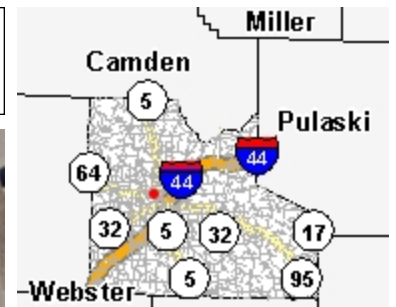
Department: Planning and Zoning

Date: 01/29/2026

ATTACHMENTS:

1. 1535 N Jefferson Ave GIS map depiction
2. 1535 N Jefferson Ave site plan depiction

Laclede County, MO



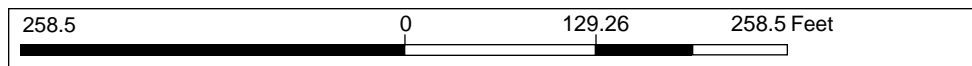
Legend

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

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

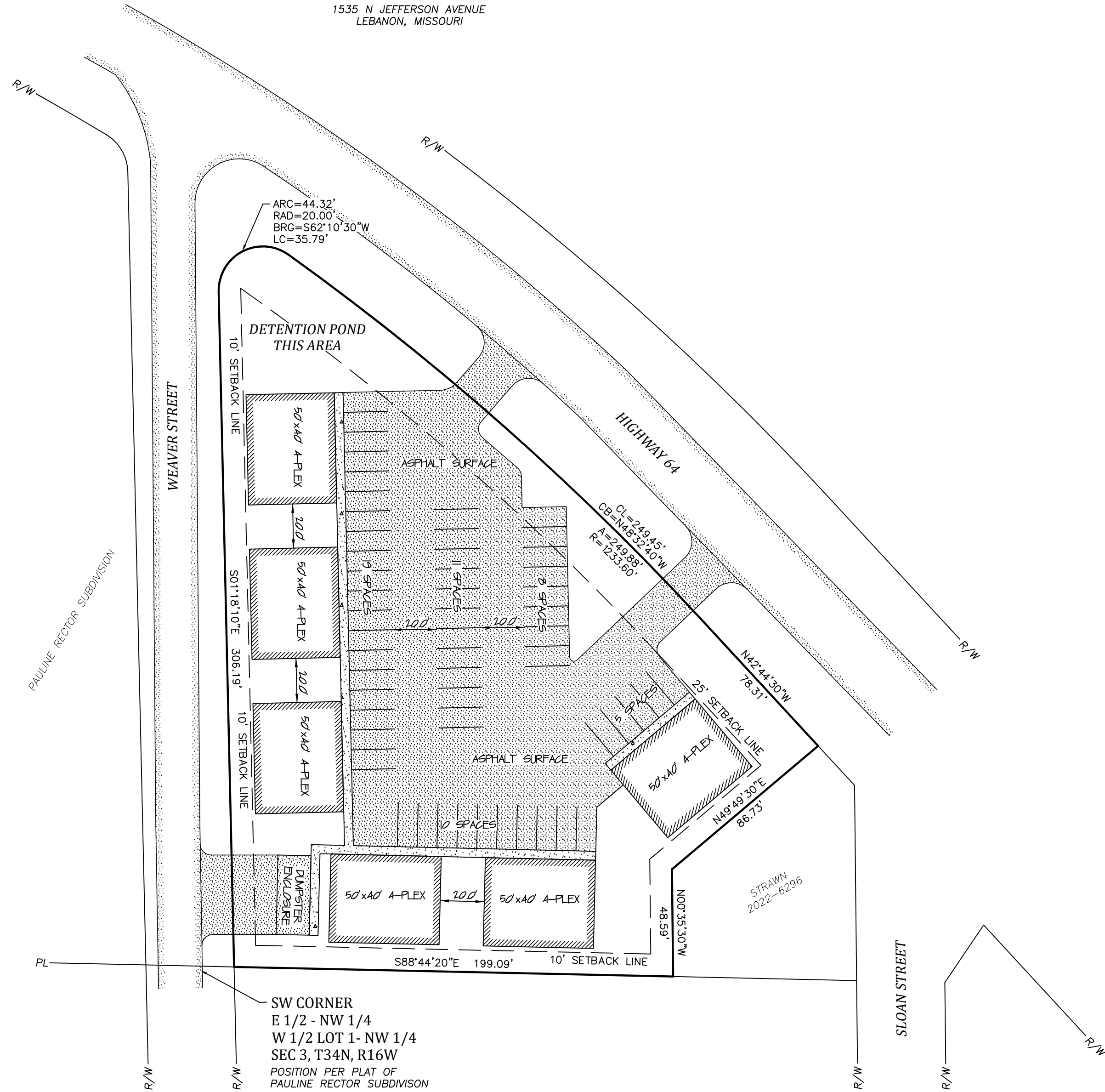


SITE PLAN

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



SW CORNER
E 1/2 - NW 1/4
W 1/2 LOT 1 - NW 1/4
SEC 3, T34N, R16W
POSITION PER PLAT OF
PAULINE RECTOR SUBDIVISION

LORTZ SURVEYING

P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Site Plan
Lebanon, Missouri

Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/14/2026	L-2476SP



To: Board of Adjustment

Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request for a Variance to reduce the front setback to 20 feet from 25 feet for an RS-2 Residential District, located at the 2400 block of Highway 5.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Aero Landing requests a reduced front setback to 20 feet from 25 feet for an RS-2 Residential district, located at the 2400 block of Highway 5.

Background (problem/explanation):

Aero Landing development requests a reduced front setback to 20 feet. The desire is to make adjustable setbacks for visual contrast. Visual contrast is an important consideration for real estate development. A 20-foot rear setback would afford adjustable setbacks and still maintain the 25-foot front setback standard.

Staff Recommendation:

Section 48-36 RS-2 Residential District, and section 48-244 yards. The front setback is 25 feet. A reduced front setback to 20 feet will make and establish an irreversible precedent. As the Planning and Zoning Manager, I do not recommend the reduced 20-foot Variance front setback.

Planning and Zoning Staff favors a reduced 20-foot rear setback from the listed 25-foot rear setback.

Submitted By: Mark Scott, Planning and Zoning Manager

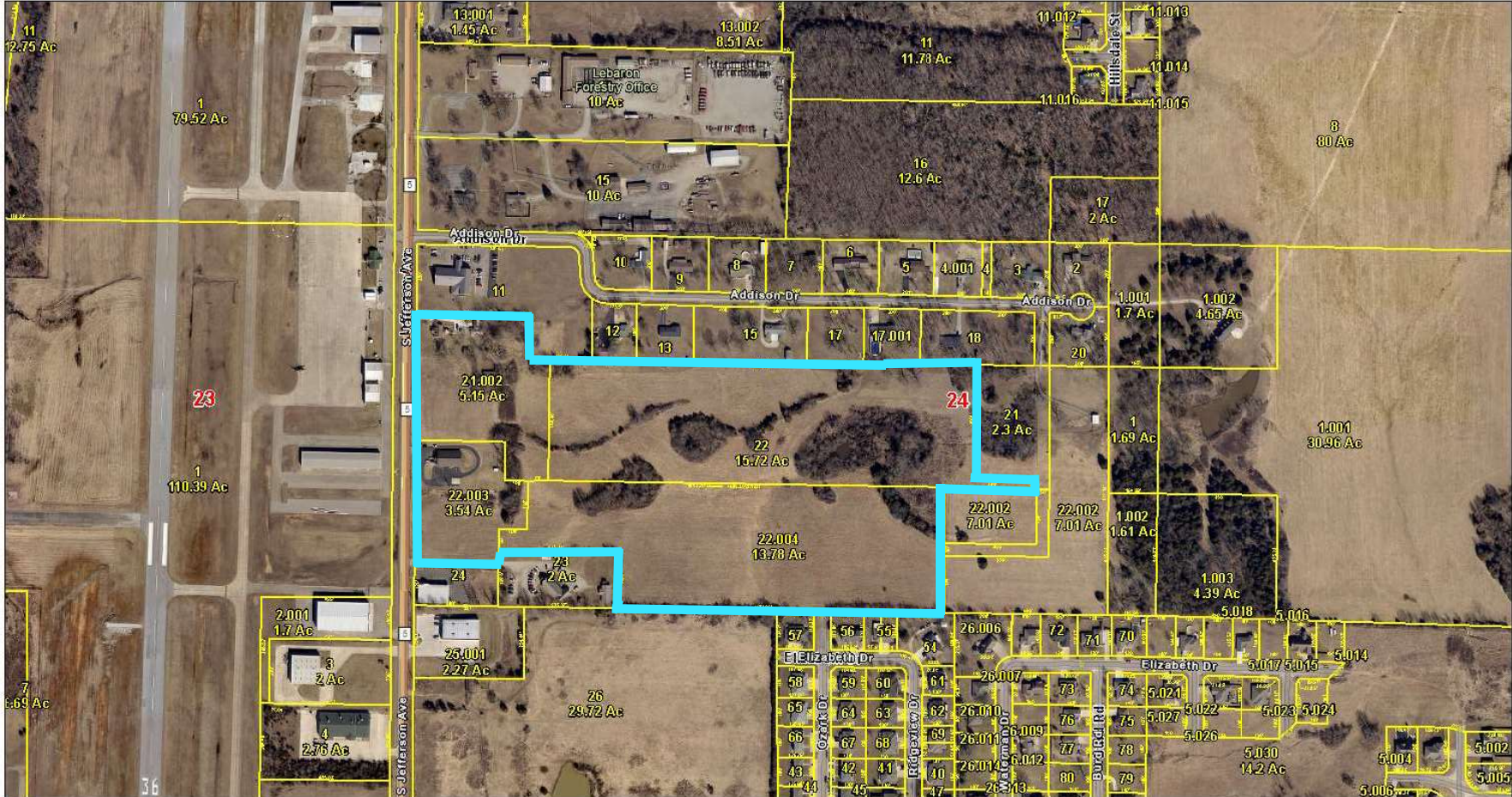
Department: Planning and Zoning

Date: 02/05/2026

ATTACHMENTS:

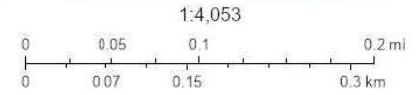
1. Aero Landing GIS map depiction
2. Aero Landing phase 1 plat
3. Aero Landing zoning map

2426 S Jefferson Avenue



10/24/2024, 2:21:31 PM

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
- Section
 - County Boundary
 - 2022 Aerial Photography
 - Red: Band_1
- Green: Band_2
- Blue: Band_3

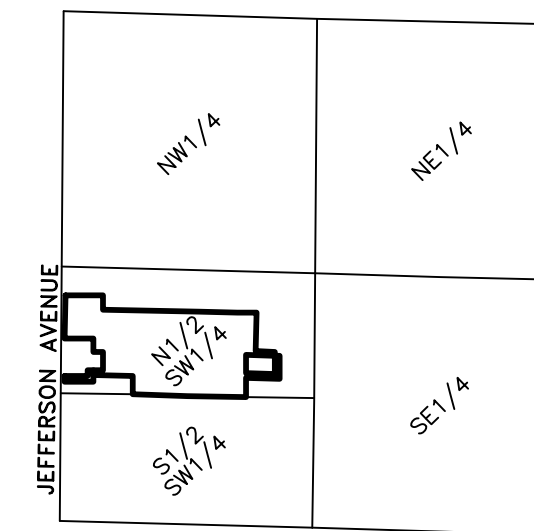


State of Missouri, Maxar, Esri Community Maps Contributors, Laclede County, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

FINAL PLAT
AERO LANDING PHASE 1

LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER
OF SECTION 24, T34N, R16W OF THE 5th. P.M.
IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

SECTION 24, T34N, R16W
LOCATION SKETCH
SCALE: 1"=2000'



RECORDER OF DEEDS STAMP

Lot Area Table

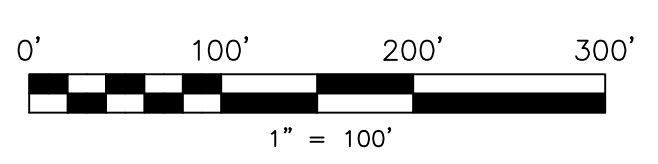
Table with columns: Lot #, SQ. Ft., Acres. Lists lots 1 through 50 with their respective areas.

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L19 with bearings and distances.

GRID NORTH
BASIS FOR COORDINATES
NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

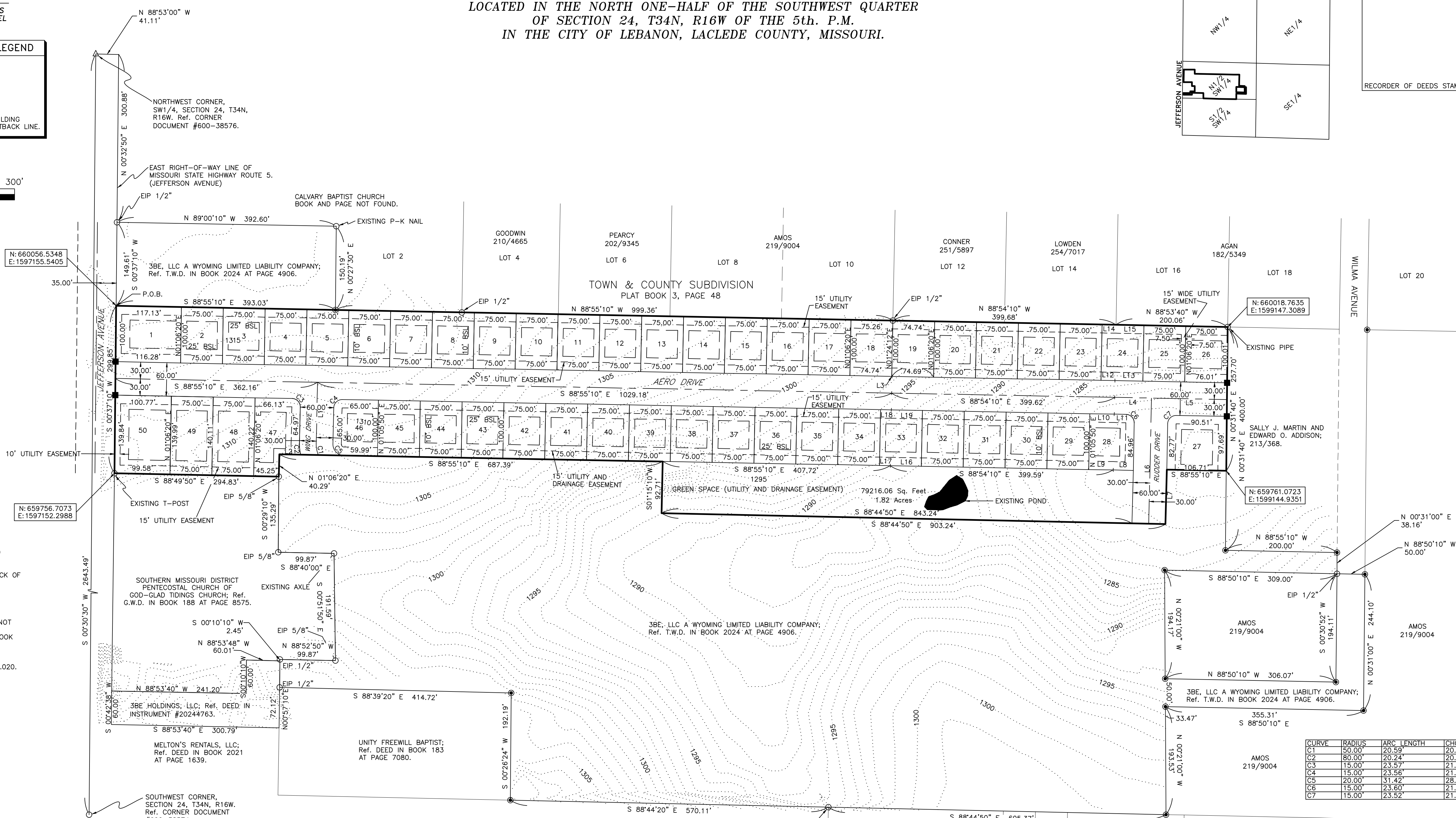
ELEVATION NOTE:
NOTE: ELEVATION DATA BASED ON GPS OBSERVATION USING 2018 GEOID MODEL CONTOUR INTERVAL = 1'

LEGEND
- CALCULATED POINT
- FOUND EXISTING IRON PIN AS NOTED.
- EXISTING IRON PIN BY PLS-1941.
- SET IRON PIN WITH PLS-2002014103 CAP.
- SET PERMANENT MONUMENT
- MEASURED (M) - DEED (D) - BUILDING SETBACK LINE.
- EX. FENCE



SUBDIVIDER/OWNER:
3BE HOLDINGS, LLC
30 N. GOLD Ste R
SHERIDAN, WYOMING 82801

Professional Engineer: Michael B. Stolzer P.E.
1658 W. Riverside Street
Springfield, MO 65807



- FINAL PLAT NOTES:
1. TOTAL AREA - 614508.94 Sq. Ft. (14.11 ACRES)
2. LARGEST LOT - LOT 50 14015.79 Sq. Ft. (0.32 ACRES)
3. SMALLEST LOTS - LOTS 2-25, 29-45, 7500 Sq. Ft. (0.17 ACRES)
4. TOTAL NUMBER OF LOTS - 50
5. CURRENT PROPERTY ZONING - RS-2
6. A 15.0' WIDE UTILITY EASEMENT SHALL BE AT THE FRONT AND BACK OF ALL LOTS.
7. BUILDING SETBACK LINES:
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'
8. CORNER ON EAST END OF L3 IS A CALCULATED POINT. CORNER NOT SET.
9. 3BE, LLC A WYOMING LIMITED LIABILITY COMPANY; Ref. T.W.D. IN BOOK 2024 AT PAGE 4906.
10. COVENANTS AND RESTRICTIONS SHALL BE RECORDED WITH THE RECORDER OF DEEDS IN LACLEDE COUNTY, MISSOURI.
11. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF RSMO 445.020.

FLOOD PLAIN NOTE APPLICABLE TO SUBDIVISION:
THE SUBDIVISION AS SHOWN ON THIS SURVEY FALLS INTO FEMA FLOOD HAZARD ZONE "X" ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAP No. 29105C0219C, EFFECTIVE DATE 09/29/2010. SAID PROPERTY IS ALSO SUBJECT TO ANY EXISTING SINKHOLES AND STORM WATER DRAINAGE IN LOW LYING AREAS.

CERTIFICATE OF OWNERSHIP:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:
AERO LANDING PHASE 1
STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC USE AS SUCH, IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE SET OUR HAND THIS ____ DAY OF ____ 20__.

RYAN CALDWELL, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC
SAMUEL GARRETT, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC
MATTHEW WICKLUND, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC

ACKNOWLEDGEMENT:
STATE OF MISSOURI }
COUNTY OF LACLEDE }
ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN CALDWELL, SAMUEL GARRETT AND MATTHEW WICKLUND, TO ME PERSONALLY KNOWN, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MAYOR'S CERTIFICATE:
I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI DO CERTIFY THAT THIS PLAT OF AERO LANDING PHASE 1, A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, MISSOURI, HAVING BEEN APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THE ____ DAY OF ____ 20__ BY ORDINANCE NUMBER ____.

MAYOR
JARED CARR
CITY OF LEBANON, MISSOURI
ATTEST:
LACEY BRACKETT
CITY CLERK, CITY OF LEBANON, MISSOURI

COLLECTOR'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID. DATED THIS ____ DAY OF ____ 20__.

TONI MORRIS, COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF ____ 20__. PLAT FILED AT ____.

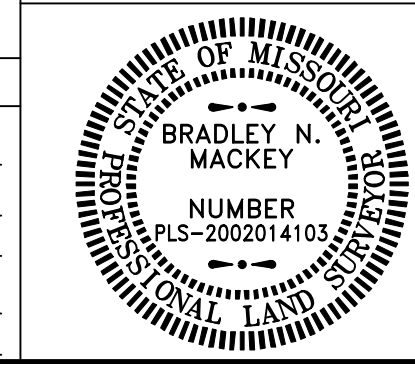
JENNIFER RAE, RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

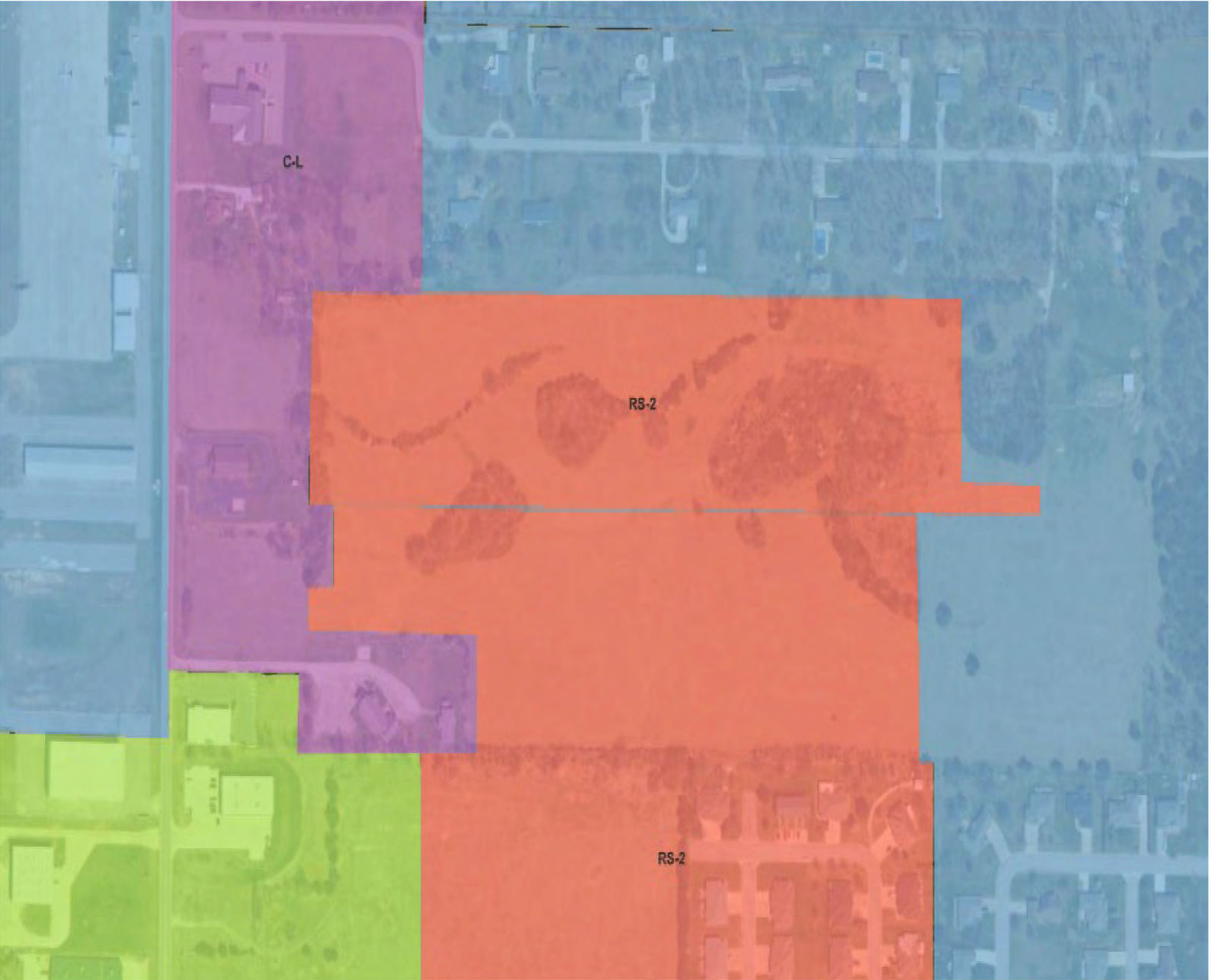
AERO LANDING PHASE 1 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-FOUR NORTH (T34N), RANGE SIXTEEN WEST (R16W) OF THE 5TH P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 24; THENCE S88°53'00", 41.11 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE S03°32'50", 300.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 2021, PAGE 4305; THENCE S03°37'10" W ALONG SAID EAST RIGHT OF WAY LINE, 149.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S03°37'10" W ALONG SAID EAST RIGHT OF WAY LINE, 299.85 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 188, PAGE 8575; THENCE S88°49'50", ALONG THE NORTH LINE OF SAID BOOK 188, PAGE 8575 PARCEL 294.83 FEET TO ITS NORTHEAST CORNER; THENCE N01°06'20", 40.29 FEET; THENCE S88°55'10", 687.39 FEET; THENCE S01°15'10" W, 92.71 FEET; THENCE S88°44'50", 903.24 FEET; THENCE N01°15'10" E, 97.53 FEET; THENCE S88°55'10" E, 106.71 FEET; THENCE N00°31'40", 257.70 FEET; THENCE N88°53'40" W, 200.06 FEET; THENCE N88°54'10" W, 399.68 FEET; THENCE N88°55'10" W, 1392.39 FEET TO THE TRUE POINT OF BEGINNING. HAVING AN AREA OF 614508.94 SQUARE FEET, 14.11 ACRES

CERTIFICATION NOTES:
MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

CERTIFICATION:
I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DID ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, WITNESS BY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF FEBRUARY, 2025.

MACKEY SURVEYING
LAND SURVEYORS AND PLANNERS
162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65616
CLIENT: 3BE HOLDINGS, LLC
DATE OF PREPARATION: 09/09/2024
DESCRIPTION: FINAL PLAT
LOCATION: PART OF N1/2, SW1/4, SEC. 24, T34N, R16W OF THE 5th. P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.
ORDERED BY: MATT WICKLUND, SAM GARRETT





2400 block S Jefferson Ave zoning map depiction