

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 4 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, that the Board approve dividing Lewis Addition Block 7 into 4 Lots, located at 351 Lincoln Ave through 595 Chestnut. 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 Chairperson

February 12, 2026

Minutes Approved