

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, MARCH 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. February 12, 2026, Regular Meeting
3. Public Hearing
 - a. Request for a variance for C-1 General Commercial for a billboard at Maple Tree Inn at 2125 Elm St
4. Board Action
 - a. Request for a variance for C-1 General Commercial for a billboard at Maple Tree Inn at 2125 Elm St
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
FEBRUARY 12, 2026

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on February 12, 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, John Sommer, Matthew Starnes, Juliann White, and David Schneider. Absent: Ryan Ritchel.

David Schneider, serving as an alternate, filled the seat in the absence of Ryan Ritchel.

A quorum was declared.

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

APPROVAL OF MINUTES

December 11, 2025, Meeting Minutes

David Schneider moved and John Sommer seconded that the Board approve the minutes as presented. Motion carried as follows: Yea: (5) Rick Adams, John Sommer, Matthew Starnes, Juliann White, David Schneider; Nay: (0) None; Abstain: (0) None; Absent: (1) Ryan Ritchel.

PUBLIC HEARING

David Schneider 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, John Sommer, Matthew Starnes, Juliann White, David Schneider; Nay: (0) None; Abstain: (0) None; Absent: (1) Ryan Ritchel.

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.

Code Administrator Christina Wagner stated this variance was to reduce the second side setback from 25 feet to 10 feet on the 300 Block of Weaver Street for Multi-Family Dwellings. There were no public comments.

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.

Code Administrator Christina Wagner stated this request was to reduce the required front setback in the RS-2 Residential District from 25 feet to 20 feet for property located on the 2400 block of Highway 5. She explained that with the reduced setback, the parking area in front of

the residence would not be long enough to accommodate two vehicles parked in tandem.

Eddie Loudon spoke regarding his concern about how this would affect his residence.

Aero Landing owner Matt Woodland stated he wanted to enhance the front appearance of the homes and avoid a “cookie-cutter” design for resale purposes. He reviewed the proposed setbacks, including the front, rear, and side yard measurements, and explained that reducing the front setback would allow for larger backyards for activities. He also stated that he would install a privacy fence if requested.

John Sommer moved and Juliann White seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Rick Adams, John Sommer, Matthew Starnes, Juliann White, David Schneider; Nay: (0) None; Abstain: (0) None; Absent: (1) Ryan Ritchel.

Board Action

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.

Rick Adams moved, and Matthew Starnes seconded, that the Board approve a Variance 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. Motion carried as follows: Yea: (5) Rick Adams, John Sommer, Matthew Starnes, Juliann White, David Schneider; Nay: (0) None; Abstain: (0) None; Absent: (1) Ryan Ritchel.

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.

Rick Adams moved, and Juliann White seconded, that the Board approve a Variance Request to reduce the front setback to 20 feet from 25 feet for RS-2 Residential District, located in the 2400 block of Highway 5. Motion carried as follows: Yea: (5) Rick Adams, John Sommer, Matthew Starnes, Juliann White, David Schneider; Nay: (0) None; Abstain: (0) None; Absent: (1) Ryan Ritchel.

Adjournment

Acting Chairperson Rick Adams declared the meeting adjourned at 6:02 pm.

Attest:

Code Administrator Christina Wagner

Acting Chairman

Minutes Approved



To: Board of Adjustment

Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request for a variance for C-1 General Commercial for a billboard at Maple Tree Inn at 2125 Elm St

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a 60-foot height billboard variance located at 1525 W Elm St (Maple Tree Inn).
C-1 general commercial

Background (problem/explanation):

Municipal Code: Sec.34-87- states

(a); all billboards shall be no greater than 45 feet in height.

(b); Signs that are placed along I-44, highway 5, and highway 32 shall comply with MODOT guidelines to obtain a city permit.

MODOT- has approved and issued a permit for the billboard.

Staff Recommendation:

If the height variance is approved the owner will have a full set of engineered drawings for the billboard submitted to Code Administration.

Staff sees no issues with this request

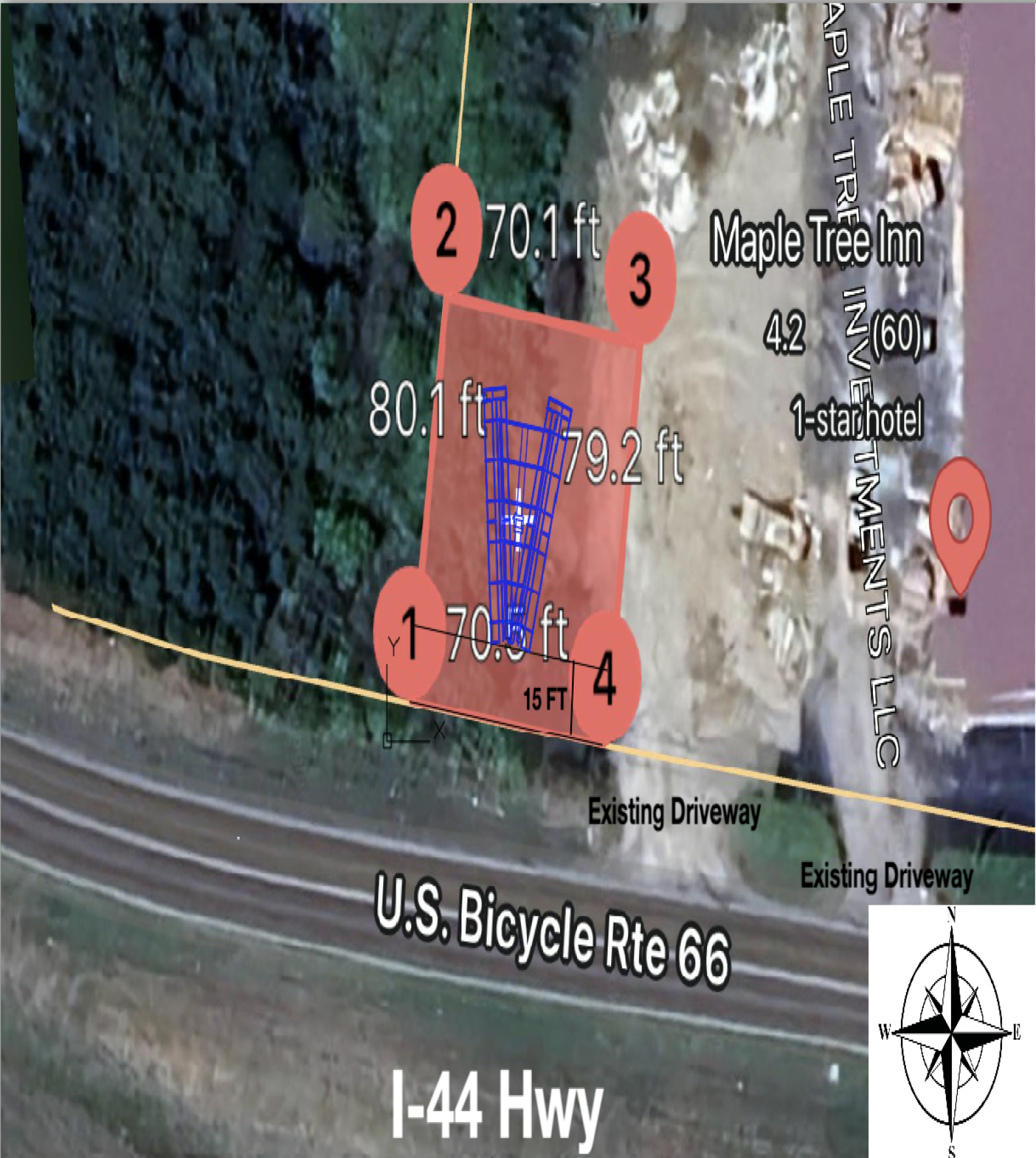
Submitted By: Kim Schomaker, Planning and Zoning Administrator

Department: Planning and Zoning

Date: 02/24/2026

ATTACHMENTS:

1. 2125 W ELM Lebanon (Billboard Site Plan)
2. GIS MAP-2125 Elm St-Maple Tree Inn-Billboard
3. MoDot Permit



Proposed Billboard Sign

- Sign Face Size: 14' x 48'
- Structure Type: **V-Structure Monopole**
- Height Above Ground Level (HAGL): **43 Feet**
(To Bottom of sign, 60' Overall)
- Illumination: **Externally Illuminated**
- Advertising Display: **Vinyl Wrap Advertisement Panels**

Billboard Site Plan

Project Address:
2125 W Elm St
Lebanon, MO 65536

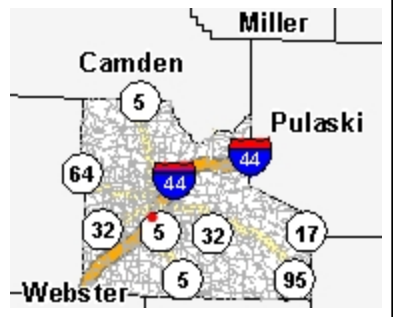
Proposed Use:
Off-Premise Advertising Billboard

Applicant:
Classic Outdoor Advertising, LLC

Date: 02/02/2026

Sheet: Site Plan

2125 Elm St - Maple Tree In



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

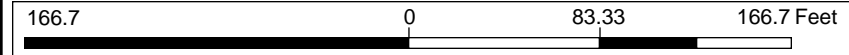
Address:
2125 Elm st



C-1 General Commercial

1 in. = 83ft.

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



MISSOURI DEPARTMENT OF TRANSPORTATION

OUTDOOR ADVERTISING PERMIT

MoDOT Permit Number: 215606

Expiration Date: 12/18/2027

Conforming Permit Conforming Out of Standard Nonconforming Permit

In accordance with Section 226.550 RSMo and 7 CSR 10-6.070, this BILLBOARD permit is being issued to CLASSIC OUTDOOR ADVERTISING LLC, PO BOX 203, HIGGINSVILLE, MO 64037 for a CONFORMING sign in a(n) COMMERCIAL area located along IS 44 W at county log mile 18.331 on the RIGHT side of the road in LACLEDE County on property owned by MAPLE TREE INVESTMENTS LLC, 202 TONYA ST , NIXA, MO 65714.

This permit is conditioned upon the accuracy and continued existence of the material facts as represented by the applicant in the "Missouri Department of Transportation Application for Permit to Erect and/or Maintain Outdoor Advertising" (Permit Application) and on the complete compliance with Sections 226.500 to 226.600 RSMo, as amended and 7 CSR 10-6, as amended. This Outdoor Advertising Permit incorporates by reference the Permit Application and any written amendments thereto, as if restated herein word for word. At any time after the permit is issued, the Missouri Highways and Transportation Commission reserves the right to remove the sign at the permit holder's expense if it finds, in its sole determination, that the applicant misrepresented the material facts in the Permit Application; the sign, including message, is not in existence within two (2) years of the date this permit was issued; or that compliance with the above-mentioned statutes and regulations are not met.

Eric Schroeter
Chief Engineer

Date Printed: 12/18/2025

Additional forms and information available at [http://www.modot.org/business/Outdoor Advertising](http://www.modot.org/business/Outdoor_Advertising)

Our mission is to provide a world-class transportation system that is safe, innovative, reliable and dedicated to serving customers for a prosperous Missouri.

Revised 09/2015





To: Board of Adjustment

Proposed for the Meeting Date of: March 12, 2026

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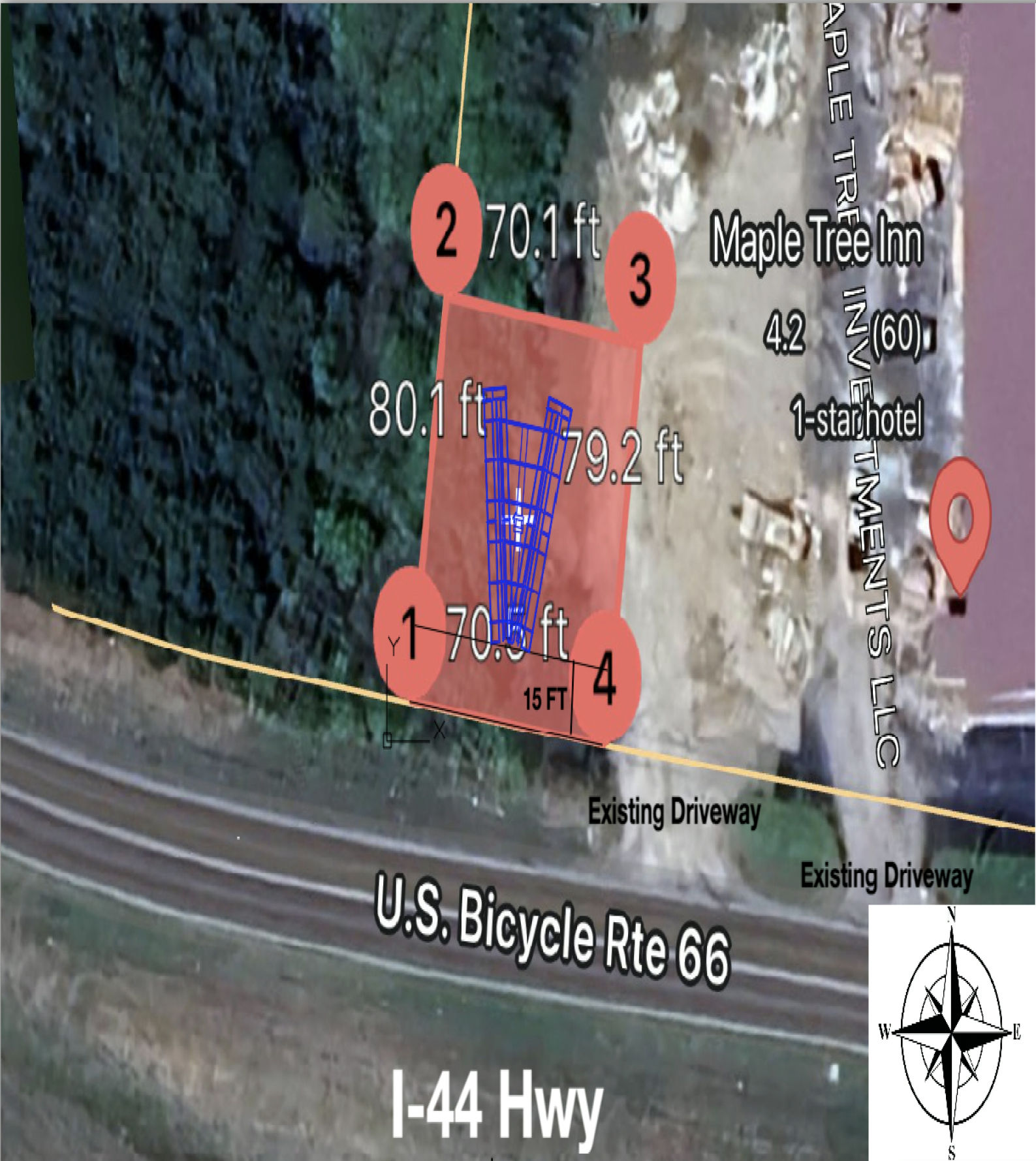
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Department: Planning and Zoning

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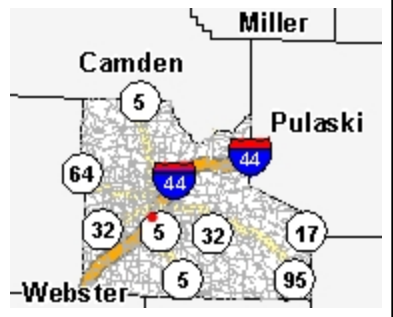
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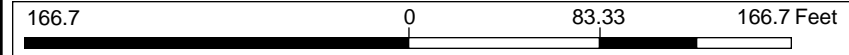


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