

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

March 12, 2026

Minutes Approved