

**CITY OF LEBANON
BOARD OF ADJUSTMENT MEETING
THURSDAY, APRIL 9, 2026, 6:00 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. March 12, 2026, Regular Meeting
3. Public Hearing
 - a. Request for a Variance for a 1,500 sq ft shop located at 1515 Millcreek Rd.
 - b. Request for a Variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln
4. Board Action
 - a. Election for Chairman
 - b. Request for a Variance for a 1,500 sq ft shop located at 1515 Millcreek Rd.
 - c. Request for a Variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln
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
MARCH 12, 2026

BE IT REMEMBERED that the Board of Adjustment of the City of Lebanon, Missouri, met in Regular Session on March 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, Ryan Ritchel, John Sommer, Matthew Starnes, Juliann White.

Ryan Ritchel, serving as Chairman.

A quorum was declared.

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

APPROVAL OF MINUTES

February 12, 2026, Regular Meeting

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

PUBLIC HEARING

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

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

Compliance Specialist Kim Schomaker stated the request was for a variance for C-1 General Commercial located at 2125 Elm Street. Code Administrator Christina Wagner added the variance was for a billboard to clear the tree line and noted the property is currently leased but may be purchased later.

There were no public comments.

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

Board Action

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

Rick Adams moved, and Juliann White seconded, the Board approve a Variance Request for a C-1 General Commercial for a billboard at Maple Tree Inn at 2125 Elm Street. Motion carried as follows: Yea: (5) Rick Adams, Ryan Ritchel, John Sommer, Matthew Starnes, Juliann White; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Adjournment

Acting Chairperson Ryan Ritchel declared the meeting adjourned at 5:37 pm.

Attest:

Acting Chairperson

Code Administrator Christina Wagner

Minutes Approved

DRAFT



To: Board of Adjustment

Proposed for the Meeting Date of: April 9, 2026

Staff Informational Sheet

Topic: Request for a Variance for a 1,500 sq ft shop located at 1515 Millcreek Rd.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a variance to build a 1,500 sq ft shop located at 1515 Millcreek Rd.

Background (problem/explanation):

Owner is wanting to build a shop in his back yard which exceeds 1,000 sq ft.

Staff Recommendation:

The owner is aware that he will have inspections on the shop through out the building process. The owner will purchase a building permit upon the variance approval.

Submitted By: Kim Schomaker, Compliance Specialist

Department: Planning and Zoning

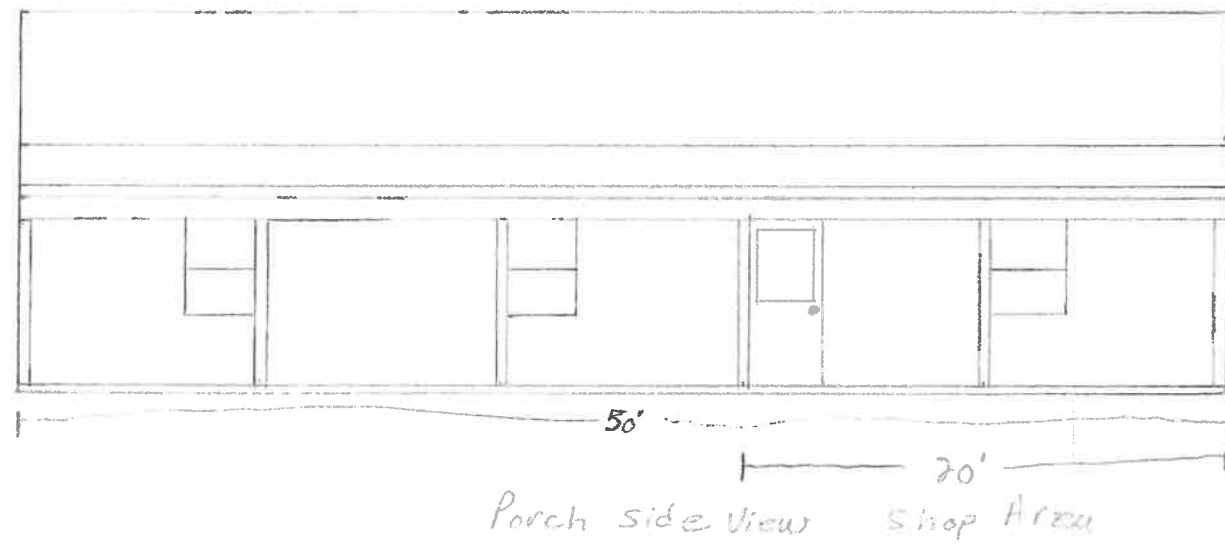
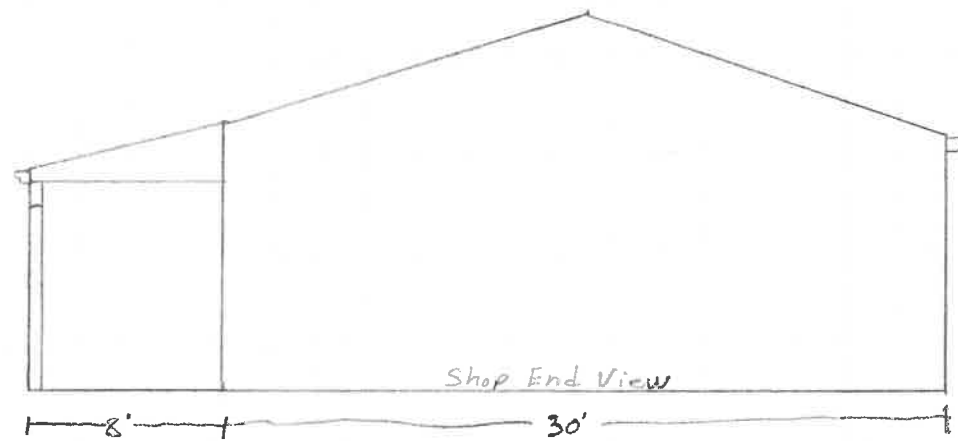
Date: 04/03/2026

ATTACHMENTS:

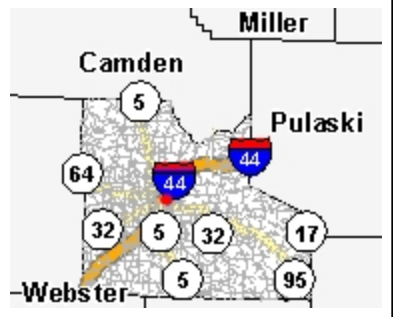
1. 1515 Millcreek Rd- Shop Picture
2. GIS Map- 1515 Millcreek Rd

Sunnyview Builders &
Excavating LLC.
28624 Hwy. 32, Lebanon MO
65536

Jacob Shetler
417-650-8848

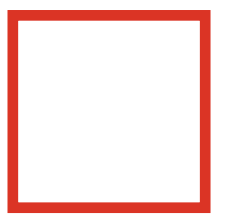


1515 Millcreek Rd



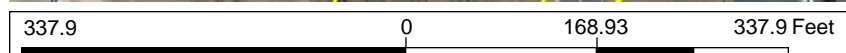
- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Address:
1515 Millcreek Rd



Notes

Zoned:
C-1
General Commercial



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



To: Board of Adjustment

Proposed for the Meeting Date of: April 9, 2026

Staff Informational Sheet

Topic: Request for a Variance for Non-Conforming Lots located at the 500 Block of Chestnut and 300 Block of Lincoln

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a variance for non-conforming lots located at 500 Blk of Chestnut and 300 Blk of Lincoln Ave.

Background (problem/explanation):

This property is zoned RS-2 residential.

The lot size being proposed as reflected is on Lot 18, Block 7 of Lewis Addition.

The lot area and lot size do not meet the requirements for RS-2 residential.

On Nov 11th, 2026, planning and zoning requested this plan to go before board of adjustments for a variance for the non-conforming lots within 120 days.

This came before you on Dec 11th, 2026 and was passed to divide the lots.

It then went to planning and zoning on Feb 12th, 2026 for approval of the plat. The commission did not like how the verbiage was labeled to divide the lots. It should have been passed as a variance with the verbiage saying a variance for non-conforming lots.

At the Feb 12th, 2026, planning and zoning meeting the board requested it to come back to board of adjustments for an approval of non-conforming lots.

Staff Recommendation:

If the variance is approved by board of adjustments the plat will go back to the P&Z commission on May 14th for approval.

City staff recommends approval of the variance for non-conforming lots to facilitate proper real estate sale of the non-conforming lots.

Submitted By: Kim Schomaker, Compliance Specialist

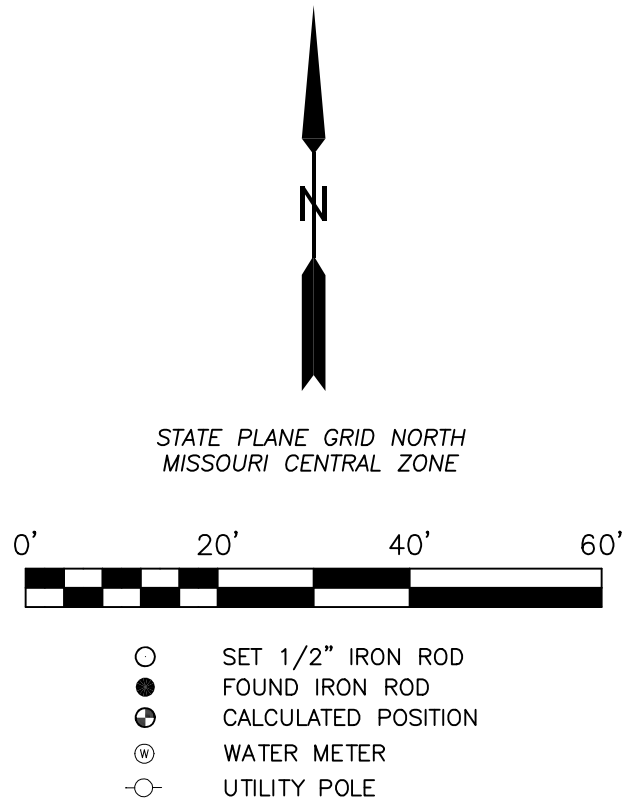
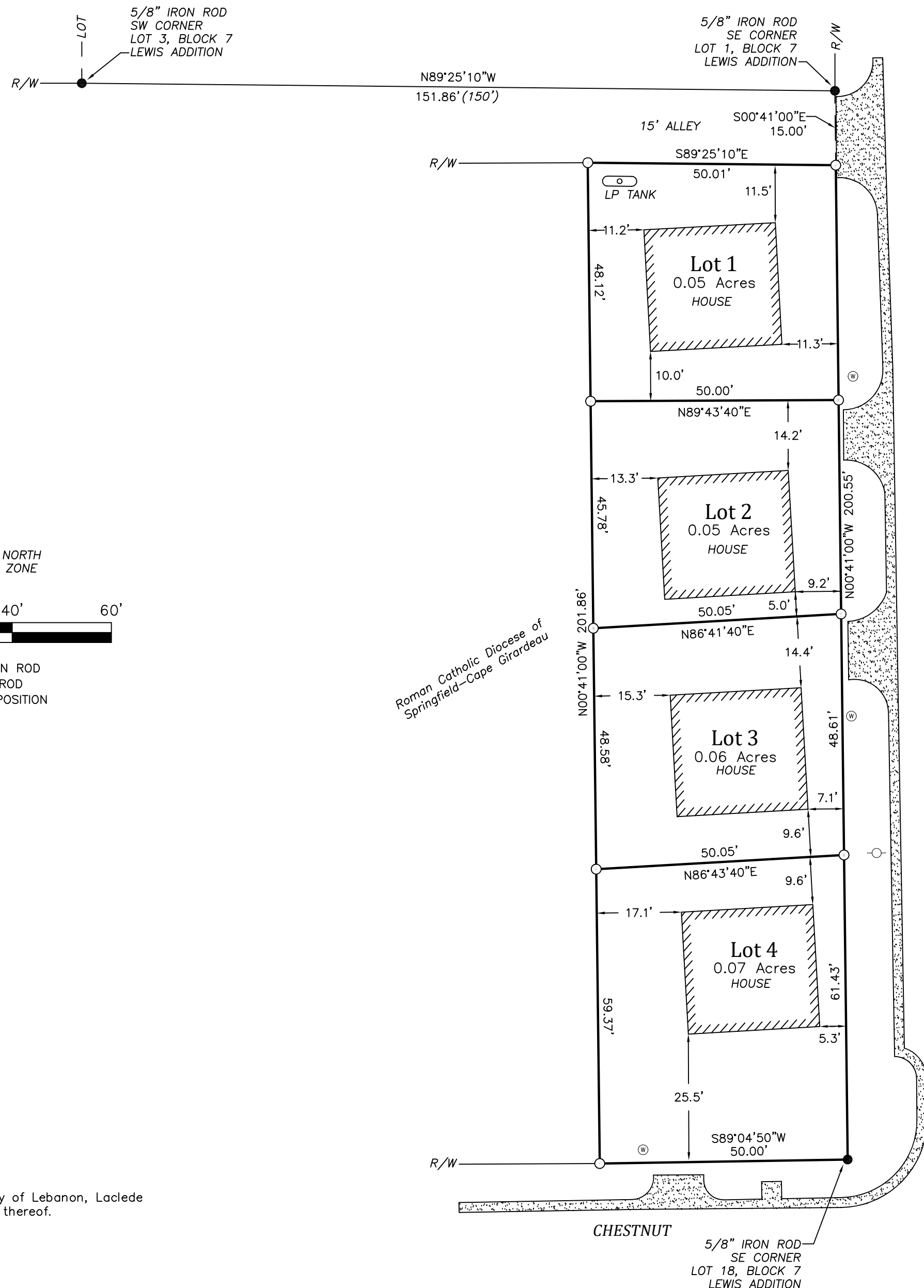
Department: Planning and Zoning

Date: 04/03/2026

ATTACHMENTS:

- 1. Plat-Lewis Additon
- 2. GIS Map-Lewis Addition

**REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI**



DESCRIPTION

Description taken from Book 2022, Page 4001
All of Lot 18, Block 7, Lewis Addition to the City of Lebanon, Laclede County, Missouri, according to the recorded plat thereof.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of BAM ESTATES LLC, LLC, during the months of December 2025-January 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

1/14/26

DEDICATION

Whereas, BAM Estates, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

**"REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"**

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

BAM Estates, LLC _____ Date _____
Brandon Alvarez
Managing Member

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Ty Glendenning of registered agent of Tytan Properties, LLC, known to me to be person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____
(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

**"REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"**

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Jared Carr _____ Attest: _____
Mayor, City of Lebanon Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE



SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is the lands described in Book 2022 Page 4001.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

LORTZ SURVEYING

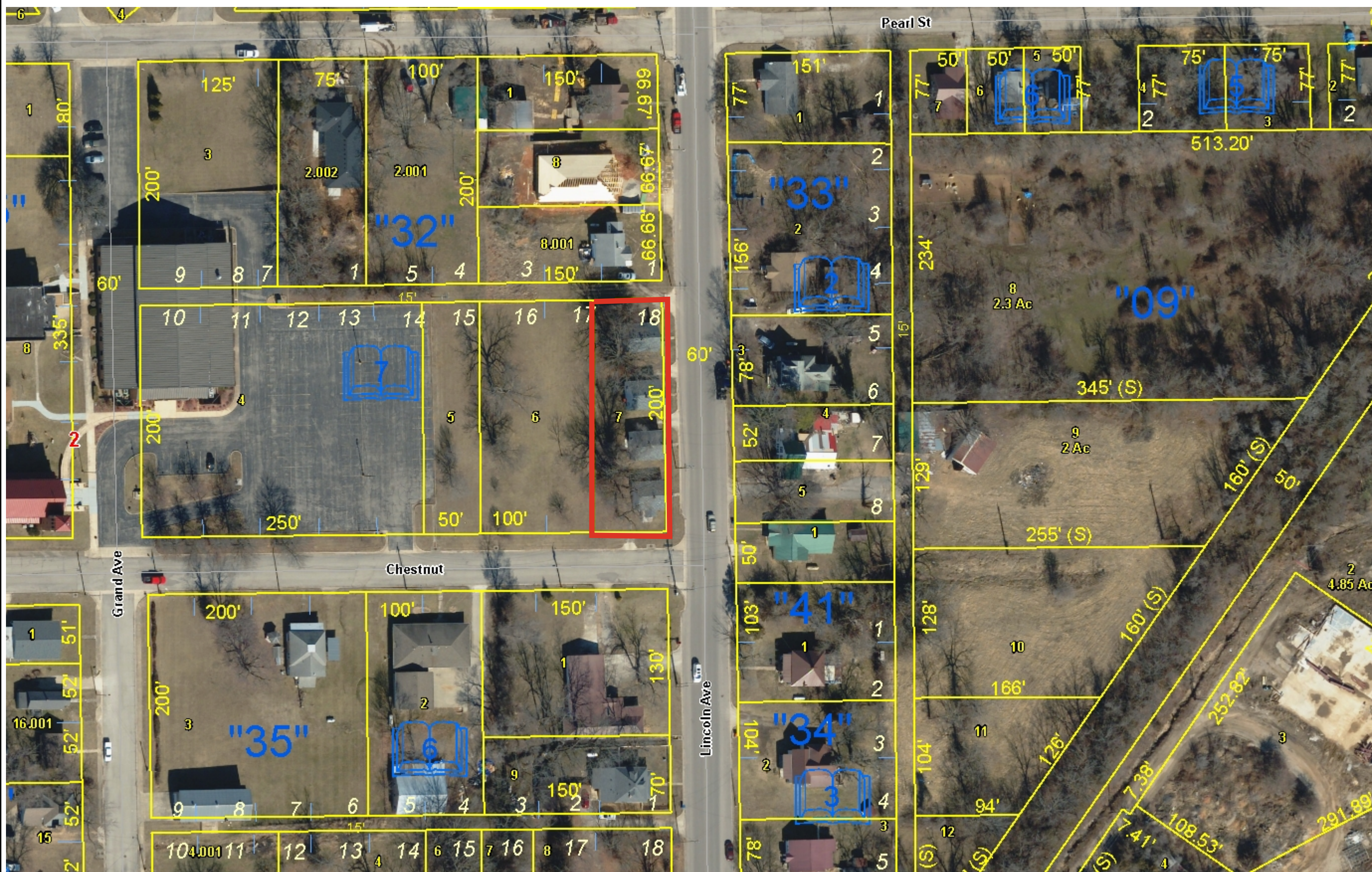
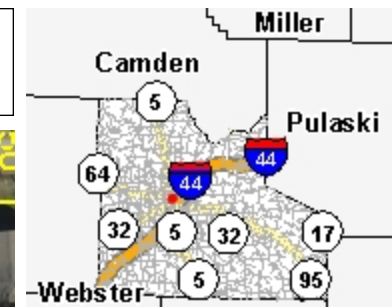
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

Survey of Lot 18
Block 7 of Lewis Addition
Lebanon, Missouri

BAM Estates, LLC
Springfield, Missouri

Drawn by EJL	Scale 1" = 20'	Survey No.
Checked by EJL	Date 1/14/2026	L-2749

500 Blk of Chestnut & 300 Blk of Lincoln Ave



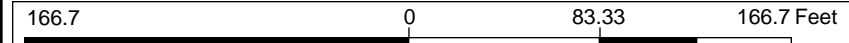
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1 in. = 83ft.

Notes

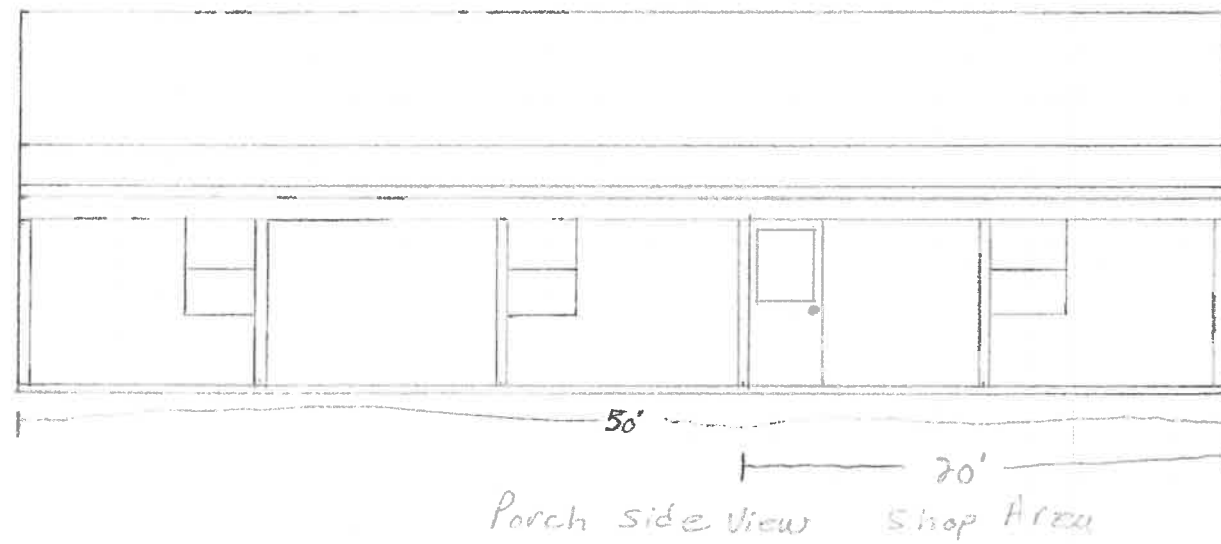
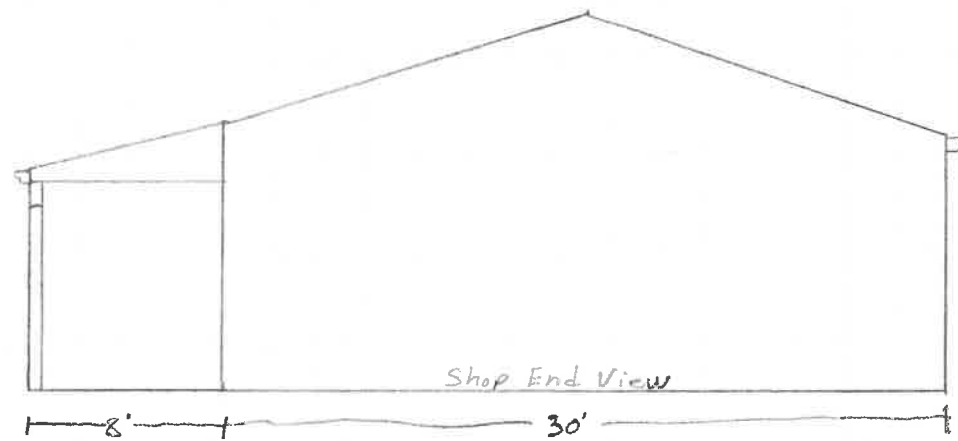
ZONED RS-2
RESIDENTIAL



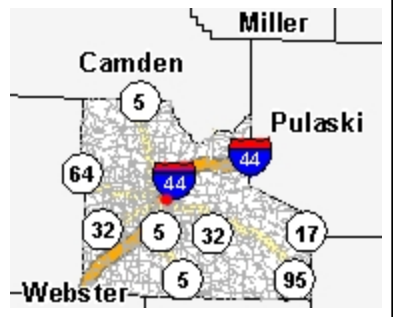
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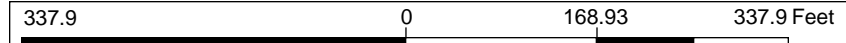
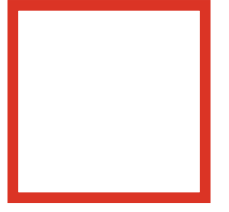


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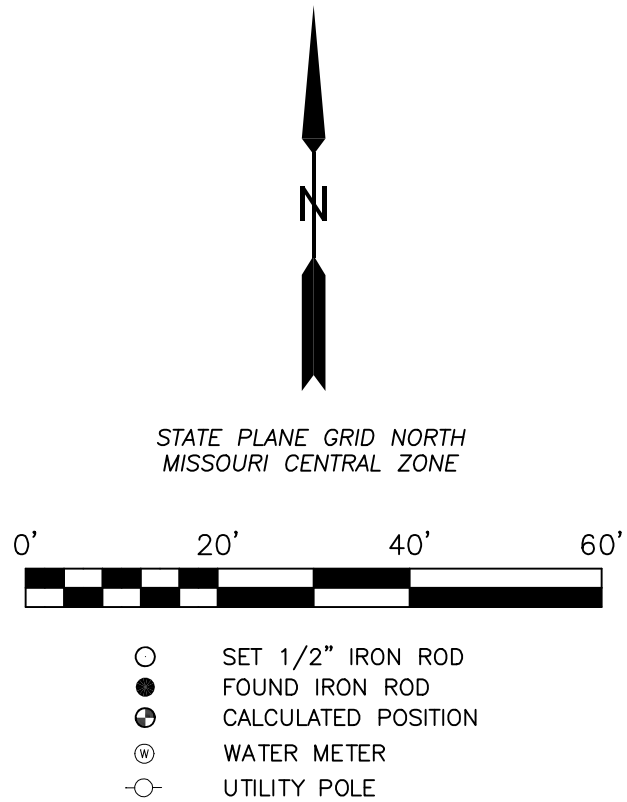
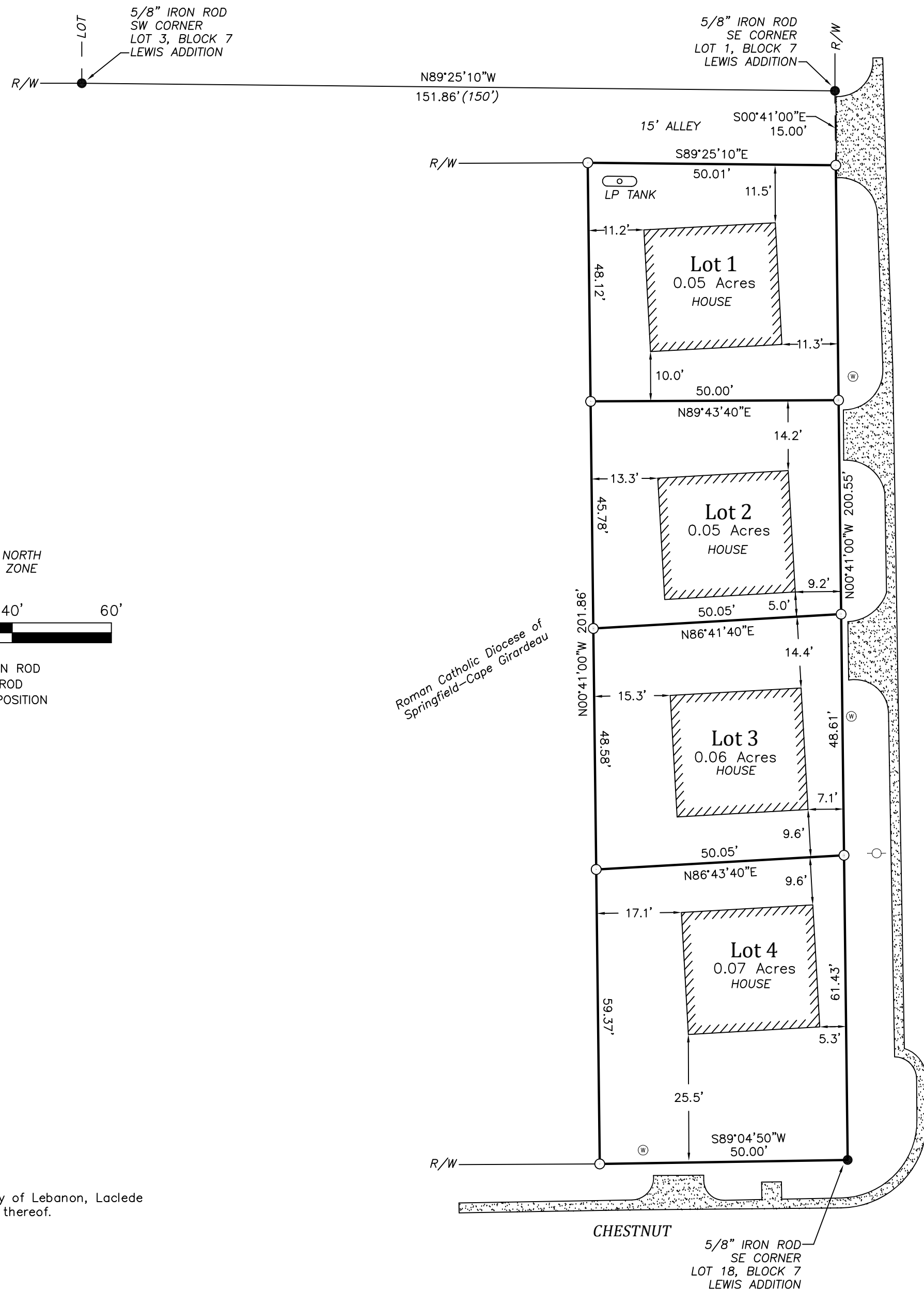


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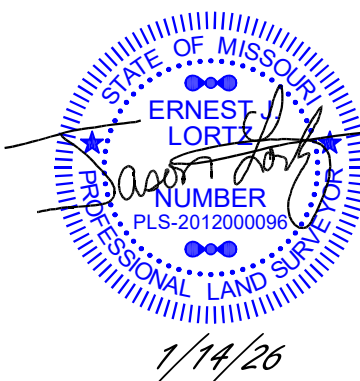
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Right-of-ways and easements as shown on this plat are dedicated to public use as such.

BAM Estates, LLC _____ Date _____
Brandon Alvarez
Managing Member

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Ty Glendenning of registered agent of Tytan Properties, LLC, known to me to be person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____
(Notary Seal)

MAYOR'S CERTIFICATE

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**"REPLAT OF LOT 18, BLOCK 7
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LEBANON, LACLEDE COUNTY, MISSOURI"**

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Jared Carr _____ Attest: _____
Mayor, City of Lebanon Lacey Brackett
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Toni Morris _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

Recorder

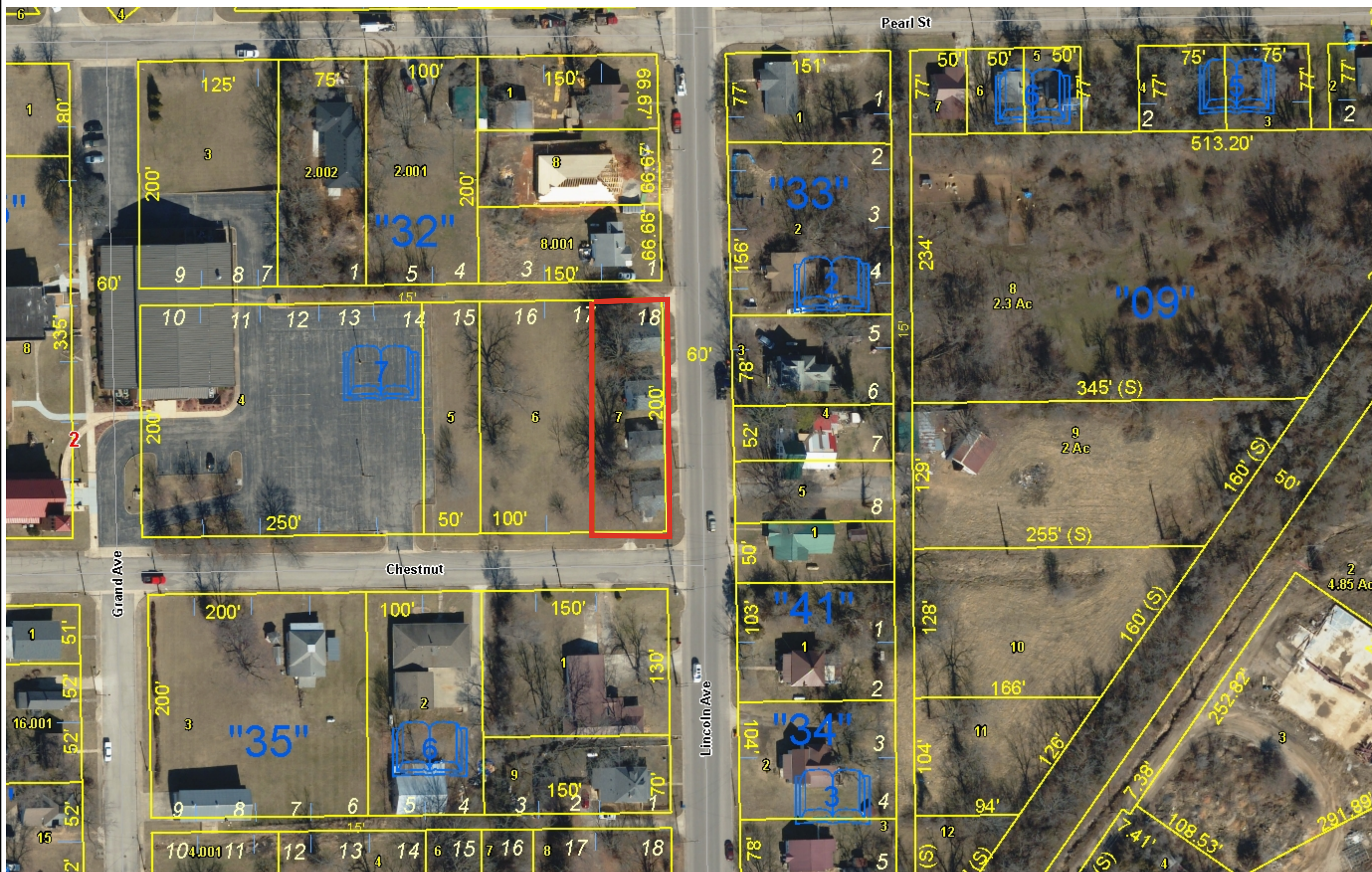
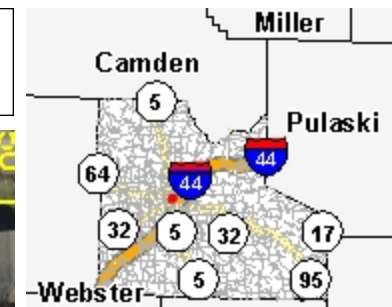
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P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
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BAM Estates, LLC Springfield, Missouri		
Drawn by EJL	Scale 1" = 20'	Survey No.
Checked by EJL	Date 1/14/2026	L-2749

500 Blk of Chestnut & 300 Blk of Lincoln Ave



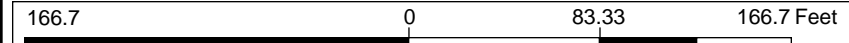
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Variance Area

1 in. = 83ft.

Notes

ZONED RS-2
RESIDENTIAL



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