

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.

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

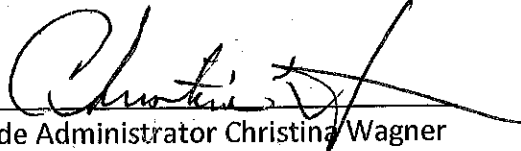
Request for a variance for C-1 General Commercial for a billboard at Maple Tree Inn at 2125 Elm St

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:

  
Code Administrator Christina Wagner

  
Acting Chairperson

April 9, 2026  
Minutes Approved