

CITY OF LEBANON
BOARD OF ADJUSTMENT MINUTES
April 13, 2023

BE IT REMEMBERED that the Board of Adjustment met at 5:30 P.M. Thursday, April 13, 2023, in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF QUORUM

Upon roll call, the following Board Members were present: Rick Adams, Ted Dahl, Ralph Pitts, Dan True, and John Sommer. Absent: None.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Planning and Zoning Manager Christina Wagner, Compliance Specialist Kim Schomaker, and Assistant City Administrator/City Clerk Laina Starnes.

APPROVAL OF MINUTES

Dahl moved and True seconded that the Board of Adjustment approve the March 9, 2023, meeting minutes as presented. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

PUBLIC HEARINGS

True moved and Sommers seconded that the Board of Adjustment move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

Variance Request for On-Street Parking at 335 Clark Ave.

Code Administrator Joe Berkich reported this property was being used as a short-term rental and the owners didn't realize they needed a variance to allow their patrons to park in the street if no off-street parking was available.

There we no public comments.

Variance Request to Construct a 1,400 Sqft. Two Story Garage at 375 Vernon Street

Code Administrator Joe Berkich reported that the property owner wished to construct a 1,400 sqft. two story garage at this location and doing so would replace the dilapidated building with a new one. The owner then addressed the board and said he was planning to use it as storage for his Trans-Am.

There were no public comments.

Variance Request to Construct Six, 930 Sqft. Homes located at 525 Texas Ave

Code Administrator Joe Berkich stated the property owner was requesting a variance to build six 930 square feet homes at this location rather than the 960 that City Code required. He further stated the homes would have a two-car garage and concrete driveway.

There were no public comments.

Variance Request to reduce the Rear Setback from 25 ft. to 10 ft. at 1228 Deadra Dr.

Code Administrator Joe Berkich addressed the Board and reported that the clinic located at 1228 Deadra Drive needed more room and in order to drop the required rear setback from 25 ft. to 10ft. they would need a variance.

There were no public comments.

Variance Request for Driveway Access located at the corner of Goldenwood and N Highway 5

Code Administrator Joe Berkich reported that the owner of property located at the corner of Goldenwood and N Highway 5 was seeking a variance to access the property off of Goldenwood. The engineer representing the owner/developer was present and said access off Goldenwood was the safest and MoDOT had not yet been approached about an access off of N Highway 5.

There were no additional public comments.

True moved and Dahl seconded that the Board of Adjustment move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST FOR ON-STREET PARKING AT 335 CLARK AVE

Dahl moved and Adams seconded that the Board approve a Variance Request for on-street parking at 335 Clark Ave. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST TO CONSTRUCT A 1,400 SQFT. TWO STORY GARAGE AT 375 VERNON STREET

Sommers moved and True seconded that the Board approve a Variance Request to construct a 1,400 sqft. two story garage at 375 Vernon Street. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST TO CONSTRUCT SIX, 930 SQFT. HOMES LOCATED AT 525 TEXAS AVE

Dahl moved and Adams seconded that the Board approve a Variance Request to construct six, 930 sqft. homes at 525 Texas Ave. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE REQUEST TO REDUCE THE REAR SETBACK FROM 25 FT. TO 10 FT.
AT 1228 DEADRA DR.

Dahl moved and Sommer seconded that the Board approve a Variance Request to reduce the property's rear setback from 25 ft. to 10 ft. at 1228 Deadra Drive. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

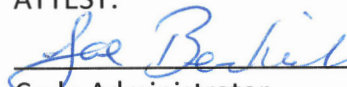
BOARD ACTION ON A VARIANCE REQUEST FOR DRIVEWAY ACCESS LOCATED AT THE CORNER
OF GOLDENWOOD AND NORTH HIGHWAY 5

Dahl moved and True seconded that the Board approve a Variance request for Driveway Access located at the corner of Goldenwood and North Highway 5. Motion failed as follows: Yea: (2) Adams and Pitts; Nay: (3) Dahl, True, and Sommer; Abstain; (0) None; Absent: (0) None.

ADJOURNMENT

Dahl moved and True seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 6:03 p.m.

ATTEST:


Code Administrator
Joe Berkich


Chairman Ralph Pitts

Minutes Approved July 18, 2023