

CITY OF LEBANON  
BOARD OF ADJUSTMENT MINUTES  
April 11, 2024

BE IT REMEMBERED that the Board of Adjustment met at 5:30 P.M. Thursday, April 11, 2024, 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, Ryan Ritchel, Ralph Pitts, David Schneider, and John Sommer. Absent: None.

A quorum was declared.

Ryan Ritchel served as an alternate in the absence of Ted Dahl and David Schneider served as an alternate in the absence of Dan True.

Staff members and others in attendance: Interim Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Ritchel moved and Schneider seconded that the Board of Adjustment approve the April 11, 2024 meeting minutes as presented. Motion carried as follows: Yea: (5) Adams, Ritchel, Pitts, Schneider, and Sommer; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

PUBLIC HEARINGS

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

Variance Request for a pre-existing structure to be used as a Rental at 474 Center Street.

Property Owner Melanie Matlock shared that there was a preexisting structure located behind a dwelling and they had invested \$15,000 in upgrades because City officials had originally advised that they could use this property as a rental dwelling. She reported there are multiple other dwellings on Center Street that have the same concept.

Chairman Ralph Pitts explained how City Code related to accessory buildings.

Property Manager Suzie Willimas reported that others have the same type of dwellings in the vicinity of this location.

Interim Code Administrator Christina Wagner shared that accessory buildings are not supposed to be used as residential dwellings per City Code and this structure has a primary house on the lot. She reported as far as city officials advising of the approval, that was before her, and she was unaware of the situation.

There were no other public comments.

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

BOARD ACTION ON A VARIANCE REQUEST FOR A PRE-EXISTING STRUCTURE TO BE USED AS A RENTAL AT 474 CENTER STREET

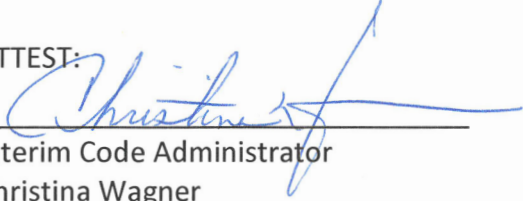
Before any motions were made, Chairman Pitts asked Deputy City Clerk Lacey Brackett if they could table this matter until the next meeting for the Board to have all the appropriate information to make their decision.


Schneider moved and Ritchel seconded that the Board approve to table the Variance Request for a pre-existing structure to be used as a Rental at 474 Center Street until the next meeting. Motion carried as follows: Yea: (5) Schneider, Sommer, Adams, Ritchel, and Pitts; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

ADJOURNMENT

Adams moved and Ritchel seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 5:43 p.m.

ATTEST:

  
Interim Code Administrator  
Christina Wagner

  
Chairman Ralph Pitts

Minutes Approved May 9, 2024