

CITY OF LEBANON

PLANNING COMMISSION AGENDA

14 October 2024

Meeting will be held in the Second Floor Conference Room of City Hall, 735
Cumberland Street, Lebanon, PA 17042

- I. Call to Order/ Introductions
- II. Approval of Minutes
 - 9 Sept 2024

III. New Business:

▪ **Zoning Variance Recommendations:**

Case #15-2024: Transfer of garage to rear of 513 Spruce St. to the property located at 520 N. Liberty St. The garage in question is meant to service the property at 513 Spruce St., but is attached to the building structure of the property at 520 N. Liberty. Overall comments from ZO and SESI see no issue with the transfer and would actually bring both lots closer to full compliance with the surrounding properties. (See provided packet)

▪ **Subdivisions & Land Development:**

N/A

IV. Old Business

- Washington Street Townhomes-intent to demolish the current structures on this lot and construct four townhomes in their place. This is located at 16th & Elder and Laurel Streets-Extended to May 8, 2023- **Expiration today. Requesting new 90-day extension with an expiration date of 13 January 2025.**
- Destiny Builders- Previous Lebanon Catholic site- J. Kalinoski reached out to the builders and requested a slight modification to the lighting. **Phase 1 Final plan submission- spoke with developer, anticipated submission by new year.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Multiple waivers approved last meeting along with authorization to treat preliminary final plan as final. Requesting new 90-day extension.**
- Elm Street Mennonite Church- 501 Elm St. (late addition; introduction)- **Discussed parking area adjacent to the Elm St. Mennonite Church. Lot is to be pervious surface. Special exceptions were requested for planting bed size & parking space sizes. Under review with RETTEW for comments provided by SESI. 90-day extension requested.**

Review items:

- 1410/ 1414 Lehman St.- Legion/ CSR property line adjustment. - **Approval was granted to move the property line in such a way that both properties are more symmetrical and squared off.**
- 1102 Reinhoehl St.- Filler garage SW plan- **J. Kalinoski motioned for approval, seconded by A. Karmazin. Question was broached as to**

whether a shade tree would need to be planted in support of City ordinance. More to Follow.

- LSD Alumni Stadium- SW Plan review- Engineer requests conditional approval- **Eng discussed plans and layout of the school improvements. Discussed tree plantings and locations of trees after improvements and the need to continue them in perpetuity. Discussed new traffic routing and access points. Approval granted on the motion of J. Parker, seconded by A. Bender, with ayes all.**
- 950 N. 9th St.- Comments from engineer were given to Carta Engineering for review and implementation on 27 Mar 24. New documents and letters are currently under review. **Conditional Approval granted last meeting. Will be valid once financial security and developer's agreement are received.**
- Quartz Creek Holdings, LLC for 900 Maple Street filed for a variance to operate a temperature-controlled storage facility and add a 5000-sf building for commercial or office use. **All documents and forms were received and reviewed. Awaiting signage and signal removals, redirection of Water St. etc.**
- 1041 Maple St. Hutter's- Demolition and reconstruction of site building. Removal of tanks and pumps from flood plain, re-envision plot layout for customer safety and access. **Project started last week of Jan 24. Structure is up with interior work being executed. Water line hook in being explored.**

V. City of Lebanon Land Bank Report

- Jackie Parker will report on any updates

VI. Adjournment

The next regularly-scheduled meeting of the City of Lebanon Planning Commission will be held in the second-floor conference room at 735 Cumberland Street, on Tuesday, November 1, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.