

CITY OF LEBANON

PLANNING COMMISSION AGENDA

9 September 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
 - 12 Aug 2024
- III. New Business:

Zoning Variance Recommendations:

N/A

▪ Subdivisions & Land Development:

- 1410/ 1414 Lehman St.- Legion/ CSR property line adjustment.
- 1102 Reinhoehl St.- Filler garage SW plan
- LSD Alumni Stadium- Plan review- Engineer requests conditional approval

IV. Old Business

- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Developer awarded a time extension with a new expiration date of 14 Oct. Multiple waivers approved last meeting along with authorization to treat preliminary final plan as final.**
- 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.**

Review items:

- 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.**
- ~~Hunter Creek Partners for the construction of Town Homes at 1550 Woodland Street. Plans to be presented before the Commission for review. **Final Plan recorded on 2 Jan 24. Received recorder's receipt on 8 July.**~~
- 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.**
- 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- **New expiration 14 October.**

- 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- TBD**

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 Monday, October 14, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.