

CITY OF LEBANON

PLANNING COMMISSION AGENDA

10 March 2025

Meeting will be held in the Multi-Purpose Room/ Council Chamber located on the first floor of City Hall, 735 Cumberland Street, Lebanon, PA 17042

- I. Call to Order/ Introductions
- II. Approval of Minutes
 - 10 Feb 2024
- III. New Business:

Zoning Variance Recommendations:

- Petition 2-2025: 334 & 336 N. 7th St.- RHD- Temple of Faith Subdivision plan is directly related to this variance. Variance is being sought to address lot size and shape that will be non-conforming to the ordinance. Previous discussions last month in the PC directly address this request.
- Petition 3-2025: 1250 & 1310 Bittner Blvd.- LIC- Lebanon Rescue Mission is requesting authorization to allow a temporary shelter facility to be built & operate at the property.

Subdivisions & Land Development:

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Awaiting comments from developer to address SESI comments. Extension Letter expires 14 April.**
- IV. Old Business
- 336 S. 7th St.-Temple of Faith application. Looking to subdivide the living quarter's structure separate from the main church building. **Minor Subdivision Plan – No action required. The plan was recommended for approval by the PC at its meeting on February 10, 2025 provided all outstanding City Engineer comments are addressed. Since the last PC meeting on February 10th, it was determined that proposed Lot #1 (Residue Tract) does not meet the required 10' minimum side yard setback. Therefore, a dimensional variance of the required side yard setback is required from the Zoning Hearing Board.**
 - Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Plan under review after receipt of Shade Tree input. Waiting on plan revisions. Expiration date of 14 April.**
 - 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 date of 14 April.**
 - 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Multiple waivers approved in November. New expiration date of 14 April 2025.**

Review items:

- Elm Street Mennonite Church- 501 Elm St.- **Plan recorded. Construction underway.**
- 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. Work is underway.**
- 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. Old tank removal underway with pavement preparation. Demo of old building to soon.**

V. City of Lebanon Land Bank Report

- Jackie Parker will report on any updates-

VI. Misc.

VII. Adjournment

The next regularly scheduled meeting of the City of Lebanon Planning Commission will be held in the multi-purpose conference room at 735 Cumberland Street, on Monday, April 14, 2025 at 6:45pm. Any changes to scheduled meetings will be provided in advance.