

CITY OF LEBANON

PLANNING COMMISSION AGENDA

10 February 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
 - 13 Jan 2024
- III. New Business:

Zoning Variance Recommendations:

- Petition 1-2025: 536 E. Mifflin St.- RMD zone- Contractor Larry's Home Design is requesting variance to build addition for parts storage that is larger than allowed by current code. ZO comments will be provided during the meeting for review.

Subdivisions & Land Development:

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Revised Final Plan submitted for review late last week to SESI. Extension Letter expires 14 April.**

IV. Old Business

- 950 N. 9th St.- All documents now signed and submitted for PC process and signatures. **Recorded on 3 Jan 2025.**
- 520 N. Liberty- Adjustment of lot sizes and reallocation of garage to adjacent parcel. **Ready for PC processing & signatures. New SESI letter sent out for developer to address small deficiencies on the prints themselves.**
- 336 S. 7th St.- Temple of Faith application. Looking to subdivide the living quarter's structure separate from the main church building. **SESI provided comments back to developer on 6 Jan 25.**
- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Plan under review after receipt of Shadetree input. 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, March 10, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.