

CITY OF LEBANON

PLANNING COMMISSION AGENDA

13 January 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
 - 9 Dec 2024

III. New Business:

▪ **Zoning Variance Recommendations:**

N/A

▪ **Subdivisions & Land Development:**

520 N. Liberty- Adjustment of lot sizes and reallocation of garage to adjacent parcel. **Ready for PC processing & signatures.**

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.**

950 N. 9th St.- **All documents now signed and submitted for PC process and signatures.**

IV. Old Business

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Final Plan submitted for review 18 Oct 24. SESI provided comments for review to developer on 31 Oct. Awaiting Response from developer.**
- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Plan submitted for review 15 Oct 24. SESI provided comments for review on 24 Oct. Shade Tree Commission review of plans occurred 8 Jan 2025. Recommendation will be made to Transit authority based off their recommendations.**
- 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 13 January 2025. New letter of extension is expected to be received prior to meeting time.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Multiple waivers approved in November. Expiration of 13 Jan 2025. New extension letter received.**

Review items:

- Elm Street Mennonite Church- 501 Elm St.- **Plan recorded. Construction to start very soon.**
- 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 starting the week of 4 Dec 24.

- 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.

- New members to receive ordinance handbooks and zoning maps for use and reference.

VII. 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, January 13, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.