

# CITY OF LEBANON

## PLANNING COMMISSION AGENDA

11 March 2024

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

- I. Call to Order
- II. Approval of Minutes
  - 12 February 2024
- III. New Business:

### **Zoning Variance Recommendations:**

Petition 1-2024: 441 N. 9<sup>th</sup> St.- Rose Fermin requesting special exception to operate a Family Daycare (4-6 children) in the home. Property is High Residential District (HRD).

### **Subdivisions & Land Development:**

~~29 Canal/ 32 Maple St. Introduction only Beltré~~ Request to withdrawal application

725 N. 1<sup>st</sup> St.- **Engineer comments provided to developer 12 Jan 24. Awaiting response.**

950 N. 9<sup>th</sup> St.- **Comments from engineer were given to Carta Engineering for review and implementation. Carta has requested a time extension to 29 May, (recommend extension to 11 June to fall in line with PC schedule) and that this plan be tabled for approval until Engineer comments are addressed appropriately.**

### **IV. Old Business (Listed cases below were all ruled on in favor of the City)**

1. Petition: 19-2023: 229 N. 8<sup>th</sup> St.- Camo Enterprises (A. Camera)

This is zoned as an OI property. Petition seeks to gain a variance to add six rooms to the first floor as an authorized recorded legal use. Current use is recorded as Restaurant/ Bar; also seeking variance for the 2<sup>nd</sup> Floor- requesting variance for authorization to install 1 Apartment and 5 rental rooms (meets ordinance definition of a Rooming house). Boarding houses are not permitted in OI districts.

2. Petition: 20-2023: 824 Scull St.- Camo Enterprises (A. Camera)

This is zoned as an OI property. Petition seeks to gain a variance to add three rooms to the first floor as an authorized recorded legal use & two room rentals to the 3<sup>rd</sup> floor. Current use is recorded as Restaurant/ Bar with 3 rental rooms on the third floor. Boarding houses are not permitted in OI districts.

3. Petition: 21-2023: 828 Scull St.- Camo Enterprises (A. Camera)

Petition seeks to gain a variance to add three rooms to the first floor as an authorized recorded legal use. Current use is recorded as a banquet hall. Boarding houses are not permitted in OI districts.

4. Petition: 22-2023: 830 Scull St.- Camo Enterprises (A. Camera)

This is zoned as an OI property. Seeking a variance to add a 4<sup>th</sup> apartment to this building on the 3<sup>rd</sup> floor. Addition of another apartment is a permitted use within an OI district.

## SALDO:

- 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. **90-Day conditional approval granted in November. Awaiting signed documents related to Stormwater O&M, shared access agreement and developer's agreement w/ proof of recording. Extension letter granted approval with new expiration date of 13 May 2024. MTF**

## Review items:

- 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. Currently under construction.**
- 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. Currently old tanks are being removed and new footers for building location being formed.**
- Washington Street Townhomes-intent to demolish the current structures on this lot and construct four townhomes in their place. This is located at 16<sup>th</sup> & Elder and Laurel Streets-Extended to May 8, 2023- **New expiration of 14 April 24.**
- 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, April 8, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.