

# CITY OF LEBANON

## PLANNING COMMISSION AGENDA

12 November 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

- 14 Oct 2024

III. New Business:

▪ **Zoning Variance Recommendations:**

N/A

▪ **Subdivisions & Land Development:**

- 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. Anticipated presentation of plan by developer/ engineer.**
- 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. Anticipated presentation of plan by developer/ engineer.**

IV. Old Business

- 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 date of 13 January 2025.**
- 725 N. 1<sup>st</sup> St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Multiple waivers approved last meeting along with authorization to treat preliminary final plan as final. New expiration of 13 Jan 2025.**
- Elm Street Mennonite Church- 501 Elm St. (late addition; introduction)- **Conditional approval granted. Time extension approved with 13 January as new expiration. Currently with Mayor for final signature for recording.**

Review items:

- 1410/ 1414 Lehman St.- Legion/ CSR property line adjustment. - **Approval was granted in Sept. Awaiting signed & notarized plan from the Eng. Firm to put through signature process for recording.**
- 950 N. 9<sup>th</sup> 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 Sept meeting. Will**

**be valid once financial security and developer's agreement are received. Still awaiting documents/ MTF.**

- 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 start soon.**

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, December 9, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.