

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 10 February 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:50 pm on Monday, 10 February 2025 by A. Karmazin, Chairman.

Location: 1st Floor Multi-purpose Room
735 Cumberland Street, Lebanon, PA 17042

Members Present: A. Karmazin; J. Parker; A. Bender; & C. Fenstermaker

Members Excused: J. Kalinoski; Becky Woodhouse

Also Present: Steve Sherk (SESI); Chad Yeagley (COL); Doug Herr; Shannon McNary;
& Kenny Montigo

Minutes:

Minutes for January 13th, 2025. Minutes were reviewed and accepted by motion of C. Fenstermaker, seconded by A. Bender.

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. **Confirmation of the buildings primary usage is needed before final approval will be given. PC will review plan and provide comments for a vote via email, prior to the ZHB date. After discussion via email & several valid points, the following statement was submitted to the ZHB for consideration:** *“The City of Lebanon Planning Commission, upon reviewing documentation and after discussion, will recommend APPROVAL of the variance for auto parts storage. However, if this use is to change, or be utilized as a space for auto body repair work, this recommendation would be invalidated & require an additional review to ensure the space falls in line with International Building Code standards, as well as City Codes & Ordinances for occupancy and load requirements.”*

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.**

Old Business

- 520 N. Liberty- Adjustment of lot sizes and reallocation of garage to adjacent parcel. **Conditional approval to be granted upon receipt of confirmation of County review. This motion was set forth by C. Fenstermaker & J. Parker. Confirmation was received and the plan recorded on 27 Feb 25.**

- 336 S. 7th St.-Temple of Faith application. Looking to subdivide the living quarter’s structure separate from the main church building. **Douglas Herr & his clients (K. Montigo & S. McNary) appeared before the PC to discuss their plans for the site. SESI comments still need to be addressed. A waiver is being requested to address Section 1379.02H of the code that pertains to the shape & size of the lot. J. Parker with C. Fenstemaker, motioned for waiver approval. J. Parker & C. Fenstemaker also motioned or conditional approval of the plan to be contingent on all SESI comments being appropriately addressed.**
- 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. New 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 13 January 2025. Extension letter received and granted by motion of B. Woodhouse & J. Parker. 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 last meeting along with authorization to treat preliminary final plan as final. Extension letter received and granted by motion of C. Fenstemaker & J. Parker. New expiration date of 14 April.**

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 start soon.**

Land Bank Report:

J. Parker reported no updates- **J. Parker requests an update on old YMCA property**

Misc.:

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:33 PM by motion of J. Parker, seconded by C. Fenstemaker, with ayes all.

The next meeting is scheduled for **March 10, 2025 at 6:45PM**. The meeting location will be at 735 Cumberland Street- City Hall in the 1st floor multi-purpose room. Any changes to scheduled meetings or their location will be provided in advance.