

CITY OF LEBANON

PLANNING COMMISSION AGENDA

8 July 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
 - 10 June 2024
- III. New Business:

Zoning Variance Recommendations:

- Petition #10- 310 S. Gannon St.- Jack DeBree- previous use was an auto repair facility, a gym, cabinet fabrication shop & storage facility. Owner looking to repair facility for business support equipment- waterjet cutting and packaging. Additionally, use of area as self-storage is also being sought.

Subdivisions & Land Development:

725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Developer awarded a time extension be with a new expiration date of 7 Aug 24. If additional time is needed, extension should be reviewed and approved by 8 July 24.**

950 N. 9th 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. **Awaiting return of developer's agreement. Request for time extension submitted for approval. New expiration of 5 Sept 24.**

- IV. Old Business

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. **All documents and forms were received and reviewed. Developer has taken plans out for recording. Awaiting recorder's receipt to issue valid building permits.**

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. Awaiting recorder's receipt.**
- 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 masonry work is being executed.**

- 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 of 8 July. Awaiting new SW plan.**
- 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, August 12, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.