

CITY OF LEBANON

PLANNING COMMISSION AGENDA

10 Nov 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
 - 13 Oct 2025

III. New Business:

Zoning Variance Recommendations:

- 1507 Willow St.- Seeking variance from ordinance requirement of slaughterhouse maintaining a 400' standoff from adjacent properties. City is concerned with the hygienic upkeep of the facility, possibility increased unpleasant smells and fly activity.

Subdivisions & Land Development:

Lebanon Transit Authority- Plan submissions for this project are nearing completion. SESI and Transit Authority representatives will be in attendance to go over plans and seek approvals to move forward. **New expiration date for this project is 7 January 2026.**

IV. Old Business

- Lebanon Rescue Mission- Plan submitted and passed onto SESI for review and comment Letter. SESI letter has been drafted for Developer review. **New letter was sent to developer to address plan deficiencies.**
- 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- **New expiration date for this project is 7 January 2026.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **New expiration date for this project is 7 January 2026.**

Review items:

- 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 updates, redirection of Water St. etc. Work is underway at site. Coordination with PennDOT is ongoing concerning the signal permit for 9th & Maple Sts.**
- 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. **New convenience store open, demo of old store nearing completion. New pumps will go in this area. Canopy cover for pump area has been installed.**

- V. City of Lebanon Land Bank Report
- Jackie Parker will report on any updates-

VI. Misc.

VII. Adjournment

The next regularly scheduled meeting of the City of Lebanon Planning Commission will be held in the multi-purpose conference room at 735 Cumberland Street, on Monday, December 8, 2025 at 6:45pm. Any changes to scheduled meetings will be provided in advance.