

**City of Lebanon  
Planning Commission  
Meeting Minutes – Monday, 13 January 2024**

A meeting of the City of Lebanon Planning Commission was called to order at 6:46 pm on Monday, 13 January 2024 by A. Karmazin, Chairman.

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

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

Members Excused:

Also Present: Steve Sherk (SESI); Chad Yeagley (COL);

**Minutes:**

Minutes for December 9th, 2024. Minutes were reviewed and accepted conditionally upon the correction of the date in the last paragraph. The date has been corrected to reflect the proper date and year. Conditional approval was given by motions of C. Fenstermaker, seconded by A. Bender.

**New Business:**

**Zoning Variance Recommendations:**

N/A

**Subdivisions & Land Development:**

520 N. Liberty- Adjustment of lot sizes and reallocation of garage to adjacent parcel. **Ready for PC processing & signatures. SESI provided plan correction notes. Awaiting return of corrected plans for processing.**

336 S. 7<sup>th</sup> St.-Temple of Faith application. Looking to subdivide the living quarter's structure separate from the main church building. **SESI provided comments back to developer on 6 Jan 25. Questions remain on if a separate sewer/ electrical service are needed. Must be single family dwelling. These issues may not allow for conversion. TBD.**

950 N. 9<sup>th</sup> St.- **All documents now signed and submitted for PC process and signatures. Awaiting pickup from developer for recording.**

**Old Business**

- **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. No new revisions have been received as of this meeting date. Extension letter will be needed for this project. J. Kalinoski & J. Parker moved to approved extension once letter is received. Letter received on 14 January and extension granted to 14 April 25.**
- **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. SESI in possession of revised plan, still to be reviewed.**

**Once reviewed, new letter will be issued. Extension letter will be needed for this project. Extension letter received on 22 January and granted by motion of C. Fenstermaker & J. Kalinoski, who had conditionally given approval at the meeting. 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 16<sup>th</sup> & 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. 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. Extension letter received and granted by motion of C. Fenstermaker & J. Parker. New expiration date of 14 April.**

Review items:

- Elm Street Mennonite Church- 501 Elm St.- **Plan recorded. Construction to start very soon. Pre-construction meeting held today onsite with construction to start in the next few weeks.**
- 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. PennDOT authorized the removal of the school zone flashers.**
- 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 as the December 2025 meeting was not held

### **Misc.:**

### **Adjournment:**

There being no further business to come before the commission, the meeting was declared adjourned at 7:43 PM by motion of A. Karmazin, seconded by A. Bender, with ayes all.

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