

**City of Lebanon  
Planning Commission  
Meeting Minutes – Monday, 9 June 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:47 pm on Monday, 9 June 2025 by A. Karmazin, Chairman.

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

Members Present: A. Karmazin; C. Fenstermaker; J. Kalinoski; Rafael Castillo; & B. Woodhouse

Members Excused: J. Parker & A. Bender

Also Present: Chad Yeagley (COL); Bob Reber (resident visitor)

**Minutes:**

Minutes for June 9, 2025. Minutes were reviewed and accepted by motion of J. Kalinoski, seconded by C. Fenstermaker.

**New Business:**

**Zoning Variance Recommendations:**  
N/A

**Subdivisions & Land Development:**

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **With recent reported sale of the property to Lebanon School District. Formal withdraw of the plan has been requested as of 9 July 2025.**

**Old Business**

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Extension Letter expires 14 July. New extension expected for action.**
- 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- **Extension Letter expires 14 July. New extension expected for action.**
- 725 N. 1<sup>st</sup> St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Extension Letter expires 14 July. New extension expected for action.**

**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 removals, redirection of Water St. etc. Work is underway on site. It was noted on 9 June that the developer has one (1) year from the signing of the Developer's Agreement to complete all traffic and signal work.

- 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. **Sidewalks and curbs installed. Demo of old building to start soon.**

**Land Bank Report:**

N/A

**Misc.:** inquiries were made as to the status of the property review board and its vacancies (J.P.)

Demo permits for properties follow the same routing as building permits when it pertains to properties. (C.F.)

**Adjournment:**

There being no further business to come before the commission, the meeting was declared adjourned at 7:02 PM by motion of C. Fenstemaker, seconded by J. Kalinoski, with ayes all.

The next meeting is scheduled for **August 11, 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.