

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 14 April 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:52 pm on Monday, 14 April 2025 by A. Karmazin, Chairman.

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

Members Present: A. Karmazin; J. Parker; C. Fenstemaker; J. Kalinoski; & B. Woodhouse

Members Excused: A. Bender

Also Present: Steve Sherk (SESI); Chad Yeagley (COL); Charles Hurst (ZHB Variance Architect); Dean Brubaker (ZHB Variance Developer)

Minutes:

Minutes for March 10th, 2025. Minutes were reviewed and accepted by motion of J. Kalinoski, seconded by B. Woodhouse.

New Business:

Zoning Variance Recommendations:

- Petition #6-2025- 1013 Edison St.- requesting variances to SW requirements and street improvements. See attached supporting documents related to this case. **After review of provided plans, and a presentation from the developer, discussion pertaining to the proper approach for the use of this property began. Most of the property is located within an existing floodplain, and may not be viable for construction of a residence. There was also concern surrounding ROW width for vehicle access (especially emergency vehicles). An existing resident was erected within the existing ROW, which provides a significant obstacle to development and a possible hardship to the resident that is in the ROW. It is possible that this structure has been out of compliance with the ROW since first constructed in 1950. After some Q&A with the developer, the PC decided that no determination can be made as is. The correct approach would be to request a variance pertaining to the usage of the site. Motion was made by C. Fenstemaker, seconded by J. Parker to only consider any variance if a variance for usage was put forth to the ZHB for consideration first. A letter detailing this stance was issued to the ZO to present to the ZHB for addition to the official record.**

Subdivisions & Land Development:

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Awaiting comments from developer to address SESI comments. Extension Letter approved by motion of J. Kalinoski & C. Fenstemaker. New expiration to correspond with 14 July 2025 Meeting.**

Old Business

- 336 S. 7th St.-Temple of Faith application. Looking to subdivide the living quarter's structure separate from the main church building. **Minor Subdivision Plan – No action required. In recording process. Recorded 21 April 2025.**
- 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. Awaiting plan revisions. Extension Letter approved by motion of J. Kalinoski & C. Fenstemaker. New expiration to correspond with 14 July 2025 Meeting.**
- 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- **Extension Letter approved by motion of J. Kalinoski & C. Fenstemaker. New expiration to correspond with 14 July 2025 Meeting.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Extension Letter approved by motion of J. Kalinoski & C. Fenstemaker. New expiration to correspond with 14 July 2025 Meeting.**

Review items:

- Elm Street Mennonite Church- 501 Elm St.- **Plan recorded. Construction underway. Final restoration of roadway completed week of 14 April 2025.**
- 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 working with Mayor on Land Bank & Housing programs.**

Misc.:

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:29 PM by motion of C. Fenstemaker, seconded by J. Parker, with ayes all.

The next meeting is scheduled for **April 14, 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.