

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 12 May 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:48 pm on Monday, 12 May 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; A. Bender & B. Woodhouse

Members Excused:

Also Present: Chad Yeagley (COL)

Minutes:

Minutes for April 14, 2025. Minutes were reviewed and accepted by motion of J. Parker, seconded by J. Kalinoski.

New Business:

Zoning Variance Recommendations:

Petition #7-2025: developer is seeking a variance to alleviate parking requirements for a potential dwelling to be incorporated at 760 Cumberland St. in the CBD. Please see attached supporting documents for more information. **After rigorous discussion involving access and egress requirements, sprinkler systems, and other related safety concerns, C. Fenstemaker, briefed the PC on the actual plan and design, to include the proximity and availability of parking in the surrounding areas. C. Fenstemaker recused himself from the voting body as the designer of record for this project. J. Parker motioned to approve the variance request & B. Woodhouse seconded the motion, with ayes all.**

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 is expected.**

Old Business

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **New updated plan submitted for review. Extension Letter expires 14 July.**
- 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. **New expiration 14 July 2025 Meeting.**

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.**
- 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:

J. Parker reported no updates- **three (3) properties are being looked at by the land bank for acquisition.**

Misc.: inquires were made as to the status of the property review board and its vacancies

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:19 PM by motion of J. Parker, seconded by C. Fenstermaker, with ayes all.

The next meeting is scheduled for **July 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.