

CITY OF LEBANON

PLANNING COMMISSION AGENDA

8 Dec 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
 - 10 Nov 2025

III. New Business:

Zoning Variance Recommendations:

- Petition #15-2025, filed by Church of God (River of Life) is requesting a dimensional Variance for the property located at 733 Hill St. Lebanon, PA, to remove the encroachment of the church building that exists on the tract by means of a subdivision plan.
- Petition #16-2025, filed by New Vision Holdings LLC in c/o Aaron Camara for the property located at 801 Cumberland St. Lebanon, PA. The petition is requesting a dimensional Variance of the 1,000 ft setback requirement that is called for in the City Ordinance (dated June 2020) for a marijuana dispensary location in relation to a primary or secondary school or a daycare center. Curaleaf medical marijuana dispensary is proposing to move from its current location at 815 Cumberland St. to 801 Cumberland St. which does not meet the required setback from the YMCA daycare located at 152 N. 8th St.

Subdivisions & Land Development:

- After zoning review, PC can expect a simple subdivision plan associated with the first variance item. 733 Hill St. is the current Church of God (River of Life) location that is looking to remove the old parsonage for use as a rental or single-family dwelling. This has not been formally submitted for review at this time.

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. No new updates yet. Letter for extension of the plan has been requested and is expected for 8 Dec 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- **New expiration date for this project is 7 January 2026. Expect new letter requesting extension for 8 Dec meeting.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **New letter from SESI was**

sent out since last meeting. New expiration date for this project is 7 January 2026. Expect new letter requesting extension for 8 Dec meeting.

Review items:

- Lebanon Transit Authority- Plan submissions for this project are nearing completion. **Plan conditionally approved on 10 Nov.**
- 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. All issues pertaining redirection and removal of old traffic signage related to the former school usage is set to be removed and updated prior to the new year.**
- 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, site improvements now contained to pump area. Canopy cover for pump area has been installed. Area being prepped for concrete install. Will most likely occur in spring.**

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, January 12, 2025 at 6:45pm. Any changes to scheduled meetings will be provided in advance.