

CITY OF LEBANON

PLANNING COMMISSION AGENDA

11 August 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
 - 9 June 2025
 - 25 July
- III. New Business:

Zoning Variance Recommendations:

807 S 12th St.- Zoning comments for Petition #12-2025, filed by Marisel Gonzalez for property located at 807 S. 12th St. Lebanon, PA, is requesting a Variance to operate a Group Day care (up to 12 children) from her home.

- The property is located in the Residential Low Density (RLD) zoning district. A Group Day care (7-12 children) is permitted in a Detached single-family home by not in this RLD zoning district by the City of Lebanon Ordinance
- Marisel already has received permission and is operating a Family daycare at her home. If approval is given, I recommend it is conditional on a 20x 20 ft turnaround be installed for cars unloading and loading to prevent any waiting or backing out onto 12th St.
- Unsure at this time if a hardship will be able to be proven to the ZHB

Subdivisions & Land Development:

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Email requesting formal with drawl received**

IV. Old Business

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Further discussion with architect and PM occurred at Shadetree meeting. Plan under review with SESI. Extension Letter expires 13 Oct.**
- Washington Street Townhomes- intent to demolish the current structures on this lot and construct four townhomes it their place. This is located at 16th & Elder and Laurel Streets- **Extension Letter expires 13 Oct.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Extension Letter expires 13 Oct.**

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 at site.

- 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 progress continues. Curbing and sidewalk work completed.**

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, September 8, 2025 at 6:45pm. Any changes to scheduled meetings will be provided in advance.