

CITY OF LEBANON

PLANNING COMMISSION AGENDA

10 July 2023

Meeting will be held in the Second Floor Conference Room of City Hall, 735
Cumberland Street, Lebanon, PA 17042

- I. Call to Order
- II. Approval of Minutes
 - 14 May 2023
- III. New Business:
 - **Zoning Variance Recommendations:**
Petition 12-2013: Commercial Property at 700-704 Chestnut St. Owner requests conversion to residential units. No drawings have been provided. They are requesting addition of (5) two-bedroom apartments and (4) one-bedroom apartments. This would require 14 parking spaces by ordinance. With the existing residence already on site, the total parking required would be 18 spaces. Currently there is existing room for 12.
 - Subdivisions:
 - Hunter Creek Partners for the construction of Town Homes at 1550 Woodland Street. Plans to be presented before the Commission for review.
 - 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. **Introduction only**- awaiting 30-day ZHB appeal time to expire
 - Land Development:
 - 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.
- IV. Old Business
 - Matrix located at 255 N Lincoln Ave., requesting a variance to operate a car sales facility. The property is located in the Light Industrial/Commercial (LIC) zoning district. **Awaiting Land Development plan**
 - 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. **ZHB approved variance request. Appeal process of 30 days started on 21 June.**
 - 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- **A new letter of extension was provided and accepted. New**

expiration date is 8/6/23. Revised plans have been received & comments returned to developer. Awaiting response.

V. City of Lebanon Land Bank Report

- Jackie Parker will report on any updates

VI. Adjournment

The next regularly-scheduled meeting of the City of Lebanon Planning Commission will be held in the second-floor conference room at 735 Cumberland Street, on Monday, August 14, 2023 at 6:45 pm. Any changes to scheduled meetings will be provided in advance.