

CITY OF LEBANON

PLANNING COMMISSION AGENDA

3 April 2024

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
 - 11 March 2024
- III. New Business:

Zoning Variance Recommendations:

Petition 2-2024: 629 Maple St.- Kircy Peralta requesting special exception to operate a Family Daycare (4-6 children) in the home. Property is zoned Residential Medium Density (RMD).

Petition 3-2024: 529 Lehman St.- Nathali Calzado requesting special exception to operate a Family Daycare (4-6 children) in the home. Property is zoned Residential High Density (RHD).

Petition 4-2024: 501 Elm St.- Elm Street Mennonite Church requesting special exception to use the property as an overflow parking lot. Current use is as a dwelling for the church. Also seeking variances to the planting strip sizes on the sides of the lot to maximize parking spaces gained. Property is zoned Residential Medium Density (RMD).

Petition 5-2024: 572 Guilford St.- Eucaris Cuevas requesting special exception to operate a Family Daycare (4-6 children) in the home. Property is currently operating as a Family Day Care under Rocio Escobar. Requesting transfer of operations to the petitioner.

▪ **Subdivisions & Land Development:**

725 N. 1st St.- Engineer comments provided to developer 27 March 24.

Awaiting response.

950 N. 9th St.- Comments from engineer were given to Carta Engineering for review and implementation on 27 Mar 24. Carta was granted time extension to 11 June.

- IV. Old Business

SALDO:

- 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. **90-Day conditional approval granted in November. Awaiting signed documents related to Stormwater O&M, shared access agreement and developer's agreement w/ proof of recording. Extension letter granted approval with new expiration date of 13 May 2024. MTF**

Review items:

- Hunter Creek Partners for the construction of Town Homes at 1550 Woodland Street. Plans to be presented before the Commission for review. **Final Plan recorded on 2 Jan 24. Currently under construction.**
- 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. Currently masonry work is being executed.**
- 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- **New expiration of 14 April 24.**
- Destiny Builders- Previous Lebanon Catholic site- J. Kalinoski reached out to the builders and requested a slight modification to the lighting. **Phase 1 Final plan submission- TBD**

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, May 13, 2024 at 6:45pm. Any changes to scheduled meetings will be provided in advance.