

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 11 August 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:44 pm on Monday, 11 August 2025 by A. Karmazin, Chairman.

Location: 1st Floor Multi-purpose Room
735 Cumberland Street, Lebanon, PA 17042

Members Present: A. Karmazin; J. Kalinoski; Rafael Castillo; & B. Woodhouse

Members Excused: J. Parker & C. Fenstermaker

Also Present: Chad Yeagley (COL); Steve Sherk (SESI)

Minutes:

Minutes for June & July, 2025. Minutes were reviewed by those in attendance and accepted by motion of J. Kalinoski, seconded by R. Castillo, with ayes all.

New Business:

Zoning Variance Recommendations:

807 S. 12th Street- ¾ of the PC agrees with the assessment of the ZO. Owner requesting a variance to increase the size of the in-home family daycare (4-6) to a group daycare (7-12). Area is zoned as RDL or Residential low density. ZO has recommended that, if approved, the condition of approval hinge on the installation of a 20 X 20' turnaround area. This would reduce or eliminate potential traffic impacts to 12th St. However, the ZO is not sure how the owner will prove a hardship as it relates to this request. **After rigorous discussion, ¾ of the PC agree with the assessment of the ZO as follows: if approved, the recommended installation of the 20 X 20' turnaround should be implemented. Otherwise, they recommend not approving this request. Letter will be drafted for ZO to submit with the petition.**

Subdivisions & Land Development:

- Destiny Builders- Previous Lebanon Catholic site- Chestnut View Apts. **Formal withdrawal of the plan was requested on 9 July 2025. PC Commission approved the withdrawal by motion of J. Kalinoski, seconded by R. Castillo, by unanimous agreement.**

Old Business

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Extension Letter expires 13 Oct.**
- 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 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 on site. It was noted on 9 June that the developer has one (1) year from the signing of the Developer's Agreement to complete all traffic and signal work.**
- 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. **Demo of old building underway with new pump station to go up in its place soon.**

Land Bank Report:

N/A

Misc.: N/A

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:22 PM by motion of A. Karmazin, seconded by B. Woodhouse.

The next meeting is scheduled for **Sept 8, 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.