

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 13 October 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:52 pm on Monday, 13 October 2025 by A. Karmazin, Chairman.

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

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

Members Excused: C. Fenstemaker

Also Present: Chad Yeagley (COL); Steve Sherk (SESI); Jeff Padovani (developer/visitor)

Minutes:

Minutes for September 2025. Minutes were reviewed by those in attendance and accepted by motion of B. Woodhouse, seconded by J. Parker, with ayes all.

New Business:

Zoning Variance Recommendations:

N/A. No updates provided for the previous ZHB recommendation outcome

Subdivisions & Land Development:

- Reviewed SW plan for 712 Bollman St.- BTLM properties proposing the erection of a garage at the aforementioned location. SESI reviewing.

Old Business

- Lebanon Rescue Mission- Plan submitted and passed onto SESI for review and comment Letter. SESI letter has been drafted for Developer review. **No new progress has been reported.**
- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Extension Letter request submitted. J. Parker motioned for approval of request, seconded by R. Castillo, with ayes all. New expiration date of 7 Jan 2026 granted.**
- 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. Extension Letter request submitted. J. Parker motioned for approval of request, seconded by R. Castillo, with ayes all. New expiration date of 7 Jan 2026 granted.**

- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Extension Letter expires 13 Oct. Extension Letter request submitted. R. Castillo motioned for approval of request, seconded by A. Karmazin, with ayes all. New expiration date of 7 Jan 2026 granted.**

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:

Land bank is looking at potential properties IVO 7th & 10th Sts. Looking to create Single Family Homes, not rentals. PHFA funding may be made available if the appropriate sites can be found.

Misc.: Jeff Padovani spoke with the PC about the property located on Willow St next to Murray Steaks and the old YMCA building. He is a developer considering these properties, or something similar, as possible locations for a micro-data/ AI processing center. He spoke at length of his experience in the computer and AI markets and the importance of a center like this for AI interfacing within the region. Looks at repurposing existing buildings for data center processing for job creation and intends to keep power consumption for processing in line with historical draws related to the sites he is considering. All commercial properties within the City are being entertained as potential sites. Would like to merge the old colonial/ industrial steel aesthetics of Lebanon with the modern infrastructure of AI processing. Security and noise concerns would be addressed accordingly so as not to impact neighboring properties.

****PC recommends ordinance codes to address data centers for zoning and other issues that may arise in the future.**

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:35 PM by motion of J. Parker, seconded by J. Kalinoski.

The next meeting is scheduled for **November 10, 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.