

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 13 July 2026**

A meeting of the City of Lebanon Planning Commission was called to order at 6:51 pm on Monday, 13 July 2026 by A. Karmazin, Chairman.

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

Members Present: A. Karmazin; R. Castillo; B. Woodhouse; & E. Ellis

Members Excused: J. Torres; C. Fenstermaker

Also Present: Chad Yeagley (COL); Steve Sherk (SESI); Jack Keener & Luke Keener (E. Lehman St. Management

Minutes:

Minutes for June 2026. Minutes were reviewed by those in attendance and accepted by motion of R. Castillo, seconded by E. Ellis, with ayes all.

New Business:

Zoning Variance Recommendations:
N/A

Subdivisions & Land Development:

E. Lehman St. Management Project- Preliminary plan presentation being considered for July meeting. Developer has initial ENG comments and is working to address certain issues.

Developer representatives on hand to discuss the project. Project was originally started as a SALDO plan in 2011 for a phased project. Phase 1 was completed. However, the developer did not realize that extensions for Phase II needed to be requested on a periodic basis (every 5 years) to maintain the plan in a ready status. They had a company lined up that is interested in proposed floorplan and layout of the existing plan. In order to expedite the processes, and continue forward with existing plans, the original plan will need to be extended to current date. Developer is agreeable to making all SW requirements and otherwise, up to date with current code. As preliminary plan was approved as a phase plan, Phase II can be submitted as its own Final Plan. Phase II building would be identical to phase I.

Major points for consideration as per City Code 1375.04E

- All plans require extensions every 5 years from date of submission
- Plan did expire automatically at the 5 yr mark
- If plan is granted extension by PC, developer states final plan submitted as Phase II will address all requirements laid out by City Engineer
- NPDES permit is up to date

- **Zoning and all related ordinances would be set to 2011 standards, with exception of State requirements**

****By motion of B. Woodhouse and R. Castillo, the PC has agreed to grant an extension of the preliminary plan, preserving all zoning and ordinance standards to the state that was present at the time of plan approval. The extension would begin from the date immediately following the last known date of plan expiration. The plan would grant the extension for 1 year from the date of this meeting, 13 July 2026.**

Old Business

- **Washington Street Townhomes- intent to demolish the current structures on this lot and construct four townhomes in their place. New revisions to plan were received by SESI. Plan is under review. Time extension will be needed in Sept.**

Review items:

- **Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. Plans & agreements recorded 1st week of June. Currently under construction.**
- **725 N. 1st St.- Engineer comments provided to developer. Plan & agreements recorded 1st week of June. Under construction.**

Land Bank Report: No new updates to report.

Misc:

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:29 PM by motion of E. Ellis, seconded by R. Castillo.

The next meeting is scheduled for **September 14, 2026 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.