

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 9 March 2026**

A meeting of the City of Lebanon Planning Commission was called to order at 6:46 pm on Monday, 9 March 2026 by A. Karmazin, Chairman.

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

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

Members Excused: C. Fenstemaker

Also Present: Chad Yeagley (COL); Steve Sherk (SESI), Nathan Smith (variance petitioner); Mike Thorley (Chrisland Eng.) for Agape & 725 N. 1st St. projects

Minutes:

Minutes for February 2026. Minutes were reviewed by those in attendance and accepted by motion of J. Parker, seconded by R. Castillo, with ayes all.

New Business:

Zoning Variance Recommendations:

ZHB Petition #2-2026- 718 Poplar St. Zoned for O&I- Owner is requesting a variance to install and operate an indoor golf simulator for recreation. Simulator would be installed in the eastern rear of the building by the large overhead doors. Recreational indoor uses are not permitted in O&I districts.

The variance request for approval was put to vote by B. Woodhouse, seconded by J. Parker, and approved by the rest of the PC. The following is the main body of the letter that was drafted for the Zoning Hearing Board based off the discussion of the PC and the presenting individual.

“Nathan Smith is requesting a variance to allow for recreational use of golf simulators within the facility located at 718 Poplar. Nathan presented before the PC to explain the business model and formula for the proposed use. The simulators will be located in the loading dock area at the rear of the facility. Proposal is for 3-4 simulator bays. The business will allow for BYOB & BYOF (food) activities, provided that no minors are present or have access to products not legally permitted for their age. Parking is plentiful for the building and the proposed use will be a betterment to a vacant facility.

*The City of Lebanon Planning Commission, upon reviewing documentation and after discussion, recommends **APPROVAL** of the variance for the installation and operation of golf simulators at 718 Poplar St.*

However, this approval is based upon the condition that no additional recreational equipment, such as arcade games, etc. are added without an additional variance request or approval from City agencies. As such, the variance should be tailored to the usage of the space and the lessee.”

Subdivisions & Land Development:

Old Business

- Lebanon Rescue Mission- Plan submitted and passed onto SESI for review and comment Letter. SESI letter has been drafted for Developer review. **Letter was sent to developer by SESI in last quarter of 2025. M. Thorley appeared before the PC and requested waivers for the size of the plan for submission, for the plan to be considered as both pre-liminary and final plan submission, and for exclusion of the sidewalk for the development. Letter of Credit for the project still needs to be received. Plan size waiver was granted with a vote from J. Parker, seconded by B. Woodhouse & approved by all. The processing for the plan as a pre-liminary and final plan was also approved by the PC after it was put to vote by J. Parker and seconded by J. Kalinoski. The final waiver for the exclusion of the sidewalks was denied. Discussion occurred that led to guidance being given to the representing Engineer to have the sidewalk installed across the frontage of the property. This feature was not discussed in any other meeting, nor presented previously in any prior plans. This decision may lead to further permitting requirements. It will require a resubmission of the plan as well. There was also a new 90-day permit extension requested, and approved, by motion of J. Parker, seconded by J. Kalinoski, with all members voting in the affirmative. New expiration is 8 June 2026.**
- 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- **Plan extension was presented for an additional 90-day approval. Plan extension approval was granted by all after a motion from J. Parker that was then also seconded by B. Woodhouse. New expiration is 8 June 2026.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Awaiting financial security and agreements from developer to be received. Previous comments from the PC regarding the orientation and location for the garages was extensively looked at. Various approaches were explored to address these concerns. Rear access was considered, shared parking was considered for all eight (8) units. These approaches would greatly impact yard size and available storage. Plan extension was granted by all after a motion from A. Karmazin that was then also seconded by J. Parker. New expiration is 8 June 2026. Conditional approval granted by motion of B. Woodhouse, seconded by R. Castillo, so long as all engineering comments are addressed and financial security received.**

Review items:

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **November 2025 meeting conditionally approved plan. Solicitor review for plan has been completed. Developer agreement and O&M agreements are with Mayor for review and approval.**

- 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. **New pump station is being installed, including pump canopy. Some concern for the rear lighting on the property and its direction was voiced. With residents nearby, this may raise light pollution concerns.**

Land Bank Report: No new updates to report.

Misc: J. Kalinoski submitted resignation. Only one (1) additional meeting (April) will be attended. J. Parker will no longer be available for PC board, as she has now moved and is no longer eligible to serve. Options are being reviewed to allow for her to continue in her role as land bank liaison.

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:38 PM by motion of J. Kalinoski, seconded by J. Parker.

The next meeting is scheduled for **April 13, 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.