

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 12 January 2026**

A meeting of the City of Lebanon Planning Commission was called to order at 6:47 pm on Monday, 8 December 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; R. Castillo; & B. Woodhouse

Members Excused: C. Fenstemaker

Also Present: Chad Yeagley (COL)

Minutes:

Minutes for December 2025. Minutes were reviewed by those in attendance and accepted by motion of R. Castillo, seconded by B. Woodhouse, with ayes all.

New Business:

Zoning Variance Recommendations:

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. New plan addressing letter comments was submitted, but was not fully reviewed for comment prior to this PC meeting. Plan extension letter expires 9 March of 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 has expiration date of 9 March 2026.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Plan extension has expiration date of 9 March 2026.**

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. Comments for Developer agreement and O&M agreements forwarded on to engineer for finalization.

- 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.**

Land Bank Report: No new updates to report

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 6:54 PM by motion of J. Parker, seconded by J. Kalinoski.

The next meeting is scheduled for **February 9, 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.