

CITY OF LEBANON

PLANNING COMMISSION AGENDA

11 May 2026

Meeting will be held in the Multi-Purpose Room/ Council Chamber located on the first floor of City Hall, 735 Cumberland Street, Lebanon, PA 17042

- I. Call to Order/ Introductions- new Member
- II. Approval of Minutes
 - 9 Mar 2025
- III. New Business:

Zoning Variance Recommendations:

Petition #5-2026 is a petition submitted by Eric MacFaline for a variance to operate Holey Truth Body Arts LLC at 43 South 8th St. which is in the Central Business District zoning district. As per Section 1304.01, Tattoo Parlors or Body Piercing is not a permitted use in this Zoning district.

ZO comments and additional provided to members prior to meeting for review and reference. ZO recommends denial of the variance.

Subdivisions & Land Development:

Lebanon Rescue Mission- Electronic vote for acceptance of the sidewalk deferment permit and conditional approval of the plan was done on 29 April. Vote shall be ratified tonight.

- IV. Old Business
 - Lebanon Rescue Mission- Plan submitted and passed onto SESI for review and comment Letter. SESI letter has been drafted for Developer review. **Expiration now 8 June. All documents related to the project have been received and recorded since the electronic vote on 29 April. Vote shall be ratified tonight.**
 - 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- **New extension letter approved last meeting. Expiration now 8 June.**

Review items:

- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Expiration now 8 June. New letter of Credit received 16 April.**
- Lebanon Transit Authority- Plan submissions for this project are nearing completion. **Plan conditionally approved on 10 Nov. Awaiting Developer Agreement/ O&M action. Developer's agreement in need of revision prior to plan recording.**
- 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. **Project appears to be complete. J. Kalinoski voiced concerns last meeting over light pollution from rear of building.**

V. City of Lebanon Land Bank Report

VI. Misc.

VII. Adjournment

The next regularly scheduled meeting of the City of Lebanon Planning Commission will be held in the multi-purpose conference room at 735 Cumberland Street, on Monday, June 1, 2026 at 6:45pm. Any changes to scheduled meetings will be provided in advance.