

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 4 September 2026**

A meeting of the City of Lebanon Planning Commission was called to order at 6:46 pm on Monday, 4 Sept 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; J. Torres; C. Fenstermaker; & E. Ellis

Members Excused: N/A

Also Present: Chad Yeagley (CoL); Steve Sherk (SESI); Sherry Capello (Mayor, CoL)

Minutes:

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

New Business:

Comprehensive Plan Overview: Mayor Capello was present to speak with and brief the PC on the upcoming City Comprehensive Plan and the PC's role in shaping it. For approx. two (2) years the County has been working on updating their Comp. plan. As the plan for the County nears completion, the City applied for and was awarded a 50/50 grant to update its own Comp. plan. The City will be utilizing Gannett Flemming, specifically Michele Brummer, to assist in the creation of the Comp. plan. This is the same entity that was used by the County. The Comp. plan will list local priorities using the County plan as a template guide. The plan will be used to determine goals for future development and growth withing the City. Data used to formulate the plan will be gathered from various categories such as Housing, Parks, Retail, Stormwater, Utilities, Historical data, Transportation, Waste Management, Fire Service, Police Dept. and other Public Services. The current plan has not been updated for 15+ years and will now include new guidelines for tracking crimes. This will be a multi-year project (1-2yrs) before an accurate accounting of crime stats will be available. For fire service, the City is 21st in the State and has the second lowest available rating for Insurance purposes. Once drafted by the PC, the plan will be presented to the Mayor & Council for implementation and approval, to be used for years to come. County plan will be used as a template to ensure the plans compliment one another. Subdivision and Land Development usage map will be developed based off the plan and forecasted needs. There will be at least 2 public meetings & other sessions required to steer the creation of the Comp. plan.

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.

Awaiting plan submission after last month's submission.

Old Business

- Washington Street Townhomes- intent to demolish the current structures on this lot and construct four townhomes in their place. **New revisions received by SESI. Plan review letter issued. Time extension granted by motion of B. Woodhouse & E. Ellis.**

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.**

Land Bank Report: No new updates to report. (Meets every 2nd Weds. @ 2:30pm)

Misc: J. Parker- letter of resignation still not received.

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:16 PM by motion of C. Fenstermaker & E. Ellis.

The next meeting is scheduled for **October 12, 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.