

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 8 September 2025**

A meeting of the City of Lebanon Planning Commission was called to order at 6:48 pm on Monday, 8 September 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; C. Fenstemaker; & B. Woodhouse

Members Excused: Rafael Castillo

Also Present: Chad Yeagley (COL); Gerik Urban (SESI)

Minutes:

Minutes for August 2025. Minutes were reviewed by those in attendance and accepted by motion of J. Kalinoski, seconded by C. Fenstemaker, with ayes all.

New Business:

Zoning Variance Recommendations:

Discussed the previous months ZHB recommendation for updates. (see below notes from last meeting). ZHB approved request with the condition that was recommended by PC and zoning.

807 S. 12th Street- ¾ of the PC agrees with the assessment of the ZO. Owner requesting a variance to increase the size of the in-home family daycare (4-6) to a group daycare (7-12). Area is zoned as RDL or Residential low density. ZO has recommended that, if approved, the condition of approval hinge on the installation of a 20 X 20' turnaround area. This would reduce or eliminate potential traffic impacts to 12th St. However, the ZO is not sure how the owner will prove a hardship as it relates to this request. After rigorous discussion, ¾ of the PC agree with the assessment of the ZO as follows: if approved, the recommended installation of the 20 X 20' turnaround should be implemented. Otherwise, they recommend not approving this request. Letter will be drafted for ZO to submit with the petition.

Subdivisions & Land Development:

Lebanon Rescue Mission- Plan submitted and passed onto SESI for review and comment Letter. SESI letter has been drafted for Developer review; **PC recommends installation of sidewalks for pedestrian traffic; If family units are built, fenced-in spaces will be required for play area/ green space; Shade Tree Commission should review plan for confirmation of planting locations; according to simple overview, 19 parking spaces would be required for the structure, there are 39 being suggested in the plans, PC suggests elimination of some of the spaces for the green space inclusion- ZHB variance could be sought to reduce parking requirements since it is generally understood that most program personnel, outside of staff, would most likely not have access to a vehicle.**

Old Business

- Lebanon Transit Authority- Larson Design Group- plans submitted for review. New Office, Garage, and Maintenance facility. **Extension Letter expires 13 Oct.**
- 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- **Extension Letter expires 13 Oct.**
- 725 N. 1st St.- Engineer comments provided to developer. Additional time being requested to address driveway & street access plans. **Extension Letter expires 13 Oct.**

Review items:

- Quartz Creek Holdings, LLC for 900 Maple Street filed for a variance to operate a temperature-controlled storage facility and add a 5000-sf building for commercial or office use. **All documents and forms were received and reviewed. Awaiting signage and signal removals, redirection of Water St. etc. Work is underway on site. It was noted on 9 June that the developer has one (1) year from the signing of the Developer's Agreement to complete all traffic and signal work.**
- 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. **Demo of old building underway with new pump station to go up in its place soon.**

Land Bank Report:

N/A

Misc.: N/A

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:22 PM by motion of J. Parker, seconded by C. Fenstermaker.

The next meeting is scheduled for **October 13, 2025 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.