

**City of Lebanon
Planning Commission
Meeting Minutes – Monday, 11 May 2026**

A meeting of the City of Lebanon Planning Commission was called to order at 6:47 pm on Monday, 11 May 2026 by A. Karmazin, Chairman.

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

Members Present: A. Karmazin; R. Castillo; J. Torres; B. Woodhouse; C. Fenstemaker; & E. Ellis

Members Excused:

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

Minutes:

Minutes for March 2026. Minutes were reviewed by those in attendance and accepted by motion of B. Woodhouse, seconded by C. Fenstemaker, with ayes all.

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 information provided to members prior to meeting for review and reference. ZO recommends denial of the variance. The following verbiage will be placed in letter format to the ZHB summarizing the PC's decision:

At a duly advertised meeting of the City of Lebanon Planning Commission, the Commission reviewed the variance application submitted for the property located at 43 South 8th Street, Lebanon, Pennsylvania, together with the written comments and recommendations submitted by the City Zoning Officer regarding ZHB Case No. 5-2026. The petitioner is requesting relief to permit the operation of a tattoo and body piercing establishment within the Central Business District.

*After review of the application materials, supporting narrative, and the comments submitted by the Zoning Officer, the Planning Commission recommends **DENIAL** of the requested variance for the reasons stated below:*

- 1. The applicant has failed to demonstrate the existence of any unique physical hardship or property condition that would justify the granting of a variance under the standards established by the Pennsylvania Municipalities Planning Code and the City of Lebanon Zoning Ordinance. Specifically, the Commission finds that the applicant has not sufficiently demonstrated the existence of an unnecessary hardship unique to the property itself, nor demonstrated that the hardship was not self-created.*

2. *The hardship presented appears to be entirely self-created through the actions of both the tenant/applicant and the property owner. The application materials themselves acknowledge prior instances in which zoning approvals were not obtained before business operations commenced. Further, lease agreements and financial investments were undertaken prior to obtaining confirmation that the proposed use was permitted within the zoning district. The Commission further finds that the requested relief stems primarily from procedural failures and business decisions made prior to obtaining proper zoning confirmation and approvals.*
3. *The Planning Commission concurs with the Zoning Officer's determination that the property remains capable of being utilized in conformity with the existing provisions of the Central Business District zoning regulations without the need for variance relief.*
4. *The Planning Commission does, however, object to Point No. 4 contained within the Zoning Officer comments, specifically the statement that the proposed use would alter the character of the neighborhood. The subject property is located within the City's Arts District, and the Commission recognizes that tattooing and body art may reasonably be considered a form of artistic expression and, in many respects, art in its own right. As such, the Commission does not believe the artistic nature of the proposed business alone is incompatible with the broader character of the district. The subject property is located within the City's Art District and in an area intended to encourage creativity, artistic expression, and downtown revitalization. As such, the Commission does not believe that the mere presence of a tattoo or body art establishment inherently alters the character of the neighborhood in a negative manner solely due to the nature of the business.*
5. *Despite the above objection, the Planning Commission nevertheless finds that the applicant has not satisfied the legal standards necessary for the granting of a variance. The Commission believes this matter fundamentally concerns procedural noncompliance rather than a legitimate zoning hardship. The Commission believes that granting relief under these circumstances would establish an undesirable precedent whereby tenants and property owners could undertake lease agreements, renovations, and operational investments prior to confirming zoning compliance and obtaining required approvals from the City.*
6. *The Planning Commission further believes that, should the variance ultimately be denied, the property owner bears responsibility for failing to properly inform and guide the tenant regarding the approvals, permitting procedures, and zoning verification processes required prior to occupancy, renovation, or commencement of operations. No lease agreement should have been executed, nor should funds have been expended on modifications or improvements to the property, without first obtaining the proper approvals and authorizations required by the City of Lebanon.*

*The Planning Commission respectfully submits this recommendation for **DENIAL** for the Zoning Hearing Board's consideration during its deliberation of ZHB Case #5-2026.*

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.

Motion: Recognize the Electronic Vote Approval to Approve the Land Development Plan for the Rescue Mission's Agape Safe Haven Shelter Project with the condition that a Sidewalk Deferment Agreement between the City of Lebanon and the Rescue Mission be entered into

between the parties and recorded in the Lebanon County Recorder of Deeds. **In person vote to acknowledge the electronic vote approval concerning the approval of the plan with the above condition. (Board members Castillo, Ellis, Fenstermaker, Woodhouse, and Karmazin had voted in favor electronically. Newest member Jose Torres was NOT a member of the Commission when this electronic vote was taken.) Motion to confirm and ratify the electronic vote was put forth by B. Woodhouse, seconded by C. Fenstermaker, with all others in agreement.**

Church of God- 825 N. 7th St.- Awaiting final copy of the plan for presentation to the PC.

Plan was received just prior to meeting and presented for signature to the PC chair. Signatures were secured for further processing.

725 N. 1st St.- Engineer comments provided to developer. **Plan expiration is 8 June 2026. All engineer comments have been addressed. All documents have now been received. Plan is presented tonight for PC signature.**

E. Lehman St. Management Project- Preliminary plan presentation contingent on plan receipt.

Plan was not received prior to meeting start. Plan will be presented in next meeting for overview.

Old Business

- 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.**

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. Notes annotating additional changes were received from the Solicitor. Agreement currently under revision to be recirculated for signatures once edits are completed.**
- 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. Lighting appears to be in compliance with current City standards. Cars on site raise questions about where they are on display from.**

Land Bank Report: No new updates to report.

Misc: Members requested that the City Website be updated to reflect the new members and any other changes that need addressing.

Adjournment:

There being no further business to come before the commission, the meeting was declared adjourned at 7:50 PM by motion of C. Fenstermaker, seconded by R. Castillo.

The next meeting is scheduled for **June 8, 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.