NOTICE OF PUBLIC HEARING – APRIL 7, 2022 – PLANNING BOARD – 6:30 PM – LEBANON CITY HALL

1. Please take notice that a public hearing will be conducted on the following changes to Lebanon City Code:

City Code Definitions shall be amended as follows:

Section 36-2 – Definitions

(b)  The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Junkyard* means a tract of land, including any accessory structures thereon, that is used for buying, selling, exchanging, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition (or parts thereof), and metals, glass, paper, plastics, rags, and rubber tires.

*Towing or Wrecker Service* means a person engaged in the business or offering the services of a vehicle wrecker or towing service, whereby disabled motor vehicles are towed or otherwise removed from the place where they are disabled by use of a wrecker so designed for that purpose or by a truck, automobile, or other vehicle so adapted to that purpose, or in the business of storing disabled motor vehicles that have been towed to the place of business for short-term storage not to exceed 180 days.  A Towing or Wrecker Service business is not to be operated as a *Junkyard* as defined in the City Code.  Operations shall be conducted within completely enclosed walls or fences (whether solid or chain-link), including gates, and shall shield from view the operations taking place at the Towing or Wrecker Service business.  This use supersedes prohibited uses where there are apparent conflicts in the code.

City Code Definitions shall be amended as follows:

Sec. 36-237. - Special uses.

The special uses in the C-1 district are as follows:

(1) Bed and breakfast inns.

(2) Home occupations.

(3) Multifamily dwellings.

(4) PUD projects, limited to the density and permitted uses of the district.

(5) Towing or Wrecker Service

(6) Unenclosed commercial activities.

City Code Definitions shall be amended as follows:

Sec. 36-302. - Permitted uses.

The permitted uses in the I-1 district are as follows:

(1) Assembly, manufacturing, or processing of any commodity from semi-finished materials, provided explosive, or flammable gases or liquids are not involved.

(2) Government uses of the city.

(3) Motor freight and bus terminals, and related mass transportation facilities.

(4) Planned developments limited to the density and uses permitted in this district.

(5) Research and development facilities not involving explosives, or flammable gases or liquids.

(6) Towing or Wrecker Service.

(7) Vehicular service stations.

(8) Warehousing or wholesaling of goods, except explosives, flammable gases or liquids, or live animals.

1. Please take notice that the following shall be considered for a special use:

Keith Kaylor, on behalf of Tony Buhl, is applying for a special use permit to operate a Towing or Wrecker Service in the Commercial zoning district.

The Planning Board will be considering both for recommendation for approval or denial to the City Council on the next scheduled meeting after the Planning Board meeting.