

## Pleasant Hope Planning and Zoning Meeting

March 4, 2013

Attending: John Homer, Justin Adams, Cathy Carleton, Jake Mincks

Meeting was called to order by Chair Cathy Carleton at 6:30 p.m.

The agenda was approved as written.

Minutes from the Feb. 4, 2013 meeting were unavailable.

No public was in attendance.

We continued with review of zoning categories from the City of Fair Grove Zoning Regulations, beginning with "R-2". Questions arose concerning land requirements and we will pose these to Diane. Also, we are interested in finding out the current capacity in the school district and how they might feel regarding R-3 multi-family dwellings.

We discussed zoning regulations vs. a nuisance ordinance which the City already has.

We feel the capacity of the water and sewer system, and the school district, may discourage us from having R-4 zoning. We would like to include Nursing and Retirement Homes in R-3. R-4 does not seem to fit our requirements at this time.

Do we have to have "R-MP" included in our categories? What would be the consequences of omitting it altogether? If we need to include it we would reduce the number of dwelling units to 2 per acre.

We discussed "C-1" and find the uses, etc. in agreement with the intent of our Comprehensive Plan so will use it as it is in Fair Grove. We will modify A.1. to 100 feet to the boundary of any "R" district. We will also modify A.19. to 100 feet to the boundary of any "R" district.

Meeting was adjourned at 7:55 p.m. Minutes supplied by Cathy Carleton.