

The City of Pleasant Hope

Planning and Zoning Commission Meeting-Monday, July 1, 2013

1. **Call to Order**- Cathy Carleton called our meeting to order at 6:34 pm.
2. **Roll Call- Members present**- Justin Adams, Cathy Carleton, John Homer, Anna Nold and Rebecca Pearson. *Absent*- Jake Mincks and Ashlee Wood
3. **Agenda**- John made a motion to approve the agenda, 2nd by Rebecca Pearson, motion carried.
4. **Minutes**-Committee reviewed June 3rd minutes, John moved to approve 2nd Becca and motion was carried.
5. **Public Comments or questions**- No public present
6. **Examine proposed zoning map (figure 5-2 PH Comp Plan) and modify;**
 - a. Commission changed a small section on North H Highway from commercial zoning to single family dwelling.
 - b. Rush Street & E. 215 Highway-West of Rush Street facing 215 highway will be modified to two family dwelling to encourage alternate housing/duplexes.
 - c. **Question**-What is the process to rezone from single family to commercial? **Answer**- Business/Individual must submit proposal to the board of adjustment for review. If the proposal is approved by the city council then the project must begin within 180 days or the previous zoning designation will resume.
 - d. It was mentioned that in the future we would like to see our downtown area assume some character with lamp posts and sidewalks.
 - e. North of 215, West of H across from our existing park area we changed from park and recreation to single family.
 - f. The most southern tip of H Highway we will change from two family and zone as commercial like the surrounding area.
 - g. On 215 Hwy. eastern edges of our city limits, modify to single family from commercial.
 - h. Downtown Pleasant Hope between Empire Bank and Hill's Automotive- change from single family to commercial. Permitted use in zoning would allow existing structures to remain as single family housing even if zoned commercial. (pg. 42 #29-Fair Grove Zoning Regulations)
7. Replacing planning and zoning commission members; According to Missouri Revised Statutes, Ch. 89, membership terms/vacancy & removal, Mayor & aldermen must approve members. As commission members we will actively seek replacements from citizens who are interested and present them for consideration by the mayor & aldermen.
8. We discussed information to be shared and recommendations to be made at the upcoming board of aldermen meeting. Commission will recommend the possibility of seeking a planning and zoning education major intern to coordinate and oversee the complex details of the implementation of our zoning plans.
9. Next meeting is Monday, August 5, 2013. Cathy calls to adjourn our meeting, motion made by Becca and 2nd by John. Meeting is adjourned at 8:14pm.

_____ Date _____
Cathy Carleton- Chair

_____ Date _____
Anna Nold- Secretary