

The City of Pleasant Hope

Planning and Zoning Commission Meeting-Monday, May 6, 2013

1. **Call to Order-** Cathy Carleton called our meeting to order at 6:32 pm
2. **Roll Call- Members present-** Justin Adams, Cathy Carleton, John Homer, Anna Nold and Rebecca Pearson. **Absent-** Ashlee Wood and Jake Mincks
3. **Agenda approval-** John moved to approve the agenda, second by Justin, motion carried
4. **Minutes-** minutes from the meeting on March 4th were reviewed. Justin made a motion to approve the minutes, second by Rebecca, motion was carried.
5. **Comments and questions from the public-** no comments or questions
6. **We continued our review of Fair Grove zoning regulations.**
7. **Diane May answered several questions regarding specific zoning categories.**
 - A. **Do we have to include R-4 zoning?** No, we do not and we can allow nursing homes or retirement homes in R-3 zoning.
 - B. **Do we need to include R-MP in our categories?** Yes, it would be advisable because we do need lower income housing options. We can reduce the number of dwelling units allowed per acre to perhaps 3 per acre.
 - C. **Can we omit the Historic Zone category?** Yes, our town does not really have any historic areas of interest.
 - D. **We discussed the Tai Shin meat packing plant. Is this an eyesore for our community?**
The area is definitely an eyesore but it was noted that the owners of the non-operative plant allowed our city to utilize their facility during the ice storm in 2007. Justin will bring this up to discussion at our next city council meeting.
 - E. **What is a planned unit development?** This is a zoning area with mixed use of any two zoning categories; single resid./commercial for example. Cluster housing around several commercial buildings. Diane said to only allow a certain percentage of the commercial area to be built before the residential area is developed. It would be advisable to have PUD zoning in place to be ready for the possibility.
 - F. **Accessory Structures-** We are concerned that the Fair Grove zoning doesn't allow for a temporary living area or storage, perhaps needed while building a house. We need to remember the possibility of fireworks sales, farmer's markets, etc. We should specify what type of building is allowed and the expected time frame it can be used.
8. **Next meeting on June 3, 2013** we will finish screening **Article 10** and re-address **home occupations** that are allowed in our zoning.
9. **Meeting was adjourned at 8:06 pm**

Cathy Carleton, Chair

Anna Nold, Secretary