

The City of Pleasant Hope

5492 Highway H

Pleasant Hope MO 65725

Planning & Zoning Commission Meeting Minutes-Monday, February 4, 2013

1. **Call to Order-** Cathy Carleton called our meeting to order at 6:31 p.m.
2. **Roll Call- *Members present***-Cathy Carleton, John Homer, Jake Mincks, Anna Nold, and Ashlee Wood. Also present, Diane May from MSU planning department. *Absent*- Justin Adams and Rebecca Pearson.
3. **Approval of Agenda-** Jake moved to approve the agenda, second by John. Motion carried.
4. **Approval of minutes from January 7, 2013-** Jake moved to approve minutes, second by John and the motion carried.
5. **Comments/questions from the public-** no public present
6. **Missouri Municipal league, planning & zoning procedures-** Cathy asked Diane to clarify several procedures listed in planning & zoning;
 - **Is the planning commission responsible for knowing the capacity of our city utilities?** We should have a specialist and then contact an engineer as needed.
 - **Can we correct current issues, such as unsafe buildings, with zoning?** No, zoning addresses future use. There are partial grants available for removing unsafe structures when your city qualifies with low/moderate income levels for over 51% of the population.
7. **Review of zoning categories-**
 - **Agricultural zone-** Jake Mincks led us through a few questions regarding the zoning uses and requirements listed in Fair Grove's ordinances. *We discussed the needs and uses in our city, minimum acreage amounts (10 acres for agricultural zoning and 3 acres for "other uses") and the 300 ft. distance from residential zone requirement. * We also need to decide the definition for a farm animal verses a pet or domestic animal. * Maximum height for buildings is listed on Fair Grove's as 35 ft, do we agree with this limit? * We do want to maintain our city's agriculturally friendly environment.
 - **Single family residence-** Anna Nold reviewed this zoning category and the commission discussed a few details. * We defined "cluster housing" and other terms in the "other uses" category. * Do we want to add horses to our residential zoning? * We discussed the lot size in Fair Grove's zoning, 12,000 square feet per lot which is under 1/3 of an acre.
8. **Our next regular meeting** is scheduled for Monday, March 4, 2013 from 6:30-8:00 p.m.
9. **Ashlee moved to adjourn the meeting, second by Jake. Meeting was adjourned at 8:00p.m.**

Cathy Carleton-Chair

Date_____

Anna Nold-Secretary

Date_____