

Pleasant Hope Planning and Zoning Commission

Public Hearing- Monday, Oct. 7, 2013

1. **Members present;** Justin Adams, Cathy Carleton, John Homer, Anna Nold, Rebecca Pearson and member elect, Jacque Wingard.
2. **Chair Cathy Carleton** presented the proposed zoning maps for Pleasant Hope. Cathy gave brief background on the Pleasant Hope Comprehensive plan made with the cooperation of MSU and adopted to encourage positive growth in our community.
3. **Zoning map-** The commission made note of a couple of boundary errors for our city limits and will have these corrected as soon as possible.
4. **Questions from the public-**
 - a. A future business owner had several questions to discuss concerning the commercial and manufacturing zoning requirements. Specifically, the amount of outdoor storage allowed, noise and the possibility of retail sales. *Existing businesses are not required to make changes when zoning regulations are implemented. The commercial zoning requirements will allow for conditional uses, as approved by the board of aldermen. Retail is allowed inside commercial districts and in home occupations as listed in the zoning requirements. Our commission recommends encouraging new businesses inside our city limits.
 - b. A question was asked about the requirements for mobile home parks inside city limits. *The proposed zoning does address this issue for future use and current building ordinances already apply to existing development. Zoning should allow housing for all income levels, meet requirements for safety and benefit the aesthetics and ecological needs for our city.
 - c. A citizen inquired about the walking trail being developed in Pleasant Hope. We understand that the land is already designated for this trail.
 - d. How do you receive a usage variance for a zone? *The request for a variance would be submitted to the board of adjustments for review. The board of adjustments would then make a recommendation to the board of aldermen who would vote on the issue.
5. **Second Public Hearing-6:30 Monday, Oct. 14, 2013 at the Pleasant Hope City Hall**

_____ **Date** _____
Cathy Carleton-Chair

_____ **Date** _____
Anna Nold-Secretary