

***The City of Pleasant Hope***  
**Planning and Zoning Commission**  
**5492 Highway H suite C**  
**Pleasant Hope, Mo. 65725**  
Special Meeting

August 25, 2014

**I. Call to order**

Chair John Homer called to order the discussion on the Dewey Smith zoning change application of the Planning & Zoning commission at 6:30 pm on August 25, 2014 at the city hall of Pleasant Hope.

**II. Roll call**

Secretary Anna Nold conducted a roll call. The following persons were present: Justin Adams, Justin Carlson, John Homer, Anna Nold and Dale VanDePol. Absent: Rebecca Pearson

**III. Approval of agenda**

Justin Adams made a motion to approve the agenda, Justin Carlson 2<sup>nd</sup>, motion carried all in favor.

**IV. Discussion of the Dewey Smith application for rezoning;**

- a) The commission had several comments regarding concerns about the property in question. The commission has read letters from the family about their goal of farming on the land. A lot of time and energy has been invested in their plans for their farm.
- b) The planning & zoning commission has concerns about setting a precedent of rezoning when it has been in place so short a period of time. Also, is it possible to farm the property without creating a nuisance?
- c) A comment was made that we have over 200 surveyed building lots available in Pleasant Hope city limits and we don't need to worry about saving the land for housing development. At this time, not much new construction is in progress.

- d) One commissioner commented that they would like the planning & zoning commission to be supportive of the residents in the community when possible and that we are a rural community with other agricultural land in use in the city limits.
- e) The property owner commented that he was not aware of the limitations to farming when he purchased the land. He plans to farm and eventually build a house to replace the trailer home.
- f) Anna Nold made a motion to approve the application for rezoning from R-1 to A-1. Justin Adams 2<sup>nd</sup>, the vote was as follows; Justin Adams-Yes, Justin Carlson-No, John Homer-Yes, Anna Nold-Yes, Dale VanDePol-Yes. Motion carried 4 to 1.
- g) Chair John Homer commented that the application would be moved forward to be approved or denied by the Pleasant Hope City Council on the 15<sup>th</sup> of September.

**V. Date for next regular meeting**

John Homer made a motion to set the next regular meeting date for Monday, October 6, 2014 at 6:30 pm. Dale VanDePol 2<sup>nd</sup>, motion carried all in favor.

**VI. Adjourn**

John Homer adjourned the meeting at 6:46 pm.

\_\_\_\_\_ date \_\_\_\_\_

Chair John Homer

\_\_\_\_\_ date \_\_\_\_\_

Secretary Anna Nold