

TOPIC

Requirement for developer to Meet with Affected Neighbors

DISCUSSION

December 9, 2009

Introduction

Chair Fischer said that at the Commission level residents have mentioned that they didn't hear, or didn't hear soon enough that an application was made to develop or redevelop within their area. Chair Fischer raised the question if neighborhood meetings should be required for all development applications by ordinance. Planner Aaker further explained that all residents are notified in some form that a redevelopment application was made. First, a sign is required 10-day prior to the meeting of the Planning Commission, Second, since both the Planning Commission and City Council hold public hearings neighbors that reside within 1000 feet of a project are notified via mail; third, publication in the Edina Sun Current.

City Attorney Knutson stated that neighborhood meetings could be required by ordinance. Mr. Knutson added, however; that none of the cities he works with require neighborhood meetings by ordinance. This is generally left up to the discretion of the City Planner to suggest such meetings. Continuing, Mr. Knutson said that it is in the best interest of the applicant to heed the advice of the Planner since he/she usually knows if a project would be of interest to neighbors. Concluding, Mr. Knutson added that requiring meetings by ordinance may add an unnecessary step.

A discussion ensued with Planner Aaker further explaining that presently staff suggests neighborhood meetings where appropriate. Planner Aaker pointed out if this becomes an ordinance requirement the applicant would need to verify to city staff that they conducted the neighborhood meeting.

Further discussion occurred with ZOUC Members agreeing that requiring a neighborhood meeting may be a topic of discussion as part of a possible PUD process.

Action

Preliminary draft recommendation to keep the current process of a common sense approach to suggest that developers meet with neighbors when appropriate. This seems to work without adding an undue burden on the applicant.