



MINUTE SUMMARY
Regular Meeting of the Edina Planning Commission
Wednesday, October 28, 2009, 7:30 PM
Edina City Hall Council Chambers
4801 50th Street West, Edina

MEMBERS PRESENT:

Chair Mike Fischer, Jeff Carpenter, Nancy Scherer, Kevin Staunton, Michael Schroder, Steve Brown, Floyd Grabiell, Arlene Forrest and Karwehn Kata

MEMBERS ABSENT:

Julie Risser

STAFF PRESENT:

Cary Teague, Jackie Hoogenakker

I. New Business:

Continued discussion on the updating of Edina's Zoning Ordinance

Introduction/Chair Fischer

Chair Fischer began the discussion on the Zoning Ordinance update by reporting that on October 14, 2009, the Zoning Ordinance Update Committee held a community input session to explain what has transpired to date and to receive community input. Chair Fischer reported that six Edina residents attended the session, adding what he found interesting was that for various reasons the six attending residents were very passionate about a specific topic. Concluding, Chair Fischer said one of the things he took away from the meeting was that everything the Commission decides affects people to differing degrees.

Chair Fischer delivered a power point presentation to the Commission explaining the original goal of the Zoning Ordinance Update Committee and a brief overview of past meetings. Included in the overview Chair Fischer asked Commissioners (who were unable to attend the Oct. 14th work session) to note two "exercise" forms. These forms were used Oct. 14th to guide "round table" discussions, adding in his opinion it worked very well. Continuing, Chair Fischer explained exercise one was titled "shaping an understandable and responsive process....." and exercise two was titled "adjustments, modification, new

elements, additions.....” Chair Fischer reported that blank copies of the exercise forms and data collected from the forms and discussion from the Oct 14th work session can be found on the City’s website. Previous work session materials and summaries can also be found on the City website.

Further Commission Discussion on Updating the Zoning Ordinance

Commissioners raised the following topics/issues gathered from previous sessions that need to be incorporated into the Zoning Ordinance Work Plan. They are as follows:

- The ordinance (as it relates to development) should have an established list of conditions, goals and intent. Should one of the conditions require that developers meet with residents? Intent, conditions and goals should be clearly written not only for developers but residents.
- Close loopholes. Presently side yard setbacks for garages are less than what’s required for living space. It was pointed out that side yard setbacks for garages could become an issue in certain circumstances.
- How is the Zoning Ordinance structured? Should the City consider an outside consultant? (It was acknowledged there are budget restraints to consider).
- Try to develop a more user friendly way to navigate the City’s website not only to find the “rules” but other items as well.
- Again, pay attention to not only the organization of 850 but its continued maintenance.
- Again, as the ordinance is revisited remember how difficult the “one rule fits all” requirement is to work with and enforce. Edina consists of many different neighborhoods.
- Stress the importance of establishing “Character Districts”. As previously mentioned one size doesn’t fit all and certain areas (smaller lot neighborhoods) are better suited for single stall garages, not two as required by ordinance. Acknowledge when an ordinance is changed unforeseen obstacles could occur.
- Who should hear variances – Planning Commission vs. Zoning Board?
- Variance review. What’s the proper order for large developments? Planning Commission first followed by Zoning Board of Appeals or visa versa.
- Acknowledge there is a difference in variances. There are large development projects that require variances and single family projects that may be adding an additional garage stall...technically both are variances but should they be handled the same way? Would a PUD create a better way to hear variances (if needed) for the larger development projects?
- Community - better educate the public. At meetings the public can assume the Zoning Board of Appeals or the Planning Commission can

remedy certain problems, and act on certain issues. They can't, and may even have no business commenting on certain issues.

- House placement. On a lot with subdivision potential can the City dictate house placement to ensure no future subdivision?
- Property owner rights. On both sides of an issue.
- Public input. There are a number of issues to consider in this arena. Is it confusing to the public for both the Planning Commission and the City Council to conduct public hearings. How are the expectations of the public managed. At the meeting should the public be allowed a rebuttal period? Differentiate between a State statute, ordinance requirement and policy on how public meetings and hearings are conducted.
- Sustainability

Chair Fischer reported that he, along with Commissioner Staunton, will appear before the City Council sometime next month to present findings gathered from previous Zoning Ordinance Update work sessions and explain to the Council where the Commission is going. Chair Fischer stated he wants to make sure the City Council is comfortable with the direction the Commission has outlined.

Commissioner Grabiell asked Chair Fisher if the presentation before the Council is "informational only" and if he has any expectations. Chair Fischer responded that his goal is to keep the Council apprised of the work that is being done by the Commission on updating the Zoning Ordinance. Commissioner Staunton stated his hope is that the Council would indicate if they felt the Commission is "missing anything" during this process and if the Commission is "on the right track".

II. COMMUNITY COMMENT:

John Bohan, 800 Coventry Place, Edina, MN

III. INTERGOVERNMENTAL BUSINESS:

Chair Fischer acknowledged receipt of the back of packet materials.

Chair Fischer reported that the Zoning Ordinance Update Committee will not meet on November 11, 2009.

IV. ADJOURNMENT:

Commissioner Carpenter moved meeting adjournment at 8:53 PM.
Commissioner Brown seconded the motion. All voted aye; meeting adjourned.

Submitted by