

HB 1942 -- NOTICE REQUIREMENTS OF SPECIAL ZONING HEARINGS IN ST. LOUIS COUNTY

SPONSOR: Haefner

This bill requires the planning or zoning commission in St. Louis County to publish notice of any hearing on a request for a special zoning procedure for a planned development in an unincorporated area of the county in a newspaper with a circulation of at least 10,000 copies per issue for two days at least 30 days before the date of the hearing. Notice of the hearing must be sent by certified mail at least 15 days before the hearing to anyone owning property adjacent to the affected land and to the current occupant of the property. Personal notice of the hearing must be provided at least 15 days before the hearing to the last known occupant, if any, and the owner of record of property located within 1,000 feet of the affected land, and to each trustee of a subdivision or homeowner association that represents the interests of property located within one mile of the affected land. Each trustee must also receive notice of the hearing by certified mail.

St. Louis County is required to create a voluntary email-based notification system that allows any person who resides in or owns property in the county to submit an email address and physical street address in order to receive email notifications of any proposed zoning amendment affecting property located within 1,000 feet of the submitted address, including email notification of hearings on the proposed amendment.