



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JANUARY 16, 2024

CALL TO ORDER: Chair Mike Petersen called the meeting to order at 7:00 p.m.

PRESENT: Commissioners John McGary, Kendall Carlson and Chair Mike Petersen

ABSENT: Commissioners Josh Wilcox, Doug Nagle, Erin Saewert and Kjell Nafstad

OTHERS PRESENT: Planning Director Pat Smith and City Council Liaison Steve Erickson (served as voting member)

1. APPROVAL OF MINUTES Minutes of December 19, 2023

Motion by Commissioner McGary, seconded by Commissioner Carlson, to approve the minutes of December 19, 2023, as drafted. Motion carried 4/0.

2. PUBLIC HEARINGS

- a) Conditional Use Permit to Exceed Hardcover for a New House at 4275 Northern Road

Smith presented the staff report. According to Hennepin County Property Information, the house was constructed in 1959. The existing hardcover is 31.5%. The applicant, Steven Streeter, is proposing to raze the existing house and construct a new house that would increase the hardcover to 33.8%. The proposed new house eliminates the non-conforming side yard setback.

Travis Van Liere, addressed the Planning Commission, representing the owner, Steven Streeter. Part of the roof, the flat portions, will be a green roof. Councilmember Erickson stated that the City doesn't give credit for green roofs. Commissioner McGary asked about the pipe in the rear infiltration trench. Travis Van Liere stated that the pipe should be perforated.

Chair Petersen opened the public hearing. No one spoke. Chair Petersen closed the public hearing.

Councilmember Erickson said it is a well-designed project, a big improvement from what exists.

Motion by Commissioner McGary, seconded by Commissioner Carlson, to accept the recommendation and findings of staff and recommend the City



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Council approve a Conditional Use Permit to exceed the maximum required impervious surface percentage by 8.8% in conjunction with the construction of a new house located at 4275 Northern Road, as proposed, changing the drainage plan noting that the rear pipe should be perforated. Motion carried 4/0.

3. DISCUSSION ITEMS

Smith presented the 2023 Planning Commission & Development Report. Only one of the 12 new houses needed a variance in 2023. Councilmember Erickson stated that some of this information should be included in the next newsletter. Commissioner Carlson asked about using a listserve to get important information out to the community. Commissioner Carlson noted that Commissioner McGary was at every meeting in 2023 and should get a prize.

Chair Petersen said that cannabis regulation should be a priority. Commissioner McGary said the Planning Commission and Council should discuss the best way to obtain public feedback on items in front of the Planning Commission and City Council. Commissioner Carlson asked about residents concerned about volume of new houses. Councilmember Erickson said the City studied volume for about three years, and reduced the maximum height for new houses. Chair Petersen would like the Planning Commission and City Council to discuss the maximum height of detached garages. Chair Petersen thought studying walkability would be prudent. Councilmember Erickson said that five years ago a consultant completed a study of pedestrian safety along Minnetonka Boulevard. Councilmember Erickson said the City applied for a Safe Route to School grant.

Chair Petersen would like to limit the maximum amount of hardcover. Chair Petersen would like the Planning Commission and City Council discuss snowmobile access to Lake Minnetonka.

Commissioner Carlson brought up the idea of soliciting a restaurant for Chowen's Corner. Councilmember Erickson stated that is more up to the landlords to find tenants. There's nothing that is stopping a restaurant from locating in Deephaven.

4. LIAISON REPORT

Erickson presented the Liaison Report. He said the Council approved hardcover for a pool at 20425 Park Place and the lake yard setback for an addition at 20260 Lakeview Avenue.



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5. ADJOURNMENT

Motion by Commissioner Carlson to adjourn the meeting at 8:33 p.m. Motion seconded by Commissioner McGary. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
Planning Director