



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 17, 2025

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

PRESENT: Commissioners Preston Ahrens, Kendall Carlson, Patrick Donlin, Jerome D'Alessandro, Dan Goodrich and Chair Mike Petersen

ABSENT: Kjell Nafstad

OTHERS PRESENT: Planning Director Pat Smith and City Council Liaison Tom Erdmann

1. Chair Petersen introduced Preston Ahrens, who is new to the Planning Commission

**2. APPROVAL OF MINUTES
Minutes of May 20, 2025**

Motion by Commissioner Carlson, seconded by Commissioner Donlin, to approve the minutes of May 20, 2025, as drafted. Motion carried 6/0.

3. PUBLIC HEARINGS

- a) Conditional Use Permit to Exceed the Hardcover for a Swimming Pool at 3500 Montgomerie Avenue – Continue until July 15, 2025
- b) Conditional Use Permit to Exceed the Hardcover and Lake Setback Variances for a New Building at 19500 Park Avenue (Lake Minnetonka Sailing School) – Continue until July 15, 2025
- c) Sign Ordinance

Smith presented the staff report. Councilmember Erdmann asked how signs are measured. Smith stated that signs are measured with the smallest rectangle that encloses all lettering and logos. Chair Petersen asked that a table be created for the next Planning Commission meeting that shows the difference between what is being proposed and what exists.

Smith asked the Planning Commission how to regulate sandwich board signs. Carlson said it seemed reasonable to allow sandwich board signs year-round if they are located within 10 feet of the entrance, but a limited time if they are located farther from the entrance of the business. Commissioner Goodrich mentioned that Beanhaven has a sandwich board sign along Minnetonka Boulevard year-round.



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 17, 2025

Smith stated that the proposed ordinance allows each business a sign in a multi-tenant building that do not count against the overall amount of signage. There is no provision in the existing ordinance so if a new tenant space is created in a building, the new business typically needs a variance for an additional sign.

Councilmember Erdmann asked about banners. Smith stated that banners would be allowed 180 days a year same as the existing ordinance. Smith stated that the Midas business is allowed to have their banners up all year long under the Conditional Use Permit that the City Council approved. Chair Petersen asked if the ordinance could be more succinct. Smith said he would go through and delete anything that is not necessary.

Smith outlined the proposed regulations for neighborhood signs, which are not addressed in the existing sign ordinance. The Commission thought having different size regulations for monument and shingle signs makes sense. Chair Petersen would rather err on the side of larger signs so neighborhoods would not have to request variances for neighborhood signs. Commissioner Ahrens asked about the Chimo signs. Smith stated that he will measure the signs for the next meeting.

Chair Petersen opened the public hearing. No one spoke. Chair Petersen continued the public hearing until July 15, 2025.

d) Commercial Businesses

Smith presented the staff report. Smith stated that staff is proposing to allow seasonal sales as a conditional use permit. Chair Petersen thought that seasonal sales would be appropriate in the C2 and C3 zoning districts as well. The Planning Commission agreed. Smith said staff is also recommending that all businesses with drive-throughs would require a Conditional Use Permit. The Planning Commission agreed.

The Planning Commission thought that a fast-food restaurant would not be appropriate for any of the three commercial districts. The Planning Commission also recommends eliminating taxidermy from the permitted list. Chair Petersen appreciates having a list of permitted uses and a list of prohibited uses. Councilmember Erdmann said it's counterintuitively, but if the City has more legal authority to say no to a type of business by deleting the prohibited use list, then he would support deleting the prohibited use list.

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



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 17, 2025

Commissioner Goodrich motioned to recommend that the City Council approve the revised list of permitted commercial uses with changes discussed, Commissioner Carlson seconded. Motioned carried 6/0.

4. DISCUSSION ITEMS - None

5. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. He said that the City Council discussed their priorities at their last meeting including the marina policy, street repair plan, and size of new houses. The Council also discussed a city-owned tree policy. Commissioner Carlson summarized the Hwy 7 plan discussion. Council discussed the 125th Anniversary event, which was a resounding success. Commissioner Preston thought some community event would be good for Deephaven. Chair Petersen said the town that he grew up in always had community events that brought neighbors together. Councilmember Erdmann updated the Planning Commission on the ice rink in City Hall park. It would have a concrete floor without chillers. Council also talked about the need for dog park.

6. ADJOURNMENT

Motion by Commissioner Ahrens to adjourn the meeting at 8:33 p.m. Motion seconded by Commissioner Goodrich. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director