



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 16, 2025

CALL TO ORDER: Acting-Chair Kendall Carlson called the meeting to order at 7:00 p.m.

PRESENT: Commissioners Kjell Nafstad, Preston Ahrens, Kendall Carlson, Patrick Donlin, Jerome D'Alessandro, and Dan Goodrich

ABSENT: Chair Mike Petersen

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

1. APPROVAL OF MINUTES Minutes of August 19, 2025

Motion by Commissioner Goodrich, seconded by Commissioner Ahrens, to approve the minutes of February 15, 2025, as drafted. Motion carried 6/0.

2. PUBLIC HEARINGS

a) Sign Ordinance

Smith presented the staff report. The main purpose of revising the sign ordinance is to make the sign regulations more consistent between businesses and to make the size limits on the smaller side to keep the character of the commercial districts as they are now. Midas was allowed the banner signs permanently through a Conditional Use Permit, which other businesses are only allowed to display 180 days in a calendar year.

Smith outlined the changes made to the proposed sign ordinance since the last reading. He stated that banner flags have been added as permitted temporary signs. Non-commercial flags do not need a sign permit, and translucent awnings are prohibited.

Commission Goodrich suggested the temporary signs allowed only consecutive days. Goodrich asked if businesses know about the proposed changes. Smith said he has talked with Maggie Linvill who owns Deephaven Square and Deephaven Court.

Acting-Chair Carlson asked how the new sign ordinance will be enforced. Smith said once the sign ordinance is approved, he would send out a letter to all businesses that are displaying temporary signs informing them of the new regulations and that a temporary sign permit is required.



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Much discussion revolved around the Bean Haven sandwich board sign. Currently, the owners keep the sign up year-round. Smith stated that sign ordinance needs to be consistent for all businesses. If the Planning Commission and City Council wanted to allow Bean Haven to display their sandwich board year-round, then that should be the rule for all businesses. As proposed only sandwich board signs within 15 feet of the front door of the business may be displayed without a temporary sign permit and year-round. Sandwich board signs placed farther away than 15 feet from the front entrance of a business needs a temporary sign permit and may only displayed for 42 days in a calendar year.

Commissioner Donlin said he does not think Bean Haven is getting more business because the sandwich board sign. Smith said a previous Councilmember complained to him about the number of sandwich board signs on the south side of Minnetonka Boulevard.

Acting-chair Carlson opened the public hearing. No one spoke. Acting-chair Carlson closed the public hearing.

Commissioner D'Alessandro likes regulating sandwich board signs farther than 15 feet from the front entrance like any other temporary sign. Smith said temporary signs are more effective when they are displayed periodically versus being displayed year-round.

Councilmember Erdmann asked about electronic message signs. Did the Planning Commission discuss allowing electronic message signs in the C-3 district? Commissioner Nafstad said that Midas already has an electronic message sign in the C-3 zoning district. Smith stated one reason staff is recommending allowing electronic message signs in the C-3 is to codify the timing regulation of how often the sign may be changed. Otherwise, future staff will not be aware of the timing regulation for the Midas sign.

Motion by Commissioner Carlson, seconded by Commissioner Donlin, to recommend the City Council approve the sign ordinance as drafted with the exception of prohibiting electronic message signs in all commercial districts. Motion carried 6/0.

3. DISCUSSION ITEMS

Maximum Building Footprint of Single-Family Homes

Smith presented the staff report. He stated that most cities have a sliding scale for the footprint of homes based on the size of the lot, or a maximum floor area ratio based on the size of the lot. Deephaven has a flat maximum



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for each district regardless of the size of the lot. Commissioner Goodrich stated he preferred keeping a maximum limit for larger lots in each zoning district. Commissioner Donlin likes the sliding scale based on the size of lots. Commissioner Goodrich asked why all three districts would not have 15%. Smith stated the proposed sliding scale limits were based on the new houses that have been built over the past seven years. Commissioner Nafstad said the proposed percentages make a lot of sense.

Smith said the three residential zoning districts were established over 20 years ago with each of the three residential zoning districts having similar sized lots. Each residential zoning district has different minimal lot sizes and different front, side and rear yard setbacks.

Smith will bring back a chart showing a 15% maximum building footprint for the R-1 zoning district.

4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. He said that the City Council is discussing the budget for next year. The Council has a goal of keeping the property tax increase less 10%. Initially the budget came in with a 15% tax increase and the Council worked to get that under 10%. He compared that to surrounding communities. The proposed tax increase of 9% is higher than Woodland and Greenwood but that is because they do not have a city hall and their own police department. Deephaven's 9% property tax increase is lower than Excelsior, Shorewood and Minnetonka even though they have much larger commercial districts.

Smith added that the City Council discussed the retaining wall variance at 19725 Lakeview Avenue. The City Council continued the discussion to their October 2nd meeting to give the applicant time to move the retaining wall closer to the existing retaining wall.

5. ADJOURNMENT

Motion by Commissioner Donlin to adjourn the meeting at 8:05 p.m. Motion seconded by Commissioner D'Alessandro. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director