



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 21, 2025

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

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

ABSENT: None

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

1. APPROVAL OF MINUTES Minutes of September 16, 2025

Motion by Commissioner Ahrens, seconded by Commissioner Donlin, to approve the minutes of September 16, 2025, as drafted. Motion carried 7/0.

2. PUBLIC HEARINGS

- a) Variance to Encroach into Side Yard Setback for a Second Story Addition at 18385 Northome Boulevard

Smith presented the staff report. Trevor and Lindsey Pearson, property owners, are requesting a side yard encroachment variance to add a second story addition to their home. According to Hennepin County Property Information, the existing house was constructed in 1910. The house is a non-conforming structure with a side yard setback of 6.4 feet. In 2018, the City Council approved a variance for Jeanne Hamilton to encroach 3.6 feet into the side yard setback for a one-story addition to the rear of the house.

Commissioner Donlin ask about the stormwater drainage. Smith stated that the addition will have gutters and will be directed in the same location as the existing downspouts.

Commission Carlson asked if this addition requires a stormwater review as the hardcover exceeds the 25% limit. Smith stated only additions that expand the building footprint trigger a stormwater mitigation review.

Councilmember Erdmann asked why this addition needed a variance if the City Council approved a variance for the one-story addition. Smith stated that whenever a portion of a structure that is located in a setback is enlarged vertically or horizontally requires a variance.



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Chair Petersen opened the public hearing.

Trevor Pearson, applicant and property owner, addressed the Planning Commission. Is proposing an addition to make two bedrooms for his growing family.

Chair Petersen closed the public hearing.

Commissioner Donlin thought the plans were well thought out. Would be sad if this house was demolished. Meets the variance criteria.

Commissioner Carlson said it seemed very reasonable.

Motion by Commissioner Carlson, seconded by Commissioner Goodrich, to accept the recommendation and findings of staff and recommend the City Council approve a variance to encroach 3.6 feet into the side yard setback in conjunction with building an addition to the house at 19385 Northome Boulevard as proposed. Motion carried 7/0.

3. DISCUSSION ITEMS

a) Maximum Footprint of Single-Family Homes

Chair Petersen said Deephaven has a diverse housing stock, but Deephaven has a rising property values. Commissioner Goodrich thinks the 15% limit makes sense and mirrors what the city has been doing. Commissioner Donlin said in Cottagewood you could see the lake from the streets, but over time, the larger homes have removed the views of the Lake from the streets and interior lots.

Commissioner Carlson said the lots vary in size within the three zoning districts so a sliding scale makes sense. Commissioner Donlin asked about the house on Northome. Chair Petersen asked what is the purpose of the ordinance change. Councilmember Erdmann said having consistent regulations is a goal so new owners and developers know the regulations and what can be done with the lot and a new house.

Commission Goodrich said about 90% of the homes that were built in the R-3 zoning district would meet the proposed maximum building limit. The Commission was in agreement with the proposed 15% limit with a cap of 8,000 SF in the R-1 zoning district.

Chair Petersen said the 15% limit in the R-2 seems reasonable. Commission agreed.



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Commission Nafstad asked if it would be difficult to deny a variance request if four of the recently constructed houses are outside of the building footprint limit. Smith stated cities change development regulations all the time, and those structures that do not meet new regulations are legally non-conforming structures. Councilmember Erdmann said that 90% of the new homes would fall under the proposed limits. Chair Petersen suggested a building footprint limit of 25%. Commission Nafstad agreed with the 25% building footprint limit. Commissioner Goodrich prefers the recommended limit of 15% + 1,000 SF.

Commissioner Carlson said this is a good opportunity to look at the limit and establish something that is reasonable. Chair Petersen said he would support raising the limit above the 4500 SF maximum limit for the R-3 zoning district. Commission Donlin asked about the percentage of lot sizes.

Chair Petersen asked the Commission to vote for their preferred building coverage limit for the R-3 Zoning District. Commissioners Carlson, Donlin, Goodrich and Ahrens voted for the 15% + 1,000 SF limit. Chair Petersen and Commissioners Nafstad and D'Alessandro voted for the 25% limit.

Councilmember Erdmann said the house on Azure should be an outlier based on neighborhood comments that he has heard.

4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. He said the City Council approved the holiday lights at City Hall and Thorpe Park. The Council approved a new method of inspecting sewer lines. The Council plans to repave five miles of city streets each year without any special assessments. The Council held a workshop on the Master Trail Plan. The ice rink at city hall park will be completed before this winter. The tennis courts will be painted next spring.

5. ADJOURNMENT

Motion by Commissioner Nafstad to adjourn the meeting at 9:13 p.m. Motion seconded by Commissioner Goodrich. Motion carried 7/0.

Respectfully submitted,

Patrick Smith



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Planning Director