



**PLANNING COMMISSION &  
DEVELOPMENT REPORT  
2023**



## PLANNING COMMISSION MEMBERS

The Planning Commission is comprised of seven members appointed by the City Council. The first term of office is three years, and then Planning Commissioners serve one-year terms. In April, 2023, the City Council reappointed Commissioners Peterson, Nagle and Wilcox and appointed Kendall Carlson to fill the seat of Commissioner Jeff Eaton whose term expired in March.

Commissioner	First Appointed	Expiration of Term
Michael Peterson, Chair	2020	4/1/24
Doug Nagle, Vice-Chair	2017	4/1/24
Josh Wilcox	2019	4/1/24
John McGary	2021	4/1/24
Kjell Nafstad	2022	4/1/25
Erin Saewert	2022	4/1/25
Kendall Carlson	2023	4/1/26

## PLANNING COMMISSION SCHEDULE AND ATTENDANCE

The Planning Commission met 11 times during the past calendar year with members attaining an aggregate attendance rate of 76%, as follows:

Commissioner	1/17	3/21	4/18	5/16	6/20	7/18	8/15	9/19	10/17	11/21	12/19
Michael Peterson	P	P	P	P	P	P	P	A	A	P	A
Doug Nagle	A	A	P	P	P	P	A	P	P	P	A
Josh Wilcox	P	P	A	P	P	A	P	P	P	A	P
John McGary	P	P	P	P	P	P	P	P	P	P	P
Kjell Nafstad	P	A	P	P	P	P	A	P	A	P	P
Erin Saewert	A	P	P	P	P	A	P	A	P	A	P
Kendall Carlson	--	--	P	P	P	P	P	P	A	P	P

*A Planning Commissioner who misses three consecutive regularly scheduled meetings or four regularly scheduled meetings within a calendar year will be reviewed by the Planning Commission for continued membership.*

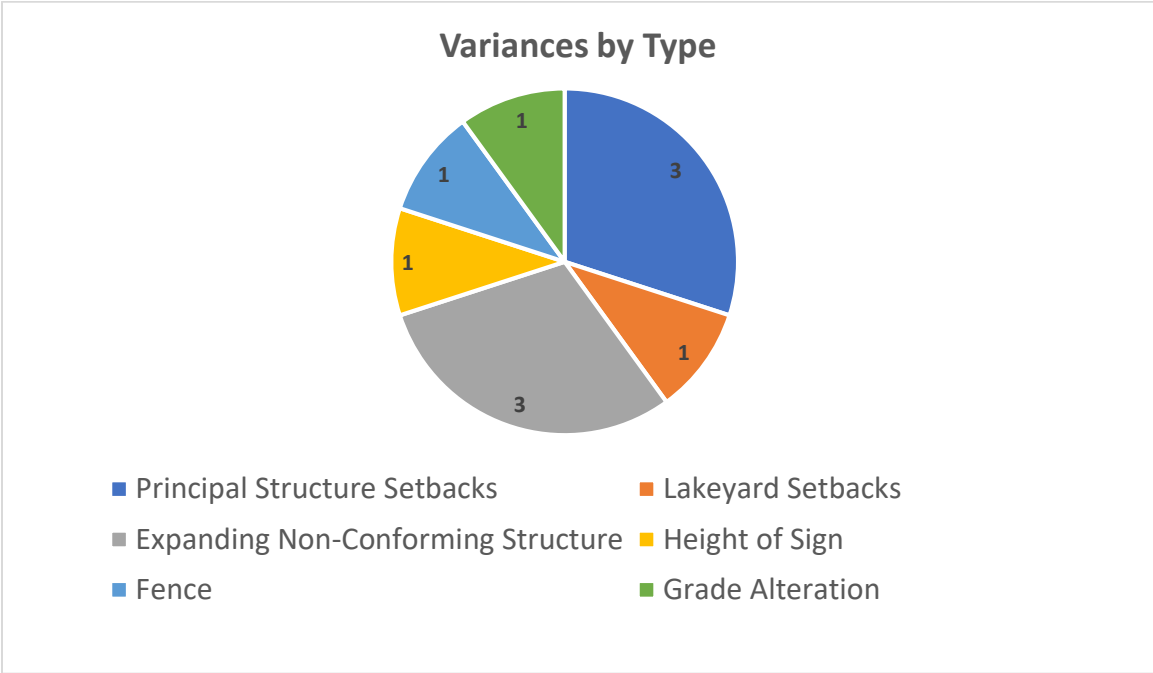
**PLANNING COMMISSION APPLICATIONS BY TYPE (past five years)**

The Planning Commission had a slightly more active year in 2023 with 28 development applications or discussion items compared to an average 27 applications/discussion items the previous four years.

Planning Commission Application/Deliberation	2019	2020	2021	2022	2023
Variances	14	15	24	13	10
Conditional Use Permits	1	1	6	10	12
Rezoning	--	--	--	--	--
Zoning Ordinance Amendments	1	3	1	4	2
Preliminary Plats	--	2	2	2	1
Comprehensive Plan/Amendments	--	1	--	--	--
Study Items	1	1	3	2	3
<b>Total Applications/Deliberations</b>	<b>17</b>	<b>23</b>	<b>36</b>	<b>31</b>	<b>28</b>

**Variance Requests**

The following table breaks down the 10 variance requests in 2023 by type.



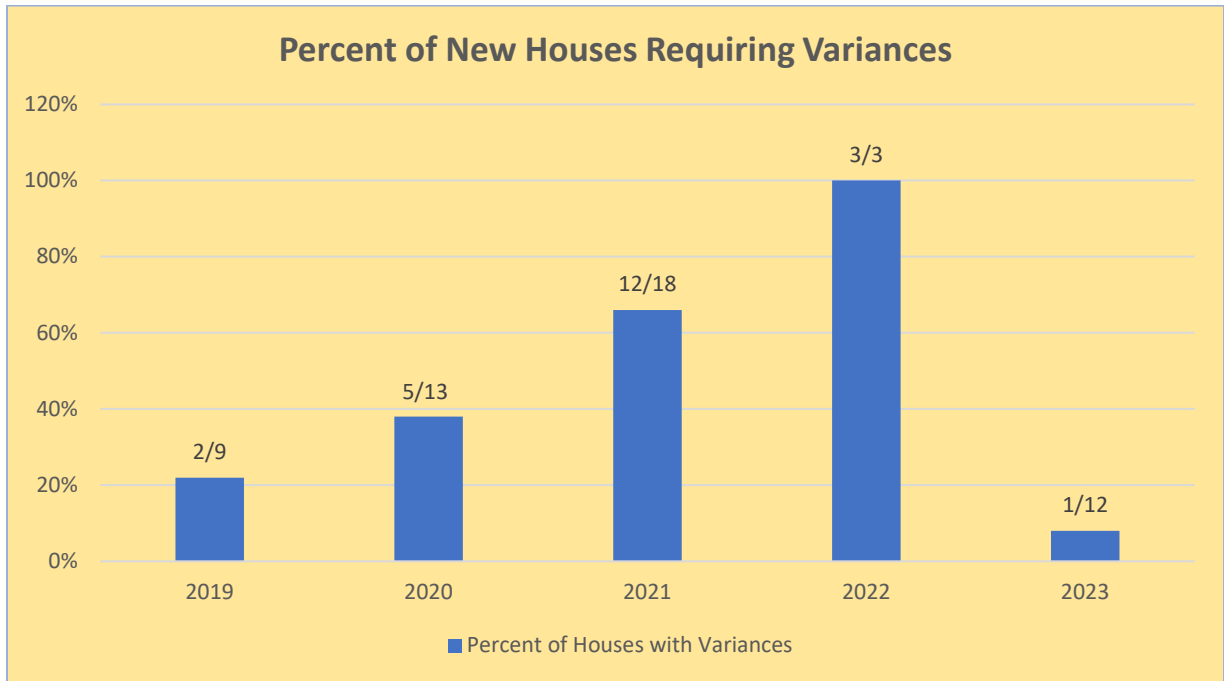
## Variance Requests

The following table breaks down the variance requests in 2023 by type.

ADDITIONS	Address	Setbacks	Building Height	Grade Alteration	
	18860 Park Avenue	X			
	19980 Cottagewood Road	X			
	19980 Cottagewood Road	X			
	20260 Lakeview Avenue	X			
NEW HOUSES	20565 Linden Road			X	
ACCESSORY STRUCTURES		Setbacks	Building Height	Grade Alteration	Expanding Non-Conforming Structure
	19620 Cottagewood Road				X

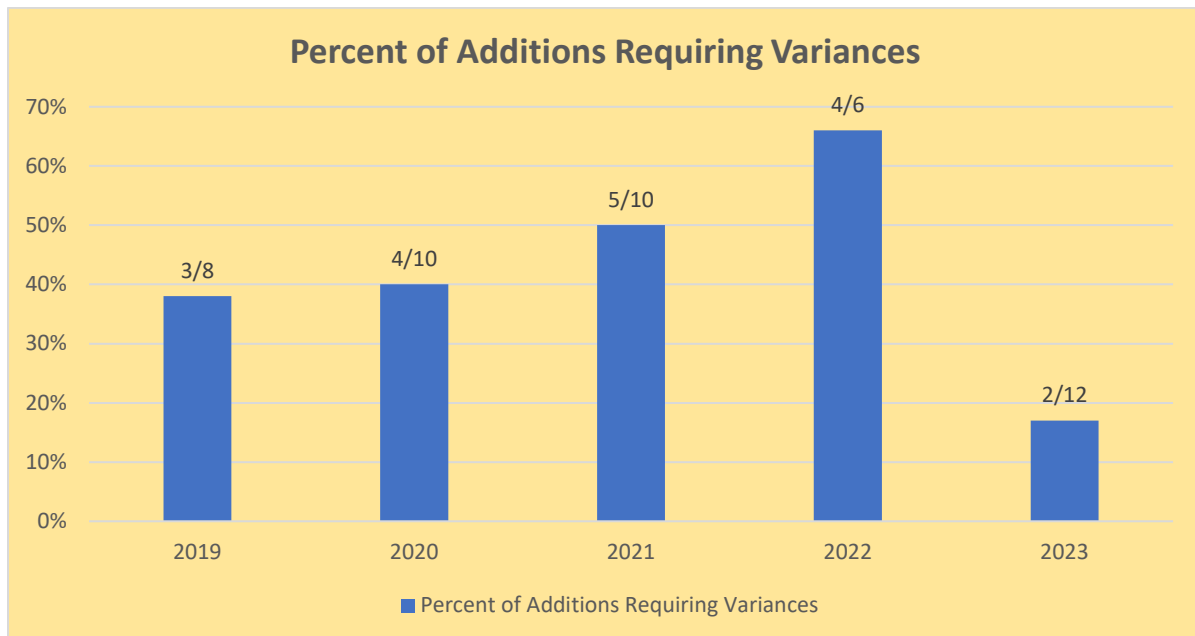
## Variations Requested for New Houses

In 2023, only one of the twelve new houses needed a variance.



## Variations Requested for Additions

In 2023, of the 12 additions and detached garages that were constructed, 2 required variations, which represents 17% of the home additions and detached garages constructed in 2023.



## **2021 Zoning Ordinance Amendments/Study Items**

In 2021, the Planning Commission held public hearings and recommended changes to the Zoning Ordinance on the following items:

- Impervious surface requirements and review process

## **2022 Zoning Ordinance Amendments/Study Items**

In 2022, the Planning Commission's goal was to review the City's grading limit ordinance. The Planning Commission accomplished that goal and revised the grading ordinance and eliminated reducing the grade by more than three feet from needing a variance. The Planning Commission also held public hearings and recommended changes to the Zoning Ordinance on the following items:

- Amended the variance review process so that the Council has the right to send applications with significant changes back to the Planning Commission.
- Eliminated the need to get a variance from the minimum lot size even if no other variances were required.
- Increased the height of detached garages from 15 feet to 20 feet.

## **2023 Zoning Ordinance Amendments/Study Items**

In 2023, the Planning Commission also held public hearings and recommended changes to the Zoning Ordinance on or discussed the following items:

- Amended the minimum width of houses so houses with a section less than 24 feet wide no longer need a variance.
- Backyard Chickens
- Created a Stormwater Manual to better define what constitutes hardcover, inform homeowners on the pros and cons of different stormwater mitigation measures, and require drainage maps for Conditional Use Permit application to exceed the hardcover limit.
- Updated the Subdivision ordinance to be consistent with the zoning ordinance and state statutes.
- Exempted the first accessory structure under 120 square feet from the hardcover limits.

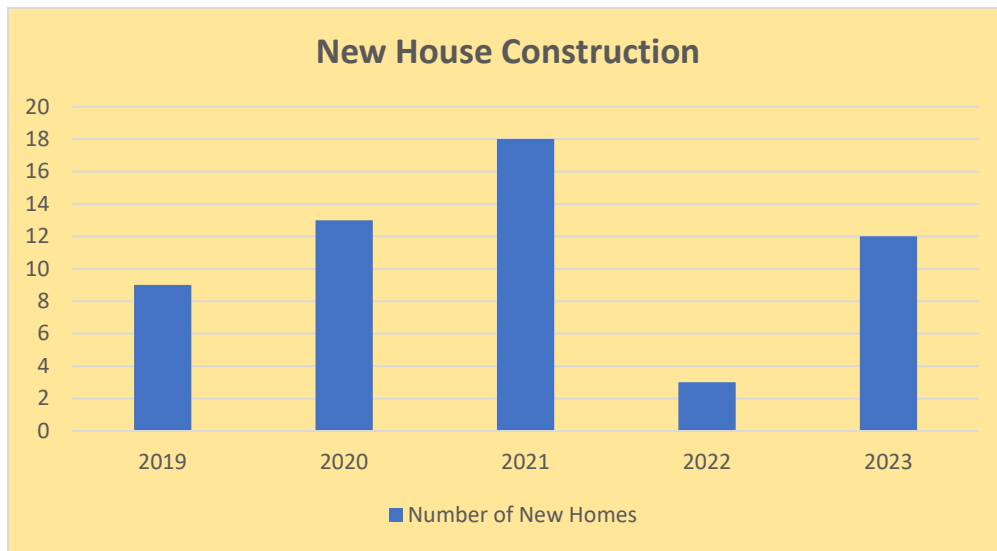
## **2024 Goals**

To be discussed at the January Planning Commission meeting.

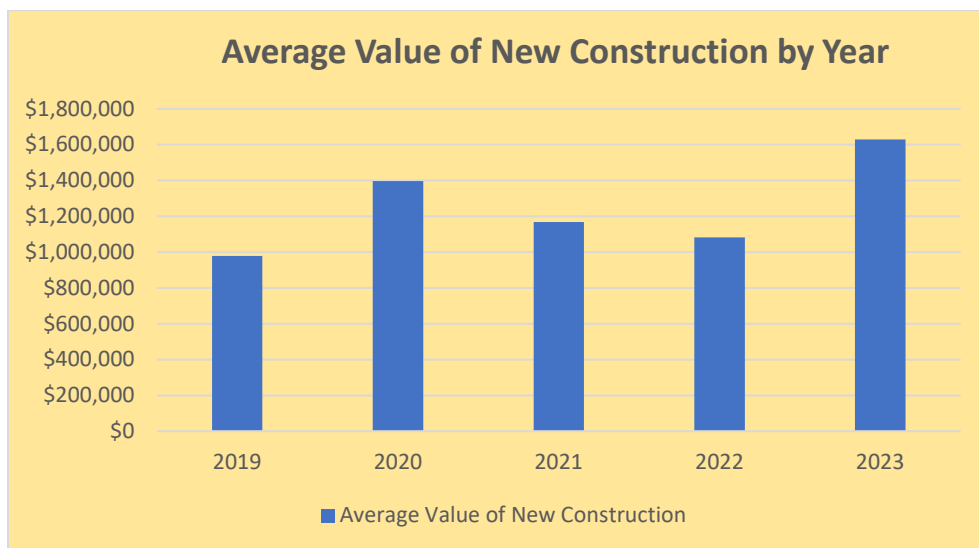
# DEVELOPMENT TRENDS

## New Houses

Over the past four years there have been 43 homes constructed in Deephaven, which averages 10.75 homes constructed per year. In 2023, 12 homes were constructed, which exceeded the four-year average and does not follow the metro-wide trend of fewer single-family new home construction. According to Housing First Minnesota, 2023 is on pace to be the slowest in construction activity in the past five years.

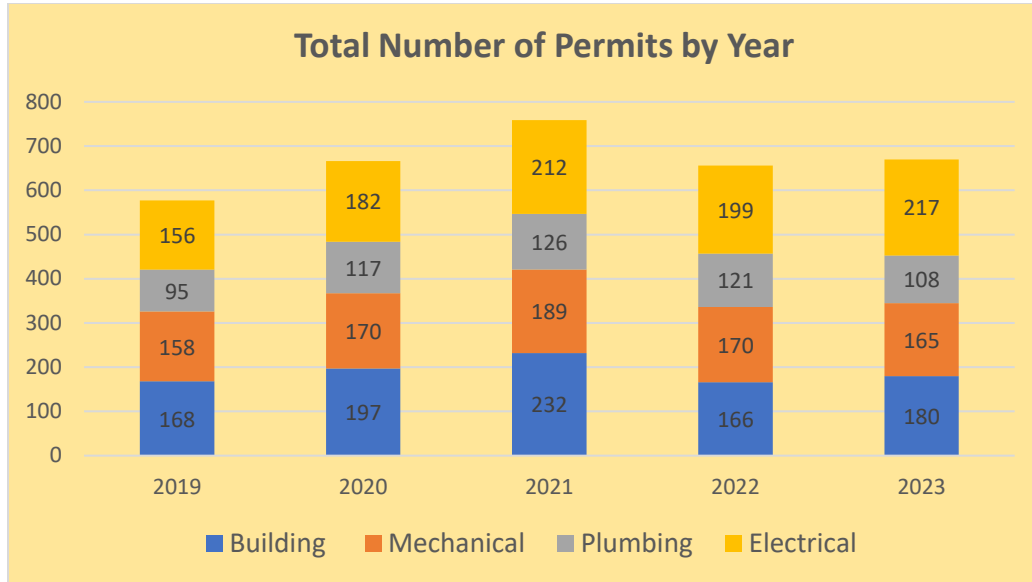


The houses constructed over the past four years had an average valuation of \$1,156,680, which does not include the cost of the lot. The 12 homes constructed in 2023 had an average valuation of \$1,629,980, which is the highest average value over the last five years.

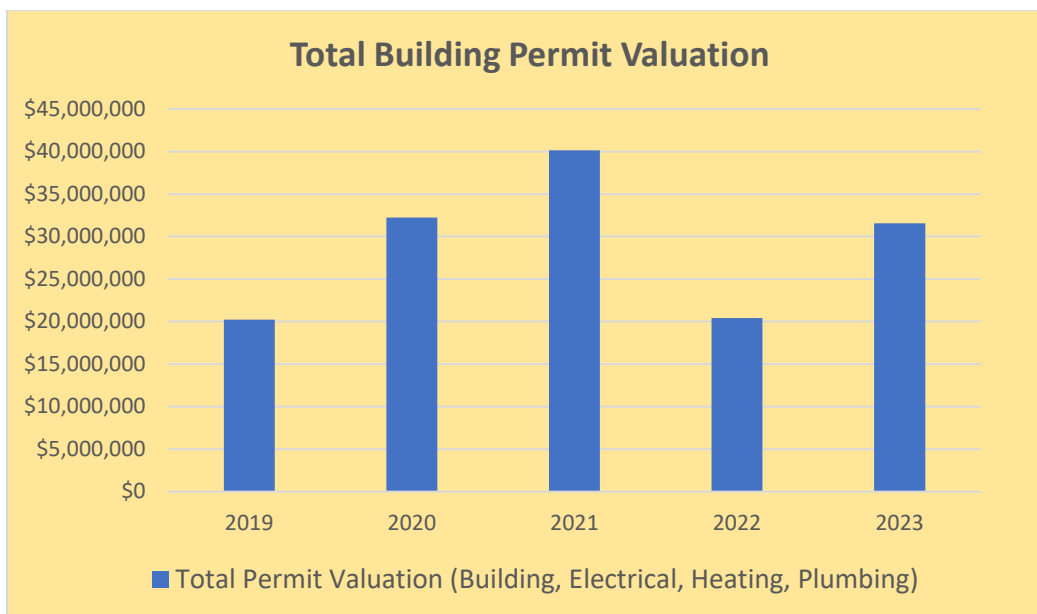


## Total Construction

Over the past four years, there has been an average of 665 total building permits issued (building, electrical, mechanical and plumbing). In 2023, the city issued 670 total permits, which is slightly higher than the four-year average.



Over the past four years, the value of all building permits has averaged \$28,261,250. This represents the amount of money invested in the City each of the past five years. In 2023, \$31,574,688 was invested in the community, more than the four-year average.



## PERMIT REVENUE

The table below shows the gross permit fees for the past four years for all types of permits. In 2023, the total gross permit revenue was \$394,193, which is more than the four-year average of \$354,650. The City typically pays the City of Minnetonka 30% of the permit revenue for their building inspection services.

