



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 16, 2026

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 May 19, 2026

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to approve the minutes of May 19, 2026, as drafted. Motion carried 7/0.

2. PUBLIC HEARINGS

- a) Conditional Use Permit to Exceed the Hardcover Limit for an Addition at 3645 Parkway

Smith presented the staff report. Paul Trieu, Sustainable 9 Design + Build, is representing the property owners Robert and Amy Dircks. They are proposing an addition that would decrease the hardcover from 33.77% to 32.14%, but still exceed the 25% hardcover limit.

To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing an infiltration trench in front of the house and has indicated that stormwater runoff from the roof of the house will be directed to the infiltration trench.

Commissioner Goodrich asked if the applicant contemplated adding a second infiltration trench along the south side of the driveway. Chair Petersen said the most strategic location of an infiltration trench is near the house to capture the stormwater runoff from the roof.

Chair Petersen opened the public hearing. Paul Trieu, applicant, addressed the Planning Commission. He explained the need for the proposed addition. They will put drain spouts at the bottom of the gutters that will drain directly to the infiltration trench.



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Commissioner Donlin asked about the grading plan. Paul Trieu said the property naturally drains from north to south. The drainage pattern of the surface water will not change. They have removed some trees already.

Chair Petersen closed the public hearing.

Commissioner Nafstad said the project seems pretty straightforward. Commissioner Carlson said it looks like a great project for an older house in Deephaven.

Motion by Commissioner Nafstad, seconded by Commissioner Goodrich, to accept the recommendation and findings of staff and recommend the City Council approve a conditional use permit to exceed the hardcover limit by 7.14% for an addition to the house located at 3645 Parkway, as presented. Motion carried 7/0.

b) Conditional Use Permit to Exceed Hardcover Limit for a House Addition at 20240 Cottagewood Avenue

Smith presented the staff report. John Daly of Revision is representing the property owners, Patrick and Perris Deppa. They are proposing an addition that would increase the hardcover from 32.42% to 33.1%, exceeding the 25% hardcover limit.

To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing an infiltration trench in the southeast corner of the site. The resulting effective hardcover is 24.57%.

Chair Petersen opened the public hearing. John Daly, applicant, addressed the Planning Commission. Commissioner Goodrich asked if the infiltration trench is impacting the utility pole or trees. John Daly said the infiltration trench is about 10 feet from the utility pole and will not impact the trees. Chair Petersen asked about the how the addition extends 2.1 feet from the existing house. John Daly said the homeowners have three children and are proposing the addition for more room for their family.

Chair Petersen closed the public hearing.

Commissioner Goodrich said it seems like a nice, modest addition to a smaller house in Cottagewood. Smith said he did not receive any comments from neighbors.

Motion by Commissioner Donlin, 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 increase the hardcover to 33.1% for an addition to the house located at 20240 Cottagewood Avenue, as presented. Motion carried 7/0.

c) **Site and Building Plan Review**

Smith presented the staff report. Several public/institutional buildings are zoned residential and do not meet the residential zoning district standards. So, any addition would require a variance or Conditional Use Permit. By adopting new public/institutional zoning districts and development standards, new buildings or additions most likely would not need variances or Conditional Use Permits. So, staff is recommending updating the Site and Building Plan review process to ensure any addition or new building in a commercial district, public/institutional district, or PUD district would require a public hearing at a Planning Commission meeting and approval by the City Council.

Chair Petersen stated that Deephaven does not require specific landscaping for homeowners so questions why commercial owners would have a different set of rules. He believes that the property owners will do what is right for the community.

Commissioner Goodrich is supportive of the landscaping requirements because he is not as trusting of commercial developers. Commissioner Carlson said the proposed ordinance is protecting the community from developments in the future that will not adequately landscape their sites.

Commissioner Donlin said commercial developments are different than single-family developments and is fine with different landscaping requirements for single-family developments and commercial developments.

Chair Petersen said there is a natural incentive for commercial building owners to have attractive sites. Commissioner Donlin gave an example of a commercial property owner in Wayzata that is not upkeeping their sites. Smith said the proposed ordinance requires property owners to maintain the landscaping that is approved through the site and building plan process. Smith said commercial developers are notoriously trying to put in the minimum landscaping possible, always looking at the bottom line of their budgets.

Commissioner Nafstad supports a higher level of landscaping than what is being proposed. Commissioner Carlson said she takes comfort in that other communities around Deephaven have similar landscape requirements.



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Smith said he is recommending that a survey be submitted instead of a site plan for the Site and Building Plan review application as suggested by Commissioner Donlin.

Much discussion revolved around the size of parking lots that would require landscaping islands. The Planning Commission ultimately landed on 10 stalls or more with the Planning Commission and City Council having the ability of waiving that requirement if necessary.

Commissioner Goodrich asked if other cities have the same table requiring a percentage of the development cost be the required amount of landscaping. Commissioner Goodrich thought one percent of a development budget was too low for landscaping. Smith stated he has not seen other cities with a proportional requirement based on the value of the project. Most cities have a landscaping standard based on the size of the lot (e.g. 1 tree for every 2,000 square feet of the lot), but that does not consider additions to existing buildings.

Chair Petersen asked if the Midas or Coldwell Banker sites meet the proposed landscaping ordinance requirements. Smith stated he does not know the value of those developments.

Commissioner Nafstad ask if a commercial building owner reconfigured the parking lot, would the landscaping requirements be required. Smith said no. Only new buildings or additions to commercial, public and institutional buildings would require installing new landscaping.

Commissioner D'Alessandro stated he supports the diversity requirement. Commissioner Nafstad said an updated landscaping ordinance is needed because the development pressure in Deephaven is only going to increase. Commissioner Donlin said the parking lot at Calvary Church is a good example of what happens when the City does not have a landscaping requirement.

Smith will look at the wording for the security requirement.

Motion by Commissioner Goodrich to replace section 1310.09 with section 1323 with parking lots with 10 or more stalls requiring interior landscaping of 5% of the parking lot, a minimum of 50% of tree diversity, and the amount of required landscaping shall be a minimum of 2% of the value of the development. Commissioner Carlson seconded. Motion carried 7/0.

3. DISCUSSION ITEMS - none



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4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. He said that the City Council discussed the street and utility improvements throughout Deephaven. He highlighted the Fourth of July celebration activities in Deephaven.

5. ADJOURNMENT

Motion by Commissioner Carlson to adjourn the meeting at 9:17 p.m. Motion seconded by Commissioner Goodrich. Motion carried 7/0.

Respectfully submitted,

Patrick Smith
Planning Director