



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 21, 2026

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: Commissioner Kjell Nafstad

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

1. **APPROVAL OF MINUTES** **Minutes of June 16, 2026**

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to approve the minutes of June 16, 2026, as drafted. Motion carried 6/0.

2. **PUBLIC HEARINGS**

- a) Conditional Use Permit to Exceed the Hardcover Limit and a Grading Variance for a House Addition at 3555 Therese Street

Smith presented the staff report. The house was built in 1953 according to Hennepin County property records. The existing house is 868 square feet in area with a 629-square-foot detached garage. The existing hardcover is 32%. The applicant is proposing to remove the detached garage and add a 2,051-square-foot addition. The resulting hardcover would decrease from 32% to 30.8%, 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 the northwest corner of the site. The proposed infiltration trench is sized to provide 68.9 cubic feet of stormwater mitigation. The resulting effective hardcover is 24.7%.

With the proposed improvements, the amount of stormwater draining towards the property at 3545 Therese Street will be reduced significantly. The City Engineer has reviewed and approved the grading and stormwater management plans.

Commissioner Goodrich asked about the current hardcover. Smith stated that the overall hardcover is being reduced because the driveway is getting smaller and the patio between the garage and the existing house is being removed. City Council liaison Erdmann asked the difference



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between the existing drainage and the proposed drainage. Smith said the applicant is proposing a drainage swale to direct the stormwater along the north property line to the infiltration trench. Currently, most of the site drains to the property to the north. With the development and the drainage swale, stormwater will be directed away from the property to the north and into the infiltration trench.

Wade Homola, applicant, addressed the Planning Commission. He said the owner is planning on moving the shed to the southeast corner of the site. Wade Homola said the trench is an improvement over existing conditions. Chair Petersen said that roughly 50%-60% of the stormwater drains to the property to the north. Chris Olson, homeowner, said the stormwater that drains to Therese Street drains north to the stormwater system in the City of Minnetonka.

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

Commissioner Carlson said the plans seem to be reasonable, well thought out and the drainage plan is an improvement over the existing conditions. Commissioner Goodrich said the applicant should move shed to conform to the city's setback standards. Chair Petersen suggested that the applicant check with staff to find out the setback requirements for sheds.

Motion by Commissioner Ahrens, seconded by Commissioner Carlson, to accept the recommendation and findings of staff and recommend the City Council approve a conditional use permit to exceed the hardcover limit by 5.8% for an addition to the house located at 3555 Therese Street, as presented. Motion carried 6/0.

b) Conditional Use Permit to Exceed Hardcover Limit for Artificial Turf at 19155 Lake Avenue

Smith presented the staff report. Cal Schmidt, the property owner, installed artificial turf with an impermeable base in the backyard of this newly constructed house, which increased the hardcover from 24.69% to 40.12%. To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing an infiltration trench on the two downward sides of the artificial turf.

Under the previous conditions and current conditions, the majority of the stormwater drains southwest to the local basin in the backyard of the vacant property at 19190 Park Avenue. The infiltration trench surrounding the area with artificial turf will now capture stormwater runoff from the



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majority of the backyard. The City Engineer has reviewed and approved the grading and stormwater management plans.

Commissioner Goodrich asked about the environmental impacts of artificial turf. Smith said the city does not regulate artificial turf only if it is considered hardcover or not.

Chair Petersen opened the public hearing.

Cal Schmidt, homeowner, addressed the Planning Commission. He said they are mitigating more stormwater than needed. The artificial turf was installed around July 5th. There was a storm shortly after, and he did not observe any stormwater runoff from the artificial turf. Commissioner Carlson asked if trees were removed for the new house. He said a few trees needed to be removed for the new house. He said the runoff from the side of the house will most likely be directed to the artificial turf and then to the infiltration trench.

Commissioner Donlin asked about the parking area shown in the landscaping plan. Cal Schmidt said the area has a plastic grid buried in the ground that cars can park on but does not damage the grass. He said he has planted five more trees along the infiltration trench.

Janie McMichael, 3865 Northome Avenue, addressed the Planning Commission. She owns the vacant lot to the southwest of the subject lot. The area is a low basin that collects the stormwater from the neighborhood. She listed the property for sale in 2000, but did not sell the property. Chair Petersen said the low area is about 25 feet lower than the adjacent street.

Chair Petersen has a natural depression behind his house and the area collected more stormwater than typical during the July 5th storm event. Cal Schmidt said the infiltration trench will also collect stormwater from the roof with gutters directing stormwater to the infiltration trench.

Chair Petersen closed the public hearing.

City Council liaison Erdmann said the City Council will be curious on the chemicals of the artificial turf. Cal Schmidt said the installer has a lot of product information on the artificial turf.

Chair Petersen said the city should have an upper limit of the hardcover. Commissioner Goodrich and Commissioner Carlson both said having a limit of 40% seems reasonable.



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Motion by Commissioner Donlin, seconded by Commissioner D'Alessandro, to accept the recommendation and findings of staff and recommend the City Council approve conditional use permit to increase the hardcover to 40.12% for artificial turf in the backyard of the property located at 19155 Lake Avenue, as presented. Motion carried 5/1. Commissioner Goodrich voted nay based on the hardcover being over 40%. Cal Schmidt asked if the application could be postponed to the September City Council meeting as he will not be available to make the August 3rd City Council meeting. Cal Schmidt said landscaping will be completed within the next couple of weeks.

3. DISCUSSION ITEMS

4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. He said that the City Council approved improvements to Vine Hill and two pedestrian crossings across Minnetonka Boulevard at Amesbury and Thorpe Park. He said that the City will have six miles of new roads after this year. That is 20% of the 30 miles of all the roads in Deephaven.

5. ADJOURNMENT

Motion by Commissioner Carlson to adjourn the meeting at 8:18 p.m. Motion seconded by Commissioner Ahrens. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director