



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, AUGUST 18, 2026

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

PRESENT: Commissioners Preston Ahrens, Patrick Donlin, and Chair Mike Petersen

ABSENT: Commissioners Kjell Nafstad, Kendall Carlson, Jerome D'Alessandro, and Dan Goodrich

OTHERS PRESENT: Planning Director Pat Smith and City Council Liaison Tom Erdmann (voting as a Planning Commissioner)

1. APPROVAL OF MINUTES Minutes of July 21, 2027

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to approve the minutes of July 21, 2027, as drafted. Motion carried 4/0.

2. PUBLIC HEARINGS

- a) Preliminary and Final Plat to Reconfigure the Lots at 18425 Northome Boulevard and 18445 Northome Boulevard, Lot Size Variance, and Conditional Use Permit to Exceed the Hardcover Limit for Two New Homes

Smith presented the staff report. The house at 18425 Northome Boulevard was constructed in 1912 according to Hennepin County property records. The house at 18445 Northome Boulevard was constructed in 1920 according to Hennepin County property records.

Parcel 1 (18445 Northome Boulevard) has a lot area of 15,027 square feet and a road frontage of 100.67 feet. Parcel 2 (18425 Northome Boulevard) is L-shaped, has a lot area of 17,585 square feet, and a road frontage of 50.34 feet. The backyard is essentially unusable, and the side yard setbacks (25 feet along Montgomerie Avenue and 10 feet from the interior lot line) result in a lot that is unbuildable without a variance.

The applicant is proposing to reconfigure the two lots to make both lots more functional and usable.

Steve Schwieters, owner of Wooddale Builders, addressed the Planning Commission. They purchased the lot at 18445 Northome Boulevard. He is proposing two one-level homes with walkouts. He is planning on building both houses. Councilmember Erdmann asked the likelihood of future homeowners asking for more hardcover in the future. Steve Schwieters



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said he believes the two houses are maximum sizes for the two lots so does not believe there would be any need for major changes. He has met with prospective buyers already, but they want more surety that the City will approve the plans before committing to buying a house.

Austin Zurn, 18425 Northome Boulevard, addressed the Planning Commission. He owns the second lot on the corner. The layout of his lot limits what can be done there. Commissioner Donlin asked Austin Zurn if he has talked to his neighbors. Austin Zurn confirmed and they supported the proposed development. Commissioner Ahrens asked if Austin Zurn if he has experienced any stormwater issues. Austin Zurn said he has lived there six years but has not experienced any stormwater drainage issues.

Councilmember Erdmann cautioned that the City Council may not approve a hardcover request over 30% in the future. Chair Petersen asked Steve Schwieters how many houses has he built like the two proposed houses. Steve Schwieters said he has built over 50 homes similar to the two proposed houses. Steve Schwieters said buyers do make small adjustments. Brooke Schwieters, addressed the Planning Commission. She said they have an inhouse draftsman that works within the confines with the plans approved by the City Council.

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

Commission Donlin likes the idea of reconfiguring the two lots to make them both more useable. He is a little uncomfortable with how close the two houses are to each other. He is concerned with the incremental approached to adding hardcover. Commissioner Ahrens said the replatting makes sense. He asked how many trees are proposed to be removed. Steve Schwieters said he would have to remove some trees in the back to build the two rain gardens. Austin Zurn said the L-shape portion of his lot has very minimal trees.

Chair Petersen said the lot line is a pragmatic solution and is a win/win for the community. He said 30% is a reasonable number for hardcover for the two new houses.

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to accept the recommendation and findings of staff and recommend the City Council approve the preliminary plat, the minimum lot size variances, and the Conditional Use Permit to exceed the hardcover limit by 5% for the new house proposed for 18445 Northome Boulevard and 5.4% for the new house proposed for 18425 Northome Boulevard, as proposed. Motion carried 4/0.



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b) Lake Yard Setback Variance for a Pergola at 19620 Cottagewood Road

Smith presented the staff report. The house was constructed in 1947 with non-conforming lake yard setbacks. The applicant submitted a building permit for a deck and a trellis on June 17, 2026. Staff approved the building permit without realizing the extent of the trellis. A resident questioned if a variance for the pergola was approved. Staff inspected the site and told the property owner and contractor that variance is required for the pergola. Work could continue on the deck as the deck does not need a variance, but work on the pergola needed to stop.

The deck and pergola are proposed to be setback 53.3 feet from Lake Minnetonka. A 75-foot lake setback is required for all structures.

Adam Blair, property owner, addressed the Planning Commission. He said the area between the house and the detached garage get muddy so they decided to build a deck between the two structures with a pergola over the deck. He moved the accessory structure back from the lake and moved it back from the neighbor's lot when he received a variance to increase the height of the non-conforming accessory structure. Chair Petersen asked if the pergola is going to be open or have a roof. Adam Blair said they are not going to put a roof on it.

Jeff McCall, McCall Construction, addressed the Planning Commission. The plan is to continue the pergola on the lake side of the deck. He tried to keep the structure back from the variance that was granted for the accessory structure. Commissioner Donlin asked if the pergola is attached to the house or the accessory structure. Jeff McCall said one portion is attached to the house for stability reasons.

Chair Petersen opened the public hearing.

Jarrett Reed, 19610 Cottagewood Road, addressed the Planning Commission. He said he could see the pergola from his property. He does not believe the variance request meets the variance criteria. Councilmember Erdmann asked if the pergola impedes the view of the lake. Jarrett Reed said it does not impede his view of the lake, but he can still see it from his property. He would like the setback regulations be enforced consistently. Chair Petersen said when the Planning Commission typically reviews requests for lake yard setback variances, the Planning Commission is mostly concerned with the views of lakes from neighboring property owners.



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Chair Petersen closed the public hearing.

Commissioner Donlin said the request is messy. Councilmember Erdmann said a trellis is different than a pergola. The building permit states the structure is going to be a trellis, not a pergola. He is concerned the deck and pergola turning into a three-season porch in the future. Chair Petersen said he would recommend approval based on how the Planning Commission has reviewed lake yard setbacks in the past: it is not closer than the existing building and it does not impede the views of Lake Minnetonka from neighboring properties.

Adam Blair said there is pending litigation between the two property owners. Adam Blair said when the City Council approved the variance for the addition to 19610 Cottagewood Road, the property owner was supposed to remove hardcover, which Adam Blair said he has not. Councilmember Erdmann said his main concerns is lake views as that is what everyone pays to live on a lake. He is less concerned with the proposal because it does not impact views to the lake.

Councilmember Erdmann explained why he is a voting member of the Planning Commission tonight and will be voting again when the application comes to the Planning Commission.

Motion by Commissioner Ahrens, seconded by Chair Petersen, to accept the recommendation and findings of staff and recommend the City Council approve a variance to encroach 21.7 feet into the lake yard setback to build a pergola at 19620 Cottagewood Road, as presented, with the structure not being improved for anything other than a pergola. Motion carried 3/1. Commissioner Donlin voting nay.

3. DISCUSSION ITEMS

None

4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report. The majority of the study session was spent on the budget. Stewart Johnson gave a legislative report. Midco is 37% installed for fiber optic. Should be 100% installed by winter.

5. ADJOURNMENT



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Motion by Chair Petersen to adjourn the meeting at 8:57 p.m. Motion seconded by Commissioner Ahrens. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
Planning Director