



DEEPHAVEN PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 15, 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, Dan Goodrich and Chair Mike Petersen

ABSENT: Commissioner Jerome D'Alessandro

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

1. APPROVAL OF MINUTES Minutes of August 18, 2026

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to approve the minutes of August 18, 2026, as drafted. Motion carried 6/0.

2. PUBLIC HEARINGS

- a) Conditional Use Permit to Exceed the Hardcover Limit for an Addition at 19000 Highland Avenue

Smith presented the staff report. John Duffey and Eleanor Thermansen are proposing a rear addition to their house located at 19000 Highland. The hardcover would decrease from 33.57% to 32%, but still exceeds the 25% hardcover limit. The house was built in 1939 according to Hennepin County property records. The existing house is 3,776 square feet in area. The applicant is proposing to remove the rear addition, the non-conforming shed, and the rear screen porch and replace them with a new addition.

To mitigate the hardcover over the 25% maximum hardcover limit, the applicants are proposing an underground infiltration system in the rear yard. This system will be composed of 12 buried chambers which will store the runoff and allow it to be infiltrated into the soils below. The effective hardcover is 23.9%.

Councilmember Erdman asked about the proposed shed. Smith stated sheds under 120 square feet in area have a minimum side yard setback of four feet and a minimum rear setback of four feet in the R-3 zoning district. Commissioner Donlin asked about the stormwater system and how the city inspects the stormwater systems. Smith stated that the City Engineer inspects systems every five years after a one-inch rain event to ensure there are no standing water and stormwater is not running off to



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neighboring properties. A property along Northome Road installed a similar system under their tennis court.

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

Eleanor Thermansen, property owner, was present. Councilmember Erdmann asked about the mature trees. Eleanor Thermansen said they plan to keep the trees.

Commissioner Donlin appreciates the hardcover is being reduced and that more stormwater is being captured. Chair Petersen said the stormwater captured is more than 10% percent

Motion by Commissioner Nafstad, seconded by Commissioner Donlin, 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% for an addition to the house located at 19000 Highland Avenue, as presented. Motion carried 6/0.

b) Conditional Use Permit to Exceed Hardcover Limit for a Swimming Pool at 20395 Park Place

Smith presented the staff report. The City Council approved a CUP to exceed the hardcover for a swimming pool for this lot in 2025; however, that was for the builder and a slightly smaller pool. The property owners, Kristin & Jordan Eason, plan to mitigate the additional hardcover by installing an underground 5' x 15' infiltration trench in the rear yard. Stormwater runoff is conveyed to this infiltration trench via surface drainage and swales. The proposed stormwater design provides 155 cubic feet of stormwater mitigation, resulting in an effective hardcover of 24.8%.

Commissioner Donlin asked about any public input. Smith stated he has not received any.

Councilmember Erdmann asked about the screening around the outdoor kitchen. Drew Torrence, Outdoor Escapes, addressed the Planning Commission. He said the screening will be attached to the decking around the pool. Smith stated that the screening meets the principle building setbacks. Drew Torrence said it would be seven feet tall.

Commissioner Carlson asked if any trees would be removed. Drew Torrence stated no trees would be removed.



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

Commissioner Donlin noted that nothing has changed since the 2025 CUP approval. Commissioner Goodrich said he is not comfortable going over 30%. Commissioner Carlson said she was surprised not to hear from neighbors. Commissioner Donlin said the property to the north has a pool and has drainage problem, and thought the proposed improvements would be an improvement for the neighbor. Commissioner Carlson said she supports the project as it improves the stormwater drainage to the property to the north.

Motion by Commissioner Donlin, seconded by Commissioner Ahrens, to accept the recommendation and findings of staff and recommend the City Council approve a Conditional Use Permit to exceed the maximum hardcover limit by 6.4% in conjunction with the construction of an inground swimming pool at 20395 Park Place, as proposed. Motion carried 5/1. Commissioner Goodrich voting nay.

- c) Conditional Use Permit to Exceed the Hardcover Limit for an Expanded Driveway at 18540 Azure Road

Smith presented the staff report. On December 1, 2025, the City Council approved a Conditional Use Permit to exceed the hardcover limit by 5.5% (30.5% hardcover) to construct a new house at 18540 Azure Road. After the house was constructed, the applicant submitted an as-built survey with a hardcover of 31.3%. The driveway was redesigned increasing the size of the driveway from 924 square feet to 1,053 square feet. The size of the house or the location of the house did not change.

The rain garden that was installed in the northeast corner of the property was oversized and could accommodate the additional hardcover, even though the additional hardcover drains toward the street and not the rain garden. The effective hardcover remains the same at 22.8%.

Chair Petersen said the only possible issue would be increased stormwater to the street. Chair Petersen asked if there has been any stormwater runoff caused any issues to the street. City Engineer Steve Hegland stated no.

Commissioner Goodrich asked about the extra hardcover (expanded driveway) drains to the south and is not captured by the raingarden that was installed in the northeast corner of the site. City Engineer Hegland stated that the site in total is still under the 25% effective hardcover limit.



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Councilmember Erdmann asked about the process for denying changes in plans. Smith stated that the City Council always have the ability to deny a variance or CUP request.

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

Eric Zehnder, builder, addressed the Planning Commission. Commissioner Goodrich asked if there were any concerns from the neighbors. Eric said no.

Motion by Commissioner Carlson, seconded by Commissioner Donlin, to accept the recommendation and findings of staff and recommend the City Council approve a conditional use permit to exceed the hardcover limit by 6.3% to expand the driveway at 18540 Azure Road, as presented. Motion carried 6/0.

- d) Rezone Lighthouse Island to a Planned Unit Development (PUD-4), a Lake Yard Setback Variance and Conditional Use Permit to Exceed the Hardcover Limit for New Clubhouse

Smith presented the staff report. The Minnetonka Yacht Club (MYC) and Lake Minnetonka Sailing School (LMSS) are proposing to replace the existing clubhouse with a new building. A clubhouse is not a permitted use in the R-2 Zoning District; therefore, the Minnetonka Yacht Club is requesting to rezone the island from R-2 to a Planned Unit Development (PUD). The original clubhouse was built on Lighthouse Island in 1890 and was destroyed by fire in 1943. The current clubhouse was constructed in 1944, serving the MYC and LMSS for the past 82 years.

Minnetonka Yacht Club is proposing to construct a 70' x 91.33' clubhouse, a volleyball court, and patios around the clubhouse. The proposed clubhouse has a footprint of 5,727 square feet. The current club house (3,924 square feet) and accessory buildings (1,010 square feet) have a combined footprint of 4,934 square feet.

The facility would continue the uses of the current clubhouse:

- Classroom and instructional space for youth and adult sailing programs.
- A kitchen and gathering space.
- Pre/post-race gathering spaces for fleet camaraderie and coaching
- Limited private events (i.e. weddings).



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David Steingas, 21500 Fairview Street, Greenwood, addressed the Planning Commission. They have reduced the size of the clubhouse to help meet the lake yard setback and the hardcover limits. He is asking the Planning Commission to make a recommendation tonight. He said the stormwater does not runoff into lake Minnetonka since the island is made of sand.

Margo McKinney, 19140 Lake Avenue, addressed the Planning Commission. Parents drop their kids off late at Deephaven Beach and drive through the neighborhood quickly. She loves the sailing school. Deephaven has small roads without sidewalks. Would like the city to look into a 25 MPH speed limit throughout the neighborhood.

John McGary, 19350 Park Avenue, addressed the Planning Commission. He does not experience the traffic issues as much as the neighbors who live on Lake Avenue. He supports the proposed project. He believes it is an asset for the community.

Kathleen Robertson, 4705 Old Kent Road, addressed the Planning Commission. She has walked her dog down Deephaven Beach for the past 20 years. The Wednesday night get-togethers have expanded to other nights, which is causing the main issues. She recommends a parking and traffic study be completed.

Craig Laing, 5701 Vine Hill Road, of the Minnetonka Yacht Club, addressed the Planning Commission. He said Wednesday nights are the busiest night of the week. The most members on a Wednesday night is 100 members. It is typically around 60 members on a Wednesday night. Membership does not move dramatically. They have the same number of sailboats for the yacht club as 20 years ago. The number of social members cannot exceed the number of sailing members.

They allow weddings for up to 150 people. Regattas can bring up to 300 people. They would like seven weddings, which would be one wedding per month.

John Stout, 19105 Easton Road, addressed the Planning Commission. He believes it is a net positive to have the sailing school. His son has taken sailing lessons with LMSS. Deephaven Elementary school could be used for extra party for larger events with the trail connecting Deephaven Elementary School and the facility at Carson Bay.



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John McGary said there was a parking study done for additional parking along Lake Avenue.

Jillian McGary, 19350 Park Avenue, is in total support of the project. She believes the pickup process is orderly, and would support allowing staff to park at Deephaven Beach.

James Robertson, 4705 Old Kent Road, addressed the Planning Commission. He is a big fan of the MYT. He has seen an increase in traffic flow around Deephaven Beach, which is not all attributed to the MYT or LMSS.

Chair Petersen closed the public hearing.

Commissioner Donlin thinks the proposal is a fantastic plan and will help alleviate some of the traffic in the Deephaven Beach neighborhood. Commissioner Nafstad appreciates directing busses to Carson Bay facility. Commissioner Goodrich asked about the proposed building height. Smith stated that the staff report is incorrect. The proposed height is 30.5 feet. Dave Steingas said the proposed cupola is nine feet tall.

Commissioner Goodrich said he believes the taller boat storage and taller cupola is going to make the development look significantly different than what is there now.

Councilmember Erdmann asked clarification on the following: the setback of the boat storage structures, location of the boat storage structures on the site plan, height of the cupola, if the playground and volleyball court is hardcover or not. The Commission was comfortable with allowing staff to parking in two spots at Deephaven Beach and Park Avenue. The Commission recommended all busses with more than 15 passengers be prohibited to using Deephaven Beach and Park Avenue (would be limited to Carson Bay facility).

Commissioner also recommended that there be no cap on the number of special events held on Light House Island.

Commissioner Carlson moved, Commissioner Donlin seconded, to accept the recommendation and findings of staff and recommend the City Council approve the rezoning from R-2 to PUD-4, Conditional Use Permit to exceed the hardcover limit, and the lake yard setback variance to replace the clubhouse at 19500 Park Avenue amending conditions 4,5 and 9. Motion carried 6/0.



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3. DISCUSSION ITEMS

None

4. LIAISON REPORT

Councilmember Erdmann presented the Liaison Report.

5. ADJOURNMENT

Motion by Commissioner Carlson to adjourn the meeting at 10:05 p.m.
Motion seconded by Commissioner Goodrich. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director