



## **AGENDA DEEPHAVEN PLANNING COMMISSION**

**Date:** Tuesday, January 27, 2015  
**Location:** Deephaven Council Chambers, 20225 Cottagewood Road  
**Time:** 7:00 p.m.

1. MINUTES OF December 16, 2014
2. PUBLIC HEARINGS

**Conditional Use Request, Jerry's Auto Specialties, Ltd., 3644 South County Road 101** – Request for a conditional use permit to install an illuminated canopy sign on the southwest face of their structure.

Section 1115.04 of the Deephaven Sign Ordinance states that no sign shall be erected, altered, reconstructed, maintained or moved in the city without first securing a conditional use permit from the city in accordance with Section 1320 of the City's Ordinances. The content of the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit.

**Variance requests, Minnetonka Schools – ISD #276, 4584 Vinehill Road** – Request for variances of the maximum permitted fence/wall height and maximum permitted grade alteration in conjunction with the construction of a new outdoor classroom.

Section 1310.08(a) of the city ordinance permits a maximum retaining wall height of six feet. The maximum proposed retaining wall heights along both portions of the south and west borders of the project are eleven feet. A variance to exceed the maximum retaining wall height by five feet is being sought.

Section 1312.04 of the city ordinance permits a maximum alteration of finished grade by up to three feet. The proposed grade alteration associated with the project would be up to eleven feet. A variance to exceed the maximum grade alteration by eight feet is being sought.

**Variance requests, Streeter and Associates, 20670 Linwood Road** – Request for variances of the required lake yard setback, to exceed the maximum permitted accessory structure area and to exceed the maximum permitted accessory structure height for the reconstruction of a boathouse and detached garage.

The applicant also seeks Council approval to exceed the maximum permitted building coverage the R-2 zoning district.

Section 1302.04(3) of the city ordinance requires a minimum lakeshore setback of one hundred (100) feet from the Ordinary High Water Level (OHWL) of Lake Minnetonka. The requested lakeshore setback for the proposed reconstructed boathouse is twenty-three feet, three inches. A variance to encroach seventy-seven feet, nine inches (77'-9") into the required lakeshore setback is being sought.

Section 1302.04(4) of the city ordinance permits a maximum accessory structure height of fifteen (15) feet. The applicant proposed an accessory structure height of twenty-three feet, four inches (23'-4") for

the proposed detached garage. A variance to exceed the maximum permitted accessory structure height by eight feet, four inches (8'-4") is being sought.

Section 1310.10(1)(f) of the city ordinance permits a maximum detached accessory structure area of 1,000 square feet in the R-2 Zoning District. The proposed accessory structure area on the property is 1,214 square feet. A variance to exceed the maximum permitted accessory structure area by 214 square feet is being sought.

Section 1310.03(a) of the city ordinance permits a maximum building coverage of 6,000 square feet in the R-2 Zoning District. The proposed building coverage on the property would be 7,782 square feet. Section 1310.03(b)(1) permits Council approval of a maximum building coverage of up to 8,000 square feet.

**Ordinance 13-68, Amending Section 1312 – Construction Regulations** – Discuss an ordinance amending Deephaven ordinance code section 1312.05(1)(b), Amending Watershed District Permit Requirements.

3. LIAISON REPORT

4. ADJOURN

Next Council Meeting – Monday, February 2, 2015

Next Planning Commission Meeting – Tuesday, February 17, 2015