



AGENDA - DEEPHAVEN PLANNING COMMISSION

Date: Tuesday, June 19, 2018
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 p.m.

1. MINUTES OF May 15, 2018
2. PUBLIC HEARINGS

Public Hearing to consider the conditional use permit request of Quick Hit Fitness Lab to operate a physical fitness establishment and install a sign at 18128 Minnetonka Boulevard. — Per Section 1302.01 (Subd. 2) physical fitness establishments are a conditional use within the C-1 zoning district. Section 1115.04(2) states that no sign shall be erected, altered, reconstructed, maintained or moved in the city without first securing a Conditional Use Permit

Variance request of Jeanne Hamilton, property owner, to encroach into the side yard setback for a home addition at 18385 Northome Boulevard. — Section 1302.05(3) of the zoning ordinance requires combined side yard setbacks of 25 feet, with a minimum of 10 feet. The applicant proposes a side yard setback of 6.4 feet for the east side yard.

Variance requests of Greg Holde, property owner, to encroach into the minimum required side yard setback for a house addition, and to encroach into the minimum required rear yard setback and exceed the maximum allowable accessory structure footprint for a garage addition at 3835 Monaltrie Avenue. — Section 1302.05(3) of the city ordinance requires combined minimum side yard setbacks of 25 feet with a minimum side yard of 10 feet. The proposed north side yard setback would be 4.9 feet. Section 1302.05(3) of the city ordinance requires rear yard setback of 15 feet and the proposed rear yard setback would be 3.2 feet. Section 1310.10(Subd.1(f)) of the city ordinance limits the accessory structure footprint for R-3 properties to 700 square feet and the proposed garage footprint would be 820 square feet.

Variance requests of HP Holdings, LLC, property owner, to exceed the maximum permitted principal structure height, to exceed the maximum permitted grade alteration, and to exceed the maximum allowable impervious area in conjunction with the construction of a new house at 19370 Lake Avenue.— Section 1312.04 of the zoning ordinance requires a variance for any land alteration greater than three feet and the applicants are proposing land alteration of up to 8.5 feet. Section 1302.05(4) of the zoning ordinance limits the walkout level height to 35 feet for properties up to 10,000 square feet in size and the applicant proposes a walkout elevation of 40.1 feet. 1302.05(2) of the zoning ordinance limits the maximum allowable impervious surface area on the property to 25% and he applicant proposes an impervious surface area of 33.14%

Variance requests of Joe and Tracy Ryan, property owners, to encroach into the minimum required lake yard setback and exceed the maximum permitted grade alteration in order to build an accessory structure at 20430 Lakeview Avenue.— Section 1302.04(3) of the zoning ordinance requires a 100 foot lake yard setback from the OHWL and the applicant is proposing to place the structure 19.5 feet from the OHWL. Section 1312.04 of the zoning ordinance requires a variance for any land alteration greater than three feet at any point and the applicant is proposing land alteration of up to 7 feet.

3. OTHER BUSINESS
4. LIAISON REPORT
5. ADJOURN

Next Council Meeting – Monday, July 2, 2018

Next Planning Commission Meeting – Tuesday, July 17, 2018