



AGENDA - DEEPHAVEN PLANNING COMMISSION

Date: Tuesday November 19, 2019
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 p.m.

1. MINUTES OF October 15, 2019
2. PUBLIC HEARINGS

Consider the variance requests of Michael and Kris Hickey, property owners, to exceed the maximum permitted grade alteration in order to construct a new house on the property at 3216 Robinsons Bay Road. Section 1312.04 of the zoning ordinance requires a variance for any grade alteration greater than 3 feet at any point. The applicant is proposing grade alteration of up to 9 feet.

Consider the variance requests of Cory and Heather Lepper, property owners, to encroach into the lake yard setback, encroach into the front yard setback, encroach into the north and south side yard setbacks, exceed the maximum permitted grade alteration, and exceed the maximum permitted impervious surface area in conjunction with the construction of a new house at 20580 Summerville Road. Section 1302.05(3) of the city ordinance requires a 100-foot structural setback from Lake Minnetonka and portions of the proposed pool would be close as 66.3 feet from the lake. Section 1302.05(3) of the city ordinance requires a 35-foot front yard setback and portions of the proposed house would be as close as 10.8 feet from the front property line. Section 1302.05(3) of the city ordinance requires a 25 feet of combined side yard setbacks with a minimum setback of 10 feet and portions of the proposed house would be as close as 8.5 feet from the south side property line and 9.9 feet from the north side property line. Section 1312.04 of the city ordinance limits the maximum grade alteration to 3 feet and the applicants are requesting to alter the existing grade by up to 5 feet in some areas. Section 1302.05(2) of the city ordinance limits maximum impervious surface area to 25% of the lot area and the applicant is requesting an impervious surface area of 41.6%.

Consider the conditional use permit request of Lake Minnetonka Care Center to expand the legal nonconforming use of the property as a nursing home at 20395 Summerville Road. Sections 1305.01 and 1320 of the city ordinance require a Conditional Use Permit to regulate uses not specifically designated as allowed within the applicable zoning district.

Consider the variance requests of Lake Minnetonka Care Center to exceed the maximum permitted grade alteration, exceed the maximum permitted impervious surface area, and exceed the maximum allowable structural footprint in conjunction with the construction of a new building at 20395 Summerville Road. Section 1312.04 of the city ordinance limits the maximum grade alteration to 3 feet and the applicant is proposing a grade alteration of up to 10 feet. Section 1302.05(2) of the city ordinance limits the maximum impervious area on a property to 25% and the applicant is proposing an impervious area of 46.37%. Section 1302.05(2) of the city ordinance limits the maximum structural footprint for the property to 4,500 square feet and the applicant is proposing a structural footprint of 7,570 square feet.

3. NEW BUSINESS
4. OLD BUSINESS
5. LIAISON REPORT
6. ADJOURN

Next Council Meeting – Monday, December 2, 2019
Next Planning Commission Meeting – Tuesday, December 17, 2019