

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
January 15, 2025, 7:00 PM**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. PUBLIC FORUM** — *Individuals may address the Commission about any item not contained on the regular agenda. A maximum of 15 minutes is allotted for the Forum. If the full 15 minutes are not needed for the Forum, the Commission will continue with the agenda. The Commission will take no official action on items discussed at the Forum, with the exception of referral to staff for future reports.*
- 3. APPOINTMENTS OF CHAIR AND VICE CHAIR**
 - 3.1** [Appoint Chair and Vice Chair](#)
- 4. APPROVE AGENDA** — *Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The Commission will not normally take official action on items added to the agenda.*
- 5. CONSENT AGENDA** — *These items are considered to be routine and enacted by one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*
 - 5.1** [Approve the November 20, 2024 minutes.](#)
[Minutes](#)
 - 5.2** [Approve land conveyance and purchase for consistency with the city's comprehensive plan](#)
[Land Swap](#)
[Resolution](#)
 - 5.3** [Recommend approval of a setback variance request to allow construction of a screened porch addition located at 18805 4th Avenue \(Didier - 2024092\)](#)
[Staff Report](#)
[Application](#)
[Location Map](#)
[Nonconforming Lots](#)
[Comment in Opposition of Variance Request for 18805 4th Ave 1-18-24](#)
[Draft Resolution](#)
 - 5.4** [Approve 2025 Work Plan](#)
[Work Plan](#)
- 6. PUBLIC HEARINGS**

- 6.1 Comprehensive Plan Reguiding and Transportation Plan Amendment for the Hamel Lumber property located at 18710, 18800, and 18810 State Highway 55 (North Shore Development Partners - 2024085)
Planning Commission Report
Applicant Narrative
Resident Comments
Traffic Study
Neighborhood Meeting Presentation 12-18-24
Resolution Reguiding
- 6.2 PUD amendment to allow accessory fuel sales at the planned Coborn's Grocery Store, 6130 Sycamore Lane (Rice Companies -- 2024097)
Planning Commission Report
Location Map
Aerial Map
Coborn's Planned Site Plan & Building Renderings
Fuel Canopy Details
Applicant's Narrative
Ordinance
Resolution - Amendment
Resolution - Findings

7. NEW BUSINESS

- 7.1 Staffing Update
Memo on Staffing Changes

8. ADJOURNMENT