

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

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. PUBLIC FORUM - Individuals may address the committee about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the committee will continue with the agenda. The committee will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

3. 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.

4. CONSENT AGENDA - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

4.1 Approve the April 16, 2025, minutes.

1. Planning Commission Minutes

5. PUBLIC HEARINGS

5.1 Conditional use permit to allow day care use in the C-3 (highway commercial) zoning district located at 10760 Highway 55 (Yakovlev - 2025008)

1. Planning Commission Report
2. Application
3. Plans
4. Location Map
5. Resolution

6. NEW BUSINESS

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the April 16, 2025, minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on April 16, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes

Proposed Minutes Planning Commission Meeting April 16, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on April 16, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Bill Wixon, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Manager Lori Sommers and Community and Economic Development Director Grant Fernelius

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Fowler and seconded by Commissioner Anderson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on March 5, 2025.

(4.2) Review community and economic development department 2024 annual report.

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

Public Hearing

New Business

(6.1) Pre-application sketch plan review for the property located at 1455 County Road 101 (Marco McLane Development – 2025012)

Planning Manager Sommers presented the staff report.

Chair Boo introduced Matt Mithun, Tim Marco, and Mark McLane representing the development team. Mr. Mithun commented that they are excited about the project and to hear the feedback of the commission.

Mr. Marco stated that there are about 10,000 square feet of existing business uses on the northwest corner. He stated that between those uses and the southeastern corner is about 40,000 square feet of space that has not been able to be filled. He provided additional details on the proposed phasing and construction timelines for the commercial and residential portions of the development. He recognized that this would be the full site plan, maximizing the capacity of buildings that could be on the site, and they are evaluating other options that could increase parking and enhance the flow of traffic within the site. He believed there is a benefit to the two uses that would allow for shared parking between the commercial and residential uses. He explained that they would lean towards larger units rather than smaller units for the residential product. He referenced the issue of setbacks and commented that they are looking at options to increase setbacks in some areas. He welcomed feedback on the PUD policy, noting that they do not have a set affordability factor in mind, but noted that market rate would be the driving factor for this development.

Chair Boo welcomed input from residents.

Chair Boo introduced Willy Garza, 1715 Merrimac Lane, who stated that he is not happy with this development. He stated that he owns two townhomes and is receiving a lot of feedback about the community that is not positive. He stated that he has cameras around his home, which are necessary, and commented on the negative activity he witnesses from the Colony and the apartment complex on the other side of CVS. He commented on the enormous amount of trash that is littered around the properties and the large amount of foot traffic going from the apartments to the Family Dollar store. He asked if anyone on the commission lives on Merrimac Lane or in that part of Plymouth. He stated that this part of Plymouth has changed and is becoming more like North Minneapolis. He stated that he would not support this type of development and would prefer a senior apartment complex.

Chair Boo introduced Ted Sharp, 1625 Merrimac Lane, who commented that he believes there will be an issue with visibility at CR 6 and 101. He commented on the cut-through traffic that they receive down the street and was concerned that could increase. He noted that his largest concern is with parking. He asked the percentage of affordable housing that would be included with this project. He stated that 200 units seem like a lot.

Chair Boo introduced Patty Martin, 1715 Merrimac Lane, who stated that her largest concern is with traffic as the area already experiences high levels of traffic. She stated that Plymouth Colony has 156 units, and even though the complex has underground parking, some people cannot afford that or choose not to use it, and therefore, the parking spills outside of the surface lot and onto adjacent roadways.

Chair Boo introduced Jess Durant, 1325 Peony Lane, who commented that four stories seem tall for the area and could impact the sightlines of the busy intersection. She asked how this development would impact the ecosystem of the area. She explained that the area is beginning a road construction project, and if this is approved, they would go directly from the road project into more construction for this site. She asked for details on the composition of the housing units, noting that 200 units seems high in an area that is already high density without much of a buffer. She commented on the lack of affordable housing in Plymouth and would support the inclusion of affordable housing for this project. She did not oppose more people enjoying the area, but suggested perhaps a smaller-scale residential building.

Commissioner Olson asked for details on the size of the proposed apartments.

Mr. Marco stated that they have not yet programmed the sizes for the units, but explained that they are not attempting to cram a lot of small units into the building. He stated that they would have a good mix of units, up to three-bedroom units, with a lower percentage of the small units.

Commissioner Olson asked if the existing tenants are open to moving to the new building.

Mr. Marco commented that they have already been in discussions with the existing tenants on the northeast corner to move them over.

Commissioner Olson recognized the comments that there is a parking issue at the Colony and asked the parking ratio for that building.

Chair Boo recognized that they do not yet have a traffic study and therefore cannot provide input on the impact this would have on traffic. He noted that a traffic study would be provided as part of the formal application. He stated that an environmental study will not be required, but they will want to understand the hydrology for the site, recognizing that the site was developed before the current stormwater management rules.

Commissioner Wixon asked if the developer owns the property or whether there is an agreement subject to the city approvals.

Mr. Marco replied that they have a purchase agreement with the current owner, which is contingent upon city approvals.

Commissioner Wixon referenced the comment from the Merrimac Lane resident that the neighborhood is rough, while the resident on Peony Lane stated that it was a lovely place to live, and asked what attracted the developer to this property.

Mr. Marco stated that they believe that Plymouth is an ideal place to live, and they like the convenient access to major thoroughfares without being on a major highway. He stated that this would be a market-rate apartment building with some level of affordability based on the city requirements. He felt confident that this product would be desirable and did not feel that 200 units would be too many, as there are not comparable housing units of this type in the area. He stated that the retail and school in this area are drivers for housing.

Mr. Mithun commented that he spent a lot of time in Plymouth growing up, and now with his kids, for sports. He stated that he previously owned a building across from this site on the other side of 101 and is not discouraged. He stated that they love the idea of diversity in this setting and think it is a great neighborhood.

Commissioner Wixon asked for information on the experience of the developers with apartment buildings.

Mr. Mithun replied that together they have worked on three apartment building projects over the last six years. He stated that he personally owns other properties as well.

Mr. McLane stated that he and Mr. Marco have also collaborated on a litany of projects, both residential and commercial, estimating 1,100 to 1,200 residential units over the last ten years. He stated that he also has a background in affordable housing prior to the current momentum. He stated that this neighborhood offers an opportunity to do something different but complementary to other large-scale projects, to create a family-focused neighborhood.

Commissioner Markanda asked why they would not consider something smaller, such as condos, townhomes, or an outdoor plaza, rather than apartments. She asked if there have been any other concepts for the property to make it more unique and attractive.

Mr. Marco replied that they do not develop condos, as the for-sale market is tricky in the state of Minnesota. He stated that in terms of layout and density, townhomes would not fit on this parcel with the commercial and adjacent development. He stated that with the street frontage, they felt better about an apartment community, but acknowledged that there are things they can do within the development to make it more unique.

Commissioner Markanda recognized the aging population that is retiring and looking to downsize, and asked if that senior population had been considered.

Mr. Marco commented that the need could be accommodated through this apartment complex with the larger unit sizes, although it would not be an age-restricted community. He did not believe that the residents of this complex would be on the younger side, and would be a mix of ages, young families, and people who have downsized.

Commissioner Markanda asked if there is an idea of the tenant for the area marked as retail A.

Mr. Marco replied that the doctor's office and dentist currently on the site would move to that building.

Commissioner Markanda asked how the developer anticipates being able to mitigate the concerns expressed tonight with the overall area and its residents.

Mr. Marco replied that they would follow the normal process of due diligence with the studies that will follow as part of the development process. He stated that through design, they will hopefully be a net additive to the area, as often new development helps to bring more appeal to an area and encourages refresh.

Commissioner Anderson stated that storm ponding was not required when the original site was developed, and did not see a pond proposed. He asked if underground treatment would be proposed.

Mr. Marco confirmed that they would do stormwater treatment for the entirety of the site, which would primarily be subgrade. He stated that they would provide surface infiltration where they could, but acknowledged that would be more for aesthetic purposes than stormwater management.

Commissioner Anderson asked if there had been any thought towards architecture or materials.

Mr. Marco replied that they have hired one of the best architects who has countless examples of multifamily housing. He noted that they would not request a deviation from the required materials and would plan to have the proper renderings at the next stage of submission.

Commissioner Anderson stated that he would need convincing that the parking ratio would work. He stated that he would want staff to provide the parking ratios for the apartments in this area, as well as for comparison.

Mr. Marco commented that he understands that they need to contain the parking within the boundaries of the site, and they would complete the proper analysis to ensure they get the parking right for this property.

Commissioner Wixon asked if the curb and gutter and parking lot would all be new material.

Mr. Marco replied that is a potential. He stated that they need to complete a detailed phasing plan, as some of the parking will remain with the active businesses. He stated that they would at minimum be doing a mill and overlay with striping.

Commissioner Willis commented that the graphic is thin in terms of what is being proposed. He asked the type of retail that is being considered for 1,400 square feet.

Mr. Marco replied that could be something small, such as food and beverages with a drive-thru. He stated that they do not have any leases at this time, but the shape would lend itself towards a coffee/beverage user.

Commissioner Willis commented that he would want to see how the water would be treated and taken off the site. He stated that he will be curious to see what will be done to provide market-rate housing that would be affordable.

Mr. Marco replied that there are different levels of affordability that could be included. He stated that the inclusionary housing policy requires a level of affordability, and they would plan to meet that obligation.

Commissioner Willis commented that the site is ideally suited for more affordable housing for young families whose children could attend the school across the street. He referenced the retail on the corner and commented that the single-story will ease his concerns. He asked what type of open space would be provided for the residents.

Mr. Marco identified a small courtyard in the southeast corner, along with sidewalks that could provide connectivity.

Commissioner Willis encouraged the developer to submit a formal application.

Commissioner Markanda stated that it is her understanding that mixed-use property requires more nuance and intense management and asked how that would be addressed.

Mr. Marco agreed and stated that they would need to ensure the property documentation is in place for cross easements, access, management, and maintenance, as well as finding the right management company that has experience with commercial and residential management. He stated that management would be outsourced to third parties.

Commissioner Markanda asked if the developer has experienced gentrification risks with this type of development.

Mr. Marco replied that they have not.

Commissioner Olson asked if the vacancy rate for apartments in Plymouth.

Mr. Marco was unsure but did not believe it is high.

Planning Manager Sommers replied that she was also unsure.

Commissioner Olson commented that the drive-thru is never popular in neighborhoods and asked if that would be a deal-breaker item. She asked if it could be moved to ensure people do not need to go through the whole parking lot.

Mr. Marco replied that they have looked at placing that in many different locations, and they are currently evaluating the cost-benefit for that element.

Mr. Mithun stated that he will follow up on the vacancy rate. He stated that construction has slowed, and therefore, he feels strongly about the demand that will exist.

Chair Boo agreed that the placement of the drive-thru would not be ideal. He stated that the development seems to crowd the boundaries of the site, which minimizes the ability for green space and buffering. He acknowledged the need for setback relief and would prefer not to crowd the roadways. He liked the idea of the retail A building as that fills the corner and gives it substance. He stated that overall, it seems that a lot of being crowded into the plat to maximize opportunity and potential use. He stated that this seems dense for this location with less greenspace opportunity that could otherwise exist. He recognized that the market will dictate the tenants that will come and acknowledged the desire for more affordable housing in the community while also ensuring a successful product. He recognized that success tends to come from a mix of uses and demographics. He stated that the scale of the development does not bother him, as the church and existing apartments provide a buffer from the existing single-family area. He recognized that they are moving away from retail use in this area and noted that retail has not been very successful in this area; therefore, another solution seems appropriate. He

was encouraged that this would be a nice node between residential and retail and the possibilities that can present.

Commissioner Fowler stated that he agrees with a lot of the comments and agreed that this would make sense as mixed use and would be a logical use of the site as a buffer between commercial, residential, and the church. He echoed the concerns with the proposed drive-thru location and conflicts with traffic and headlights from vehicles shining into apartments. He stated that he would like to see some of the larger units affordable for families as well. He did not have any issues along CR 6 and 101 in terms of setbacks, as long as the comments of the engineers are addressed. He stated that there needs to be more information provided on parking, which will work itself out with the unit sizes. He stated that there is a good mix of uses between commercial and residential that would lend towards shared parking for the site, but it needs to be shown that it will work. He would like to see a dedicated outdoor green space that could be used by all uses as part of the PUD.

Commissioner Markanda stated that she feels the number of apartments and density would drive a number of risks in terms of noise, maintenance, and management. She believed they should find something that balances all of the factors to ensure overall harmony in that area.

Commissioner Wixon echoed the comments related to the density. He asked where people would take their dogs if they owned a dog.

Mr. McLane stated that they are still working out the details related to density. He recognized that this is not an open site, and this site has a substantial amount of cost to get to the point where they can build something. He stated that the number of units would allow them to provide other benefits, such as affordability. He appreciated the feedback that the commission provided tonight. He recognized the challenges that they would have in developing this site, such as stormwater management and treatment that is not currently provided on this site. He stated that they would strive to find a balance of what works for the site and overall neighborhood.

Adjournment

Chair Boo adjourned the meeting at 8:18 p.m.

To: Planning Commission

Prepared by: Sophia Kucera, Community & Economic Development Intern

Reviewed by: Grant Fernelius, CED Director

Item: **Conditional use permit to allow day care use in the C-3 (highway commercial) zoning district located at 10760 Highway 55 (Yakovlev - 2025008)**

1. Action Requested:

Review submitted information and make recommendation for a conditional use permit to allow an adult day care use at 10760 Highway 55.

2. Background:

See attached Planning Commission report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Report
2. Application
3. Plans
4. Location Map
5. Resolution

To: Plymouth Planning Commission

From: Sophia Kucera, Associate Planner (763-509-5285)
Community and Economic Development Department

Subject: Igor Yakovlev
10760 Highway 55 CUP – Good Day Adult Day Care
2024-008

Deadline: July 26, 2025

Summary

The applicant is requesting approval of a Conditional Use Permit to allow for the establishment of a day care use in the C-3 (highway commercial) zoning district, within the existing multitenant building located at 10760 Highway 55. Under the proposed plan, a portion of the existing building interior would be remodeled into an adult day care facility. The application is for:

- 1) Conditional use permit – day care use in the C-3 zoning district.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department staff is recommending approval of a conditional use permit (CUP) to allow for a day care use in the C-3 (highway commercial) zoning district.



Site Information

Zoning and Land Use

The property is zoned C-3 (highway commercial) and guided C (commercial).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	C-3	C
North	C-3	C
East	C-3	C
South (across Hwy 55)	C-2	C
West	C-3	C

School District

The site is in the Wayzata School District (#284).

Natural Characteristics of Site

The site lies in the Bassett Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The site does not contain any wetlands.

Previous City Actions Affecting Site

- The building was constructed in 1970.
- In 1985, a Conditional Use Permit was approved by the City Council to allow for a furniture restoration business with retail sales of antique furniture, furniture supplies and upholstery fabrics.
- In 2022, a minor Site Plan Amendment was administratively approved to create additional off-street parking for a restaurant use. Under the plan, 1 on-site parking space would be created, and a wooden stairway and sidewalk would be installed to allow access to 14 shared parking spaces with the property to the north, as outlined by a shared parking agreement between Yakovlev and Aurora Towers, LLC. An hours of operation agreement between the three tenants, including a furniture store and a staffing services firm, stated that the restaurant would be open when the other 2 tenant spaces were closed.

Analysis of Request

The applicant is requesting approval of a conditional use permit to allow the operation of a day care facility as a principal use. The applicant is proposing to construct an adult day services facility, as licensed by the Minnesota Department of Human Services. The use would be confined to a 2,965 square foot tenant suite within the existing 7,580 square foot building; no exterior alterations are proposed. The facility would be open during normal commercial hours, Monday-Friday, 9am-1:30 pm.

Parking

Parking is generally the main item that is reviewed for this type of conditional use application.

	Floor Area	Parking Ratio	Required Parking Spaces
Subject Property (Day Care)	2,965 sf	1:1 employee 1:6 individuals of licensed capacity	19
Other	2,260 sf	1:400 sf	6
	2,140 sf	furniture store 1:250 sf office	9
Total Building	7,580 sf	-	26 on-site, 14 shared (north) 40 total

The zoning ordinance requires that a day care use provide 1 parking space for every employee, plus 1 space for every 6 individuals of licensed capacity. Based on the state's indoor space area requirements for determining maximum licensable capacity, the use would require 20 spaces (Maximum of 62 employees or participants, with a minimum staffing ratio of 1:5, rounded up). The subject property currently has 40 parking spaces, consisting of 26 off-street parking spaces and 14 shared spaces with the property to the north. Because the day care would be open during regular commercial hours, 15 of the 40 spaces are required for the other building tenants and 25 spaces are available for the day care, satisfying their parking needs.

Conditional Use Permit

To approve a conditional use permit, the City Council must make the following findings. The following findings are written for approval of the request. If the Planning Commission recommends denial, each of the following findings must be made by the Planning Commission for denial.

1. Would the conditional use permit (CUP), and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance and be consistent with the comprehensive plan?

Finding: Staff finds that the request is in harmony with the C-3 Zoning Ordinance, where day cares are an allowed conditional use, and consistent with the C Guiding.

2. Would the conditional use permit (CUP), and its resulting construction or project, promote and enhance the general public welfare and not be detrimental to or endanger the public health, safety, morals or comfort?

Finding: Staff finds that the request would not be detrimental to, or endanger, public health, safety, morals or comfort and would promote and enhance the general public welfare by providing a community space for adults with additional care needs.

3. Would the conditional use permit (CUP), and its resulting construction or project, be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood?

Finding: Staff finds that the request would not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it diminish or impair property values within the neighborhood. The facility would be open during normal commercial hours, Monday-Friday, 9am-1:30 pm.

4. Would the conditional use permit (CUP), and its resulting construction or project, impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

Finding: Staff finds that the request would not impede normal development and improvement of surrounding property for uses in the district.

5. Have adequate measures been taken, or will be taken, to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets?

Finding: Staff finds that the request has taken into consideration the parking needs of the proposed day care use and of the existing furniture store and office users within the building and have provided sufficient off-street parking, on-site and through a shared parking agreement, to meet the city's regulations. The tenant space is going from a more intense use (restaurant) to one with less parking needs.

6. Would the conditional use permit (CUP), and its resulting construction or project, conform to the applicable regulations of the district in which it is located?

Finding: Staff finds that the request would conform to the regulations of the C-3 zoning district.

7. Would the conditional use permit (CUP), and its resulting construction or project, comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?

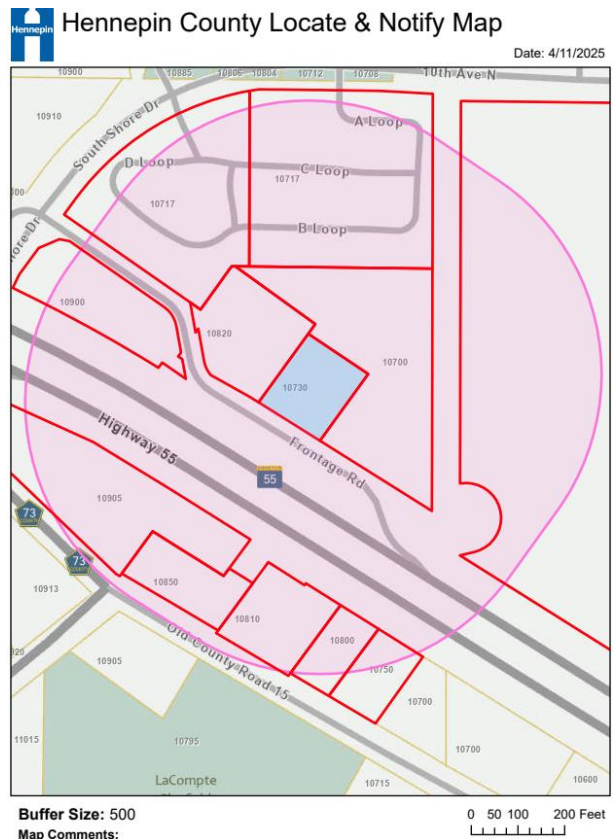
Finding: Staff finds that the request would comply with the general and specific performance standards, including performance standards for day care facilities as specified by Section 21150 of the Zoning Code. The facility would have access to municipal sewer and water, would not have an outdoor play area, and would have adequate off-street parking and loading space.

Level of Discretion in Decision-Making

The City Council's discretion in approving or denying a conditional use permit is limited to whether or not the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

Public Notice

Notice of the public hearing was mailed to all property owners within 500 feet of the site. Staff also placed signage on the site which included notice of the application.





Community and Economic
Development Department
3400 Plymouth Blvd
Plymouth, MN 55447
(763) 509-5450

Planning and Zoning Application Form

Please submit via email to planning@plymouthmn.gov to submit your application.

Applications will be processed once all items are submitted.

Helpful links: [City Fee Schedule](#), [Application Checklists](#), [Zoning Ordinance](#)

Property Location: 10760 Hwy 55 W

Legal Description: _____

Property Owner Name: SADIE PUNJANI

Company Name: HASMUKH II, LLC Email: _____

Address: 34321 MYRTLE LANE

City: UNION CITY State: CA Zip Code: 94587

Phone Number: 510-754-8226 Secondary Phone Number: _____

Applicant/Contact Person: IGOR YAKOVLEV

Company Name: GOOD DAY ADULT DAY CARE Email: ABSHERONPALACE22@GMAIL.COM

Address: 9910 28TH AV N

City: PLYMOUTH State: MN Zip Code: 55441

Phone Number: 612-597-7700 Secondary Phone Number: 612-280-8578

Requested Application(s):

- | | |
|---|---|
| ☐ Administrative Permit | ☐ PUD Final Plan |
| ☐ Comprehensive Plan Amendment | ☐ PUD General Plan |
| ☒ Conditional Use Permit/ Interim Use Permit | ☐ Site Plan or Site Plan Amendment |
| ☐ Final Plat | ☐ Rezoning |
| ☐ Home Occupation License | ☐ Variance |
| ☐ Plan Modification | ☐ Wetland-Related |
| ☐ Preliminary Plat | ☐ Zoning Ordinance Text Amendment |
| ☐ PUD Amendment | ☐ Other: _____ |





Community and Economic
Development Department
3400 Plymouth Blvd
Plymouth, MN 55447
(763) 509-5450

Brief Description of Request: TRYING TO OPEN
ADULT DAY SOCIAL CENTER
M-FRIDAY 9-130 PM.
ELDERLY WITH SOCIAL ACTIVITIES, BREAKFAST/LUNCH,
GAMES,

I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate per city code and ordinance requirements. I understand that the city will process the application once the planning division finds that it is complete. I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

Please note: If the property fee owner is not the applicant, the applicant must provide written authorization from the property fee owner in order to make application.

Property Owner(s) Signature(s): [Signature]
Applicant(s) Signature(s): [Signature]
Date: 3/13/25

For City Use Only

Application Fee: \$ 600.00
Sign Fee: \$ 165.00
~~Wetland-Related Fees:~~ \$
~~Escrow (400-2800):~~ \$
Total Fees Due: \$ 765.00

Fees Approved for Deposit By: _____



What is the proposed project? Explain what you're doing and why you need a conditional use permit.

ADULT DAY SERVICES

How does the use, and associated conditional use permit, comply with, and effect, the Plymouth Comprehensive Plan?

COMMERCIAL USE ONLY

Explain how the establishment, maintenance, or operation of this conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

PROVIDING SERVICE FOR SENIORS

Explain how the conditional use permit would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

NO

Explain how the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

NO WOULD NOT IMPACT
SURROUNDING PROPERTIES



Explain how adequate measures have been, or will be, taken to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets.

I DO HAVE CONTRACT WITH
10700 HWY 55 FOR ADDITIONAL PARKING

Will the conditional use conform to the applicable regulations of the district in which it is located?
Explain.

AS DAY CARE FACILITY AS PRINCIPAL USE

Does the conditional use comply with the general and specific performance standards as specified by
Section 21015 and the Plymouth Zoning Ordinance?

YES. IT DOES COMPLY





2025008

Igor Yakovlev

10760 Highway 55

Request for Conditional Use Permit

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 10760 HIGHWAY 55 (2025008)

WHEREAS, Igor Yakovlev has requested approval of a conditional use permit to allow an adult day care use within the existing building located at 10760 Highway 55; and

WHEREAS, the property is legally described as:

Lot 2, Block 4, Schiebe's Highland View Addition, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Igor Yakovlev for a conditional use permit to allow an adult day care use at 10760 Highway 55, subject to the following conditions:

1. A conditional use permit is approved in accordance with the application received by the City on March 28, 2025, except as may be amended by this resolution.
2. A separate building permit is required prior to the commencement of the project. Building code-related items will be addressed under the building permit.
3. Prior to occupancy, the applicant shall obtain any required licenses and permits from the Minnesota Department of Human Services.
4. A shared parking agreement must remain in place for the duration of the use.
5. The requested conditional use permit is approved with the findings that all applicable conditional use permit standards would be met, as outlined in the zoning ordinance.
6. Standard Conditions:
 - a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - b. The conditional use permit shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Section 21015.07 of the Zoning Ordinance.

ADOPTED by the City Council on this 27th day of May, 2025.

STATE OF MINNESOTA)

COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on May 27, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

City Clerk