

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
June 18, 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 Planning Commission minutes

1. Planning Commission Minutes

4.2 Approve Planning Commission Special Meeting minutes

1. Planning Commission Special Meeting Minutes

5. PUBLIC HEARINGS

5.1 Conditional use permit for an attached garage that would exceed 1,000 square feet in floor area, for property located at 2730 Sycamore Lane (Philip Tryke - 2025034)

1. Planning Report
2. Location Map
3. Conditional Use Permit Standards
4. House Photo
5. Site Plan
6. Exterior Elevations
7. Floor and Roof Plan
8. Resolution

6. NEW BUSINESS

6.1 Variances for an oversized detached garage in the front yard for property

located at 13522 Sunset Trail (Homeward Bound - 2025035)

1. Planning Report
2. Location Map
3. Site Plans
4. Resolution

7. ADJOURNMENT

To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve Planning Commission minutes**

1. Action Requested:

Motion to adopt the June 4, 2025, Planning Commission minutes.

2. Background:

Planning Commission met on June 4, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes

Proposed Minutes Planning Commission Meeting June 4, 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 June 4, 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, Senior Planner Kip Berglund, Senior Planner Shawn Drill, and Economic Development Coordinator Jennifer Erickson.

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 May 7, 2025.

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

Public Hearing

New Business

(6.1) Site plan amendment for expansion of Latuff's Pizzeria, 10820 Highway 55 (Tushie

Montgomery Architects – 2025027)

Senior Planner Drill presented the staff report.

Commissioner Anderson asked for details on the proposed materials.

Senior Planner Drill commented that the existing building has red vertical lap siding that would continue to be used for the addition.

Commissioner Fowler commented on two temporary easements noted on the plat and asked for more information.

Senior Planner Drill explained that independently, there is a city project for the frontage road, which will reconfigure a portion of the parking lot.

Commissioner Anderson commented that the restaurant has been an institution in the community with great pizza. He asked if the expansion would add new items to the menu.

Chair Boo introduced Wong Nystrom, owner of Latuff's Pizzeria, who commented that the addition will provide them with the space to offer breakfast in addition to the current offerings.

Commissioner Wixon asked how long the applicant has owned the business.

Mr. Nystrom replied that he purchased the business in April of 2024.

Motion was made by Wixon, and seconded by Commissioner Markanda, to recommend approval of a site plan amendment for expansion of Latuff's Pizzeria at 10820 Highway 55, subject to the conditions within the resolution. With all Commissioners voting in favor, the motion carried.

It was noted that this item will tentatively move forward to the City Council at their June 24, 2025 meeting.

(6.1) Site plan amendment and variance request for outdoor storage areas and a loading ramp at 13135 County Road 6 (White Cap – 2025015)

Senior Planner Kip Berglund presented the staff report.

Commissioner Willis asked about the height of the materials proposed to be stored outdoors.

Senior Planner Kip Berglund replied that the applicant has stated that the outdoor storage materials would not exceed the eight-foot fence.

Chair Boo asked the definition of a front yard in this case.

Senior Planner Kip Berglund provided additional explanation of what would be considered the front yard.

Commissioner Fowler asked how it would be determined that Water Tower Circle sets the front yard.

Senior Planner Kip Berglund replied that any property line that abuts a public street would be considered a front. He confirmed that this property would have three fronts.

Commissioner Markanda asked about the daily hours of operation for the business.

Chair Boo introduced the applicant, Eric Laufmann, who stated that the area proposed for outdoor storage sits at a lower elevation than the roads making it less visible from the street. He commented that the store hours are 7 a.m. to 4 p.m. He stated that they typically begin to load trucks about 6 a.m.

Commissioner Anderson appreciated the business staying in Plymouth as it expands. He asked about the number of jobs that are anticipated to be added.

Mr. Laufmann commented that they currently have locations in St. Paul, Elk River, and Plymouth, and this would consolidate those three locations into one building. He stated that there are currently 46 employees between the three buildings, six of whom are currently at the Plymouth location.

Commissioner Anderson stated that because of the triangular shape and configuration of the roads, he would support the variance. He commented that this is an attractive industrial building.

Motion was made by Markanda, and seconded by Commissioner Wixon, to recommend approval of the site plan amendment and variance request for outdoor storage areas and a loading ramp at 13135 County Road 6, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

It was noted that this item is scheduled to move forward to the City Council at the June 24, 2025, meeting.

Adjournment

Chair Boo adjourned the meeting at 7:25 p.m.



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve Planning Commission Special Meeting minutes**

1. Action Requested:

Motion to adopt the June 4, 2025, Special Planning Commission minutes.

2. Background:

Planning Commission met on June 4, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Special Meeting Minutes

Proposed Minutes Special Planning Commission Meeting June 4, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 5:30 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on June 4, 2025.

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

COMMISSIONERS ABSENT: Neha Markanda and Marc Anderson

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Kip Berglund, Senior Planner Shawn Drill, and Economic Development Coordinator Jennifer Erickson.

Call to Order

Topics

(2.1) Commissioner Training

Planning Manager Lori Sommers introduced Stacie Kvilvang, from Ehlers Public Finance Advisors.

Stacie Kvilvang presented on redevelopment and the role of the Planning Commission.

Adjournment

Chair Boo adjourned the meeting at 6:45 p.m.

To: Planning Commission

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Conditional use permit for an attached garage that would exceed 1,000 square feet in floor area, for property located at 2730 Sycamore Lane (Philip Tryke - 2025034)**

1. Action Requested:

Conduct the public hearing and move to recommend approval of the requested conditional use permit, subject to the findings and conditions listed in the attached resolution.

2. Background:

See attached Planning Report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Report
2. Location Map
3. Conditional Use Permit Standards
4. House Photo
5. Site Plan
6. Exterior Elevations
7. Floor and Roof Plan
8. Resolution

To: Plymouth Planning Commission

From: Shawn Drill, Senior Planner (763-509-5456)
Community and Economic Development Department

Subject: Philip Tryke – Conditional use permit for an attached garage that would exceed 1,000 square feet in floor area, for property located at 2730 Sycamore Lane (City File No. 2025-034)

Deadline: September 17, 2025

SUMMARY

The applicant is requesting a conditional use permit to allow an addition onto his existing two-stall attached garage. The addition would result in a total garage size of 1,136 square feet. A conditional use permit is required for attached accessory buildings that contain over 1,000 square feet in floor area.

RECOMMENDED ACTION

Community and Economic Development Department staff is recommending approval of the request, subject to the conditions in the resolution.



SITE INFORMATION

Zoning and Land Use

The site is zoned RSF-1 (single-family detached 1), and is guided LA-1 (living area 1) on the city's comprehensive plan.

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	Single-family home	RSF-1	LA-1
North	Single-family development	RSF-1	LA-1
West (of Sycamore Ln.)	Single-family development	RSF-1	LA-1
East	Single-family development	RSF-1	LA-1
South (of 27th Pl.)	Single-family development	RSF-1	LA-1

Site Characteristics

The subject site contains roughly 24,570 square feet. The site: 1) lies in the Bassett Creek drainage district; 2) is not located within the flood plain or shoreland overlay district; and 3) does not contain any wetlands.

Previous City Actions Affecting Property

The existing home with attached garage was constructed in 1963. The applicant has owned the property since 1984.

ANALYSIS

The applicant is requesting a conditional use permit for an addition onto his existing two-stall attached garage. Under the plan, the existing garage and proposed garage addition would total 1,136 square feet, as follows:

Existing two-stall garage = 512 SF

Proposed garage addition = 624 SF

TOTAL: 1,136 SF

As previously noted, a conditional use permit is required for attached accessory buildings that exceed 1,000 square feet in floor area.

The applicant states that the added garage space would allow for indoor storage of vehicles, lawn maintenance equipment, snow blower, patio furniture, and similar items.

The proposed garage expansion would meet or exceed all zoning requirements, as follows:

- 1) Setback from the west lot line abutting Sycamore Lane would be 82 feet, where a minimum setback of 25 feet is specified;
- 2) Setback from the south lot line abutting 27th Place would be 30 feet, where a minimum setback of 25 feet is specified;
- 3) Setback from the east side lot line would be 40 feet, where a minimum setback of 15 feet is specified; and
- 4) The resulting garage would remain smaller than and clearly accessory to the home (the living portion of the home contains roughly 2,130 square feet).

Proposed Site Plan



Design and Materials

The design, materials, roof pitch, and colors for the proposed addition would match the existing home. Additionally, the proposed garage addition would be the same height as the existing garage.

The applicant states that the proposed angle of the garage addition would help to break up the massing and create visual interest, so that the overall garage size does not appear to be as large as it would if the addition was on the same plane. The applicant also states that the angling of the garage addition would allow the south wall to be parallel with 27th Place, so it fits in nicely with the streetscape and neighborhood. Lastly, the applicant states that angling the garage addition would help to minimize the amount of new driveway needed to access the expanded garage.

A copy of the proposed building elevations and floor plan is attached.

LEVEL OF DISCRETION IN DECISION-MAKING

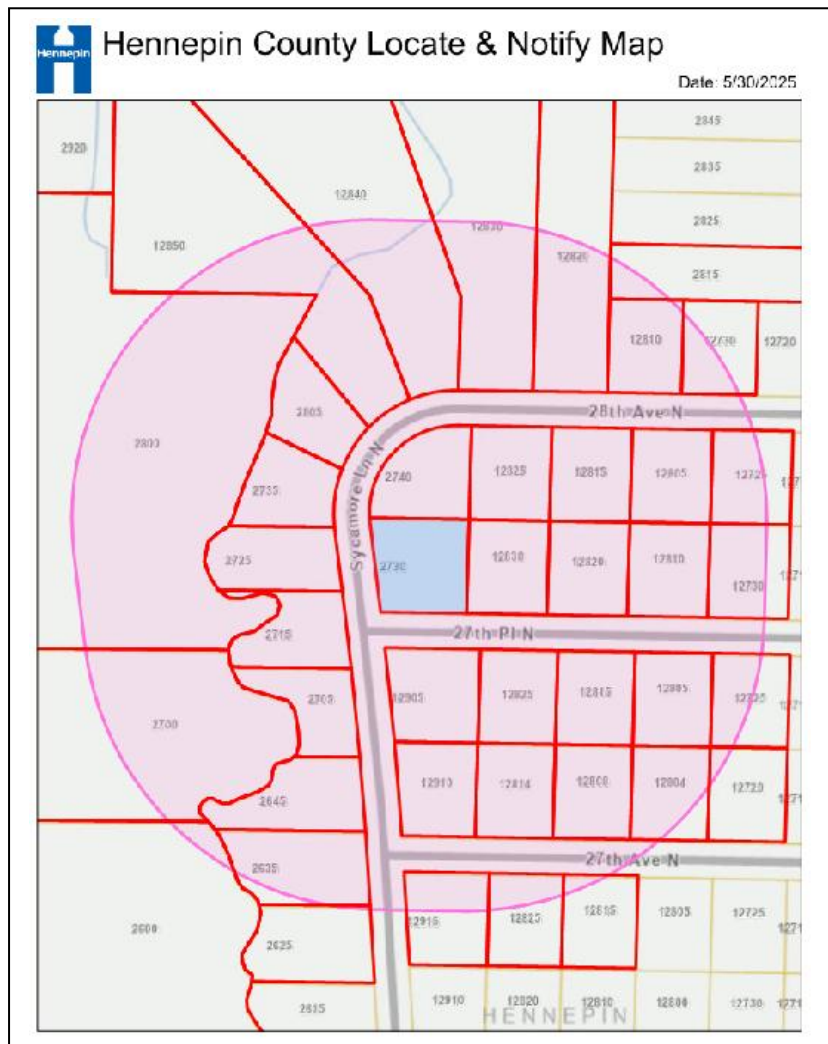
The city's discretion in approving or denying a conditional use permit is limited to whether or not the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the permit. However, the level of discretion is affected by the fact that some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

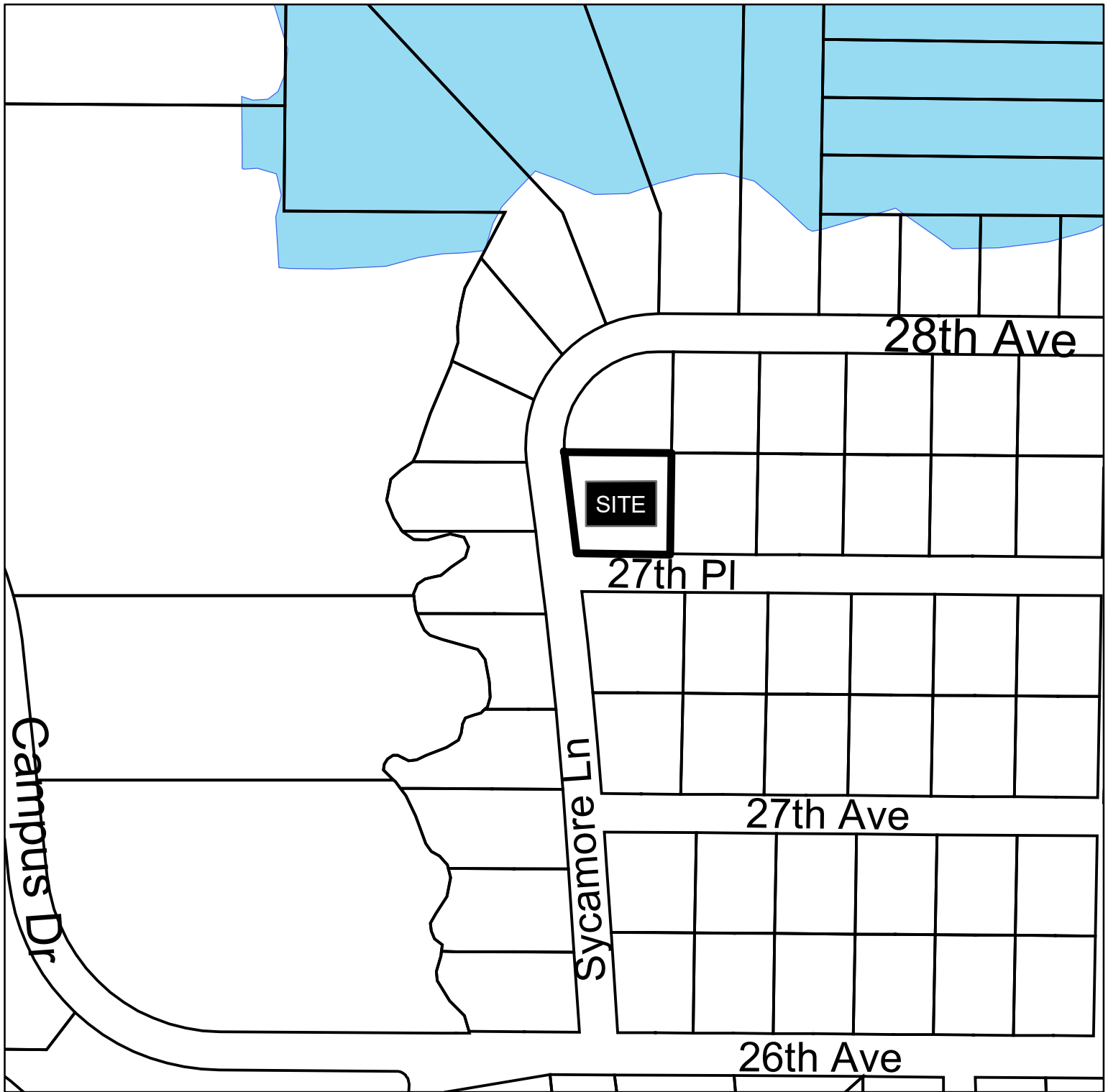
FINDINGS

The Planning Commission must review the requested conditional use permit for compliance with the standards listed in the zoning ordinance. A copy of the standards is attached. Staff used these standards to review the request and finds it would meet all applicable standards. Specifically, the proposed use would conform to the comprehensive plan, would not have negative effects on public improvements in the area, would not impede the orderly development of the district, nor would it be detrimental to the surrounding properties or the city as a whole.

PUBLIC NOTICE

Notice of the public hearing was published in the city's official newspaper. Mailed notice of the public hearing was sent to all property owners within 500 feet of the site.





2025-034
Philip Tryke
2730 Sycamore Ln
Conditional Use Permit



Conditional use permit standards

Subd. 5. The Planning Commission shall consider possible adverse effects of the proposed conditional use. Its judgment shall be based upon (but not limited to) the following factors:

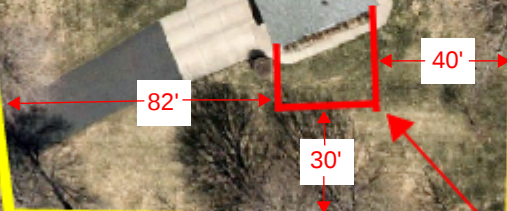
- (a) Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
- (b) The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.
- (c) The conditional use will 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.
- (d) 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.
- (e) Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
- (f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.



Sycamore Ln.

27th Pl.

Sycamore Ln

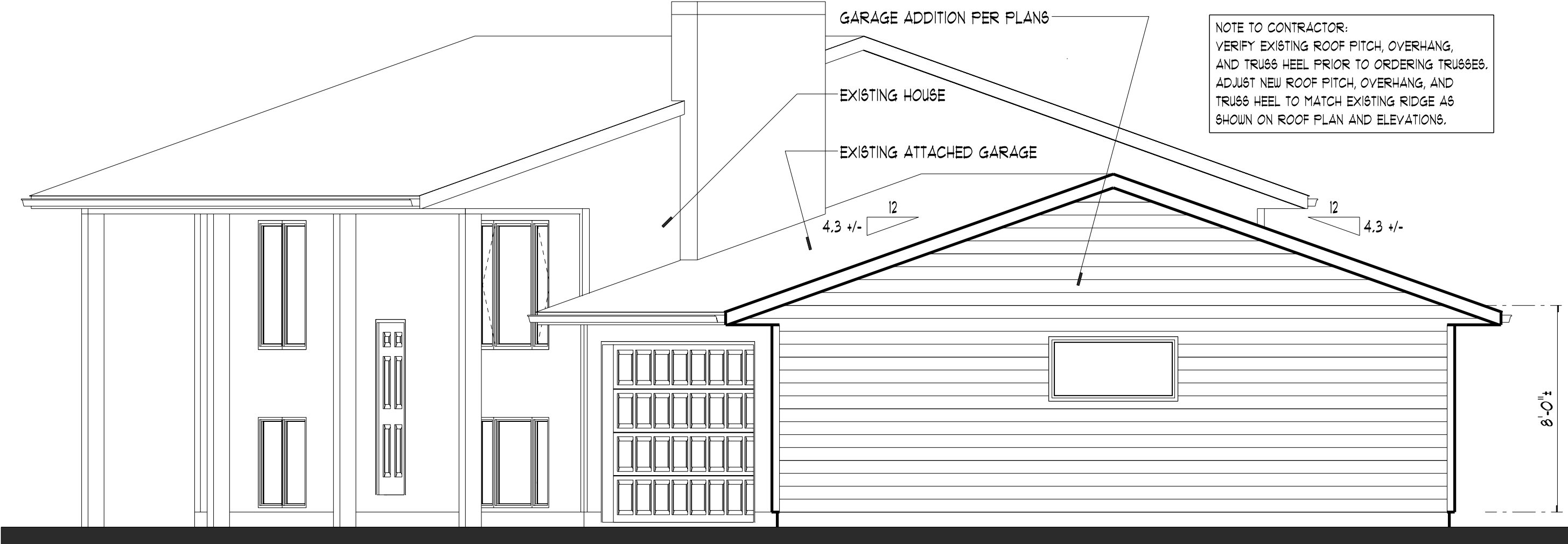


27th Place

**Proposed Garage
Addition**

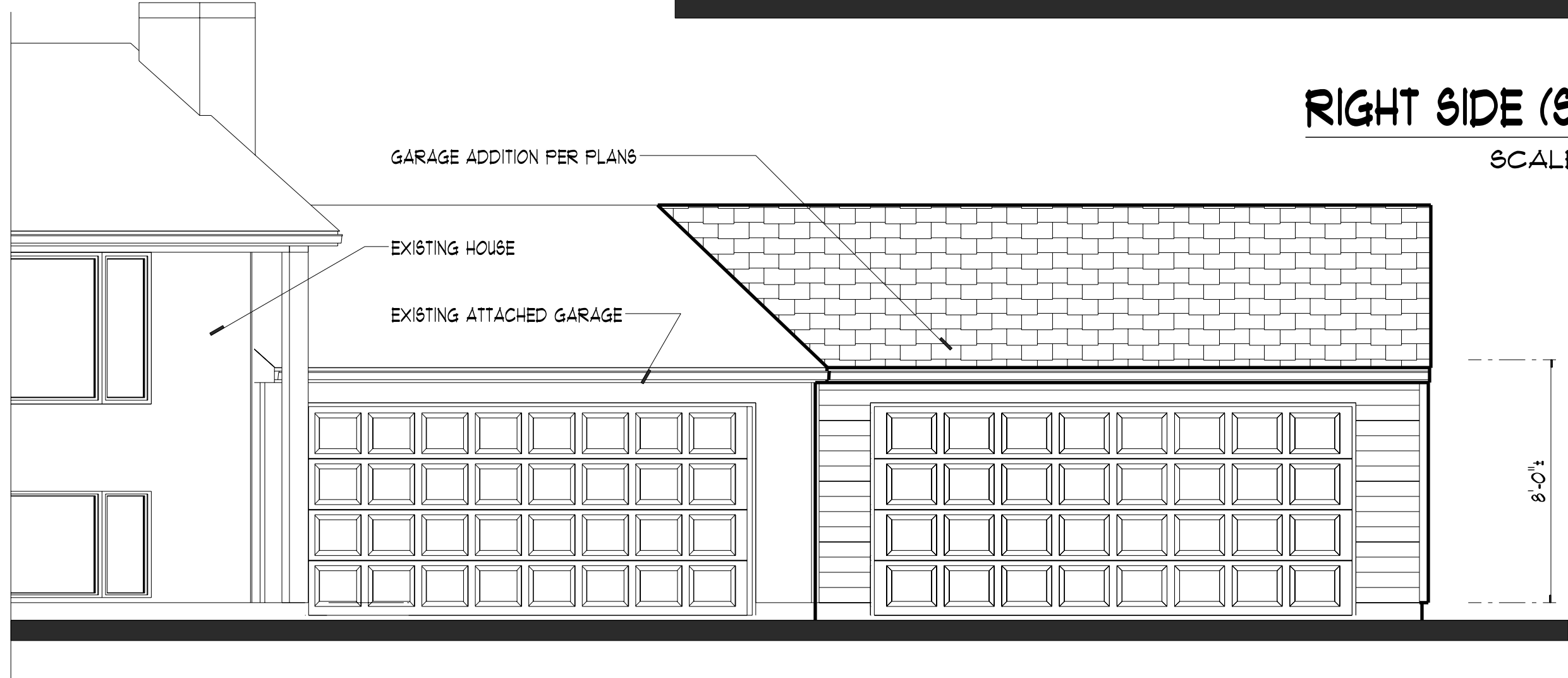
GENERAL NOTES

- 1. PLANS AND NOTES ASSUME WORK IS TO BE DONE BY CERTIFIED OR LICENSED CONTRACTORS. ADDITIONAL COSTS INCURRED BY NOT USING SUCH CONTRACTORS WILL BE BORNE SOLELY BY THE OWNER.
- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND PLAN CONDITIONS.
- 3. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
- 4. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE DRAFTSMAN OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR/OWNER.
- 5. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE DRAFTSMAN OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
- 6. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES.
- 7. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
- 8. MECHANICAL AND ELECTRICAL DRAWINGS TO BE PROVIDED BY THE CONTRACTORS INSTALLING AND PROVIDING THOSE SERVICES.



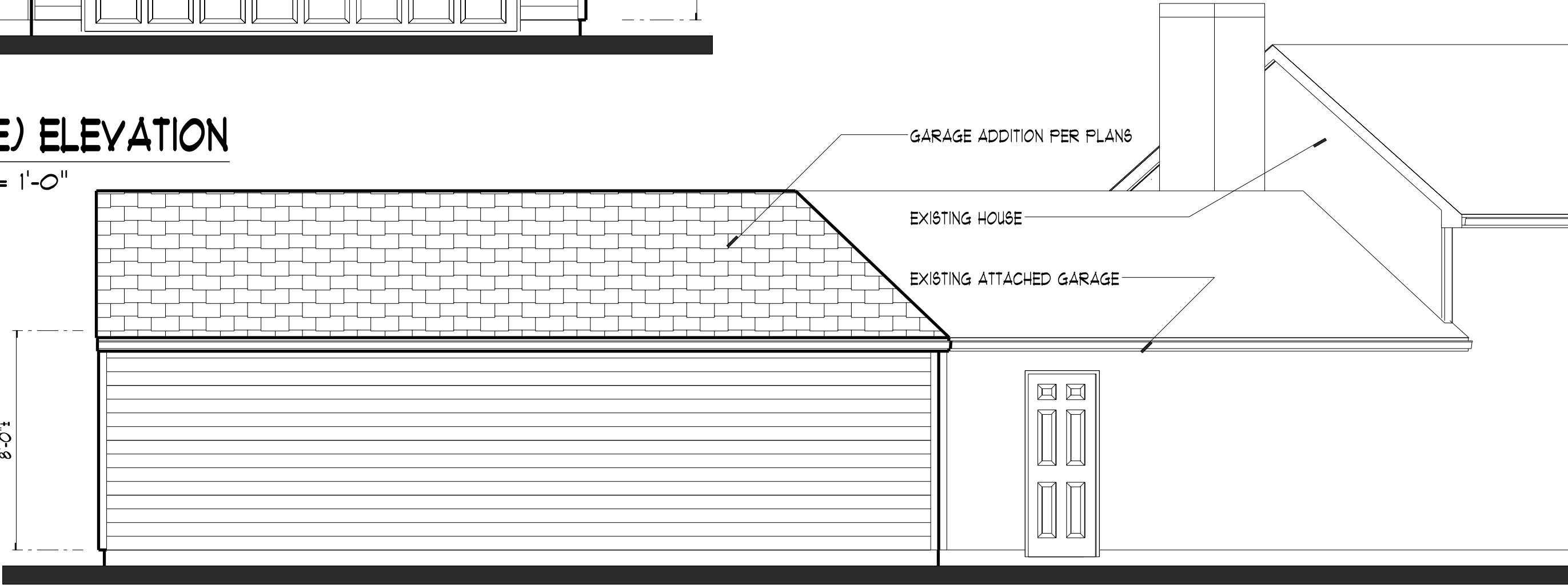
RIGHT SIDE (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"



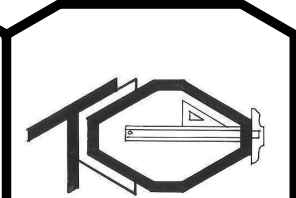
FRONT (WEST SIDE) ELEVATION

SCALE 1/4" = 1'-0"



REAR (EAST SIDE) ELEVATION

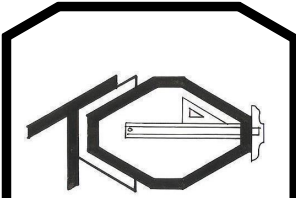
SCALE 1/4" = 1'-0"


TCO DESIGN
drafting and home design

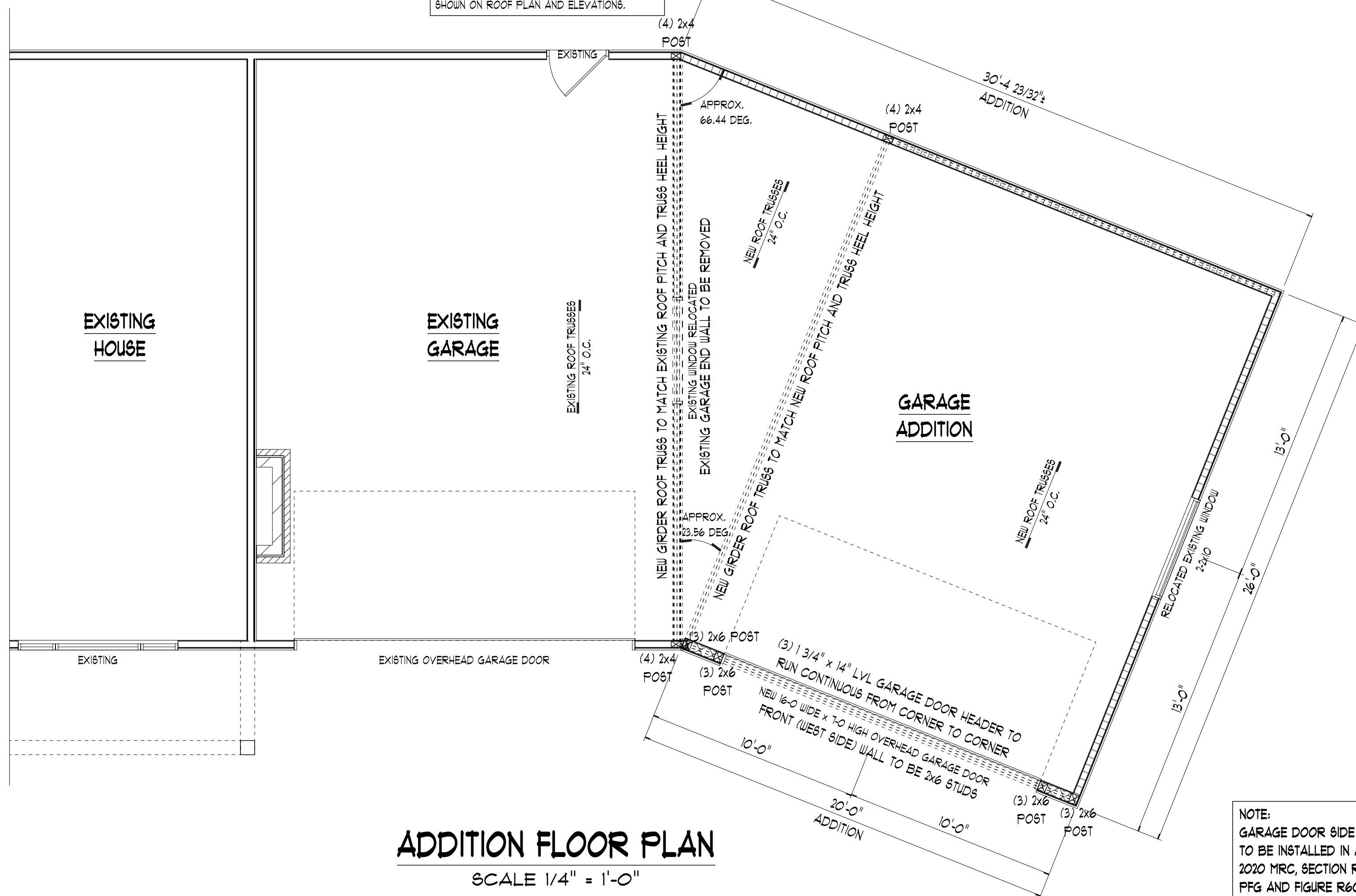
TCO DESIGN
drafting and home design
3305 Highway 169 N, Suite 222
Plymouth, MN 55441
Office 763-424-3676
Cell 952-934-8276
dedication to excellence
Prepared by:
Todd Ofsthun
Office 763-424-3676
Cell 952-934-8276
todd@tco design.net

Plan Date
FINAL 4-21-25

PHIL TRYKE Residence
2150 SYCAMORE LANE N PLYMOUTH


TCO DESIGN
drafting and home design

Design #
tco202529
A1
A1 OF 3



CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR AN ATTACHED GARAGE THAT WOULD EXCEED 1,000 SQUARE FEET IN FLOOR AREA FOR PROPERTY LOCATED AT 2730 SYCAMORE LANE (2025034)

WHEREAS, Philip Tryke has requested approval of a conditional use permit to allow an addition to his existing attached garage that would result in a total attached garage space that exceeds 1,000 square feet; and

WHEREAS, the property is legally described as Lot 6, Block 4, Creekwood Heights 1st Addition, Hennepin County, Minnesota; and

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 Philip Tryke for a conditional use permit for an attached garage that would exceed 1,000 square feet in floor area for the property located at 2730 Sycamore Lane, subject to the following conditions:

1. The requested conditional use permit is approved to allow 1,136 square feet of attached garage space on the subject property, in accordance with the applications and plans received by the City on May 20, 2025, except as may be amended by this resolution.
2. **A separate building permit is required prior to the commencement of the project.** Any building code related items will need to be addressed prior to building permit issuance.
3. 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.
4. 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 this **day of ***, 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 _____, 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

To: Planning Commission

Prepared by: Sophia Kucera, Community & Economic Development Intern

Reviewed by: Grant Fernelius, CED Director

Item: **Variances for an oversized detached garage in the front yard for property located at 13522 Sunset Trail (Homeward Bound - 2025035)**

1. Action Requested:

Conduct public meeting and motion to recommend approval of the variance request for a detached garage addition.

2. Background:

See attached Planning Report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Report
2. Location Map
3. Site Plans
4. Resolution

To: Plymouth Planning Commission

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

Subject: Homeward Bound Inc.
Request for variances for a detached garage in the front yard located at 13522 Sunset Trail (2025-035)

Deadline: September 17, 2025

Summary

The applicant is requesting approval of variances to allow the construction of an oversized detached garage addition in the front (south) yard for property located at 13522 Sunset Trail.

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 recommend approval of the request.



Site Information

Zoning and Land Use

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	RSF-1	LA-1
North, South, East	RSF-1	LA-1
West	RSF-2	LA-2

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 principal structure on the subject property was constructed in 1989. There are no previous development applications associated with this site.

Analysis of Variance Request

Summary of Variance: The applicants are requesting two variances to allow the construction of a 768 square foot detached garage addition in the front (south) yard, where a maximum of 700 square feet is required in this zoning district. The proposed garage would provide secured parking for the handicap-accessible vans used to transport residents of the group home facility.

The proposed garage addition would be compliant with all area and setback requirements for the RSF-1 zoning district. Detached accessory structures in residential districts have a maximum allowable area of 700 square feet and are typically not permitted in the front yard. As a result, the applicants must obtain size and location variances prior to construction of a detached garage addition.

To approve a variance, the City Council must make the following findings, per Section 21030 of the Zoning Ordinance. The following findings are written for approval of the variance request. If the Planning Commission recommends denial of the variance, each of the following findings must be made by the Planning Commission for denial.

1. Would the variance, 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 to expand the available garage space is in harmony with the RSF-1 Zoning Ordinance, where group homes are an allowed use, and consistent with the LA-1 Guiding.

2. Is the variance request is based exclusively upon economic considerations?

Finding: Staff finds that the request is not solely based on economic considerations but based upon the unique characteristics of the property and the request to improve the functionality of the group home.

3. Would the variance, and its resulting construction or project, be detrimental to the public welfare, or would it be injurious to other land or improvements in the neighborhood?

Finding: Staff finds that the request would not be detrimental to the public welfare and would not be injurious to other land/improvements in the neighborhood. The applicant is requesting the variance to be able to store vehicles securely indoors and would not negatively impact neighboring properties.

4. Would variance, and its resulting construction or project, impair an adequate supply of light and air to adjacent properties? Or would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

Finding: Staff finds that the request would not impair light and air, nor increase traffic, risk of fire, nor endanger the public safety, nor diminish property values in the neighborhood. Staff finds that the variance request is consistent with allowed uses in this zoning district, and that the resulting project will improve the value and usability of the property.

5. Practical Difficulties

- a. Does the applicant propose to use the property in a reasonable manner permitted by this Chapter?

Finding: Staff finds that the request is reasonable, that the property would be used in a reasonable manner and would result in a garage addition to an existing home in the RSF-1 zoning district.

- b. Is the plight of the landowner due to circumstances unique to the property that were not created by the landowner?

Finding: Staff finds that the variance request is due to property characteristics not created by the landowners but arises from the inherent shape and size limitations of the lot.

- c. The variance, if granted, would not alter the essential character of the locality?

Finding: Staff finds that the request would not alter the essential character of the lot or neighborhood as the garage design would match the existing principal structure, would not generate additional traffic, and would be consistent with neighborhood characteristics.

6. Is the variance requested is the minimum action required to address or alleviate the practical difficulties?

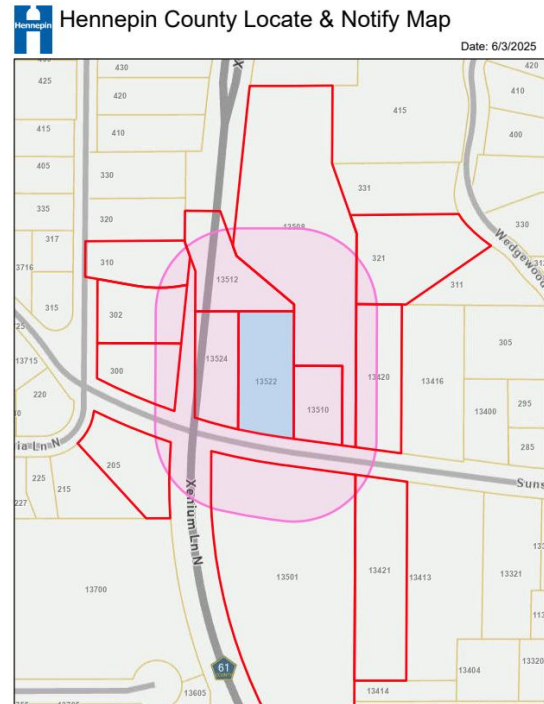
Finding: Staff finds that the variance is the minimum action required to address the unique site characteristics.

Level of Discretion in Decision-Making

The city's discretion in approving or denying a variance is limited to whether the proposal meets the standards for a variance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

Public Notice

Notice of the public hearing was mailed to all property owners within 200 feet of the site. A notification area map is included to the right for reference.





2025035
Homeward Bound Inc.
13522 Sunset Trail
Request for Variance





STRUCTURAL
BUILDINGS



SITE PLAN

PID-3411822340002

HOMEWARD BOUND

13522 Sunset Trail North
Plymouth MN 55441

PROPOSED GARAGE

24' x 32' (768sq)

Setbacks:

North 243'

East 60'

South 60'

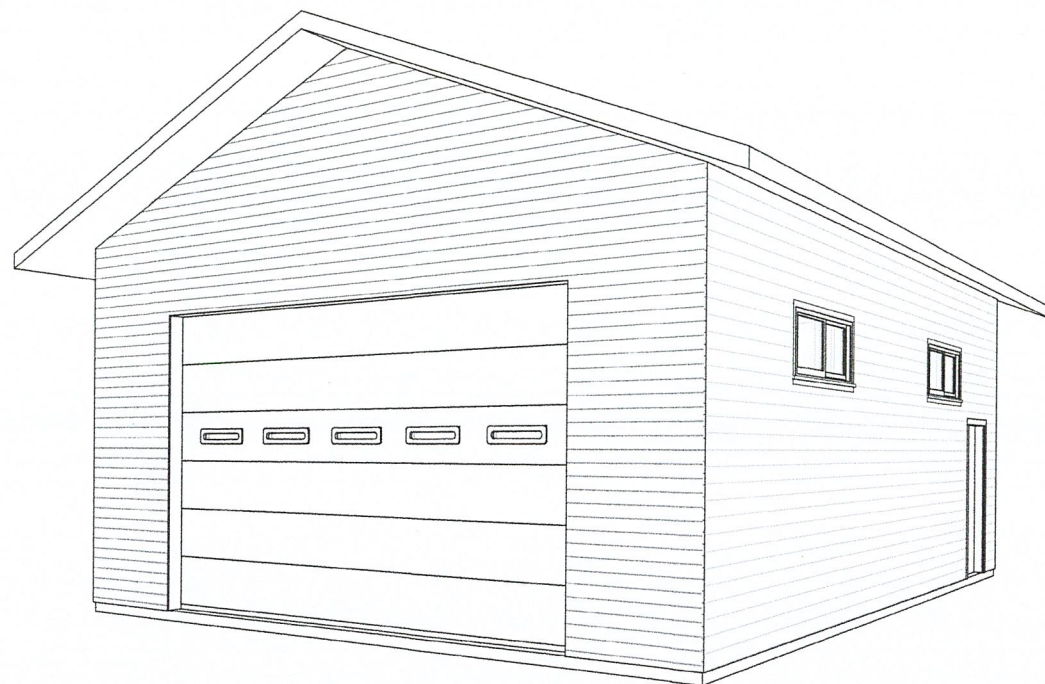
West 40'

**No significant changes
to lighting, grading,
or landscaping of property.**



Theresa Bluhm

05/20/2025



1 3D View 1
C

GENERAL NOTES

1. THE PLANS AND SPECS AS OUTLINED ARE BASED ON THE DESIGN/BUILD PROCESS OF STRUCTURAL BUILDINGS, THE SUBCONTRACTORS HIRED BY STRUCTURAL BUILDINGS AND THE STRUCTURAL BUILDINGS SALES REPRESENTATIVE. IT IS THE BELIEF OF STRUCTURAL BUILDINGS AND THE CUSTOMER THAT THESE PLANS ARE ACCURATE.
2. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, WRITTEN INTERPRETATION FROM STRUCTURAL BUILDINGS MUST BE RECEIVED BEFORE PROCEEDING WITH THAT PORTION OF WORK.
3. NO CHANGES, MODIFICATION OR DEVIATIONS SHALL BE MADE FROM THE PLANS AND SPECS WITHOUT WRITTEN PERMISSION FROM STRUCTURAL BUILDINGS.
4. ANY CONTRADICTIONS IN THE PLANS, SPECS, OR APPLICABLE BUILDING CODES MUST BE BROUGHT TO THE ATTENTION OF STRUCTURAL BUILDINGS PRIOR TO WORK BEING PERFORMED. IN THE EVENT OF A CONTRADICTION, THE SUBCONTRACTOR MAY BE REQUIRED TO PERFORM THE MORE STRINGENT REQUIREMENT AT NO ADDITIONAL COST. THIS DECISION RELIES SOLELY ON STRUCTURAL BUILDINGS.
5. ALL SUBCONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE.
6. SUBCONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING/PATCHING OF NECESSARY PENETRATIONS TO INCLUDE GYPSUM BOARD, STEEL, POLY AND CONCRETE.
7. SUBCONTRACTORS ARE RESPONSIBLE FOR SITE ORGANIZATION AND DAILY CLEAN UP.
8. SUBCONTRACTORS SHALL PROVIDE STRUCTURAL BUILDINGS WITH OPERATION MANUALS AND SHOP DRAWINGS AS REQUESTED.
9. UNLESS SPECIFICALLY NOTED IN THE PLANS, THE WINDOW AND DOOR LOCATIONS SHALL BE ALLOWED LEEWAY FOR SIDING AND TRIMS TO BE BEST APPLIED.
10. UNLESS OTHERWISE STATED, THE FINAL GRADING, INCLUDING NECESSARY IMPORT OR EXPORT IS THE RESPONSIBILITY OF THE CUSTOMER.
11. STRUCTURAL DRAWINGS ARE ADDRESS AND PROJECT SPECIFIC AND CAN NOT BE USED FOR ANY OTHER PROJECT OR ADDRESS UNLESS WRITTEN PERMISSION IS PROVIDED BY ORIGINAL ENGINEER OF RECORD.

SHEET LIST

C	COVER SHEET
SB-1	BRACKET PLAN
SB-2	CONCRETE PLAN
SB-3	1ST FLOOR SHELL PLAN
SB-4	ELEVATIONS
SB-5	BUILDING SECTION
SB-6	DOOR SCHEDULE
SB-7	WINDOW SCHEDULE
SB-8	ROOM SCHEDULE

COLOR SCHEDULE

LOCATION	COLOR
<u>SHEET STEEL</u> ROOF EAVE WALLS GABLE WALLS SOFFIT WAINSCOT UPPER SHEATHING	ASPHALT SHINGLES VINYL SIDING VINYL SIDING - - NA
<u>SHEET STEEL (INTERIOR)</u> CEILING LINER WALL LINER WAINSCOT PORCH CEILING	- - - -
TRIMS RIDGE CAP GABLE TRIM EAVE TRIM CORNER TRIM WAINSCOT CORNER WAINSCOT TRANSITION BASE TRIM	- - - - - - -
<u>WINDOW AND DOOR TRIMS</u> SERVICE DOOR TRIM OHD TRIM WINDOW TRIM SLIDER TRACK COVER SLIDER TRIM SLIDER DOOR PANEL	WHITE WHITE WHITE NA NA NA
<u>MISCELLANEOUS</u> VERSETTA STONE BOLLARD COVERS CUPOLA WALLS CUPOLA ROOF WEATHER VANE ROOF VENT TRIM HEADER WRAP COLUMN WRAP	- - - - - - - -

JOB NAME: HOMEWARD BOUND, INC. JOB #: 25036

SALES REP: BRENT

ADDRESS: 13522 SUNSET TRAIL N.

PLYMOUTH, MN 55441

PHONE: 763-232-0044

CUSTOMER SIGNATURE: _____

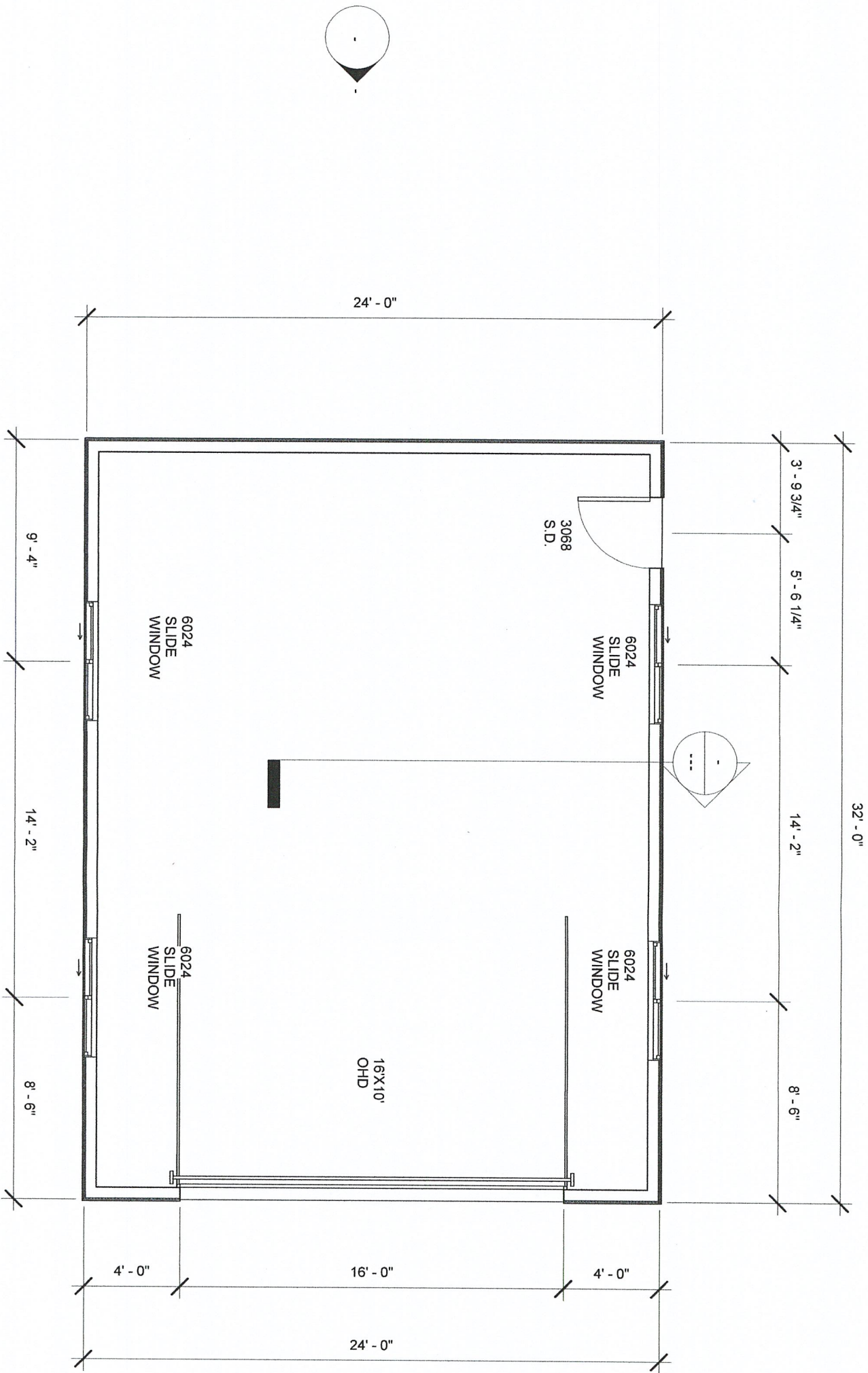


STRUCTURAL
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12926 FIRST STREET
BECKER, MN 55308
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COVER SHEET		No.	Date
JOB TITLE: HOMEWARD BOUND, INC.			
DRAWN BY: GK	CUST. INITIAL:		
DATE: 4/03/25	SALES REP: BRENT		

C



1 1ST FLOOR SHELL PLAN
SB-3 3/16" = 1'-0"

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No.	Date

JOB TITLE: HOMEWARD BOUND, INC.	
DRAWN BY: GK	CUST. INITIAL:
DATE: 4/03/25	SALES REP: BRENT

1ST FLOOR SHELL
PLAN

SB-3

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING VARIANCES FOR HOMEWARD BOUND INC. AT 13522 SUNSET TRAIL NORTH (2025035)

WHEREAS, Homeward Bound Inc. have requested approval of variances to allow for the construction of an oversized detached garage in the front yard for property located at 13522 Sunset Trail North, Plymouth, MN 55441 (PID No. 34-118-22-34-0002); and

WHEREAS, the variances would allow construction of a detached accessory structure with a floor area exceeding 700 square feet in the front (south) yard of the existing home; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting on June 18th, 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Homeward Bound Inc. for variances to allow for the construction of an oversized detached garage in the south front yard at 13522 Sunset Trail North, subject to the following conditions:

1. The requested variances are hereby approved to allow a 32-foot-deep by 24-foot-wide garage to be located in the front yard, with setbacks of 60 feet from the south and east property lines and 40 feet from the west property line, in accordance with the application and plans received by the city on May 20, 2025, except as may be amended by this resolution.
2. The requested variances are approved, based on the finding that all applicable variance standards have been met. Specifically,
 - a. The request is in harmony with the general purpose of the zoning ordinance and comprehensive plan.
 - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations because:
 1. The request is reasonable, and that the property would be used in a reasonable manner and would result in a garage addition to an existing home.
 2. The request is due to circumstances not created by the landowners as the applicants are not the original owners of the property that they are requesting to improve the livability of; and
 3. The variances would not alter the essential character of the lot or neighborhood as the lot and the home are in character with the surrounding lots within the subdivision.
 - c. The requested variances are not based upon economic considerations, but rather based on the unique circumstances of the family and the request to improve the livability of the home by providing secure storage for handicap-accessible vans used by the residents.
 - d. The requested variances and resulting construction would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the

danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. Staff finds that the variance requests are consistent with uses in this zoning district.

3. A building permit is required prior to commencement of the project.
4. The detached garage shall be compatible with the existing home in materials and design.
5. The height of the garage shall not exceed 15 feet, as required in the RSF-1 Zoning District.
6. The variances shall expire one year after the date of approval, unless the property owner or applicants have commenced the authorized improvement or use, or unless the applicants, with the consent of the property owner, have received prior approval from the city to extend the expiration date for up to one additional year, as regulated under section 21030.06 of the Zoning Ordinance.

APPROVED by the City Council on this 24th day of June, 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 June 24, 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