

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
January 7, 2026, 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 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 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 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 commission 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 November 19, 2025, Special Meeting minutes.

1. Special Meeting Minutes

4.2 Approve the November 19, 2025, minutes.

1. Minutes

5. PUBLIC HEARINGS

5.1 Conditional Use Permit to allow a 'sports and fitness club' use within an existing industrial building, for property located at 13800 24th Ave North (Thorney Training LLC -- 2025074)

1. Planning Report
2. Zoning Map
3. CUP Responses
4. Site Plan
5. Survey
6. Resolution

6. NEW BUSINESS

6.1 Pre-application sketch review for potential subdivision of 5600 Vagabond Lane (Twin Cities Land Development -- 2025063)

1. Planning Report
2. Location Map
3. Aerial Map
4. Developer's Narrative
5. Carlson Ridge Plat
6. Section 508 -- Premature Subdivision Prohibited
7. Concept Sketch -- Black & White
8. Concept Sketch laid over Aerial Photograph
9. Concept Sketch -- Utilities
10. Troy Ridge Area Map

7. ADJOURNMENT