

**CITY OF PLYMOUTH  
AGENDA  
Regular Planning Commission  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
March 4, 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 January 21, 2026, minutes.  
1. Minutes

**5. PUBLIC HEARINGS**

**5.1** Zoning ordinance text amendment requests adding a definition of hardware stores to the rules and definitions section and allowing hardware stores as a permitted use in the C-3 (highway commercial) zoning district (Grow Supplies MN, LLC - 2026005).

1. Planning Report
2. SECTION 21465 - C-3 HIGHWAY COMMERCIAL DISTRICT
3. Zoning Map - C-3 Properties
4. Application
5. Applicant's Narrative
6. Draft Ordinance
7. Resolution - Findings of Fact
8. Resolution - Summary Publication

**6. NEW BUSINESS**

**7. ADJOURNMENT**

**To:** Planning Commission

**Prepared by:** Lori Sommers, Planning Manager

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Approve the January 21, 2026, minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on January 21, 2026.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Minutes

# Proposed Minutes Planning Commission Meeting January 21, 2026

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 January 21, 2026.

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

COMMISSIONERS ABSENT: Bill Wixon

STAFF PRESENT: Planning Manager Lori Sommers and Senior Planner Shawn Drill

Chair Boo led the Pledge of Allegiance.

## **Call to Order**

## **Public Forum**

## **Approval of Agenda**

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

## **Consent Agenda**

**(4.1) Planning Commission minutes from special meeting held on January 7, 2026.**

**(4.2) Planning Commission minutes from meeting held on January 7, 2026.**

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

## **Public Hearing**

**(5.1) Annual update to the zoning ordinance and city code (City of Plymouth – 2026-001)**

Senior Planner Drill presented the staff report.

Chair Boo asked about the proposed elimination of the fee free parking language for apartments.

Senior Planner Drill stated that the city has found that language to be unenforceable. He stated that several apartment complexes currently charge for indoor parking beyond one space per unit as an example.

Chair Boo confirmed that, with the proposed amendment, there would still be a requirement to provide one indoor stall per unit, but no requirement regarding whether or not there is a fee charged for that space.

Chair Boo asked for more information on the proposed removal of the exception for solarium- and greenhouse-accessory structures.

Senior Planner Drill stated that the Code Compliance Officer requested this amendment, as there have been enforcement and compliance issues. He stated that greenhouses and solariums would continue to be allowed, but new square footage limitations would apply.

Chair Boo stated that the specificity and definition related to rank vegetation is proposed for removal, and asked for more information.

Senior Planner Drill stated the City Forester/Weed Inspector requested this amendment in order to eliminate debate on what is considered to be long grasses and noxious weeds, as already defined by city code and state statute.

Commissioner Fowler referenced the proposed elimination of sports and fitness uses within I-3 and asked if that change would create any nonconforming uses.

Senior Planner Drill replied that the change would not create any nonconforming uses. He noted that there may be a review of the industrial districts in the future on a broader scale, as part of the upcoming comprehensive plan update.

Commissioner Olson asked for more information on a proposed change under the grading and drainage section, where the wording was replaced with “reserved”.

Senior Planner Drill replied the grading and drainage provisions would be relocated elsewhere within the code, and the current citation number could be available for future use.

Commissioner Olson referenced language related to premanufactured structures and asked for more information.

Senior Planner Drill replied that many things could fall under that category, including freestanding backyard solar panels and premanufactured sheds. He noted that some items do not require a building permit, but the city still wants to ensure safe installation and construction.

Commissioner Anderson asked for more information on the number of licenses issued for beekeeping, why the additional changes are proposed, and how the bees are doing in this climate.

Senior Planner Drill replied that a handful of beekeeping licenses have been issued thus far. He stated that the proposed changes would make the bee regulations more consistent with the existing regulations for chickens. He stated that the flyway barrier requirement would be removed, but the setback requirement would be increased. He noted that the current requirement for signage on residential properties is not effective or needed because a person would need to be in your backyard to read the sign. For that reason, staff is recommending removal of the sign requirement for residential properties. He thanked Plymouth resident and local bee expert Anne Pierce for her research and assistance, and noted that she could give a response regarding how the bees are doing.

Commissioner Markanda referenced minimum setback adjustments for P-I zoned properties abutting residential districts and asked for more information on the proposed changes.

Senior Planner Drill explained that in the P-I (public/institutional) district, there is currently a setback requirement of 75 feet if next to residential properties, and the proposal would decrease that setback to 50 feet. He noted that 75 feet seems excessive, and that 50 feet seems more reasonable in this setting. He stated that because the change would only apply to the P-I district, any developments would likely be city sponsored rather than commercial projects.

Chair Boo opened the public hearing.

Chair Boo introduced Anne Pierce, who supported the beekeeping amendments and provided an update on her beekeeping and hive activities, as well as the activities of her daughter's hives. She noted that between the two properties, there were four hives, and they were all lost to mites. She stated that there were huge losses across the country for hives and other pollinators due to mites.

Chair Boo closed the public hearing.

**Motion was made by Commissioner Anderson, and seconded by Commissioner Olson, to recommend approval of proposed zoning ordinance and city code amendments as presented. With all Commissioners voting in favor, the motion carried.**

It was noted that this item is currently scheduled to move forward to the City Council for their consideration on February 10, 2026.

## **New Business**

### **(6.1) Appointment of planning commission chairperson and vice chairperson**

**Motion was made by Commissioner Anderson and seconded by Commissioner Fowler to appoint Michael Boo as Chairperson for 2026. With all Commissioners voting in favor, the motion carried.**

**Motion was made by Chair Boo and seconded by Commissioner Olson to appoint Marc Anderson as Vice Chairperson for 2026. With all Commissioners voting in favor, the motion carried.**

## **Adjournment**

Chair Boo adjourned the meeting at 7:27 p.m.

**To:** Planning Commission

**Prepared by:** Kip Berglund, Senior Planner

**Reviewed by:** Lori Sommers, Planning Manager

**Item:** **Zoning ordinance text amendment requests adding a definition of hardware stores to the rules and definitions section and allowing hardware stores as a permitted use in the C-3 (highway commercial) zoning district (Grow Supplies MN, LLC - 2026005).**

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**1. Action Requested:**

Conduct a public hearing and make a recommendation to the City Council related to the request to add a definition of hardware stores to the rules and definitions section and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district.

**2. Background:**

See attached planning commission report and details.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

1. Planning Report
2. SECTION 21465 - C-3 HIGHWAY COMMERCIAL DISTRICT
3. Zoning Map - C-3 Properties
4. Application
5. Applicant's Narrative
6. Draft Ordinance
7. Resolution - Findings of Fact
8. Resolution - Summary Publication

**To:** Plymouth Planning Commission

**From:** Kip Berglund, Senior Planner (763-509-5453)  
Community and Economic Development Department

**Subject:** Grow Supplies MN, LLC  
Text amendment request to the rules and definitions and C-3 (highway commercial) zoning district sections - 2026005

**Ward:** City-wide

**Deadline:** May 28, 2026

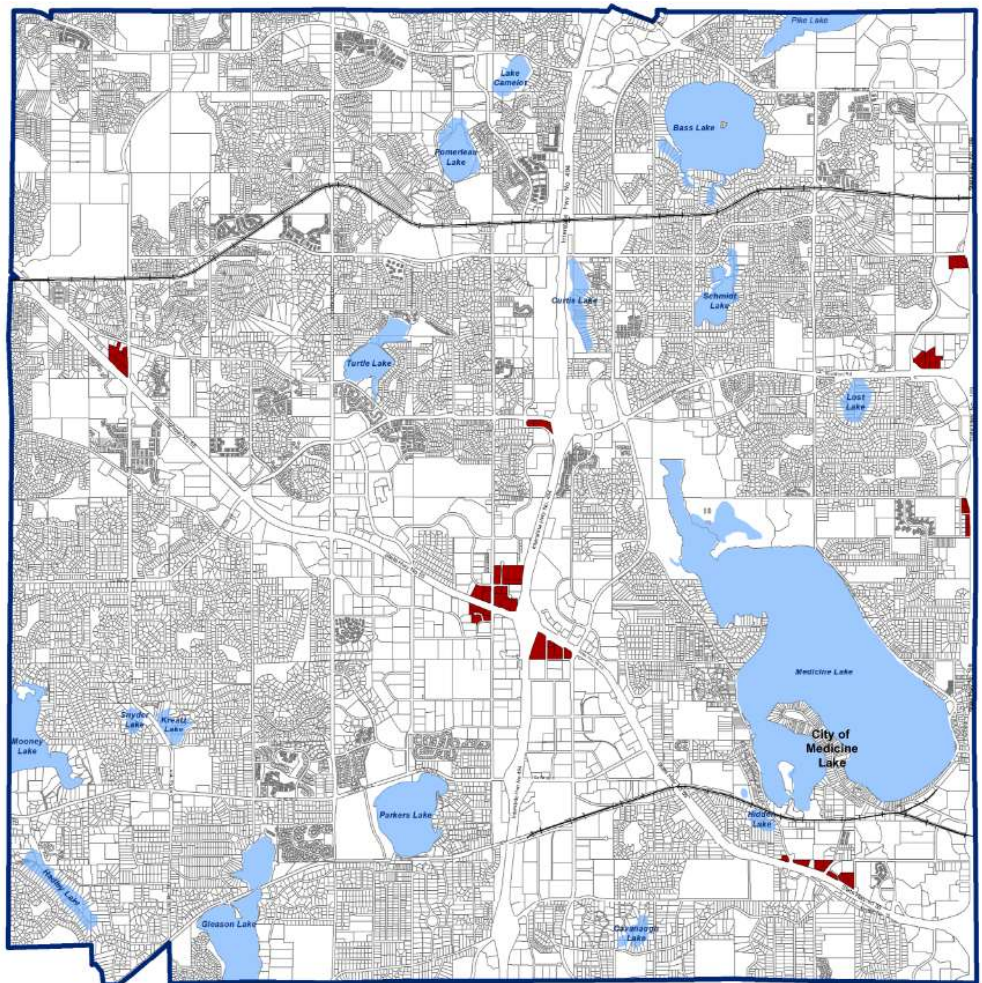
**Summary**

Request for a zoning ordinance text amendment to add a definition of hardware store in the rules and definitions section and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district.

A map showing the C-3 properties in red is included to the right for reference on the C-3 zoning district context.

**Recommended Action**

Community and Economic Development Department staff is recommending approval of the zoning ordinance text amendment to add a definition of hardware store in the rules and definitions section and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district.



**Analysis of Request**

The applicant is requesting approval of zoning text amendments to add a definition of hardware store to the rules and definitions section, and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district. Hardware stores are a listed permitted use in the C-2 (neighborhood commercial) and C-4 (community commercial) zoning districts.

This change would add a definition of hardware stores in the rules and definitions section and allow hardware stores as a permitted use in the C-3 zoning district. Examples of other permitted retail uses within the C-3 zoning district, that sell a variety of products, similar to hardware stores, are auto accessory stores (not including service), bicycle sales and repair, convenience grocery markets, pet sales, supplies and grooming, and sporting goods and recreational equipment sales.

The applicant states that hardware stores are compatible with other permitted retail uses, such as the before mentioned bicycle stores and repair, sporting goods and recreational equipment sales, and pet sales. In addition, the city's comprehensive plan guides the property as commercial, which allows a wide variety of convenience, neighborhood, highway, community and bulk retail-oriented uses for consumers. Commercial areas are designed to provide a wide range of goods and services to serve the shopping needs of local residents as the proposed hardware use would.

The applicant states the proposed amendment is intended to accommodate smaller type hardware stores that offer a variety of hardware products and associated indoor gardening products direct to consumers. To achieve this, the proposed definition of hardware store includes a limitation of a gross floor area of no more than 3,000 square feet to avoid big box stores from qualifying as a hardware store within the C-3.

As previously mentioned, hardware stores are a listed permitted use in the C-2 and C-4 zoning districts. The intent of the proposed text amendments would not be to limit the square footage of a hardware store within the C-4 zoning district, as that district is the zoning district where larger retail stores are permitted. Therefore, staff is recommending that if approved, the listed permitted use contain the 3,000 square foot limitation, as opposed to the hardware store definition. A current example of a permitted use within the C-3 zoning district that contains a size limitation is furniture stores containing less than 5,000 square feet of gross floor area.

**Zoning Ordinance Text Amendments**

The City's commercial land uses occupy a relatively small amount of the City's land area, just over five percent. Staff notes that the proposed hardware store use, as a permitted use within the C-3 zoning district, is allowed in similar and other commercial zoning districts (C-2 and C-4), and that other similar types of uses, retail operations, that allow the sale of a variety of products, are permitted in the C-3 zoning district. The C-3 zoned properties are located along the major roadways, and the proposed use would fit in with other permitted uses within the district.

When considering a text amendment to the zoning ordinance, the Planning Commission must determine whether or not the proposed use would: 1) be compatible with other permitted and conditional uses of the district; 2) be consistent with the purpose and intent of the district; 3) have adequate infrastructure; 4) have adequate buffer or transition provided between potentially incompatible districts.

The purpose of the C-3 districts is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roadways.

The proposed text amendment for the rules and definitions section and C-3 zoning district is as follows:

Section 21005 – Rules and Definitions

Section 21005.02 – Definitions.

Hardware Store: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to fertilizers, plant nutrients, and general gardening products such as potting soils and other garden products.

Section 21465 – C-3, Highway Commercial District:

21465.03 – Permitted Uses

The following are permitted uses in the C-3 District:

**Subd. 20.** Hardware stores (containing less than 3,000 square feet of gross floor area).

*Findings:*

Staff has reviewed the text amendment request according to the standards listed in Section 21010.01, Subd. 6 of the zoning ordinance and has made the following findings:

1. The proposed use is consistent with the Plymouth Comprehensive Plan. The commercial zoning districts currently allow other similar types of uses that sell a variety of products and two districts allow standalone hardware stores.
2. The proposed use meets the purpose and intent of the ordinance as the comprehensive plan does envision this type of use.

3. There is adequate infrastructure available to serve the proposed use.
4. There is an adequate buffer or transition provided between potentially incompatible districts.

**Level of Discretion in Decision-Making**

The City has a high level of discretion in approving amendments to the zoning ordinance. Amendments to the zoning ordinance must be consistent with the City's comprehensive plan and compatible with other policies, uses and provisions of the zoning ordinance.

**Public Notice**

Notice of the public hearing was published in the city's official newspaper (Sun Sailor).

## SECTION 21465. - C-3, HIGHWAY COMMERCIAL DISTRICT

## 21465.01. - Purpose.

The purpose of the C-3, Highway Commercial District is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads.

(Amended by Ord. No. 2000-09, 03/21/00)

## 21465.03. - Permitted Uses.

The following are permitted uses in the C-3 District:

- Subd. 1. Amusement centers.
- Subd. 2. Auto accessory stores (not including service).
- Subd. 3. Automobile detailing shops.
- Subd. 4. Banks, credit unions, and other financial institutions (excluding currency exchanges) with or without drive up tellers. (Drive up teller service is regulated by Section 21120.04, Subd. 3 of this Chapter.)
- Subd. 5. Beauty salons and day spas.
- Subd. 6. Bicycle sales and repair.
- Subd. 7. Breweries with a taproom.
- Subd. 8. Brewpub restaurants (no drive-in or drive-through service).
- Subd. 9. Bus/transit stations or terminals without vehicle storage.
- Subd. 10. Candy, ice cream, popcorn, nuts, frozen desserts, and soft drink sales.
- Subd. 11. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).
- Subd. 12. Convenience grocery markets (without motor fuel facilities or delicatessen food service).
- Subd. 13. Copy/printing services (excludes printing presses and publishing facilities).
- Subd. 14. Delicatessens/coffee houses without drive-through service.
- Subd. 15. Dining restaurants (no drive-in or drive-through service).
- Subd. 16. Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing.
- Subd. 17. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 21160 of this Chapter.
- Subd. 18. Furniture stores containing less than 5,000 square feet of gross floor area.

- Subd. 19. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.
- Subd. 20. Hotels.
- Subd. 21. Liquor, off sale, pursuant to the required liquor license.
- Subd. 22. Locksmiths.
- Subd. 23. Offices, administrative/commercial.
- Subd. 24. Offices/clinics for medical, dental, or chiropractic services.
- Subd. 25. Pet sales, supplies and grooming.
- Subd. 26. Prepared food restaurants: delivery and/or take out only, with no interior seating.
- Subd. 27. Private clubs (may serve food and beverages).
- Subd. 28. Reception halls/event centers, with or without catering services.
- Subd. 29. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.
- Subd. 30. Sexually oriented businesses - accessory or principal (as regulated by Section 21195 of this Chapter).
- Subd. 31. Shoe repair.
- Subd. 32. Sporting goods and recreational equipment sales, not including motorized vehicles or boats.
- Subd. 33. Sports and fitness clubs.
- Subd. 34. Tailoring services.
- Subd. 35. Tanning salons.
- Subd. 36. Therapeutic massage.
- Subd. 37. Tutoring/learning centers
- Subd. 38. Veterinary clinics and related indoor kennel.

(Amended by Ord. No. 2000-09, 03/21/00; Ord. No. 2001-06, 02/13/01; Ord. No. 2001-28, 08/14/01; Ord. No. 2002-27, 08/13/02; Ord. No. 2002-32, 11/26/02; Ord. No. 2004-11, 07/27/04; Ord. No. 2005-01, 01/11/05; Ord. No. 2006-04, 02/07/06; Ord. No. 2007-05, 01/23/07; Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2010-01, 02/23/10; Ord. No. 2011-05, 02/22/11; Ord. No. 2011-22, 07/26/11; Ord. No. 2012-05, 02/28/12; Ord. No. 2013-11, 04/23/13; Ord. No. 2013-19, 06/25/13; Ord. No. 2014-12, 02/25/14; Ord. No. 2016-11, 04/26/16; Ord. No. 2019-01, 02/12/19; Ord. No. 2020-11, § 35, 10/13/2020; Ord. No. 2022-10, § 36, 8/16/2022)

21465.05. - Accessory Uses.

The following are permitted accessory uses within the C-3 District.

Subd. 1.

Accessory buildings and structures for a use accessory to the principal use provided such structure shall not exceed 30 percent of the gross floor space of the principal use.

- Subd. 2. Accessory uses incidental and customary to the uses listed as permitted, conditional, interim, and uses by administrative permit in this Section.
- Subd. 3. Electric Vehicle Supply Equipment, as regulated by Section 21120.02. Subd. 10 of this Chapter.
- Subd. 4. Fences, as regulated by Section 21130 of this Chapter.
- Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.
- Subd. 6. Off-street parking and off-street loading as regulated by Section 21135 of this Chapter, but not including parking of semi-trailers or semi-trailer trucks.
- Subd. 7. Radio and television receiving antennas including single satellite dish TVROs two meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including federally licensed amateur radio stations, as regulated by Section 21175 of this Chapter.
- Subd. 8. Roof-Mounted Solar Energy Systems, as regulated by Section 21174 of this Chapter.
- Subd. 9. Signs, as regulated by Section 21155 of this Chapter.

(Amended by Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2011-22, 07/26/11; Ord. No. 2024-22, § 39, 9/24/2024; Ord. No. 2025-02, §§ 62, 63, 3/25/2025)

#### 21465.07. - Conditional Uses.

The following are conditional uses in the C-3 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

- Subd. 1. Accessory retail, accessory rental, or accessory service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
  - (a) Such accessory use is allowed as a permitted use in a commercial district.
  - (b) Such accessory use does not occupy more than 50 percent of the gross floor area of its associated principal use, or more than 2,500 square feet, whichever is less.
- Subd. 2. Antennas not located upon an existing structure or existing tower, as regulated by Section 21175 of this Chapter.
- Subd. 3. Buildings in excess of height limitations as specified in Section 21465.13 of this Chapter, provided that:
  - (a)

For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.

(b) The construction does not limit solar access to abutting and/or neighboring properties.

Subd. 4. Commercial car washes (drive-through, mechanical and self-service as a principal or accessory use) with one or more bays provided that:

(a) Stacking space is provided to accommodate an appropriate number of vehicles and shall be subject to the approval of the City Council.

(b) The entire area shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice buildup during winter months.

Subd. 5. Convenience grocery markets with prepared food and/or motor fuel sales with accessory car wash (no vehicle service or repair), provided that:

(a) Convenience/deli food is of the take-out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity, use and merchandise shall not exceed 15 percent of the gross floor area.

(b) The storage, preparation and serving of food items are subject to the approval of the Zoning Administrator who shall provide specific written sanitary requirements based upon the applicable State and County regulations.

(c) That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Outdoor display of merchandise shall be allowed by administrative permit, pursuant to Section 21465.11, Subd. 5 of this Chapter.

(d) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

(e) Hours of operation: The hours of operation for a convenience grocery market shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the Council as part of the conditional use permit. Unless otherwise limited or prohibited by the Council as part of the conditional use permit, the hours of operation for pay-at-the-pump motor fuel sales may be 24 hours per day.

(f) Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(g)

A protective canopy located over pump islands may be an accessory structure on the property and may be located 20 feet or more from the front lot line, provided adequate visibility both on and off site is maintained.

- (h) All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded. Luminaires for pump islands shall comply with Section 21105.06 of this Chapter.
- (i) Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (j) All pumps and any related canopy shall be set back at least 300 feet from residentially zoned or guided property, unless screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.
- (k) Accessory Car Wash/Vacuums.
  - (1) No more than one car wash bay shall be allowed.
  - (2) The car wash shall be designed to be an integral part of the principal building, and may not be a separate freestanding structure.
  - (3) The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - (4) The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
  - (5) Neither the car wash nor an accessory vacuum shall be located within 300 feet of any residentially zoned or guided property, unless completely screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.
  - (6) Both the car wash and accessory vacuum shall conform to noise regulations as defined in Section 21105.10 of this Chapter.

Subd. 6. Day care facilities as a principal or accessory use, provided that the use complies with Section 21150 of this Chapter.

Subd. 7. Delicatessens/coffee houses with drive-through service, provided that:

- (a) The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (b) The drive-through operation shall comply with the performance standards listed in Section 21120.04, Subd. 3 of this Chapter.

Subd. 8. Drive-in and/or drive-through restaurants, provided that:

- (a) The storage, preparation and service of food items are subject to the approval of the Zoning Administrator who shall provide specific written sanitary requirements based upon applicable State and County requirements.
- (b) Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (c) These facilities shall be located only on sites having direct access to a minor arterial street, collector or service road.
- (d) The applicant shall demonstrate that such use will not significantly lower the existing level of service on streets and intersections.
- (e) Alcoholic beverages shall not be sold or served.
- (f) Drive-through service windows may be allowed subject to the performance standards stipulated in Section 21120.04, Subd. 3 and Section 21135 of this Chapter.

Subd. 9. Dry cleaners with accessory processing facilities provided that:

- (a) The business does not exceed 3,000 square feet.
- (b) The retail portion of the tenant space (including the counter area and clothing storage) occupies a minimum of 25 percent of the total gross floor area of the building or lease area.
- (c) The use generates no or minimal hazardous waste, as determined by Hennepin County.

Subd. 10. Entertainment, live; in association with a restaurant.

Subd. 11. Essential services requiring a conditional use permit pursuant to Section 21160 of this Chapter.

Subd. 12. Essential service structures (as defined by Section 21005 of this Chapter) that exceed five feet in height or 20 square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities, provided that equipment is completely enclosed in a permanent structure with no outside storage.

Subd. 13. Laundromats, self-service washing and drying, provided that the hours of operation are limited to 7:00 a.m. to 10:00 p.m.

Subd. 14. Motor vehicle fuel sales (excluding those accessory to a convenience grocery market); and automobile repair—minor provided that:

- (a) Regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business, the standards and requirements imposed by this Section for motor fuel stations shall apply. These standards and requirements are,

however, in addition to other requirements which are imposed for other uses of the property.

- (b) Motor fuel facilities shall be installed in accordance with State and County standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site.
- (c) Whenever fuel pumps are to be installed, pump islands shall be installed. Pump islands and their related parking and maneuvering aisle shall be located no closer to the street or adjacent property lines than this Chapter allows for parking spaces, provided that such location does not encroach upon street right-of-way, pedestrian areas, or adjacent property.
- (d) A protective canopy located over pump islands may be an accessory structure on the property and may be located 20 feet or more from the front lot line, provided adequate visibility both on and off site is maintained. All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded. Luminaires for pump islands shall comply with Section 21105.06 of this Chapter.
- (e) There shall be no outdoor service operation of lubrication equipment, hydraulic lifts of service pits, tire changing, drive systems repair and tuning, or similar operations.
- (f) No outside storage shall be allowed except as specifically allowed by separate administrative use permit, pursuant to item (h) below and Section 21465.11, Subd. 7 of this Chapter.
- (g) Sale of products other than those specifically mentioned in this sub-section shall be limited to those allowed in this district and shall be subject to approval as part of the conditional use permit.
- (h) No outside storage of parts, equipment, or inoperable vehicles shall be allowed.
- (i) Unless otherwise limited or prohibited by the Council as part of the conditional use permit, the hours of operation for pay-at-the-pump motor fuel sales may be 24 hours per day.

(Amended by Ord. No. 2000-09, 03/21/00; Ord. No. 2002-32, 11/26/02; Ord. No. 2006-04, 02/07/06; Ord. No. 2006-27, 10/10/06; Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2012-05, 02/28/12; Ord. No. 2013-11, 04/23/13; Ord. No. 2013-13, 04/23/13; Ord. No. 2013-27, 10/22/13; Ord. No. 2016-11, 04/26/16; Ord. No. 2019-01, 02/12/19)

#### 21465.09. - Interim Uses.

Subject to applicable provisions of this Chapter, the following are interim uses in the C-3 District and are governed by Section 21020 of this Chapter.

Subd. 1. Reserved.

(Amended by Ord. No. 2019-01, 02/12/19)

21465.11. - Uses by Administrative Permit.

Subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Section 21025, the following are uses allowed in the C-3 District by administrative permit as may be issued by the Zoning Administrator:

Subd. 1. Antennas located upon an existing structure or existing tower, as regulated by Section 21175 of this Chapter.

Subd. 2. Essential services requiring a permit as provided by Section 21160 of this Chapter.

Subd. 3. Essential Service structures (as defined by Section 21005 of this Chapter) that do not exceed five feet in height or 20 square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities and uses, provided that:

- (a) Equipment is completely enclosed in a permanent structure with no outside storage.
- (b) Landscaping is provided to screen any such structure.

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section 21174 of this Chapter.

Subd. 5. Other uses of the same general character as those listed as a permitted use in this District.

Subd. 6. Outdoor display (permanent) of seasonal or convenience items (e.g., windshield washer fluid, softener salt) as an accessory use in association with an allowed principal use provided that:

- (a) The area so occupied shall not exceed ten percent of the gross floor area of the principal building or 100 square feet, whichever is less.
- (b) No display of merchandise shall occur within the required front, rear, or side yards.
- (c) Such outdoor display of merchandise shall be limited to the area of customer entrances or within pump islands.
- (d) Such outdoor display of merchandise shall not exceed five feet in height.
- (e) Such outdoor display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as regulated by Section 21135 of this Chapter, except as may be exempted for cause by the Zoning Administrator.

Subd. 7. Outside, above ground storage facilities for fuels used for heating purposes; outdoor generators located 200 feet or more away from residentially guided or zoned property; and outdoor equipment used for dispensing fuels to vehicles or containers used in conjunction with the approved principal use, but not for sale. Such features for new developments shall

be included with the site plan submitted for review and approval as required by this Chapter, and such features for existing developments shall be subject to the approval of the Zoning Administrator and the following criteria:

- (a) The design, construction, and location of any such features must comply with State and City codes including appropriate National Fire Protection Association standards, Minnesota State Fire Code requirements, and manufacturer's specifications.
- (b) An accurate site plan for the development based upon a certified survey, shall be submitted showing to scale the location of such features, including any fencing and landscaping related to safety or screening.
- (c) To assure that fire hose streams can be directed onto such features with minimal obstruction, solid wall enclosures shall not be used.
- (d) Such features must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
- (e) No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this Section, "signage" includes words, graphics, logos, and symbols.
- (f) Outdoor generators located less than 200 feet from residentially guided or zoned property shall require the approval of a site plan (or site plan amendment) for a major project, pursuant to Section 21045.05 of this Chapter.

Subd. 8. Outside storage as an accessory use provided that:

- (a) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (b) All requirements of Section 21105.11 of this Chapter are met.

Subd. 9. Satellite schools for post-secondary education or trade schools, provided it is demonstrated that adequate on-site parking would be available for the use.

Subd. 10. Temporary mobile towers for personal wireless service antennas, as regulated by Section 21175 of this Chapter.

Subd. 11. Temporary events and outdoor sales subject to the following criteria:

- (a) Special Promotional Events (except Carnivals).
  - (1) Such activity is directed towards the general public and includes grand openings, business events, craft shows, flea markets, mechanical and animal rides, and outdoor display of materials.
  - (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed three consecutive calendar days per event.
  - (3)

There shall be no more than two special events per calendar year per property. However, each tenant in a multi-tenant building shall be permitted one special event per year. Multi-tenant buildings with less than five lease spaces shall be considered as a single property for purposes of this provision.

(b) Carnivals.

- (1) The applicant must submit an amusement license application as required by Section 1100 of the City Code.
- (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed seven consecutive calendar days per event.
- (3) There shall be no more than one carnival per calendar year per property.

(c) Outdoor Sales, including but not limited to transient merchants and transient produce merchants (excluding Christmas Tree Sales):

- (1) Such activity is directed towards the general public and includes warehouse sales, sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, sales of fireworks, seasonal merchandise sales (except Christmas trees), and transient merchant and transient produce merchant sales.
- (2) The following specific standards shall apply to all proposed temporary outdoor sales activities allowed by this paragraph and by City Code business licensing provisions in addition to other applicable building and safety code requirements as determined by the Zoning Administrator.
  - a. The maximum total time for temporary outdoor sales activities shall be the period specified in the administrative permit and, in no case, shall exceed 90 days per calendar year per property.
  - b. There shall be no more sales activities than those specified in the administrative permit and, in no case, shall there be more than ten sales activities per year per property.
  - c. Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency vehicle access. Temporary sales on unpaved landscaped areas is prohibited.
  - d. Sales of fireworks shall also be regulated by Section 1110 of the City Code.

(d) Outdoor Christmas Tree Sales.

- (1) Such activity is directed towards the general public and consists of the outdoor sales of cut evergreen trees, boughs, wreaths and other natural holiday decorations and related products.

(2)

The following specific standards shall apply to all proposed outdoor Christmas tree sales allowed by this paragraph and by City Code business licensing provisions in addition to other applicable building and safety code requirements as determined by the Zoning Administrator.

- a. The maximum total time for sales activities shall be the period specified in the administrative permit and, in no case, shall exceed 45 days per calendar year per property.
  - b. There shall be no more than one sales activity per year per property, which shall be in addition to any special events or other outdoor sales permitted on the property.
  - c. Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency vehicle access. Sales on unpaved landscaped areas is prohibited.
- (e) General Standards applying to all temporary events and outdoor sales.
- (1) The event or sale shall be accessory to or promoting the permitted or conditional use approved for the site.
  - (2) Tents, stands, and other similar temporary structures may be used, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.
  - (3) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of Section 21135. Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings. Parking on public right-of-way and streets is prohibited; except that parking on local streets may be allowed on Saturday and Sunday only, provided that the petitioner arranges for traffic control by authorized enforcement officers, as approved in writing by the Police Chief, at the petitioner's expense.
  - (4) Signage related to the event or sale shall be in compliance with the temporary sign standards of Section 21155 and shall be allowed for the duration of the event. The Zoning Administrator may authorize special signage for purposes of traffic direction and control; the erection and removal of such signage shall be the responsibility of the applicant.
  - (5) The approved permit shall be displayed on the premises for the duration of the event.

(6) All activity related to the event or sale must take place within the time permitted in the administrative permit. No buildings, equipment or materials may be erected or displayed prior to the start date identified in the permit application and all structures, equipment and displays must be removed by the end date identified in the administrative permit.

(7) Not more than one such event or sale shall be allowed per property at any given time.

Subd. 12. Temporary structures, as regulated by Section 21167 of this Chapter.

(Amended by Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2019-01, 02/12/19; Ord. No. 2024-22, § 40, 9/24/2024; Ord. No. 2025-02, § 64, 3/25/2025)

21465.13. - Area Requirements and Construction Limitations.

The following requirements shall be observed in the C-3 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

District Area Minimum	Lot Area Minimum	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Structural Coverage (a)	Minimum Setbacks (feet) (a)		Maximum Building Height	
1 acre	1 acre	100	100	50%	Abutting Residential District		Princ. Bldg.	45 feet
					Front yard (b) (c)	75	Acc. Bldg.	20 feet
					Side yard (b)	75		
					Rear yard (b)	75		

					Abutting Non-Residential District		
					Front yard (c)	50	
					Side yard-	15	
					Rear yard	15	


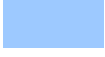

(a) Special requirements apply for environmental overlay districts — See appropriate text  
 (b) Where a C-3 District abuts a residential district or is separated from a residential district by a local or minor collector street  
 (c) Applies to each street frontage

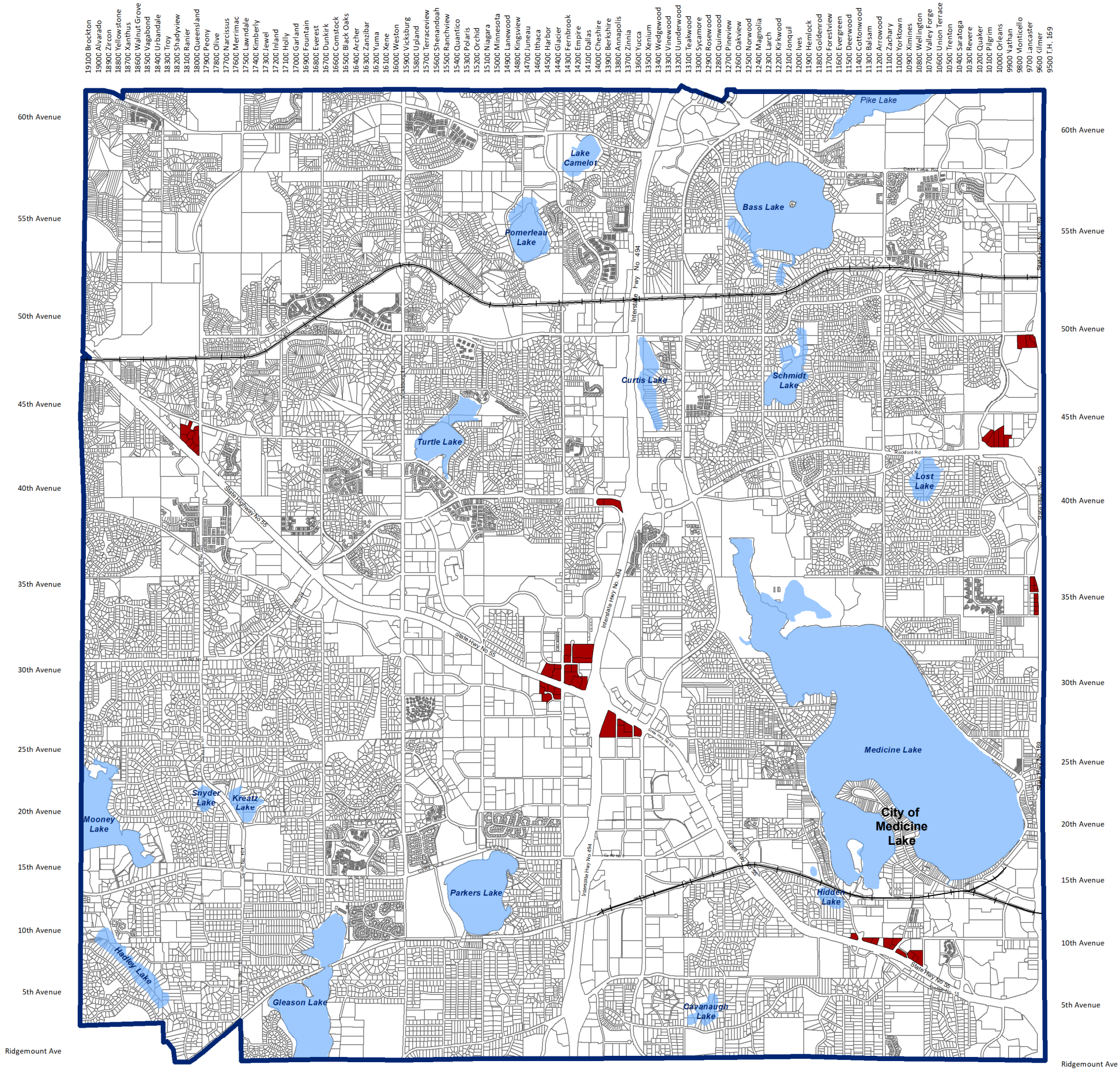
(Amended by Ord. No. 2002-32, 11/26/02; Ord. No. 2009-07, 05/12/09)

# Zoning Map

Adopted December 18, 1996  
 Dated January 9th, 2024  
 Per Ordinance NO. 2024-01

## Legend

-  City Limits
-  Lakes
-  C-3, Highway Commercial

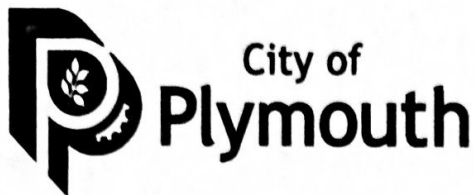


19100 Brockton  
 19000 Alvarado  
 18900 Tricon  
 18800 Yellowstone  
 18700 Xanthus  
 18600 Walnut Grove  
 18500 Vagabond  
 18400 Urbandale  
 18300 Troy  
 18200 Shadyview  
 18100 Ranier  
 18000 Queensland  
 17900 Peony  
 17800 Olive  
 17700 Narcissus  
 17600 Merrimac  
 17500 Lawdale  
 17400 Kimberly  
 17300 Jewel  
 17200 Inland  
 17100 Holly  
 17000 Garland  
 16900 Fountain  
 16800 Everest  
 16700 Dunkirk  
 16600 Comstock  
 16500 Black Oaks  
 16400 Archer  
 16300 Zanzibar  
 16200 Yuma  
 16100 Yene  
 16000 Weston  
 15900 Vicksburg  
 15800 Upland  
 15700 Terraceview  
 15600 Shenandoah  
 15500 Ranchview  
 15400 Quantico  
 15300 Polaris  
 15200 Orchid  
 15100 Niagara  
 15000 Minnesota  
 14900 Lanewood  
 14800 Kingsview  
 14700 Lunau  
 14600 Itasca  
 14500 Harbor  
 14400 Glacier  
 14300 Fernbrook  
 14200 Empire  
 14100 Dallas  
 14000 Cheshire  
 13900 Berkshire  
 13800 Annapolis  
 13700 Zinnia  
 13600 Yucca  
 13500 Zenium  
 13400 Wedgewood  
 13300 Vinewood  
 13200 Underwood  
 13100 Teakwood  
 13000 Sycamore  
 12900 Rosewood  
 12800 Quinwood  
 12700 Pineview  
 12600 Oakview  
 12500 Norwood  
 12400 Magnolia  
 12300 Larch  
 12200 Kirkwood  
 12100 Jonquil  
 12000 Ives  
 11900 Hemlock  
 11800 Goldenrod  
 11700 Forestview  
 11600 Evergreen  
 11500 Deerwood  
 11400 Cottonwood  
 11300 Balsam  
 11200 Arrowwood  
 11100 Zachary  
 11000 Yorktown  
 10900 Ximines  
 10800 Wellington  
 10700 Valley Forge  
 10600 Union Terrace  
 10500 Trenton  
 10400 Saratoga  
 10300 Revere  
 10200 Quaker  
 10100 Pilgrim  
 10000 Orleans  
 9900 Nathan  
 9800 Monticello  
 9700 Lancaster  
 9600 Kilmer  
 9500 T.H. 169

19100 Brockton  
 19000 Alvarado  
 18900 Tricon  
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 14900 Lanewood  
 14800 Kingsview  
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 14300 Fernbrook  
 14200 Empire  
 14100 Dallas  
 14000 Cheshire  
 13900 Berkshire  
 13800 Annapolis  
 13700 Zinnia  
 13600 Yucca  
 13500 Zenium  
 13400 Wedgewood  
 13300 Vinewood  
 13200 Underwood  
 13100 Teakwood  
 13000 Sycamore  
 12900 Rosewood  
 12800 Quinwood  
 12700 Pineview  
 12600 Oakview  
 12500 Norwood  
 12400 Magnolia  
 12300 Larch  
 12200 Kirkwood  
 12100 Jonquil  
 12000 Ives  
 11900 Hemlock  
 11800 Goldenrod  
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 11000 Yorktown  
 10900 Ximines  
 10800 Wellington  
 10700 Valley Forge  
 10600 Union Terrace  
 10500 Trenton  
 10400 Saratoga  
 10300 Revere  
 10200 Quaker  
 10100 Pilgrim  
 10000 Orleans  
 9900 Nathan  
 9800 Monticello  
 9700 Lancaster  
 9600 Kilmer  
 9500 T.H. 169



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.  
 N:\PROJECTS\PLANNING\Zoning Map



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](mailto: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: 10730 Hwy 55. Plymouth. MN 55441

Legal Description: Lot 2. Block 4. Schiebes Highland View Addition

Property Owner Name: Hasmukh II LLC

Company Name: Hasmukh II LLC Email: \_\_\_\_\_

Address: 195 Chanticleer Ln.

City: Alamo State: CA Zip Code: 94507

Phone Number: \_\_\_\_\_ Secondary Phone Number: \_\_\_\_\_

Applicant/Contact Person: Zach Walsh

Company Name: Grow Supplies MN. LLC Email: growsuppliesmn@gmail.com

Address: 10730 Hwy 55

City: Plymouth State: MN Zip Code: 55441

Phone Number: (612) 310-4136 Secondary Phone Number: \_\_\_\_\_

### Requested Application(s):

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Permit                     | <input type="checkbox"/> PUD Final Plan                             |
| <input type="checkbox"/> Comprehensive Plan Amendment              | <input type="checkbox"/> PUD General Plan                           |
| <input type="checkbox"/> Conditional Use Permit/Interim Use Permit | <input type="checkbox"/> Site Plan or Site Plan Amendment           |
| <input type="checkbox"/> Final Plat                                | <input type="checkbox"/> Rezoning                                   |
| <input type="checkbox"/> Home Occupation License                   | <input type="checkbox"/> Variance                                   |
| <input type="checkbox"/> Plan Modification                         | <input type="checkbox"/> Wetland-Related                            |
| <input type="checkbox"/> Preliminary Plat                          | <input checked="" type="checkbox"/> Zoning Ordinance Text Amendment |
| <input type="checkbox"/> PUD Amendment                             | <input type="checkbox"/> Other: _____                               |





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

**Brief Description of Request:** \_\_\_\_\_

The Applicant requests a zoning ordinance text amendment to section 21465.03 of the ~~C-3 Highway Commercial District regulations to allow hardware stores as permitted~~ uses. The request also proposes that a new definition for "Hardware Store" be added to section 21005.02 to define the use. The Applicant's request is described more fully in the enclosed Application Narrative \_\_\_\_\_

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: 1-16-2025

For City Use Only

Application Fee: \$ \_\_\_\_\_  
 Sign Fee: \$ \_\_\_\_\_  
 Wetland-Related Fees: \$ \_\_\_\_\_  
 Escrow (400-2800): \$ \_\_\_\_\_  
 Total Fees Due: \$ \_\_\_\_\_

Fees Approved for Deposit By: \_\_\_\_\_



January 22, 2026

City of Plymouth  
Attn: Lori Sommers, Planning Manager  
3400 Plymouth Boulevard  
Plymouth, MN 55447

**Via Email**  
[planning@plymouthmn.gov](mailto:planning@plymouthmn.gov)

Re: Request for Zoning Text Amendment to C-3 Highway Commercial District Regulations

Dear Ms. Sommers:

We are writing on behalf of Grow Supplies MN, LLC, an online retailer of specialty indoor gardening products. Grow Supplies currently operates its non-retail offices at 10730 Hwy 55, Plymouth, MN 55441 (the "Property"). We are seeking a zoning text amendment to allow for expanded operations to include on-site retail sales of gardening supplies, hardware and specialty items for indoor gardening. We are excited about the opportunity to expand this local business from online-only sales to include on-site retail sales, which will provide residents with on-demand hardware, indoor gardening and specialty products. Please accept this letter in support of the proposed zoning text amendment to the C-3 Highway Commercial regulations to allow "hardware stores" as permitted uses.

### **Project Description**

The Property currently supports Grow Supplies' offices, but customers that visit cannot purchase products on-site at this time. Current operations focus on providing high-quality indoor gardening supplies to customers nationwide through an online platform. Standard products include various hardware items, such as filters, trimming tools, ventilation items, LED grow lights, and a variety of high-end grow tents. Other products offered include various advanced fertilizers, nutrients and specialty growing soils. By offering high end products and providing excellent customer service, Grow Supplies has garnered a loyal customer base and positive recognition within the industry.

The proposed hardware store use consists of an entirely indoor retail operation offering specialty hardware and associated products direct to consumer that cannot be found at the average big box store. No outdoor sales, storage, assembly, or display are proposed. This initiative will not only enhance current service offerings but also provide a unique shopping experience for local residents interested in indoor gardening but lacking the hardware to do it. Parking and signage will be provided in accordance with applicable City Code regulations relevant to the C-3 District.

The proposed hardware store use for this small, expanding business aligns with the City's goals of promoting sustainable development and supporting local businesses. This proposal would result in a unique addition to the community by facilitating access to specialty hardware items by novice and expert indoor gardeners.

### Proposed Text Amendment

The proposed hardware store use is not currently allowed in the C-3 Highway Commercial District, but is compatible with other permitted retail uses, such as bicycle sales and repair, sporting goods and recreational equipment sales, and pet sales. The proposed text amendment seeks to make a “hardware store” a permitted use in the C-3 Highway Commercial District. The amendment proposes a new subdivision 20 to City Code section 21465.03 (due to alphabetical ordering of permitted uses):

#### **21465.03. - Permitted Uses.**

The following are permitted uses in the C-3 District:

...

Subd. 18. Furniture stores containing less than 5,000 square feet of gross floor area.

Subd. 19. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.

Subd. 20. Hardware stores.

...

Lastly, the proposed text amendment proposes adding a corresponding definition for “Hardware Store” to section 21005.02:

#### **21005.02 – Definitions**

...

Hardware Store: An indoor retail establishment with a gross floor area of no more than 3,000 square feet primarily engaged in the retail sale of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to special fertilizers, plant nutrients, and general gardening products, such as potting soils and other garden products.

Limiting the gross floor area of hardware stores in the C-3 Highway Commercial District avoids big box stores from qualifying as a hardware store under the proposed language. Instead, the proposed amendment is intended to accommodate smaller “mom and pop” style hardware stores that offer a variety of hardware products and associated indoor gardening products direct to consumer.

### Review Criteria for Proposed Text Amendment

The Property is guided Commercial and zoned C-3 Highway Commercial. City Code section 21010.01, subdivision 6 directs the Planning Commission to consider adverse effects of the

proposed amendment and base its judgment on, but not limit it to, consideration of the following four factors.

- A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.**

The City's Comprehensive Plan guides the Property as Commercial, which allows a wide variety of convenience, neighborhood, highway, community and bulk retail oriented uses for consumers. Commercial areas are designed to provide a wide range of goods and services to serve the shopping needs of local residents. The proposed hardware store use aligns with the guiding by adding another limited retail use to a Commercial area. The proposed use will be limited in scale by offering low to moderate intensity retail goods entirely indoors. The gross floor area restriction further limits the scale of uses that fall within the hardware store definition.

- B. The proposed action meets the purpose and intent of this Ordinance or in the case of a map amendment, it meets the purpose and intent of the individual district.**

The City's zoning ordinance is designed to assist the City in ensuring orderly and quality development, ensuring compatibility between different land uses, implementing its Comprehensive Plan, and otherwise protecting the public health, safety and welfare of the community. Under that general purpose, the C-3 District is designed to "provide for the establishment of service and *limited retail businesses* primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads." City Code § 21465.01 (emphasis added).

The proposed hardware store use is limited in scope to be compatible with the C-3 District purpose and adjacent uses. All activities involved in the proposed hardware store use will occur entirely within a building, aligning with the C-3 District's expectations for orderly and compatible commercial uses. The retail floor area is limited to less than 3,000 square feet, aligning with the intent of the C-3 District to support limited retail businesses.

The scale and intensity of the proposed use is comparable to other existing commercial uses in the area. The Property has historically been a printing shop/retail office, meaning the proposed use will not constitute an abrupt land use change.<sup>1</sup> The basic retail use is compatible with other permitted uses in the C-3 District, and importantly, other existing adjacent uses. The space intended to be used as a hardware store is part of a small strip mall that is home to a restaurant and banquet establishment (Absheron Palace) and a small retail furniture and lighting store (The House of Kariel). The Property is also adjacent to Latuff's Pizzeria and Aurora Tower, an office property that was renovated in 2018 and leases office space for tenants.

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<sup>1</sup> The historical retail use of the Property has arguably created a legal nonconforming use that should be allowed as of right.

The proposed use is consistent with the purpose and intent of the zoning ordinance by ensuring compatibility with surrounding land uses. The proposed use will offer a quality, unique retail establishment for local residents to enjoy, which aligns with the intent of the zoning ordinance.

**C. There is adequate infrastructure available to serve the proposed action.**

The Property is currently served by City utilities and is supported by existing infrastructure that is more than sufficient to serve the proposed limited hardware store use. The Property includes off-street parking that will easily accommodate motorists visiting to purchase specialty hardware products. Moreover, access to the Property is provided via a low-traffic frontage road with multiple points of ingress and egress. There are no concerns with the existing infrastructure for the proposed use.

**D. There is an adequate buffer or transition provided between potentially incompatible districts.**

Nearby zoning districts include property zoned as RMF-2, Multiple Family 2 to the north and northeast, which currently supports Sun Valley Mobile Home Park. There is an adequate natural buffer that consists of vegetation and mature trees between Sun Valley Mobile Home Park and the Property. This natural screening provides a sufficient buffer between the RMF-2 District. Moreover, the Property has historically been used as office and retail space nearby to the RMF-2 residential use without issue. The frontage road that provides access to the Property acts as a buffer between Highway 55 and commercial uses located on the other side of it.

**Conclusion**

The Property is arguably a legally nonconforming retail space as the strip mall has historically been operated as such. Thus, the retail hardware store use should be allowed as of right; however, if it is determined to not be legally nonconforming, we respectfully request the City approve the application for a zoning text amendment to permit hardware stores as a permitted use within the C-3 District. We are confident that this expansion will bring significant benefits to the City and the community, aligning with the city's strategic objectives and enhancing the quality of life for the community.

Thank you for considering this request. We look forward to the opportunity to contribute further to the City's growing commercial and retail sector. Please feel free to contact me should you require any additional information or have questions regarding the proposal.

Sincerely,



Jacob W. Steen, for  
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: [jsteen@larkinhoffman.com](mailto:jsteen@larkinhoffman.com)

City of Plymouth  
January 22, 2026  
Page 5

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cc: Zach Walsh, Grow Supplies MN, LLC (Via Email)  
Kip Berglund, Senior Planner, City of Plymouth (Via Email)

4937-7770-5323, v. 2

# CITY OF PLYMOUTH

## ORDINANCE NO. 2026-XX

### ORDINANCE AMENDING CHAPTER 21 ENTITLED THE ZONING ORDINANCE OF THE PLYMOUTH CITY CODE (2026005)

THE CITY OF PLYMOUTH ORDAINS:

**Section 1.** Legislative Formatting for Amendments. Amendments within this Ordinance are marked as follows: underlined text = new text to be added. Any text without markings (i.e., not underlined) shall remain as currently exists.

**Section 2.** Amendment of City Code. Section 21005.02 of the Plymouth City Code (RULES AND DEFINITIONS - DEFINITIONS) is hereby amended to add, in alphabetical order, the definition of “Hardware Store”:

Hardware Store: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to fertilizers, plant nutrients, and general gardening products such as potting soils and other garden products.

**Section 3.** Amendment of City Code. Section 21465.03 of the Plymouth City Code (C-3, HIGHWAY COMMERCIAL DISTRICT – PERMITTED USES) is hereby amended to add a new subdivision 20 as follows, with renumbering of the subsequent items:

Subd. 20 Hardware stores (containing less than 3,000 square feet of gross floor area).

**Section 4.**        Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council this xxxx day of xxxxxxxx.

\_\_\_\_\_  
Jeffry Wosje, Mayor

**ATTEST:**

\_\_\_\_\_  
Jodi M. Gallup, City Clerk

# CITY OF PLYMOUTH

## RESOLUTION 2026-\_\_\_\_\_

### **APPROVING FINDINGS OF FACT FOR A ZONING ORDINANCE TEXT AMENDMENT TO A SECTION OF CHAPTER 21 ENTITLED THE ZONING ORDINANCE TO ADD A DEFINITION OF HARDWARE STORES IN THE RULES AND DEFINITIONS SECTION AND ADD HARDWARE STORES AS A PERMITTED USE WITHIN THE C-3, HIGHWAY COMMERCIAL ZONING DISTRICT (2026005)**

WHEREAS, the Grow Supplies MN, LLC, initiated an amendment to Section 21005 – Rules and Definitions, and 21465 - C-3, Highway Commercial zoning district of the zoning ordinance; and,

WHEREAS, the Planning Commission has reviewed the proposed text amendment at a duly called public hearing and recommends approval of the text amendment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby approves the zoning ordinance text amendments to add a definition of hardware stores in Section 21005, and add hardware stores as a permitted use in Section 21465 - C-3, highway commercial zoning district, and modify the city code, based upon the finding that the proposed amendment would be consistent with the city’s comprehensive plan and with the purpose and intent of the city’s ordinances and policies.

ADOPTED by the City Council the xxxx day of xxxxxxxx.

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 xxxxxxxx, 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

# CITY OF PLYMOUTH

**RESOLUTION No. 2026-\_\_\_**

## **RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2026-\_\_\_**

Ordinance No. 2026-\_\_\_ amending Chapter 21 (Zoning Ordinance) to add a definition of hardware stores in Section 21005, and add hardware stores as a permitted use in Section 21465 - C-3, highway commercial zoning district.

A printed copy of the entire ordinances are available for inspection at the City Clerk's Office during regular office hours.

APPROVED for summary publication by the City Council this xxxx day of xxxxxxx.