

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
March 18, 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 March 4, 2026, minutes.
1. Minutes

5. PUBLIC HEARINGS

6. NEW BUSINESS

- 6.1** Variance request to allow the a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required at 105 Zachary Lane (Ryan Kandoll and Carmen Kandoll - 2026009)
1. Planning Report
 2. Location Map
 3. Variance Standards Responses
 4. Site Plan and Elevation
 5. Neighborhood Setbacks Map
 6. Resolution
 7. 20 Balsam Lane Opposition Letter
 8. 17 Zachary Lane Opposition Letter

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the March 4, 2026, minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on March 4, 2026.

3. Budget Impact:

N/A

4. Attachments:

1. Minutes

**Proposed Minutes
Planning Commission Meeting
March 4, 2026**

Acting Chair Anderson 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 March 4, 2026.

COMMISSIONERS PRESENT: Acting Chair Marc Anderson, Greg Hanson, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: Chair Boo and Julie Olson

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Kip Berglund, and City Council Liaison Julie Pointner

Acting Chair Anderson led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

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

Consent Agenda

(4.1) Planning Commission minutes from meeting held on January 21, 2026.

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

Public Hearing

(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)

Senior Planner Berglund presented the staff report.

Commissioner Fowler referenced the definition of hardware store, which is specific to garden supplies.

Senior Planner Berglund replied that the definition was provided by the applicant. He agreed that it does get specific, and the commission could have more discussion on whether to broaden that definition.

Commissioner Markanda asked if other cities have done something similar to this.

Senior Planner Berglund replied that he did not do a study of adjacent cities. He noted that Plymouth tends to have larger home improvement stores and specialized contractor businesses. He stated that Plymouth currently does not have the smaller stores, but noted that Golden Valley has some of the smaller hardware stores within their commercial districts, similar to this request.

Commissioner Hanson stated that hardware and gardening stores typically have outdoor displays and asked if this request would include that allowance.

Senior Planner Berglund replied that the applicant has stated that they do not anticipate any outdoor display items. He stated that there is a process within the ordinance that would allow a business to request an outdoor display area through an administrative permit.

Acting Chair Anderson stated that in the spring, the big box hardware stores and even grocers construct a canopy for plant sales, and asked if that would be allowed.

Senior Planner Berglund commented that a business can apply for an administrative permit for outdoor sales, such as a greenhouse or fireworks. He noted that activity is limited to 90 days.

Acting Chair Anderson asked if there would be a downside to approving this request.

Senior Planner Berglund noted that would be up for discussion. He stated that the positive would be that this would open the door for other businesses to come to town.

Acting Chair Anderson introduced the applicant, Craig Hardie, who thanked staff for their assistance throughout this process. He requested that the commission approve the request tonight to add the definition of hardware store to the code and to allow hardware stores of less than 3,000 gross square feet within the commercial highway district. He believed that this was a modest adjustment to allow small indoor specialty hardware stores into an area that already allows for other stores of similar size. He believed that the proposed use would be consistent with other stores allowed in the district and asked the commission to support the request.

Commissioner Fowler asked if the sales would include live plants or seeds.

Mr. Hardie replied that the business could include seedlings but would not include live plants.

Commissioner Markanda asked the anticipated hours of operation.

Mr. Hardie replied that the hours would be typical hours of perhaps 8 a.m. to 8 p.m. but noted that they are still finalizing those details.

Commissioner Markanda asked if the business would anticipate different hours on the weekend.

Mr. Hardie replied that they would be open on the weekends with similar hours.

Commissioner Hanson asked the gross square footage of the subject property.

Mr. Hardie commented that the property is under 2,400 gross square feet. He noted that site has a history of office and retail uses, and this amendment would allow this type of business within the site. He realized that this amendment would open up this use throughout the district, which is why they were specific with language.

Acting Chair Anderson asked how the 3,000 gross square feet limit was determined.

Mr. Hardie replied that arose through discussions with staff, noting that staff have been extremely helpful throughout this process.

Acting Chair Anderson opened the public hearing.

No comments.

Acting Chair Anderson closed the public hearing.

Commissioner Fowler stated that he is generally supportive of the change as this type of business seems to fit well in the district. He stated that he would like less specificity in some places of the definition and more in other areas. He stated that perhaps the end of the first sentence is indoor and outdoor growing supplies. He asked if this would/could include live plants. He stated that it appears the only live plant sales currently allowed in the district are for live Christmas tree sales.

Senior Planner Berglund stated that the question would be whether there are live plants in a hardware store and noted that most often there are during certain times of year.

Commissioner Fowler agreed that it does make sense and believed that should be included in the definition to make it clear. He reviewed the updated definition that he would propose as: 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, indoor and outdoor gardening and growing supplies, and live plants.

Motion was made by Commissioner Fowler, and seconded by Commissioner Willis, to recommend approval of an ordinance amending chapter 21, including the revised 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, including the findings of fact and summary publication. With all Commissioners voting in favor, the motion carried.

It was noted that this item is scheduled to go before the City Council on March 24, 2026.

New Business

Adjournment

Acting Chair Anderson adjourned the meeting at 7:32 p.m.

To: Planning Commission

Prepared by: Geoff Solomonson, Associate Planner

Reviewed by: Lori Sommers, Planning Manager
Grant Fernelius, CED Director

Item: **Variance request to allow the a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required at 105 Zachary Lane (Ryan Kandoll and Carmen Kandoll - 2026009)**

1. Action Requested:

Review and make a recommendation to the City Council related to the variance request for a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required at 105 Zachary Lane.

2. Background:

See attached staff report

3. Budget Impact:

Not applicable

4. Attachments:

1. Planning Report
2. Location Map
3. Variance Standards Responses
4. Site Plan and Elevation
5. Neighborhood Setbacks Map
6. Resolution
7. 20 Balsam Lane Opposition Letter
8. 17 Zachary Lane Opposition Letter

To: Plymouth Planning Commission

From: Geoff Solomonson, Associate Planner (763-509-5455)
Community and Economic Development Department

Subject: Ryan Kandoll and Carmen Kandoll –variance request to allow a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required at 105 Zachary Lane (2026009)

Ward: 3

Deadline: June 22, 2026

Summary

Request for a variance for a 14-foot building addition in the side yard that would be 8 feet from the south property line for an accessory dwelling unit (ADU) and an additional garage stall on the property addressed as 105 Zachary Lane.

The zoning ordinance requires a 15 foot side yard setback for the RSF-1 zoning district.

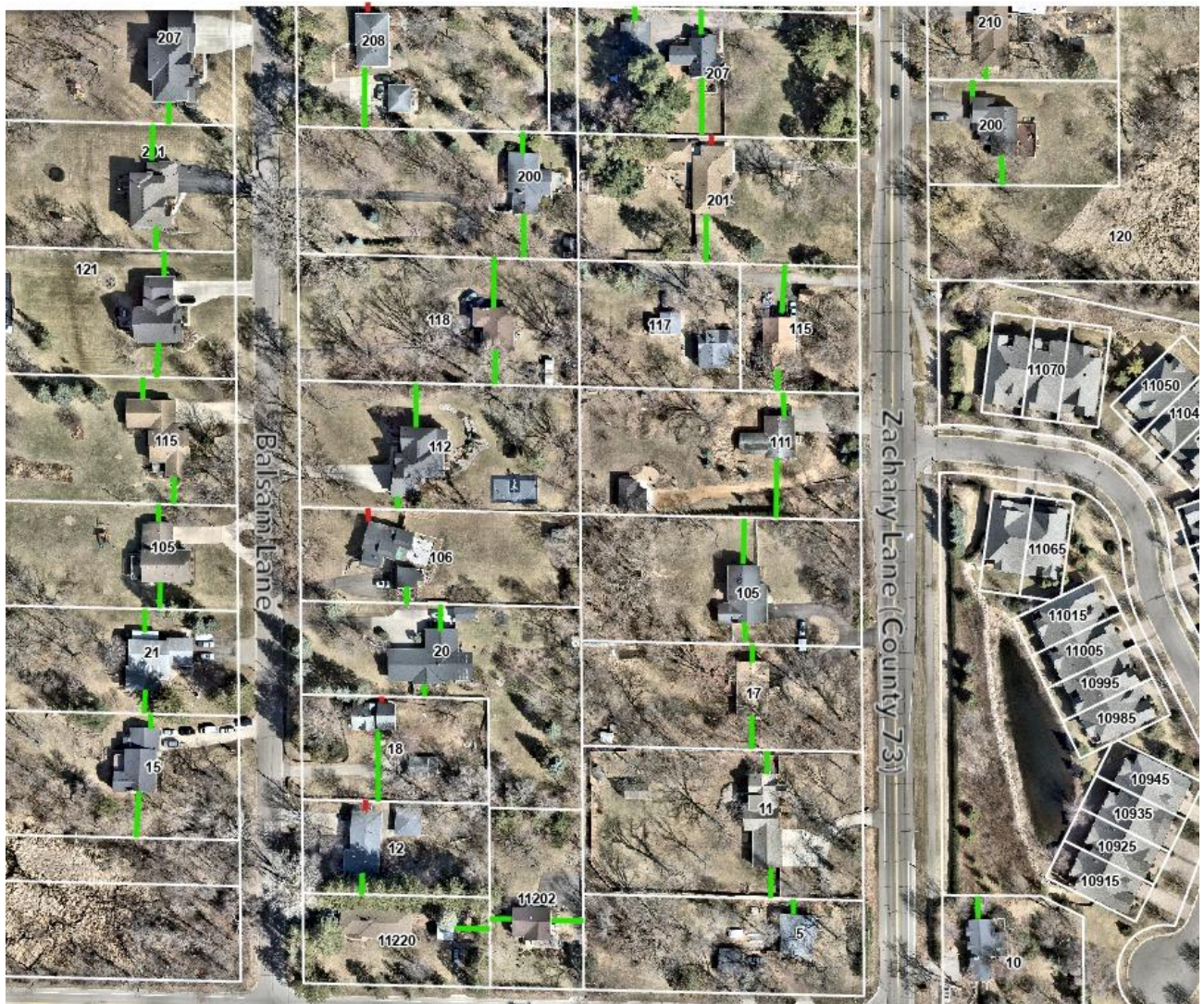
An aerial view of the site is included on the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommend denial of the variance for the 14-foot building addition in the side yard.



The applicant has indicated in their application submittal that a portion of the building addition will be used as a 'grandparents suite'. In review, the ADU appears to meet the criteria specified in 21190.04 Subd. 2, and an Administrative Permit for an ADU will be required at the time of building permit.



In context of the surrounding neighborhood, there are a few RSF-1 zoned houses that appear to not meet the 15 foot required side yard setback as shown in the picture below with green lines marking those that are meeting the setback and red lines for those that appear to be closer to the property line than 15 feet.

Additionally, the property at 201 Zachary Lane was approved for a 11.25-foot setback where a 15-foot setback is required for a home addition in 2023.

Hennepin County Roads and Bridges has indicated that it was likely that the shared driveway was a requirement due to their desire to limit the number of access points from Zachary Lane (County Road 73), the turn lanes, 35 mph speed limit, and the topography of that location, despite not having any official documentation. It is likely that both homes on the shared driveway were constructed in their existing location to take advantage of the driveway location.

Findings

The Planning Commission must review the variance request for compliance with the standards outlined in the zoning ordinance. In review of the request, staff finds that all the applicable variance standards would be met, as follows:

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 the general purpose of the zoning ordinance and comprehensive plan would be met by the design and appearance of the building addition being similar to the existing house, but would grant a setback that is closer than the existing characteristics of the neighborhood.

2. The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that:

- 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. The property would be used in a reasonable manner, as permitted by the zoning ordinance.

- 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 property does have inherent characteristics that are unique. Staff notes there are other properties in the vicinity that do not appear to meet the required side yard setbacks or were granted a variance for a setback that did not meet the required side yard. In discussion with Hennepin County, it is likely that the homes were constructed closely due to the shared driveway.

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

Finding: Staff finds that the request would grant a setback that would be closer than what is common throughout the neighborhood, however as shown in the map above, there are other properties in the area that are not meeting the required setback or have been granted a variance for a lesser setback.

3. Is the variance request based exclusively upon economic considerations?

Finding: Staff finds that the request is not solely based on economic considerations but based upon existing characteristics of the surrounding neighborhood and the likelihood of the homes being constructed closely due to the shared driveway.

4. 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 impact the neighborhood as there are other examples of lesser setbacks established throughout the neighborhood.

5. 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.

6. Is the variance requested 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 practical difficulties. Staff notes there are other examples in the surrounding area of lesser setbacks.

Level of Discretion in Decision-Making

The City's discretion in approving or denying a variance is limited to whether or not 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 meeting was mailed to all property owners within 200 feet of the site.



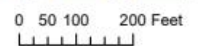
Hennepin County Locate & Notify Map

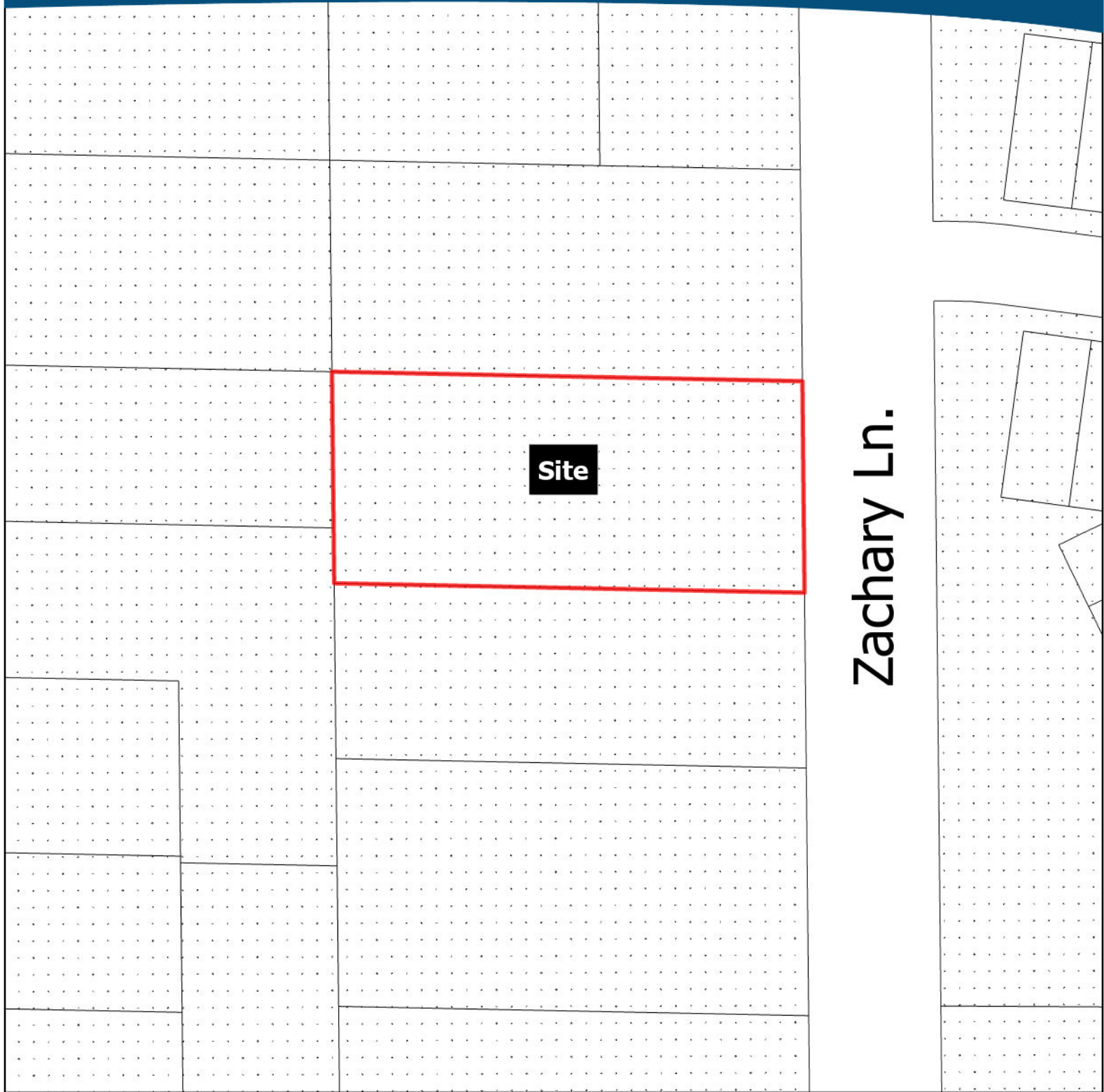
Date: 3/2/2026



Buffer Size: 200

Map Comments:










2026009
105 Zachary Lane
Request for VAR



Guiding BW

-  C, Comercial
-  CC, City Center
-  CO, Commercial Office
-  IND
-  LA-1, Living Area 1

-  LA-2, Living Area 2
-  LA-3, Living Area 3
-  LA-4, Living Area 4
-  LA-5
-  MXD
-  MXD-R
-  P-I, Public/Semi-Public/Institutional

Variance Application Checklist

Please submit digital (emailed, USB) copies of the following items via email to planning@plymouthmn.gov to submit your application.
Applications will be processed once all items on this checklist are submitted.

Requirements

- **Completed [Application Form](#)**, signed by the property owner.
- **Answers** to the questions on page 2.
- **Accurate Certified Survey** showing the proposal, drawn to scale, including all dimensions and square footages.
- **Site Plan** showing any applicable changes in landscaping, signage, lighting, and grading.
- **Application Fee** payable to the City of Plymouth:
 - \$150 for subdivision code variance
 - \$200 for 1 and 2 family lots
 - \$300 for all other lots,
 - Plus, for non-residential uses within 500 lineal feet of any residential property, an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage.

The fee for staff-prepared mailing labels is included in the application fee. Please contact planning@plymouthmn.gov to set up online payment or submit a check or cash with the request.

Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance. For a complete list of required materials, refer to Section 21030 of the Plymouth Zoning Ordinance.



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

~~-Add an addition on the south side of the home to create a grandparents suite and add a third bay to our garage large enough to park our family van (existing garage space is too small for our family van).
-A variance is needed because the addition will encroach on the usual required set back from the property line (15 feet) by 7 feet. The resulting set back from the property line will be 8.0' in the back of the house and 8.9 feet at the front of the garage.~~

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

Yes. It is in harmony with the general purposes and intent of the Zoning Ordinance. The home will remain consistent with single family accessory dwellings and there will be abundant space between the it and the house to the south. It will have no effect on set backs to the street or on future development.

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

No. There will still be abundant space (29.9 feet) between the addition and the neighbors home to the south. It will no effect on set backs to the street or future development whether desired by the neighbors to the south or the city.

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

No. The variance and the resulting project will not cause any of the issues listed in the question. It will have a positive effect on property values.

It will lead to greater safety, enhanced curb appeal, and multi-generational living.

Explain the "practical difficulties" present by answering the following questions:

Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.

***See answer below.**

Do you plan to use the property in a reasonable manner, permitted by the Zoning Ordinance? Explain.

Yes we plan to use the property and its future addition in a reasonable manner that is permitted by the zoning ordinance.



Would the variance, if granted, alter the essential character of the locality?

~~No. It would not.~~

Is the variance request based exclusively upon economic considerations? Explain.

~~No. This is the most reasonable place to build the needed addition.~~

~~The variance, if granted, will have a positive impact on the quality of life for us who will live in the~~

Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

~~No. The home is built a good distance away from the property line and very good distance from the home to the south. Nothing has been added to the south since it was built. And The proposed project has not been started.~~

The southern side is the most reasonable place for an addition like this and it can be done without any adverse effects on the neighbors or the intent of the Zoning Ordinances.

Explain the “practical difficulties” present by answering the following questions:

Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.

This is the best and most practical solution for the following reasons:

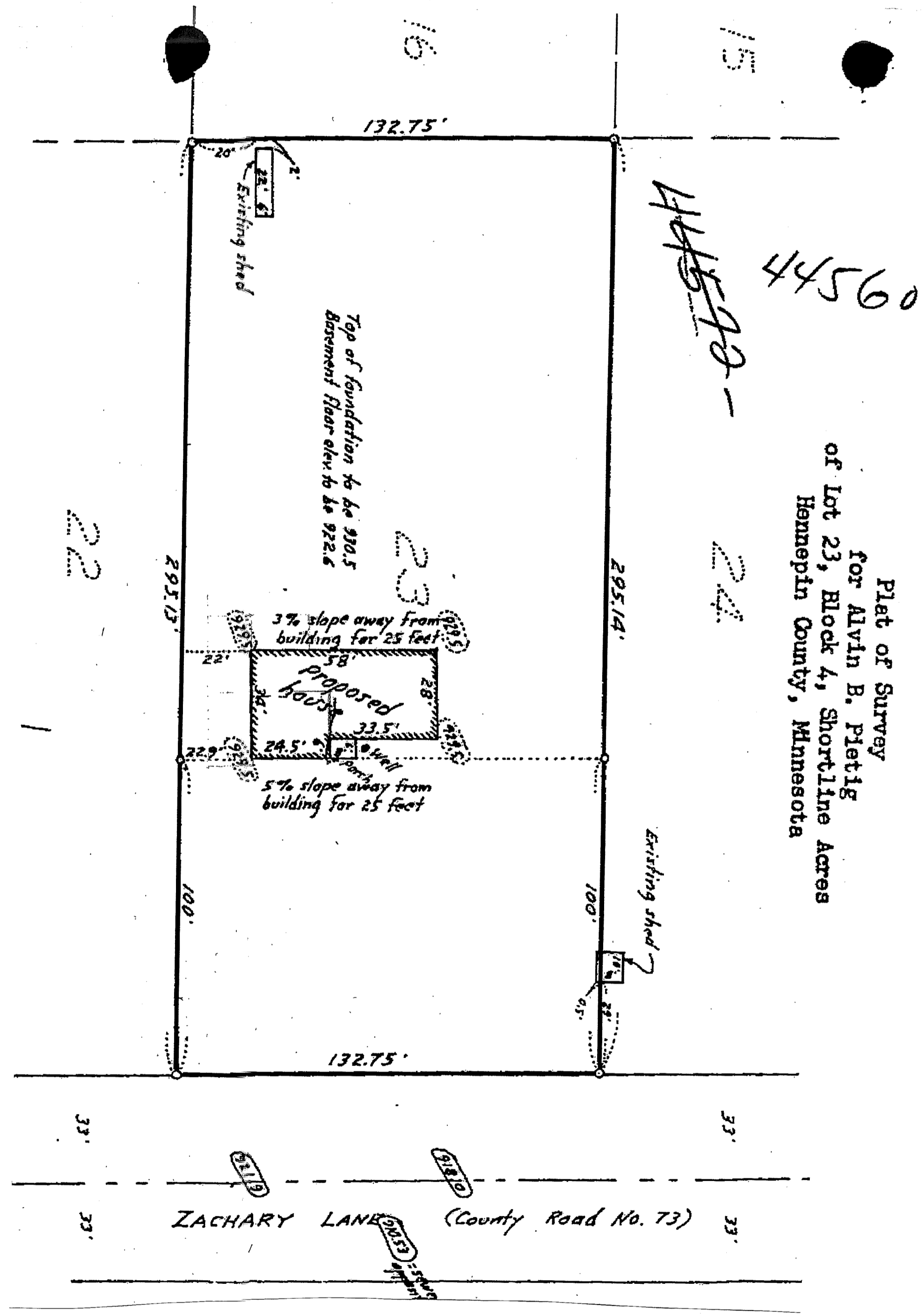
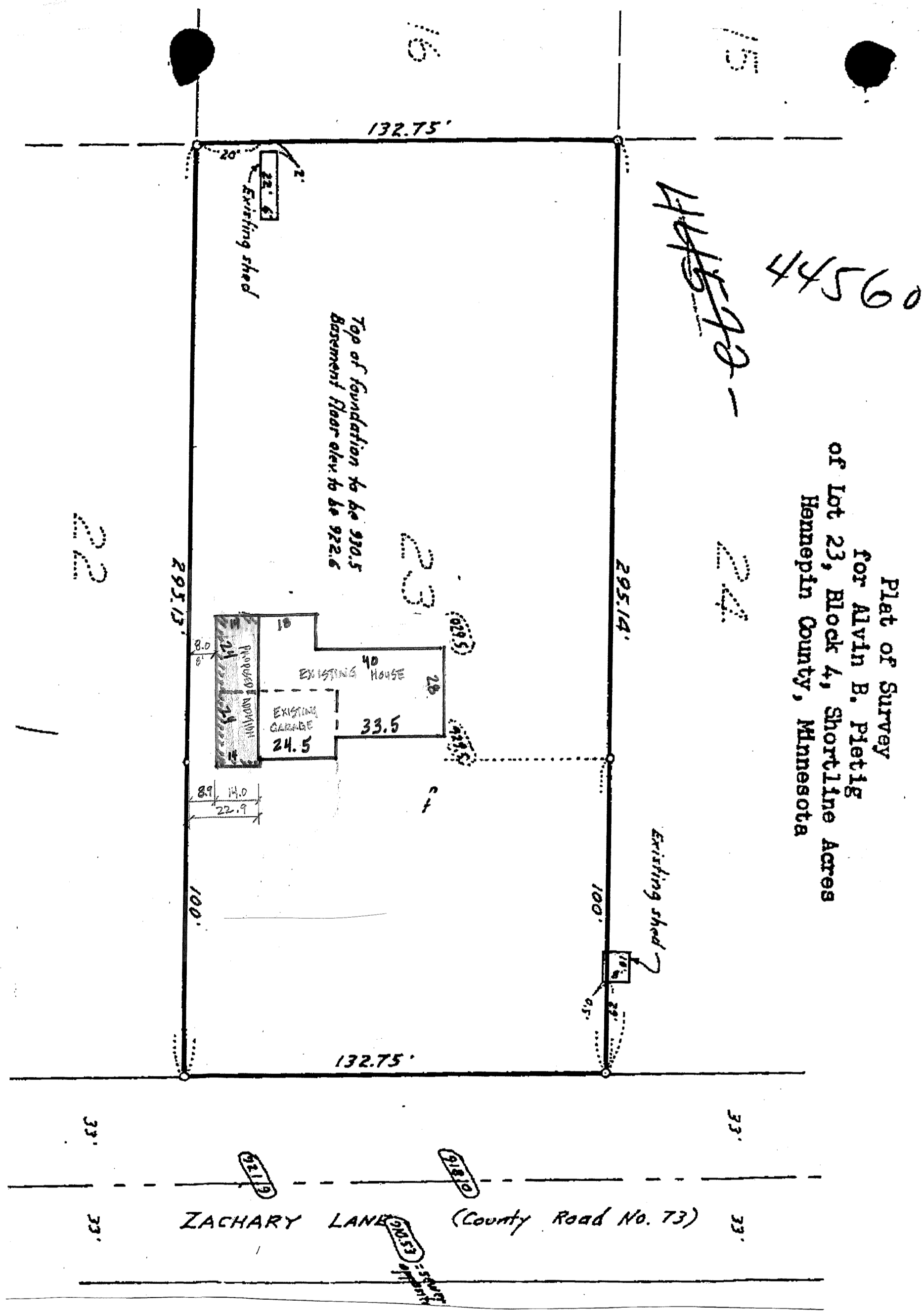
1. It would be awkward and/or hinder visibility to add it anywhere else. We have 6 children ages 7 and under so it's important for us to have good visibility of the backyard.
2. The 14' addition will provide 13.5' of additional living space for the grandparents suite which will be adequate for adding a bedroom, bathroom, laundry space and a walk-in closet. Expanding southward is the only direction to add on to the existing family room without hindering visibility of the backyard.
3. The standard 12' for a single car garage would not allow our children to get in the van while the side doors are open and it's impractical for them to close the doors in between each child. 12' would not allow enough room to work on the van when it needs repair. 13' interior garage width is the minimum needed to accommodate the van, but 13' alone does not help with the storage issue...
4. The proposed grandparents suite with the 14' addition is already small (697 sq') and does not allow room for storage. Storage space in the garage will allow the grandparents freedom to access their stored items with their mobility issues. The 13.5' of additional internal space will allow us to park the large 15 passenger van, two regular sized vehicles (with regular loading needs), and allow for grandparents storage space along with the typical storage of tools and outdoor adventure gear.

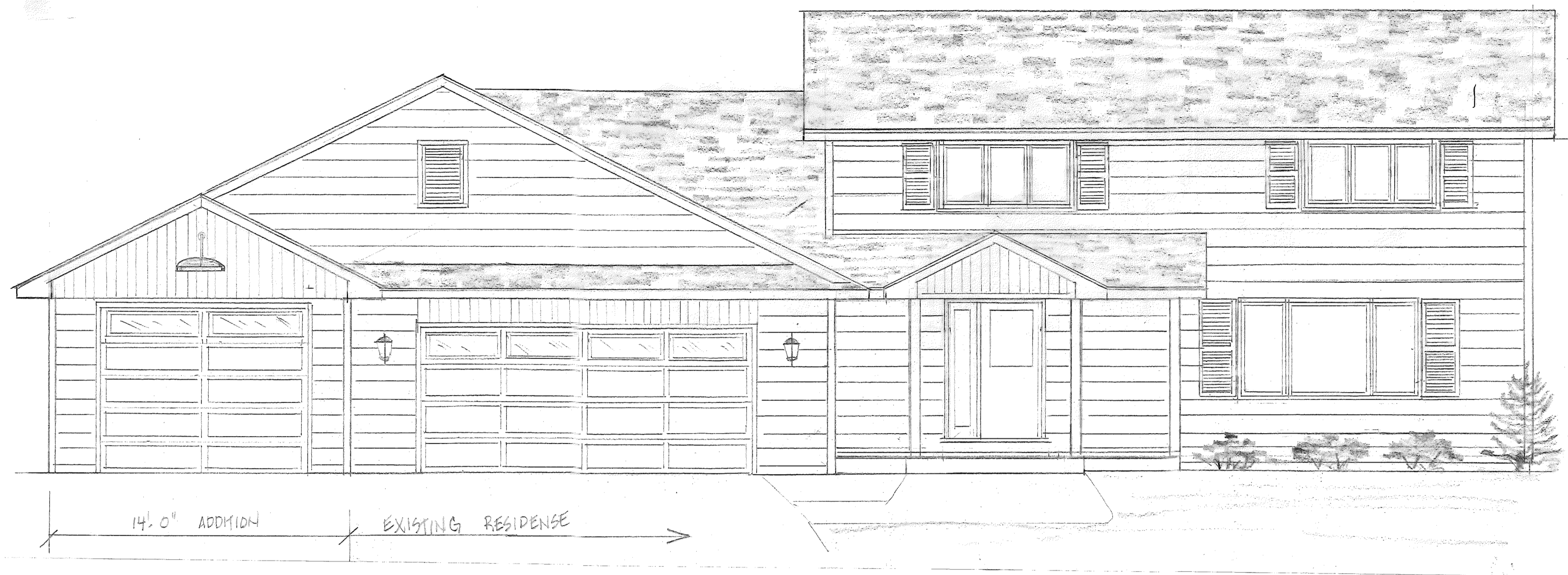


REVISIONS	BY

105 ZACHERY LANE N.
PLYMOUTH, MN 55441

DRAWN	RHR
CHECKED	
DATE	1-16-2024
SCALE	1" = 30'-0"
JOB NO.	105
SHEET	1
OF	3



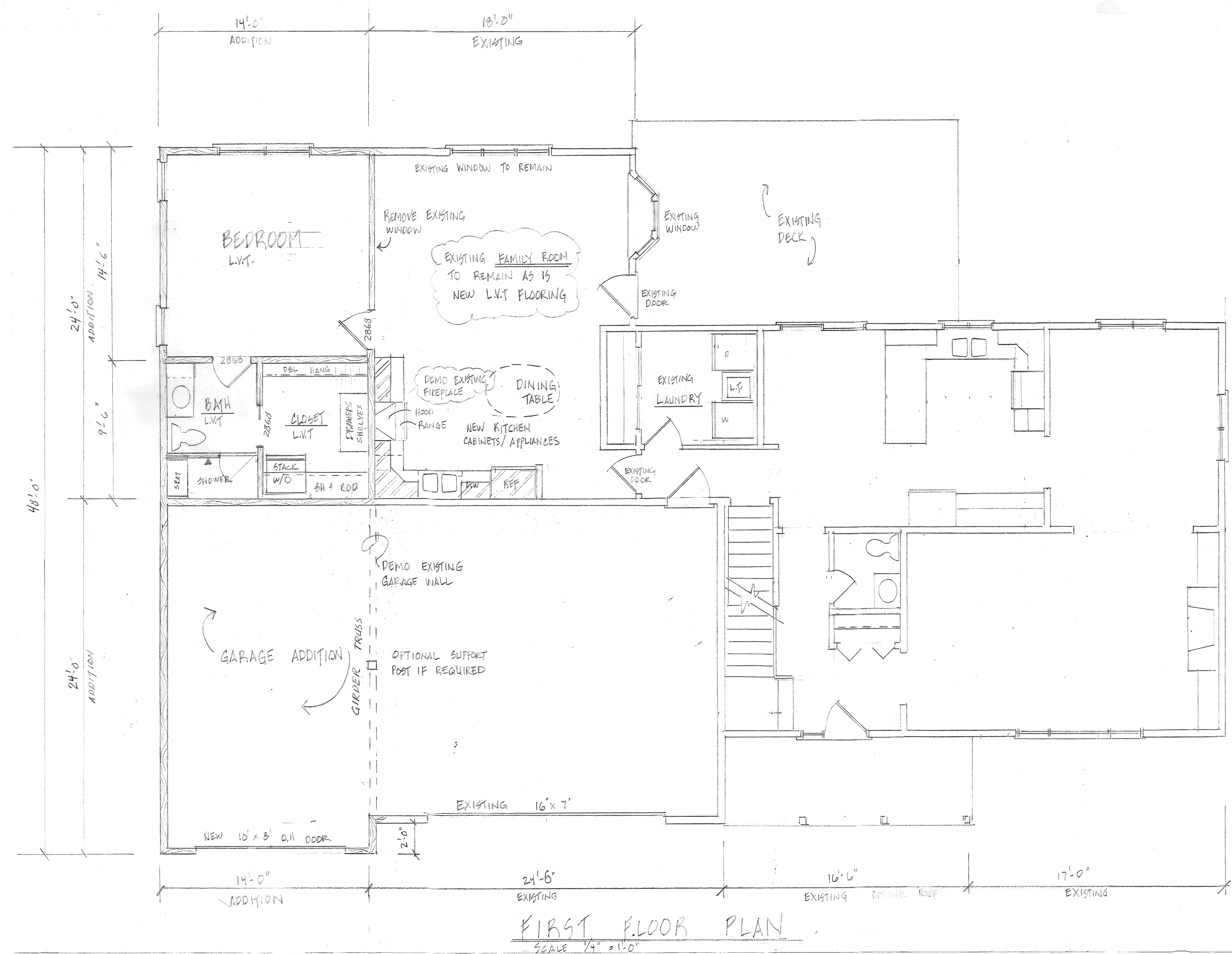


FRONT ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS	BY

105 ZACHERY LANE
PLYMOUTH, MN. 55441

DRAWN RHR
CHECKED
DATE 1-16-2026
SCALE 1/4" = 1'-0"
JOB NO. 105
SHEET 2
OF 3 SHEETS

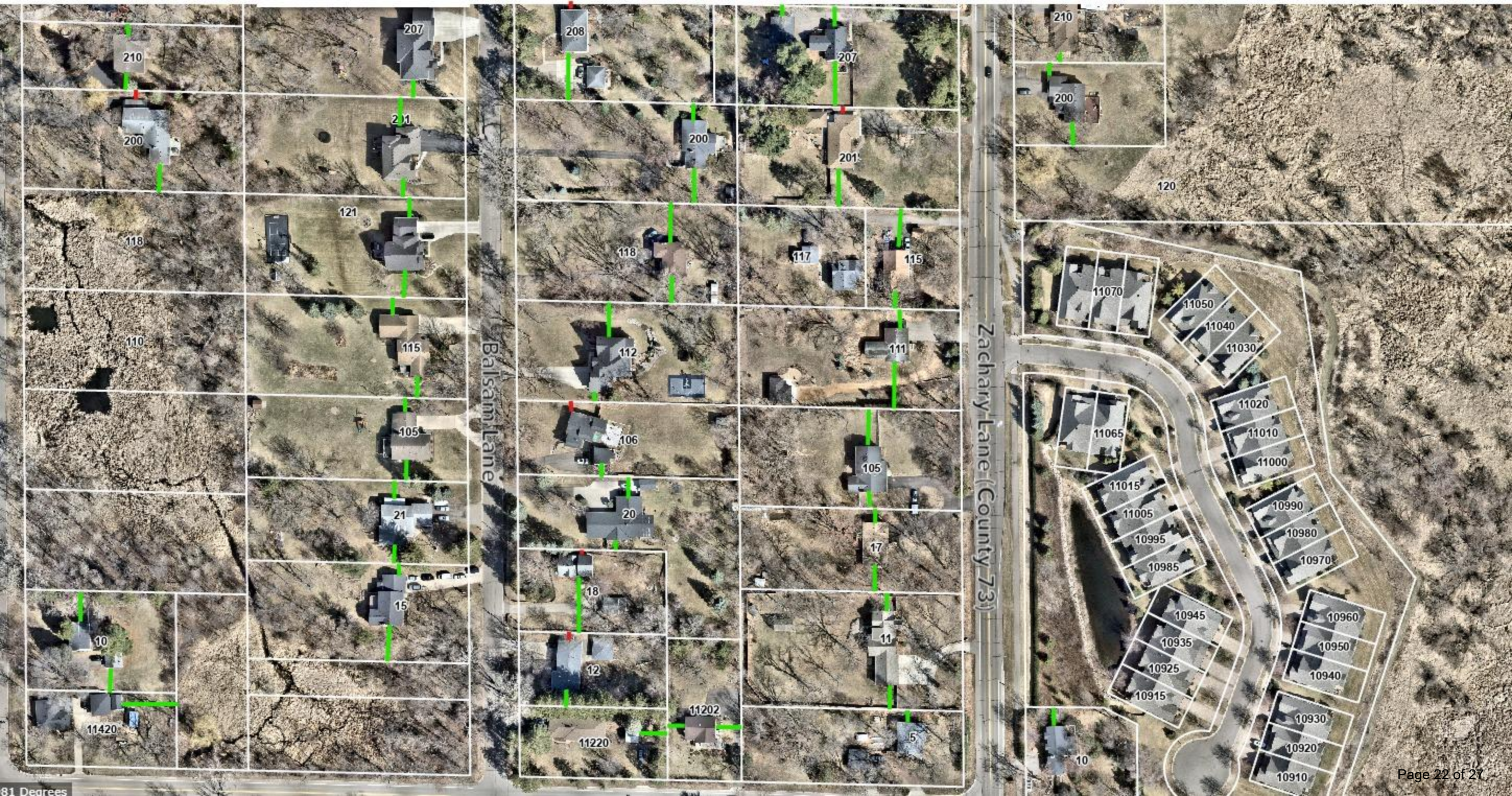


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS	BY

105 ZACHERY LANE
PLYMOUTH, MN. 55441

DRAWN BHR
CHECKED
DATE 1-16-2026
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
3
OF 3 SHEETS



CITY OF PLYMOUTH

RESOLUTION No. 2026-

RESOLUTION APPROVING A VARIANCE FOR RYAN KANDOLL AND CARMEN KANDOLL FOR PROPERTY LOCATED AT 105 ZACHARY LANE (2026009)

WHEREAS, Ryan Kandoll and Carmen Kandoll have requested approval of a variance for a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required; and

WHEREAS, the subject property is legally described as:

Lot 23, Block 4, Shortline Acres, Hennepin County, Minnesota; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting,

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 Ryan Kandoll and Carmen Kandoll, of a variance for a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required, for property located at 105 Zachary Lane, subject to the following:

1. The requested variance for a 14-foot building addition in the side yard that would be 8 feet from the property line where 15 feet is required on the property addressed as 105 Zachary Lane, is hereby approved, in accordance with the plans received by the city on February 20, 2026, except as may be amended by this resolution.
2. The requested variance is approved based on the finding that all applicable variance standards have been met, specifically:
 - a) The requested variance, and its resulting construction project, would be in harmony with the general purposes and intent of the ordinance, and would be consistent with the comprehensive plan.
 - b) The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 1. The applicant proposes to use the property in a reasonable manner, as permitted by the zoning ordinance. Upon the granting of the variance, the project will comply with the zoning ordinance.
 2. The request is due to unique circumstances not created by the property owners as there are other properties in the vicinity that do not appear to meet the required side yard setbacks or were granted a variance for a setback that did not meet the required side yard. Discussions with Hennepin County indicate that it was likely the home was constructed closer to the side yard due to the shared driveway.

3. The variance would not alter the essential character of the lot or neighborhood. There are other properties in the area that are not meeting the required setback or have been granted a variance for a lesser setback.
 - c) The requested variance is not based upon economic considerations but rather, based upon the existing characteristics of the surrounding neighborhood and the likelihood of the homes being constructed closely due to the shared driveway.
 - d) The variance, and its resulting construction, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood. There are other examples of lesser setbacks established throughout the neighborhood.
 - e) The variance, and its 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.
 - f) The variance requested is the minimum action required to address the practical difficulties. There are other examples in the surrounding area of lesser setbacks.
3. The home addition shall match the architecture of the existing home.
4. A separate building permit is required prior to construction of the home.
5. A separate administrative permit for an accessory dwelling unit (ADU) will be required at the time of building permit.
6. The variance shall expire one year after the date of approval, unless the property owner or applicant has commenced the authorized improvement or use, 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 21030.06 of the zoning ordinance.

APPROVED by the Plymouth City Council on this XXth day of XX, 2026.

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 XX XX, 2026, 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

Eeva Tarnanen
20 Balsam Lane N
Plymouth, MN 55441
Eeva.t013@gmail.com
763-218-3812
12Mar2026

Re: Opposition to Variance Request for Setback Relief – File # 20026009

Dear Members of the Planning Commission:

I am writing to formally oppose the variance request submitted for setback relief at **105 Zachary Lane N**. After reviewing the proposal and considering its potential impact on the surrounding properties and community, I believe granting this variance would not serve the best interests of the neighborhood or uphold the intent of the current zoning regulations.

My concerns include the following:

1. **Negative Impact on Neighborhood Character**

The proposed reduction in setbacks would create a structure that appears out of scale and inconsistent with nearby homes and lots, disrupting the established visual harmony of the area.

2. **Potential Effects on Privacy**

Reduced setbacks will diminish the privacy of neighboring residents.

For these reasons, I respectfully request that the Planning Commission deny the requested variance and uphold the existing setback requirements.

Thank you for your time and consideration. I appreciate your commitment to thoughtful planning and responsible development within our community.

Sincerely,
Eeva Tarnanen

Dear Members of the Planning Commission,

I am writing this letter to express my opposition to the requested setback variance for the proposed home and garage addition at property **105 Zachary Lane N under File No. 2026009**.

Zoning code requires a 15-foot setback from the lot line, and the applicant is requesting approximately 8 feet of relief.

Setback requirements exist to maintain appropriate spacing between homes, protect privacy, manage drainage, and preserve the character of residential neighborhoods. Granting a variance that reduces the setback this significantly will undermine these important standards.

Under Minnesota law, including Minnesota Statute 462.357 governing zoning variances, a variance may only be granted when practical difficulties exist in complying with the zoning ordinance. In order to meet that standard, the applicant must demonstrate that:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.
2. The need for the variance is due to circumstances unique to the property and not created by the landowner.
3. Granting the variance will not alter the essential character of the locality.

Based on this criterion, it does not appear these legal standards have been satisfied. The property is and has been capable of being reasonably used while complying with the existing 15-foot setback requirement. Desire to construct a larger addition or preferred building layout does not typically constitute the type of practical difficulty required under Minnesota law.

Additionally, my dwelling structure is located 9 feet from the lot line adjacent to the proposed structure. If this variance is approved, the new construction would place a large addition significantly closer to my home than the zoning ordinance intends. Privacy will be dramatically affected along with potential negative impact to drainage and property value and would reduce the intended spacing between homes that the setback ordinance was designed to preserve.

Granting such a substantial setback reduction could also set an undesirable precedent for future variance requests in the neighborhood, gradually weakening the zoning protections that ensure fairness and consistency for property owners. Only one other similar variance was allowed nearby in the recent past at 201 Zachary Lane, in large part because it was unopposed.

For these reasons, I am **vehemently opposed** to File No. 2026009 and respectfully request that the Planning Commission deny the requested setback variance and uphold the zoning standards established by the City.

Thank you for your time and consideration.

Sincerely,

Dan Krautkremer
17 Zachary Lane N
Plymouth MN 55441

danpenny1@juno.com
763-438-3709