

**CITY OF PLYMOUTH  
AGENDA  
Regular Planning Commission  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
April 15, 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 18, 2026, minutes.

1. Minutes

**5. PUBLIC HEARINGS**

**5.1** Planned Unit Development (PUD) amendment to allow an indoor sports/fitness/commercial recreation business at 2155 Niagara Lane (Thorney Training LLC -- 2026012)

1. Planning Report
2. Location Map
3. Floor Plan
4. Site Plan
5. Thorney Training LLC - CUP Application Packet
6. Resolution PUD Amendment
7. Resolution Findings of Fact
8. Ordinance Text Amendment

**6. NEW BUSINESS**

**7. ADJOURNMENT**



**To:** Planning Commission

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

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

**Item:** **Approve the March 18, 2026, minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on March 18, 2026.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Minutes

**Proposed Minutes  
Planning Commission Meeting  
March 18, 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 March 18, 2026.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Greg Hanson, and Jim Willis

COMMISSIONERS ABSENT: Josh Fowler and Neha Markanda

STAFF PRESENT: Planning Manager Lori Sommers and Associate Planner Geoff Solomonson

Chair Boo led the Pledge of Allegiance.

**Call to Order**

**Public Forum**

Scott Johnson, Ward 2 resident, commented that he is running for city council for that ward and spoke about the proposed development north of the high school. He believed that Plymouth should put 54<sup>th</sup> Avenue in first, across to the private road, and shut down 56<sup>th</sup>. He stated that it would allow Troy Lane to be extended when it starts to develop.

**Approval of Agenda**

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

**Consent Agenda**

**(4.1) Planning Commission minutes from meeting held on March 4, 2026.**

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

**Public Hearing**

## **New Business**

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

Associate Planner Solomonson presented the staff report.

Chair Boo recognized there would be a process to request a change to the driveway coming onto Zachary, but any such process would result in a denial.

Associate Planner Solomonson stated that it would be likely that Hennepin County would require the access to remain the same.

Chair Boo asked if other locations for the ADU and garage storage were considered.

Associate Planner Solomonson confirmed that there were discussions with the applicant about other locations and detached options, but the applicant chose to proceed with the options as shown.

Commissioner Olson stated that it appears within the neighborhood, there are some homes that are close to the lot line, and asked if those properties are grandfathered in. She asked if it is common that a setback of eight feet would be approved when there are strong letters of opposition.

Associate Planner Solomonson stated that it is likely that those homes were constructed prior to the regulations, noting that 201 Zachary Lane is the only variance on record in recent times.

Commissioner Hanson asked if there were plans to expand the driveway to meet the third stall that will be constructed as part of the addition.

Associate Planner Solomonson stated that the driveway is something that would be reviewed through the building permit, as it can be six feet from the property line.

Chair Boo invited the applicant to address the commission.

Ryan Kandoll, applicant, stated that he is requesting the variance to allow an addition to the south side of his home, which would add a third stall to the garage and living space addition that would function as a grandparents' suite. He believed that this location makes the most sense for the home and property. He stated that the practical difficulties that exist are due to the placement of the home and believed that this proposal is the best solution. The proposed addition would be attached and would maintain the established pattern of residential development, while improving the curb appeal of the home. He understood the concerns of the neighbors that were expressed in their letters. He stated that the neighborhood already contains a range of sizes and setbacks for homes. He commented that there will still be sufficient distance between the home and the neighbors to the south, and additional landscaping could also be added.

Chair Boo asked about the other options that were considered for the addition.

Mr. Kandoll replied that he considered quite a few options, including a detached ADU, but noted that his parents have mobility issues and they would not have enough space for a garage or carport in that scenario. He stated that he also considered transitioning the garage into living space, but they would then need to extend the driveway to a garage on the north side of the property, and his parents would need to walk through the main home to get to their living space. He noted that it would also make the appearance of the home awkward.

Chair Boo introduced Dan Krautkremer, 17 Zachary Lane, commented that he is the neighbor to the south. He disagreed with the comments made by the applicant and voiced his opposition to the proposal. He expressed concern with drainage issues and believed that this would change the character of the neighborhood. He stated that the lots in this neighborhood are large, and he does not want another home that close to his home. He expressed concerns about privacy and a negative impact on his property value. He believed the addition should be placed on the north side of the home, or in another area of the lot that would not require a variance. He expressed frustration as he was not made aware of this request until he received notification from the city. He stated that his neighbor then came over with his plans, and he explained why he opposed it and did not believe his neighbor would continue to move forward with the request. He asked the commission to deny the request.

Commissioner Olson stated that the recommendation within the packet was to deny the request, but the staff presentation recommended approval and asked for clarification.

Associate Planner Solomonson replied that there was a typo within the packet, and staff recommends approval.

Chair Boo recognized that variances are difficult to consider, as shown by the testimony of the applicant and his neighbor.

Mr. Kandoll stated that the lots will still be large, and the addition is attached to the home. He stated that the neighborhood already contains a mix of home sizes and styles. He stated that this also maintains the character of the neighborhood better than having two driveways to one home. He noted that there would still be separation between the homes, noting that 29.9 feet would remain between the homes. He stated that the senior occupants would not generate large amounts of noise and would actually provide additional noise mitigation for his small children. He stated that the additional garage space would also allow them to unload their children from vehicles inside the garage rather than in the driveway. He stated that improvements to the home typically support higher values in homes, and drainage concerns would be reviewed by the building and engineering departments in the review process. He stated that if they placed the addition on the north side, they would need to run a driveway across the front yard, which would not maintain the character of the neighborhood. He stated that the design would allow his aging family members to be integrated into his home.

Commissioner Anderson stated that the commission has considered many variance applications, and there are usually extending circumstances that tend to direct the position one way or the other. He stated that the county is extremely reluctant to grant more access points, which means there can only be one driveway. He believed that the application had merit in providing additional dwelling opportunities for this family.

**Motion was made by Anderson and seconded by Commissioner Willis to recommend approval of a resolution approving a variance request to allow a 14-foot building addition in the side yard that would be eight feet from the property line, where 15 feet is required at 105 Zachary Lane.**

**Further discussion: Chair Boo stated that he is not inclined to support the motion. He stated that they have been fairly liberal with variance applications, often driven by conditions of the land and lack of opposition from neighbors. He stated that there is significant opposition from neighbors and therefore he will not support the resolution.**

**Commissioner Olson referenced the shared driveway and disagreement between the neighbors and asked how they would maintain the driveway.**

**With a vote of 2 – 3 (Boo, Olson, Hanson opposed), the motion failed.**

Chair Boo noted that a recommendation of denial will go forward to the city council at its April 13, 2026, meeting.

### **Adjournment**

Chair Boo adjourned the meeting at 7:42 p.m.

**To:** Planning Commission

**Prepared by:** Geoff Solomonson, Associate Planner

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

**Item:** **Planned Unit Development (PUD) amendment to allow an indoor sports/fitness/commercial recreation business at 2155 Niagara Lane (Thorney Training LLC -- 2026012)**

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**1. Action Requested:**

Conduct the public hearing, and move to recommended approval of the requested PUD amendment, subject to the findings and conditions listed in the attached resolution.

**2. Background:**

See attached planning report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Report
2. Location Map
3. Floor Plan
4. Site Plan
5. Thorney Training LLC - CUP Application Packet
6. Resolution PUD Amendment
7. Resolution Findings of Fact
8. Ordinance Text Amendment

**To:** Plymouth Planning Commission

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

**Subject:** Thorney Training LLC – PUD amendment to allow an indoor sports/fitness/commercial recreation business use to the Northwest Pointe Business Centre located at 2155 Niagara Lane (City File No. 2026-012)

**Ward:** 2

**Deadline:** July 1, 2026

## SUMMARY

The applicant is requesting approval of a PUD amendment to allow an indoor sports/fitness/commercial recreation business use for the property located at 2155 Niagara Lane. Under the proposed plan, a portion of the existing building interior would be remodeled into an indoor youth baseball training facility.

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



## RECOMMENDED ACTION

Community and Economic Development Department staff is recommending approval of the request, subject to the findings and conditions listed in the attached ordinance and resolutions. If new information is brought forward at the public hearing, staff may alter or reconsider its recommendation.



## SITE INFORMATION

### Zoning and Land Use

The property is zoned PUD (planned unit development) which is a customized zoning district – and is guided IND (industrial) on the city’s comprehensive plan. The PUD is known as PUD 83-1 (Parkers Lake) and the Northwest Pointe Business Centre.

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
<b>Subject Property</b>	Industrial	PUD	IND
<b>North</b>	Industrial	PUD	IND
<b>East</b>	Industrial	I-1, I-2	IND
<b>South, West</b>	Mallard Pointe	PUD	LA-4 (living area 4)
	Pintail Villas	PUD	LA-3 (living area 3)

### Site Characteristics

The site contains roughly 6.45 acres and is located in the central eastern portion of the overall Parkers Lake PUD. The subject site: 1) lies in the Bassett Creek Watershed District; 2) is not located within the flood plain or shoreland overlay district; and 3) does not contain any wetlands.

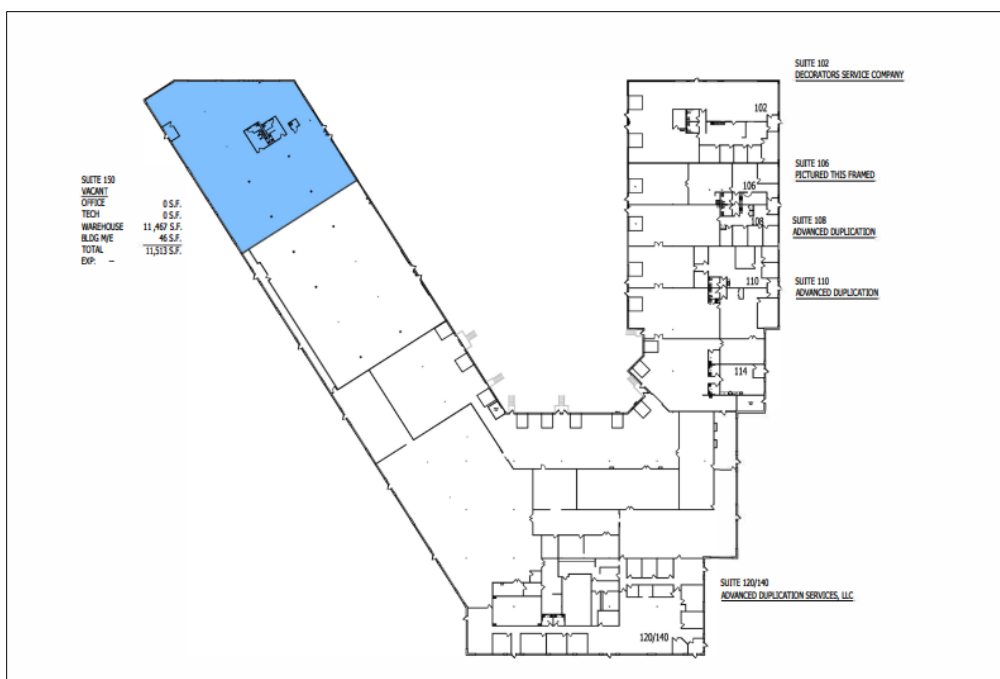
### Previous City Actions Affecting Property

- In 1983 a land use guide plan amendment and MPUD concept plan was approved to change from LA-3 to IP. (Case 82066, Resolution 83-25)
- In 1984 a MPUD preliminary plat/plan and conditional use permit was approved for the Parker’s Lake Development – Stage B. (Case 82066, Resolution 84-323)
- In 1986 a final plat and development contract was approved for Parkers Lake North. (Case 82066, Resolutions 86-02 & 86-03)
- In 1987, a revised RPUD preliminary plat/plan and conditional use permit was approved for Parker's Lake Development – Stage B - Northwest of County Road 6 and Niagara Lane. (Case 87006, Resolution 87-176)
- In 1988, an Amendment to the PUD preliminary plat/plan, final plat and conditional use permit for a master sign plan was approved for Parkers Lake North (Case 87006, Resolution 88-439) and a MPUD final plat and development contract was approved for Parkers Lake Corporate Center. (Case 88089, Resolution 88-624)
- In 1998 an amendment to the PUD preliminary plat/plan, final plat and conditional use permit was approved for Parkers Lake North Master Sign Plan. (Case 88140, Resolution 89-72)

- In 1996 a PUD final plat/plan was approved for property west of Niagara Ln at 21st Ave. (Case 96121, Resolution 96-569)
- In November 2016 a PUDA for a sports and fitness club was approved at 2155 Niagara Lane N. (Case 2017039, Resolution 2017-191)

## ANALYSIS

The applicant is requesting a PUD amendment to allow an indoor sports/fitness/commercial recreation business for a youth baseball training facility. The use would be approximately 11,513 square foot in the most northwest portion of the approximately 92,392 square foot building. No exterior alterations are proposed.

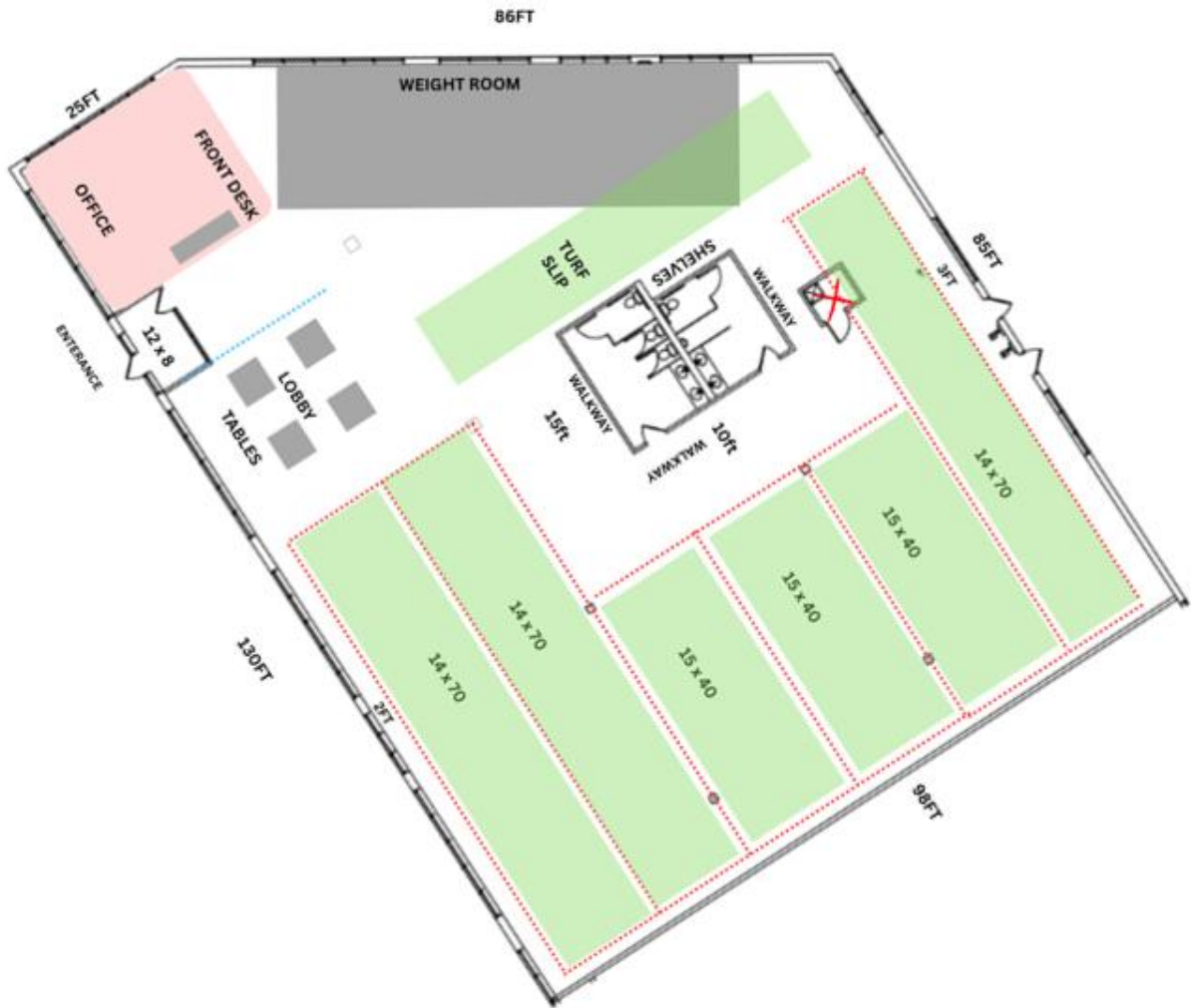


An indoor sports/fitness/commercial recreation business use located in a conventionally-zoned industrial district requires a conditional use permit. Because the subject lies within an industrial planned unit development, a PUD amendment is required for the proposed use. A sports and fitness club use was previously approved for the most northeastern tenant space of the building in 2016, and with the annual ordinance update that was approved in January 2026, indoor sports/fitness/commercial recreation businesses are listed as a named use for the PUD general plan, however a PUD amendment is required to allow this particular use located in a different location from the previously approved use in 2016.

Thorney Training had previously received approval on January, 2026 for a conditional use permit for a sports and fitness use in an industrial district at 13800 24th Avenue North. This request is for the same operation in a different location.

The applicant has specified that the proposed facility would be offered mainly for youth baseball players, ages 8-18, but also for amateur adult players and teams.

The facility would consist of a lobby, offices, weight room, and training/practice area consisting of six batting cages, pitching machines, sensor equipment to monitor ball flight, hitting and pitching metrics, and video analysis software.



The facility would offer different programs including facility access membership and performance training through coded entry and advanced online booking, individual and advanced individual training on peak hours (evenings and weekends) as well as during the day, 3 and small group training during evenings and weekends.

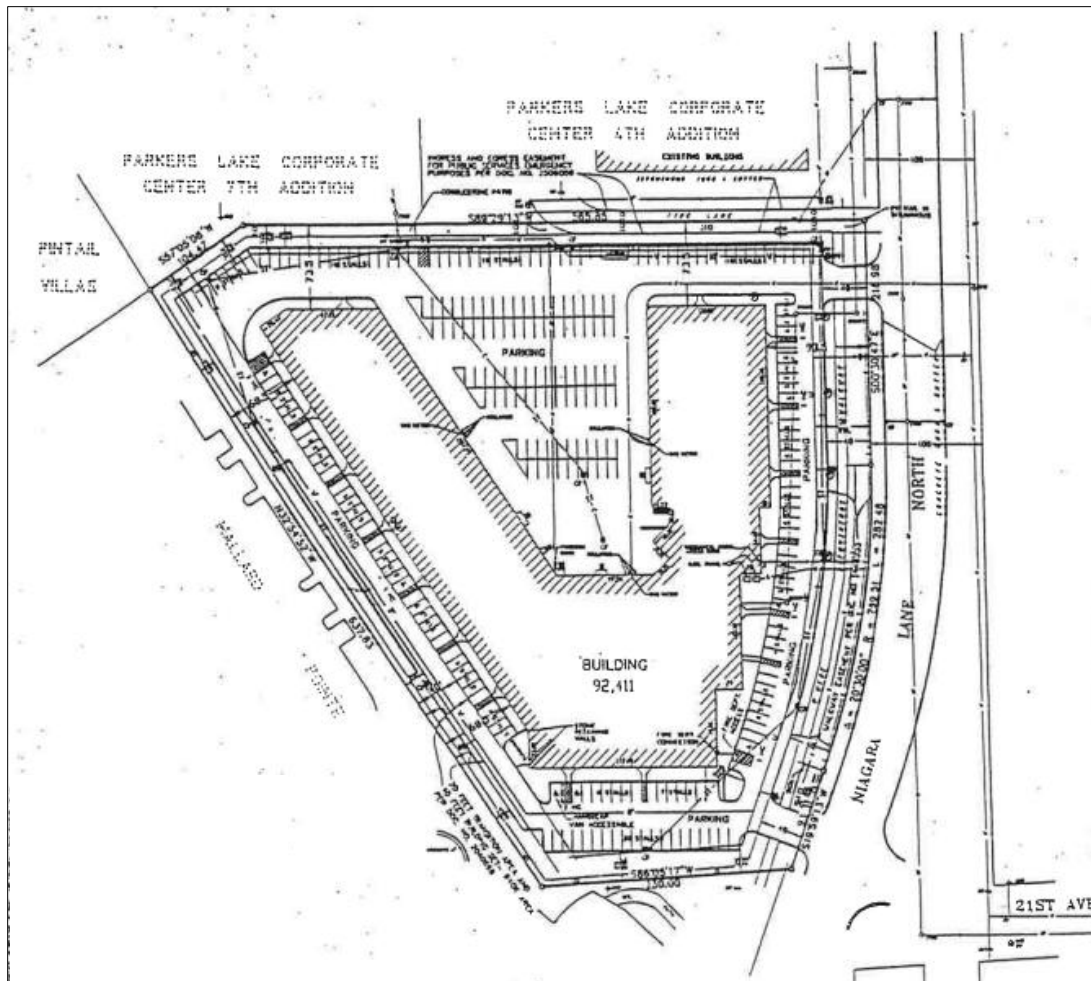
The application also includes the facility as a possible location for camps and clinics, facility rentals, and as an organization location for youth leagues or tournaments. The applicant estimates having 1 employee/coach per 8 players with a maximum of 24 players and 3-4 employees/coaches.

## Parking

The minimum parking requirements for the uses within the subject building are listed in the table below. The parking requirement for a sports/fitness/commercial recreation business is one parking space for every 300 square feet of floor area. The proposed facility is 11,513 square feet and would use a less intense use for parking (sports and fitness club) than an office use, but more intense than a warehousing or showroom/retail use. Consequently, city regulations require 38 spaces for this use, unless the applicant demonstrates that their parking needs are lower.

	<b>Floor Area</b>	<b>Parking Ratio</b>	<b>Required Parking Spaces</b>
<b>Subject Space</b>	11,513	1:300	38
Warehouse	70,957	1 per 2,000 square feet of floor area	35
Retail Sales and Service Business with 50 Percent or More of Gross Floor Area Devoted to Storage, Warehouses, and/or Industry	9,916	1 per 200 square feet devoted to public sales/service plus 1 per 500 square feet of storage area, whichever is greater	50
<b>Total</b>	92,392		123

A site plan of the subject property shows a total of 237 existing parking spaces for the entire property. Previous tenant floor plans and city approvals indicate that 123 spaces are required by the applicant's proposed use and the other tenants of the building. The proposed use complies with the parking requirements of the zoning ordinance.



## LEVEL OF DISCRETION IN DECISION-MAKING

The city has a relatively high level of discretion in approving PUD amendments. A PUD amendment must be consistent with the city’s comprehensive plan. The city may impose reasonable requirements in a PUD as deemed necessary to protect and promote the general health, safety, and welfare of the community.

## FINDINGS AND CONCLUSION

A PUD is a customized zoning district that provides for flexibility and variations to the strict application of the city’s land use regulations in order to improve site design and operations. No PUD flexibility or variations are requested in conjunction with the proposal. The proposed PUD amendment would allow accessory fuel sales for the grocer within the PUD.

In review of the requested PUD amendment, the Planning Commission should consider the following in making its recommendation to City Council:

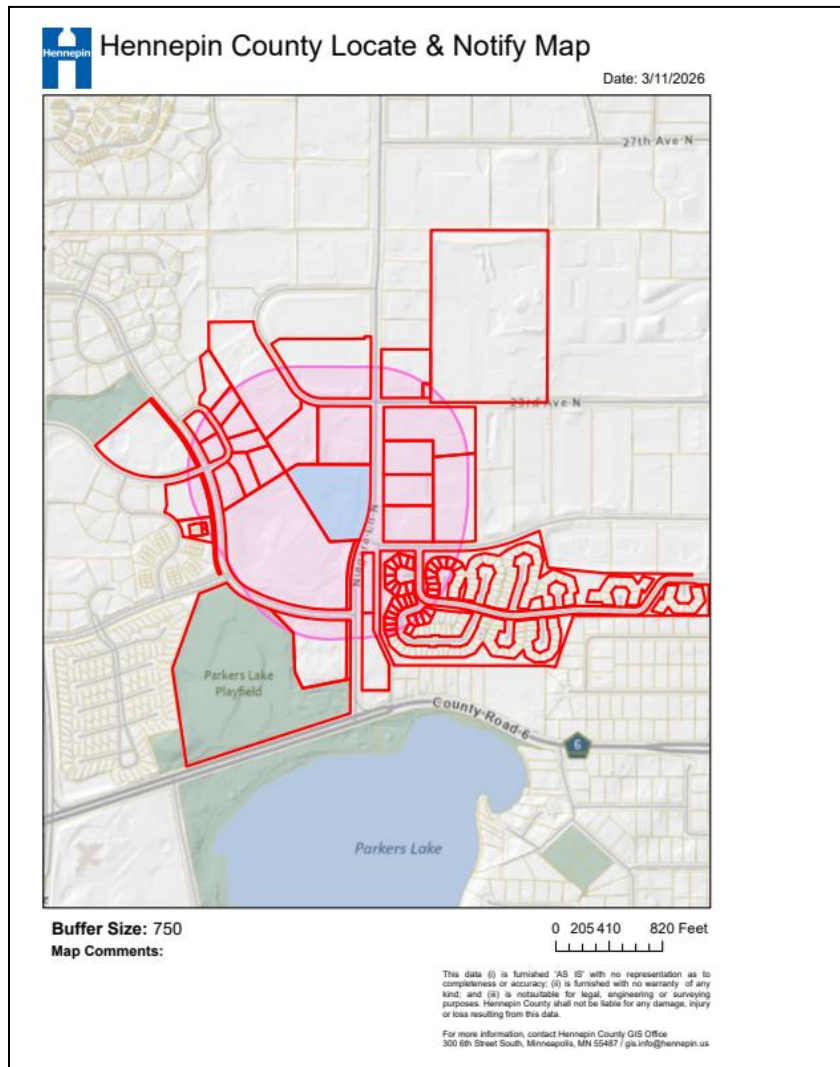
- Would the requested PUD amendment be consistent with the goals of the comprehensive plan and with the IND (industrial) guiding of the site?
- Would the requested PUD amendment affect the purposes or intent of the PUD?

Staff finds that the proposal would be consistent with the comprehensive plan's IND guiding designation for the site, and that the requested indoor sports/fitness/commercial recreation business would fit in with the overall purposes and intent of the PUD.

Staff concludes that the proposal is consistent with the comprehensive plan, zoning regulations, and previously approved PUD.

## PUBLIC NOTICE

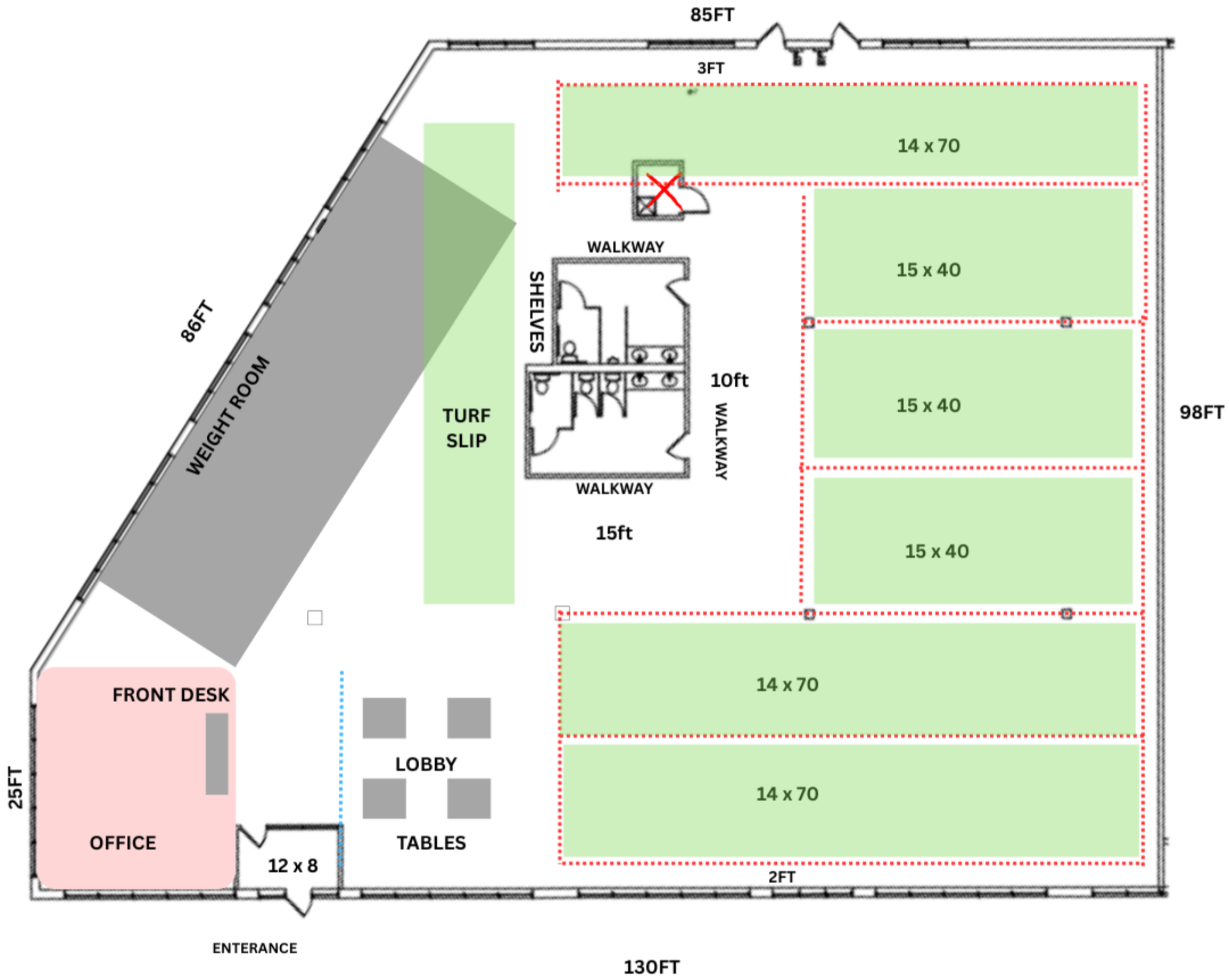
Notice of the public hearing was published in the city's official newspaper. Two mailed notices were sent out to all property owners within 750 feet of the site. One notice was sent upon receipt of the application, and another notice was sent 12 days prior to the public hearing. Development signage has also been posted on the site. The map to the right shows a 750-foot radius around the site.





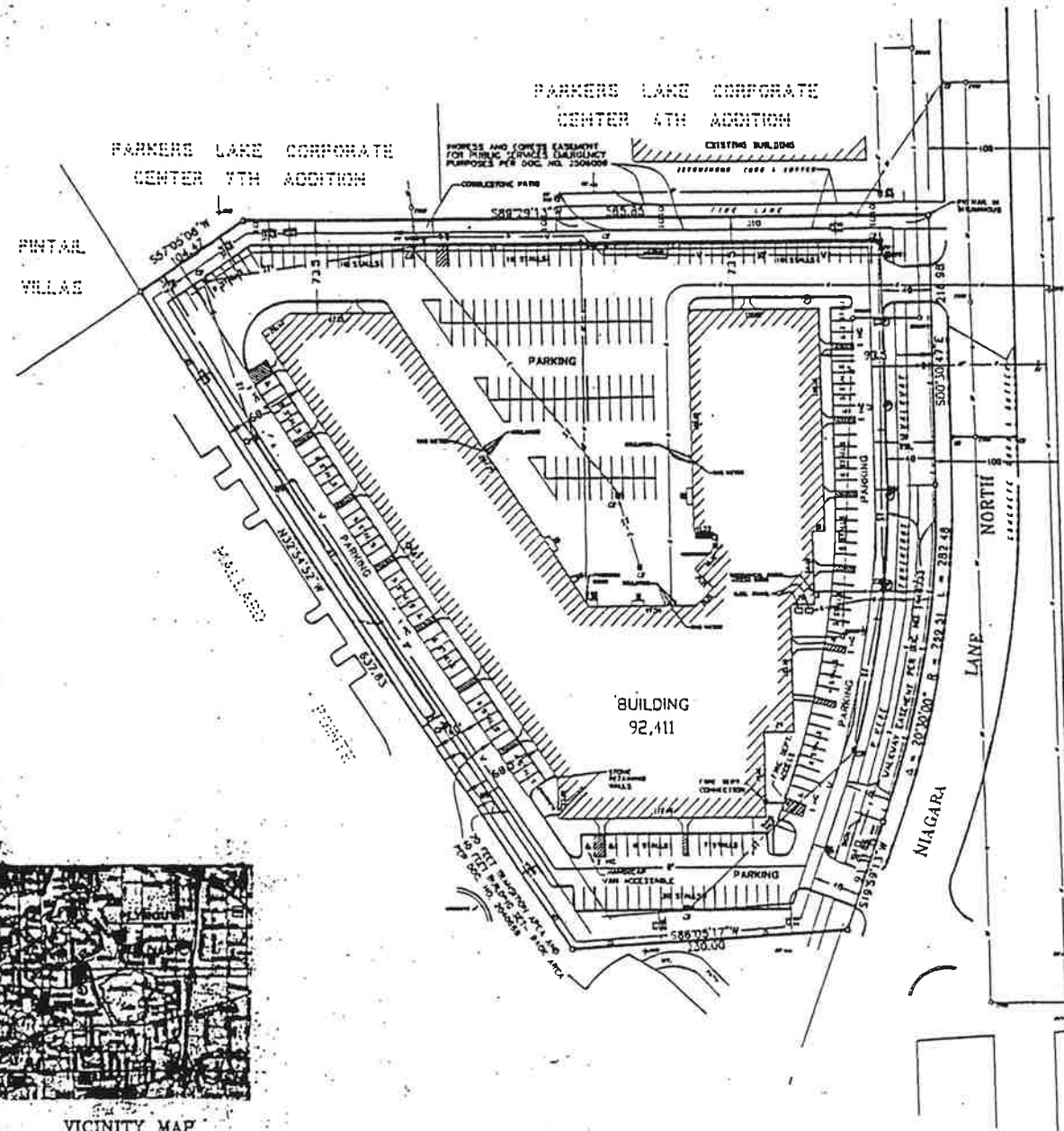
2026012  
2155 Niagara Lane  
Request for PUDA





2155 Niagara Lane  
Plymouth, Minnesota

COMMITMENT FOR TITLE INSURANCE



**PAVED**

Paving required per City Leasing Ordinance - 248 square  
 Paving provided - Regular Source 250  
 Paving provided - Handicap source 7  
 Paving provided - Total source 257

**AREA**

Total Site Area - 281,305 sq. ft. = 6.48 acres  
 Building Area - 92,411 sq. ft. = 2.12 acres

**SETBACK REQUIREMENTS**

Zoned MPUD 63-1 (MIXED PLANNED UNIT DEVELOPMENT)

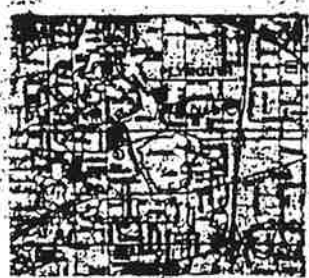
Front lot line setback to drive	25 feet
Side and rear lot line setback to drive	15 feet
Side and rear yard setback to parking to lot line	20 feet
Front yard setback of parking to lot line	50 feet
Minimum front yard setback to building	50 feet
Minimum side yard setback to building	25 feet
Minimum rear yard setback to building	25 feet

**FLOOD PLAIN STATEMENT**

The FLOOD INSURANCE RATE MAP, City of Plymouth, Minnesota, Hennepin County, Panel 10 of 10 Community - Panel Number 27078000 C, Revised February 18, 1982 shows the area of the property described on this survey as ZONE C, ZONE C is areas of minimum flooding (no flooding).

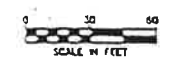
**LEGEND**

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING HYDRANT & GATE VALVE
- DOTCHES WITH MONUMENT
- UNDERGROUND GAS
- BUILDING SETBACK
- NO PARKING FIRELAME
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC



VICINITY MAP  
NO SCALE

**NORTHWEST POINTE BUSINESS CENTER**

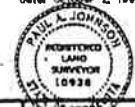


NO. 10/27/97	DATE	UPDATE SURVEY	ORDERED BY	PAJ	1. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
A 7/7/97	DATE	REV. PARKING, BLDG. SETBACK, ELEC. TRAVLS.	ORDERED BY	GO	
NO. 5/6/97	DATE	REVISED	ORDERED BY	PAJ	
	DATE	REVISED	DATE	7/3/97	DATE

**MIFP**  
 BUSINESS FRAME ROSS ASSOCIATES, INC.  
 1009 2nd Ave. S.  
 Plymouth, MN 55447  
 Tel: 612-416-6282

**ALTA/ACSM LAND TITLE SURVEY**  
 LOT 1, BLOCK 1, NORTHWEST POINTE BUSINESS CENTER  
 PLYMOUTH, MINNESOTA

SCALE	1" = 50'
BOOK	FILE
SHEET NO.	11403



PREPARED FOR:  
**PLYMOUTH PROPERTIES PARTNERSHIP, L.L.P.**

SHEET NO.	1
OF SHEETS	1

Drainage and utility easements as shown on the recorded plat of Northwest Pointe Business Center, Red as Document Number 2758273.

Drainage and utility easements as shown on the recorded plat of Parkers Lake Corporate Center 7th Addition, Red as Document Number 2542091, are on the recorded plat of Parkers Lake Corporate Center 4th Addition, Red as Document Number 2506057, and on the recorded plat of Parkers Lake Corporate Center 3rd Addition, Red as Document Number 2058293, and on the recorded plat of Parkers Lake Corporate Center, Red as Document Number 1962276, and on the recorded plat of Parkers Lake North 2nd Addition, Red as Document Number 1861119.

NOTE: Resolution No. 95-474, Red as Document Number 2783106, purports to vacate drainage and utility easements. The vacation language is vague as to what easements are being vacated (all drainage and utility easements encumbering the land OR those designated in the plat of Parkers Lake Corporate Center 7th Addition).

Highway conveyed to the Village of Plymouth as set forth in Deed of Conveyance dated September 14, 1971, (Red November 19, 1981, as Document Number 1448333).

Declaration of Conveyance and Conditions for the Construction and Forestal Maintenance of the Parkers Lake Corporate Center Transition Area, dated May 20, 1986, Red September 21, 1986, as Document Number 2040666, which terms include but are not limited to defining parking and building setback lines, and obligations as to construction and maintenance of transition area.

Declaration of Conveyance dated April 4, 1989, (Red April 12, 1989, as Document Number 2008256, which are implemented by Supplemental Declaration of Conveyance dated June 4, 1993, (Red March 14, 1994, as Document Number 2490687, which terms include but are not limited to use restrictions and defining setback lines.

Ingress and egress easements for public service emergency purposes conveyed to the City of Plymouth as set forth in Joint Commitment Deed dated April 22, 1994, (Red April 22, 1994, as Document Number 2508058).

Declaration for Storm Water Retention Area Maintenance dated April 18, 1994, (Red April 19, 1994, as Document Number 2504045, which terms include but are not limited to obligations as to the construction of the pond area and expense of pond area maintenance.

All easements shown on this survey are listed in Schedule B - Section II, Commitment for Title Insurance, File No. 59-2827C, dated July 29, 1987 issued by First American Title Insurance Company.

**PROPERTY DESCRIPTION**

Lot 1, Block 1, Northwest Pointe Business Center, according to the plat thereof, on file of record in the office of the Register of Titles, Hennepin County, Minnesota, Certificate No. 548581, Westwood Pointe Business Center, see Red November 3, 1988 as Document No. 2758273.

**SURVEYOR'S CERTIFICATION**

I, Paul A. Johnson, Registered Land Surveyor, License No. 10938 under the Laws of the State of Minnesota, do hereby certify as of the date hereof to (a) (BUYER) and (b) First American Title Insurance Company:

(1) that this Plat of Survey represents a survey of the real property described herein, which was made on the ground under my supervision on July 3, 1997 and updated on August 6, 1997, and said survey complies with the minimum requirements of the American Land Title Association and American Congress on Surveying & Mapping (ALTA/ACSM) adopted in 1992, including items 1 - 4 and 8 - 11 of Table A thereof and the necessary standards for an Urban Survey under such requirements, and the State of Minnesota;

(2) that, except as shown, there are no party walls;

(3) that, except as shown, the premises do not rely on or need any adjoining property for drainage, ingress, egress or any other valid purposes;

(4) that ingress and egress to and from said premises is provided by Niagara Lane North, of which is a paved dedicated right-of-way maintained by the City of Plymouth, County of Hennepin, and that same is a public road; and

(5) that the property shown on the survey is the property described in the Title Insurance Commitment No. 59-2827C, dated July 29, 1987, issued by First American Title Insurance Company.

Dated October 2, 1997  
 McCauley Frank Ross Associates, Inc.

**Thorney  
Training LLC  
CUP  
Application  
Package**

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

Thorney Training LLC is a baseball training facility that specializes in small group training in different areas of the game.

We gear to the 10-18 year old ages and specialize in hitting, pitching, catching and strength training.

We have rented out cages & turf at other facilities in the west metro in the past but are currently seeking our own space.

We would like to make the property located at 13800 24 th Ave N, Plymouth, MN 55441 our new home.

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

There shouldn't be any negative effect on the Plymouth Comprehensive Plan. Sport specific training facilities already exist in the area and we've been told that this already deemed a permitted use within the current zoning ordinance with a CUP.

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

Making the city of Plymouth our home will bring more athletes & families to the area, This will help surrounding businesses and local economy. Our business has families from all over the west metro (Maple Grove, Minnetonka, Rogers, Edina, Eden Prairie, Hopkins and Chanhassen). We also have a good chunk of athletes that are current Plymouth residents. This will provide another venue for kids to participate in athletics and improve their health community participation.

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

Our proposed use of the facility had already been deemed a permitted use with a conditional use permit. There are similar business in close proximity with similar models to ours that have already received a CUP and are currently operational. We will occupy an 8,170 square foot portion of the warehouse space while updating the space.

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

The area is already pretty well established. Our business will only have positive impacts on surrounding businesses and properties. If anything, I think families that might not normally be in the area will start to give some of their business to surrounding. Again, there are already sports & strength facilities in close proximity that have been doing this for awhile now.



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

The current property setup is more than adequate to our business needs at this site. We are a small private facility.

We are not a facility that bring in as many athletes as possible. We operate with small groups and structured times to help organize traffic at the facility. Our operational hours also tend to be offset other surrounding businesses. Many businesses are wrapping up as we are getting our day started. Most parents also tend to drop off their athletes and go run errands or go home further minimizing congestion.

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

Yes, we will comply to all regulations with a conditional use permit.

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

Yes - after review. Our use should comply with section 21015 and Plymouth Zoning Ordinance.



# **THORNEY TRAINING LLC**

YOUR TOMORROW STARTS TODAY



## **BUSINESS PLAN 2025**

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**BRETT THORNEY - FOUNDER & CEO**

*bthorney22@gmail.com | 612-799-2309*

**Address:**

11215 Sumter Avenue North  
Champlin, MN 55316

*This business plan contains confidential information, Unauthorized disclosure or distribution is prohibited*

## **Business Overview:**

**Business Name:** Thorney Training LLC; DBA: Marucci Elite Minnesota

**Location:** Plymouth, MN

**Mission:** Thorney Training LLC is dedicated to providing high-quality baseball training for athletes of all ages and skill levels. Our state-of-the-art facility offers professional coaching, specialized equipment, and performance analytics to help players achieve their full potential. We focus on technique, physical performance, and mental preparation to create a competitive edge for each player. Our goal is to be a one stop shop to provide all of the resources an athlete needs to achieve their goals.

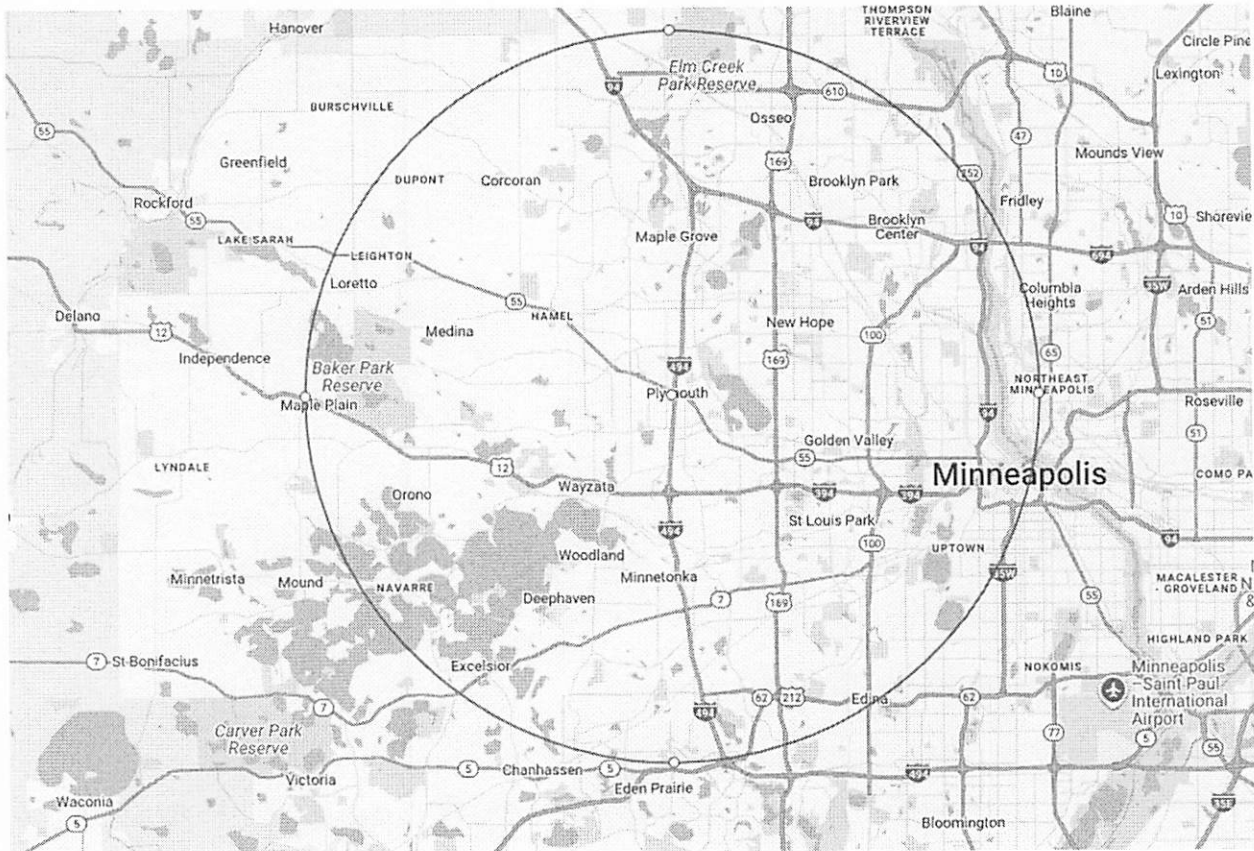
## **MARKET ANALYSIS**

**Target Market:** Our primary target market consists of youth baseball players (ages 8-18), amateur adult players, and competitive teams in the Minneapolis area. We will also target local youth teams, high schools and colleges for team training and individual player development.

**Market Need and Location:** The Twin Cities metro area is one of the fastest-growing regions in the Midwest, with a large and diverse population interested in sports and youth development programs. According to local sports participation data, baseball has seen a consistent rise in youth involvement, with over 30,000 children and teens participating in organized baseball and softball leagues each year. With limited dedicated baseball training facilities in the area our facility will meet an urgent need for specialized, year-round training combined with competitive teams in a region that has a growing appetite for sports development.

The facility will be located in a high-traffic area with easy access to major highways, ensuring convenience for families across the metro area. Potential locations are near key youth sports complexes, schools, or residential areas to attract both individual athletes and teams. The 8,000+ -square-foot facility will offer ample space for batting cages, pitching tunnels, training rooms, and fitness areas, making it a central hub for baseball development in the Twin Cities.

## Competitive Analysis:



*Map of proposed area in Plymouth with 10 mile radius. See area demographics below.*

**Location:** Our proposed location and where we are currently operating out of in Plymouth gives our organization an opportunity to target a healthy market of the West Metro suburbs of Minneapolis. It's also near some areas that are growing in size substantially like Medina, Hamel and Corcoran. This location is important as it gives our facility access to some of the already wealthier, higher population areas and even more sports centric cities in the state where enrollment is some of the highest in their respective school districts.

The population within a 10-mile radius is well over 1.2 million when you count some of the smaller cities with an average median household income of \$160,000. Of the 1.2 million population, 24% of those are under the age of 18 years old. One will also find that there are over 25 major high schools within the 25 mile radius and even more smaller high schools / private schools with baseball programs in a 10 mile radius. Based on the data & years of experience, it's a pretty ideal market to attract athletes and clients.

**Market Size:** The youth sports industry as a whole is valued upwards from 15 billions dollars, and baseball represents a significant portion of that. The exact size of the youth and travel

baseball market is difficult to pin down due to the variety of organizations, tournaments, and training programs involved, but it is growing steadily as parents continue to invest in youth sports as a pathway to scholarships or professional opportunities.

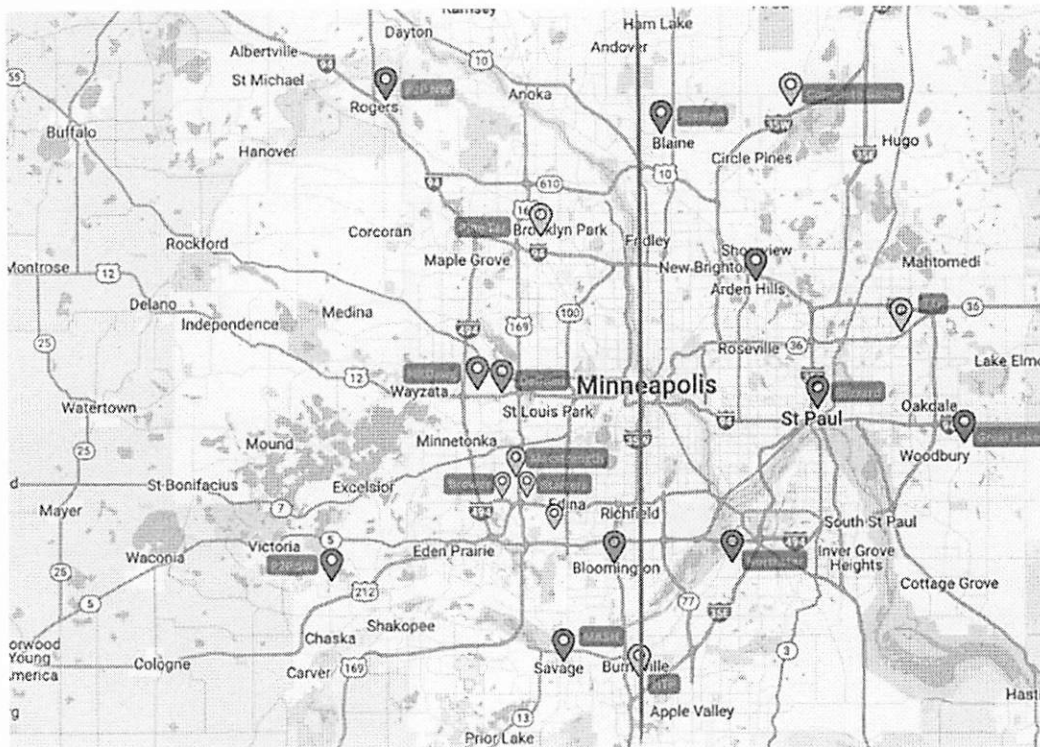
<b>City Demographics nearby and where we're currently pulling from</b>				
<b>Location</b>	<b>Population</b>	<b>Under 18</b>	<b>Median Income</b>	<b>Median Housing</b>
Minneapolis	425,115	19.1%	\$80,269	\$345,600
Plymouth	77,648	24.5%	\$133,865	\$474,700
Hopkins	19,462	19.1%	\$71,170	\$350,100
Maple Grove	70,253	24.1%	\$129,481	\$397,400
Minnnetonka	52,463	21.5%	\$120,496	\$456,200
Edina	53,348	22.5%	\$129,255	\$624,000
Champlin	23,450	23.4%	\$115,719	\$338,500
Brooklyn Park	82,019	27.8%	\$85,964	\$340,200
Eden Prairie	64,198	25.0%	\$129,345	\$536,400
Chanhassen	25,937	25.5%	\$138,034	\$530,700
Chaska	29,034	26.4%	\$110,000	\$379,400
Shakopee	47,158	26.6%	\$110,989	\$361,400
Victoria	11,493	26.7%	\$192,821	\$572,800
Carver	6,613	30.3%	\$144,408	\$427,600
Waconia	13,742	26.5%	\$104,923	\$407,600
Bloomington	87,398	19.9%	\$90,677	\$346,200
St. Louis Park	49,697	17.7%	\$100,250	\$371,600
Savage	32,999	24.8%	\$122,646	\$395,600
Orono	8,119	26.2%	\$952,400	\$181,875
Mound	8,895	18.3%	\$91,370	\$348,600
Richfield	36,445	18.8%	\$84,055	\$320,400
	1,225,486	23.6%	\$154,197	\$405,089

<b>Popular High School Enrollment within 25 mile radius of proposed facility</b>				
<b>Rank</b>	<b>Public Schools</b>	<b>Attendance</b>	<b>Drive Distance (MI)</b>	<b>Baseball Class</b>

1	Wayzata	3,523	4.5	AAAA
35	Armstrong	1,832	5.4	AAAA
23	Hopkins	1,991	7	AAAA
98	Orono	964	8.8	AAA
2	Minnetonka	3,508	10.2	AAAA
58	St. Louis Park	1,423	10.4	AAAA
16	Osseo	2,249	11.7	AAAA
11	Maple Grove	2,408	11.8	AAAA
25	Park Center	1,957	12.2	AAAA
8	Eden Prairie	2,833	12.3	AAAA
10	Edina	2,720	12.8	AAAA
99	Mound	947	13.9	AAA
	Rockford	512	15.3	A
5	Champlin Park	2,978	16.1	AAAA
13	Anoka	2,353	17.3	AAAA
39	Rogers	1,774	17.3	AAAA
	Washburn	1,523	17.5	AAA
	Delano	1,176	18.7	AAA
76	Richfield	1,235	18.8	AAA
66	Chanhassen	1,383	19.9	AAAA
52	Chaska	1,584	20.5	AAAA
	Watertown Mayer	511	22.1	AA
20	Coon Rapids	2,147	23.1	AAAA
17	St. Michael Albertville	2,223	24.2	AAAA
7	Shakopee	2,770	24.3	AAAA
69	Waconia	1,351	26	AAAA
Rank	Private Schools	Attendance	Drive Distance (MI)	Baseball Class
	Blake	1,400	9	AA
	Breck	1,213	14.7	AA
	Benilde	1,150	12.7	AAA

	Providence Academy	950	14.7	AA
	Holy Angels	640	11	AAA
	Southwest Christian	540	9.4	AA
	Holy Family	519	10.6	AA

**Growth Trend:** The youth baseball market is seeing increased participation and spending, especially in travel baseball. This is due in part to greater awareness of baseball’s potential as a path to college scholarships, as well as the growth of competitive travel teams and national tournaments. Particularly in the state of Minnesota, athletes have gone away from playing for their respective cities in the summer and have moved to participating with more advanced private facilities & travel teams like ours. We have already had around 300 players tryout for our program since May of 2025.



*\*Map of Twin Cities area with competition highlighted. Red line represents highway 35W. Details on competition highlighted below.*

**Competition:** The market in the Twin Cities has some existing competition throughout the metro area but there are more than enough athletes to go around in a growing market where there is a trend in early specialization. We use highway 35W to break up the Twin Cities as you don't see a ton of players from the western suburbs playing or training in eastern suburbs & vice versa. We break up our competitors into 3 different groups. The major tier and more popular

programs are in red. They all have competitive teams at certain age groups and provide training in the offseason for their athletes. The mid-tier groups in orange try to do the same but are a lot smaller programs and not as popular. The facilities labeled blue are either brand new, have started to lose steam or don't offer the same services as we currently do.

**Main Competitors:** The two main competitors in our proposed area are Defined Baseball Academy & Brower Baseball in Plymouth. We differ in that both of those programs only offer training and we offer more of a travel team experience. That's a big advantage as kids tend to want to train with their buddies and teammates that they will be competing with in the Summer & Fall. This should give us a leg up in attracting players on a more year round basis. The MN Mash & Pitch 2 Pitch are also popular organizations in the state right now. MN Mash just built the biggest facility in the South metro and are very good on social media platforms. They tend to target a market that's more in the South suburbs of Minneapolis. Pitch 2 Pitch has been around for quite some time and has benefited from not much competition in their areas – they have two facilities in the NW & SW. We would be situated in between both of their facilities. We have already seen a great response to our location & offerings. I would say we differ from them both in that we won't have as massive overhead that they currently have. As a result, we will also be able to focus more on the individual athletes instead of bringing in as many as possible. Our ability to develop personal relationships with our clients and families are stronger. From first hand experience, we know these groups have been taking some heat as of late due to the lack of individual focus on players. These two organizations specifically can have 4+ teams at certain age levels and their quality has taken a hit as a result. We will strive to develop relationships with our families and make them feel that the focus is on them and their needs.

### **How will we stand out overall?**

We will stand out by offering more unique memberships that will allow players unlimited access to the facility at an affordable rate. We will also have an all-inclusive membership system put in place for our teams that will eliminate some of the cost burden for families and offer more flexibility in a 12-month payment plan. There isn't another program in the state of MN that offers this type of payment model for their families & teams. From a development standpoint our staff will have some of the more unique backgrounds in the area that are known for developing athletes in their field (Hitting, Pitching & Performance) within the game of baseball. Our development first model will mean that we create more personalized training programs for each individual athlete where many other programs have a one size fits all model. We will always use the newest & most beneficial technology to help aid in the progress of our athletes. Not only to attract new customers but to further our players interests which is ultimately what they're looking for.

**PARTNERSHIP:** Another way that we will stand out will be a result of our partnership with Marucci Elite which is considered one of the biggest and most elite amateur baseball brands in the country. Founded by Marucci Sports and MLB All-Star, Adam Dunn. Their main locations are in the state of Texas but have developed a reputation as a premier national team brand. We're the first affiliate outside the state of Texas. They will be there to help consult with our organization and help provide resources our players wouldn't have alone. The partnership we

have created has vast experience in starting and helping manage facilities & travel baseball teams in several different areas. Our facility will be branded "Thorney Training" in the area but our teams will use the popular brand name, "Marucci Elite" to continue to elevate our organization, teams and create quality brand recognition. In the public's eyes, we're keeping the two separate in order to get more training memberships & local partnerships. They will operate under the same entity. Our name is already proven to be gaining momentum as we have had 300 players tryout for the program since May of 2025. The interest & support from the public has been great so far. Our social media platforms are continuing to grow and helping get the word out.

## SERVICES & PROGRAMS

### KEY SERVICES: (Revenue streams detailed in Document A)

- **Facility Access Memberships:** Players can purchase access to the building that will offer athletes the ability to train with more flexibility
  - **Price:** \$200 per month. Required minimum of 3 months.
  - **Access:** Members will have 24/7 access to the facility through coded entry, allowing them to use the space whenever it fits their schedule, whether for individual practice or group training.
  - **Inclusions:** Each membership includes access to necessary equipment including a bucket of baseball, tee, & L-screen.
  - **Booking via Online Portal:** To ensure fair access and proper space management, members will need to book their training time in advance through the online booking portal. This ensures that the facility doesn't get overbooked and provides a streamlined experience for both members and staff.
  
- **Advanced Training Program:** Invite only program for our more advanced athletes that focus on individual skills with the most consistent focused training model.
  - **Price:** \$200 per month. Program operates for 5-month period during offseason
  - **Target:** We will target the very best athletes in the area looking for development in a more challenging and fast paced environment.
  - **Customization:** Players can choose the focus of their lessons based on their personal development needs, and the sessions will be tailored to their skill level and goals.
  - **Booking:** Players must request an invite. After acceptance the program can be registered for on our website.
  - **Revenue Potential from Advanced Training:** Players on our teams will be encouraged to participate as it will be our most advanced development program. The invite only model will create exclusivity in order to attain more public interest.

- **Individual Training:** Offer one-on-one coaching for pitching, hitting, fielding, and base running.
  - **Price:** \$100 per one-hour session. Small discounts for multi-lesson packages & players with facility memberships.
  - **Target:** These lessons will be offered for players looking for personalized coaching, either to focus on specific skills (e.g., pitching, hitting, fielding) or to supplement their team training. This will also be a good option for multi-sport athletes that have a hard time committing to a consistent schedule.
  - **Customization:** Players can choose the focus of their lessons based on their personal development needs.
  - **Booking:** Lessons can be booked through our website or by phone, and will be available during peak hours (weekends, evenings) as well as during the day for home-schooled or flexible schedule players.
  - **Revenue Potential from Individual Lessons:** Players enrolled in our team programs will be encouraged to take individual lessons to refine specific skills, providing a solid upsell opportunity for the business.
  
- **Small Group Training:** Team practices or group lessons focusing on specific skills or overall development.
  - **Price:** \$40 per session per player. Discounts for multiple credit packages and players with facility memberships.
  - **Target:** These lessons will be designed for players looking to continue training during the offseason, but at a more affordable price point than individual lessons. Small groups will consist of 3-6 players, which allows for a more personalized experience than larger group classes but at a reduced cost for each participant.
  - **Structure:** Small group lessons will focus on specific skills (e.g., hitting, pitching, fielding, or general conditioning). They will be available during the offseason (fall and winter) and will allow players to keep up their skills in a group setting.
  - **Scheduling:** Small group lessons will be scheduled during evenings and weekends to accommodate players who are involved in other sports or school activities. Players will be able to attend almost three times a week instead of a standard one individual lesson per week.
  - **Revenue Potential from Small Group Lessons:** Each small group lesson will have 3–6 players per session. For simplicity, let's assume an average of 4 players per group, each paying **\$35** per session.
  
- **Teams:** Organizing our own teams to compete locally, regionally and nationally to further our players interests competitively.
  - Spring Season (10-14U)- April & May
    - Includes one practice per week & two tournaments
  - Summer Season (10-17U)- June & July

- Includes 5 tournaments with practices & training
  - Fall Season (10-18U)- August & September
    - Includes 4 tournaments with practices & training
- **Performance Training:** Year round program, offering specialized strength & conditioning sessions. Individualized & group training programs. Aimed to target athlete's overall areas of physical development. Our goal is to show real physical progress.
  - **Membership:** Monthly Membership to get access to our trainers & development plans
  - **Price:** \$150 per month. Minimum of 3 months required.

#### **ADDITIONAL SERVICES:**

- **Remote Training:** Use of online applications to offer online training for those that cannot get into our building on a regular basis. Fully remote or hybrid options.
- **Camps and Clinics:** Seasonal baseball camps or special clinics, such as summer camps, winter training programs, holiday camps or position-specific clinics.
- **Facility Rentals:** Renting out batting cages, pitching mounds, or full training facilities to teams or individuals.
- **Data Analysis:** Using technology (e.g., video analysis, radar guns, bat sensors) to track progress and offer data-driven feedback to players.
- **Youth Leagues or Tournaments:** Organizing leagues or tournaments for players & teams to compete or showcase their skills.
- **HitTrax League:** Organize a winter league that has the ability to simulate game. Use of a HitTrax system that measures ball flight data. Helps pay for the unit itself and creates a fun competitive atmosphere for our players.

#### **MARKETING & SALES STRATEGY**

- **Branding:** Develop a strong brand presence—logo, website, and social media platforms. Highlight the quality of your services, customer satisfaction, and success.
- **Promotions:** Use introductory offers or free trials to attract new customers. Partner with local schools or associations for special rates or sponsorships.
- **Online Marketing:** Create a website and social media accounts (X, Facebook, Instagram, YouTube) to reach a wider audience. Share training tips, success stories, and customer testimonials. Create impressions with photos and videos.
- **Email Campaigns:** Use Constant Contact with our list of 10k addresses to send out important information and marketing items
- **Partnerships:** Collaborate with local high schools, colleges, and youth baseball organizations to build relationships, increase awareness and increase business.
- **Targeted Advertising:** Use social media (X, Instagram, Facebook, TikTok) to promote programs, showcase success stories, and highlight tournaments.

- **Referral & Loyalty Program:** Offer discounts or free sessions for members who refer new clients as well as discounts for frequent users.
- **Open Houses:** Host free events to give potential members a chance to tour the facility and participate in introductory lessons.
- **Local Clinics:** Pop up clinics and Holiday Camps to expose the facility to new athletes and potential clients. Help create connections.

## OPERATIONS PLAN

### Facility Size and Layout

- **Total Space:** 8,000-10,000 square feet
- **Facility Design:** The layout will include multiple batting cages (3-6 cages), pitching tunnels, a weight training area, a video analysis room, and a dedicated space for team practices and skill development. This will allow for simultaneous training for multiple individuals and teams, maximizing usage during peak hours. Space will also include an office for our staff to work on specific needs in operating the business.
- **Key Areas:**
  - **Batting Cages:** Four high-tech batting cages equipped with adjustable pitching machines and live pitching options for various skill levels.
  - **Pitching Tunnels:** Two dedicated pitching tunnels with radar guns, pitching mounds, and space for bullpen practice.
  - **Strength and Conditioning Area:** Equipped with free weights, resistance training machines, and specialized conditioning equipment for injury prevention and performance enhancement.
  - **Classroom/Analysis Room:** For player performance reviews, video analysis, and strategic sessions with coaches using state-of-the-art technology.
  - **Pro Shop:** For selling baseball gear and merchandise, including bats, gloves, and training aids.
  - **Lobby and Reception:** A comfortable waiting area with customer service and sign-up capabilities for classes, lessons, and memberships.

### Location Considerations:

The Twin Cities metro area offers a range of suitable locations, with a high concentration of schools, sports complexes, and family-friendly communities. Potential areas include suburban areas with easy access from Minneapolis and St. Paul, or near youth baseball leagues or high school sports facilities. The facility will be designed to attract both local players and families who are willing to commute for quality baseball training.

### Key Amenities and Features:

- **Convenient Access:** Located near major highways, offering easy access for commuters from both Minneapolis and St. Paul.
- **Parking:** Ample parking for customers, including families and coaches attending team events.

- **Flexible Hours:** The facility will operate in the evenings and weekends to accommodate school-aged players, with availability for private lessons, team practices, and group training sessions. Will also have a key pad entry system for extra hours.
- **Comfortable Viewing Areas:** For parents and family members, we will provide viewing areas where they can watch their children train. This will be a crucial selling point for families who want to feel involved in their child's development.

### **Key Equipment & Technology:**

To ensure the highest level of training, we will equip the facility with advanced baseball training technology, including:

- **Pitching Machines** (adjustable speeds and types of pitches)
- **Rapsodo / Hittrax** for measuring ball flight & key hitting & pitching metrics
- **Radar Guns** for monitoring pitching velocity
- **Bat Sensors** to track swing mechanics and optimize performance
- **Video Analysis Software** for technique breakdowns and progress tracking
- **Strength & Conditioning Equipment** to complement the baseball training, including resistance bands, free weights, and balance equipment

### **Staffing:**

The facility will employ experienced trainers who specialize in various aspects of baseball (pitching, hitting, fielding, etc.). Typically, these coaches have an extensive knowledge of the game and played either professional or college baseball. We want to be known as a facility that has experts in their given area of expertise. Staff will also include front desk personnel, customer service staff, and maintenance personnel to ensure smooth daily operations. Our goal is to create one of the best staffs in the state that relate really well to kids of all ages and develop an extensive reputation for developing athletes. We currently have 12 coaches with us during our Fall season that have played at every level of college baseball with some even playing professionally.

## **FINANCIAL PLAN**

### **Funding Request:**

We are seeking **\$400,000** to cover the following initial expenses:

- **Lease and Build-Out Costs:** For the 10,000 sq. ft. facility, including installation of **coded entry systems, online booking portal, and training equipment** (pitching machines, radar guns, etc.).
- **Purchase of Equipment:** Batting cages, pitching tunnels, strength training & skill development tools, and team gear.
- **Operating Expenses:** Staffing, marketing, and program promotion during the first 12 months

## REFER TO DOCUMENT A FOR STARTUP COSTS & EXPENSES

**Expected Return on Investment:**

## RISK ANALYSIS

### Initial Customer Adoption

- **Description:** The challenge of attracting and retaining a steady customer base for a new baseball training facility.
- **Impact:** Slower revenue growth, Brand reputation, Market penetration.
- **Likelihood:** High in initial stages / Moderate to low once customer base is established
- **Mitigation Strategies:**
  - Aggressive marketing & outreach by using local advertising, website & social media channels. Create promotional offers and introductory discounts.
  - Create a referral program that gives current customers incentives for referring new clients.
  - Create the best quality assurance by offering personalized training sessions that cater to the individual needs and goals of athletes, showcasing the value of specialized coaching over generic programs.
  - Implement strong customer service techniques by providing consistent ongoing communication. Keep potential customers engaged with regular updates about training programs, upcoming events, and special offers via email newsletters and social media.
  - Build trust & credibility by publicizing the qualification and experience of our staff. Hold facility tours and open houses where potential clients can meet our staff and ask questions before becoming a member of the program.
  - Ability to adjust based on customer feedback and market research.

### Market Competition

- **Description:** The Twin Cities market has other training facilities and travel baseball teams that offer a similar service.
- **Impact:** Competitive pricing pressure, potential loss of customers to more established or larger facilities.
- **Likelihood:** Moderate.
- **Mitigation Strategies:**
  - Focus on differentiating your facility by offering specialized services (e.g., advanced progress & analytics, personalized coaching, mental conditioning).
  - Build strong relationships with local schools, youth leagues, and sports organizations to secure consistent customer bases.
  - Ensure a strong online presence, offering booking convenience and showcasing success stories/testimonials.
  - Create an unmatched culture that athletes & families thrive on

## **Customer Retention and Satisfaction**

- **Description:** Maintaining high levels of customer satisfaction is critical for retention, but negative experiences (e.g., poor facility conditions, ineffective training) can drive clients to competitors.
- **Impact:** Reduced customer retention, negative reviews, and a damaged reputation.
- **Likelihood:** Moderate.
- **Mitigation Strategies:**
  - Solicit customer feedback regularly and address any concerns promptly.
  - Ensure a consistent and high-quality training experience.
  - Implement a loyalty program, referral incentives, and engaging community events to foster customer loyalty.

## **Talent and Staffing Issues**

- **Description:** Recruiting and retaining qualified coaches, trainers, and support staff may be challenging during the startup phase.
- **Impact:** High turnover can lead to inconsistencies in training quality and customer dissatisfaction.
- **Likelihood:** Moderate.
- **Mitigation Strategies:**
  - Provide competitive salaries and professional development opportunities to retain top talent.
  - Establish a clear career path and growth opportunities within the organization.
  - Create a strong organizational culture that promotes employee satisfaction and loyalty.

## **EXIT STRATEGY**

Although there is no plan to exit this business anytime in the near future, we would like to create something that can be sold down the road. The goal would be to operate the business as the lead as long as possible, start delegating more duties and potentially sell a piece to our top employees when the time is right.

**Years 1-3:** Complete focus on growing the business while enhancing services. Provide an unmatched product with a high level of retention.

**Years 4-6:** Start thinking about long-term goals and begin enhancing business value. Diversify revenue streams, continue improving customer retention, and streamline operations.

**Years 7-12:** Focus on documenting our processes, strengthening the customer base, and reducing personal involvement in day-to-day operations. Start thinking about a succession plan or start identifying potential employees that might be good fits to take over.

**Years 13-15:** Conduct a formal business valuation and begin preparing for the exit (whether through sale, merger, or transition). Clean up finances, resolve debts, and ensure that key employees are on board for the transition.

**Exit Year (Year 15):** Execute the exit plan, whether it's selling or passing on to family. Transition over a 6-12 month period for a smooth handoff.

## WESTPARK PLAZA - 13800 BUILDING 13800 24TH AVE N, PLYMOUTH, MN 55441



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

- \* 8,170 SF of industrial / showroom space
- \* 3 dock doors
- \* Approximately 1,900 SF office - \$14.00 PSF
- \* Approximately 6,270 SF warehouse - \$7.00 PSF
- \* 18' clear height
- \* Prime location at the southeast corner of 494 and Highway 55
- \* Available upon 30 days notice
- \* Locally owned and managed

#### OFFERING SUMMARY

Lease Rate:	\$7.00 - 14.00 SF/yr (NNN)
Available SF:	8,170 SF
2025 Est Tax & CAM:	\$5.99 PSF
Building Size:	21,782 SF

BARRY BIRNBERG

952.820.1673

barry.birnberg@northcocommercial.com

The information above has been obtained from services we believe to be reliable, however, we accept no responsibility for its correctness.

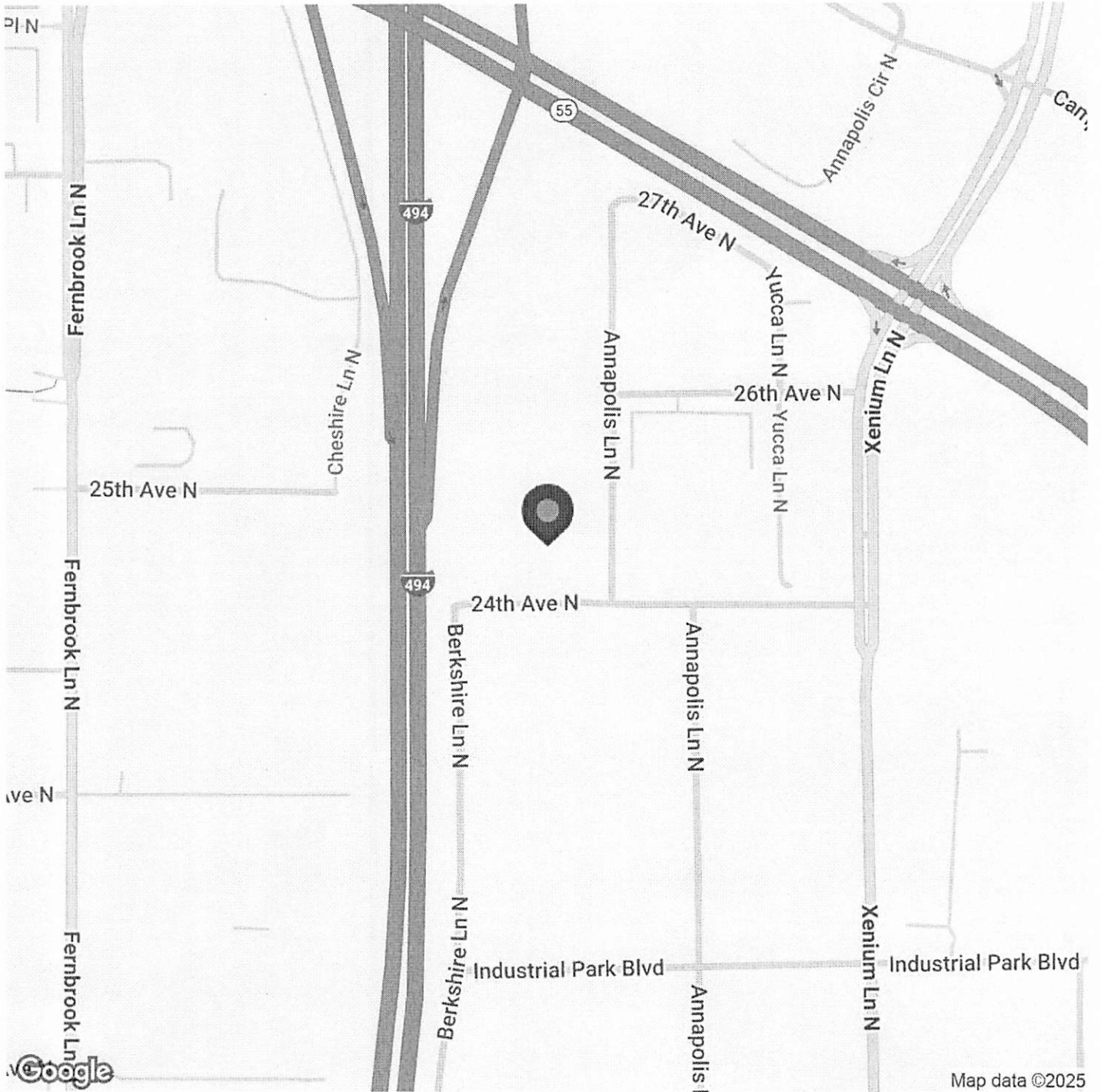
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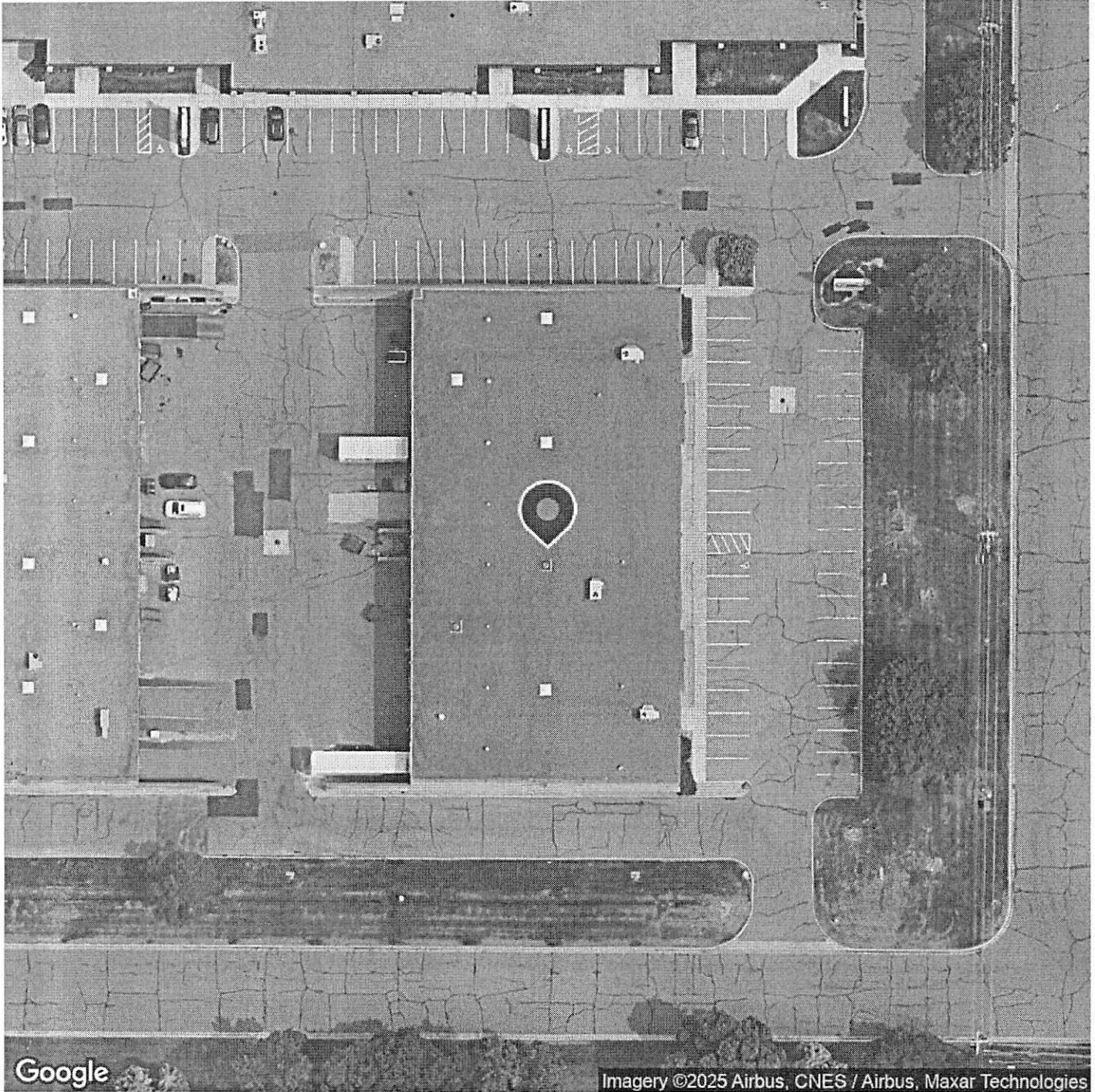
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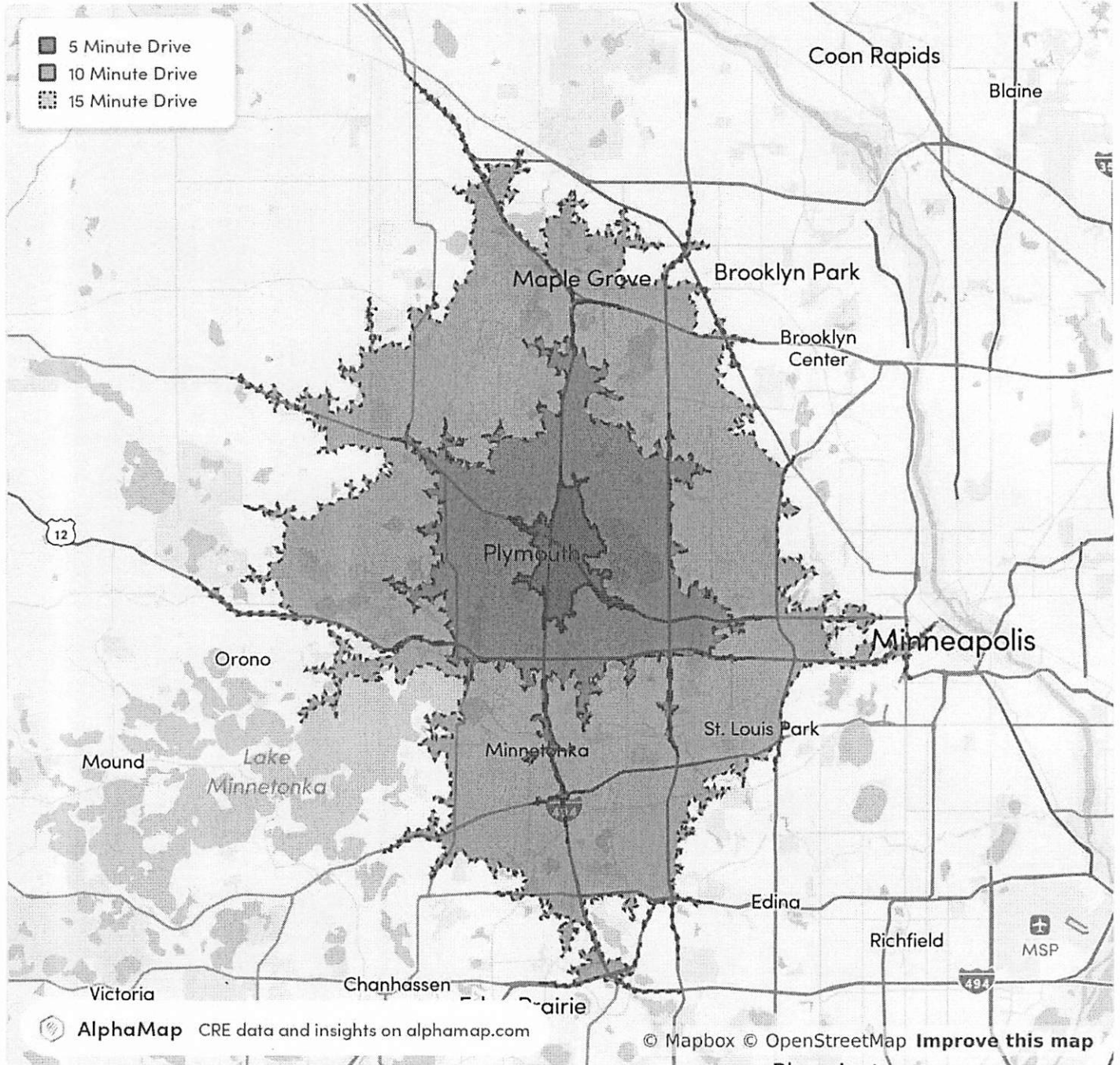
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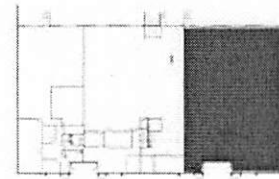
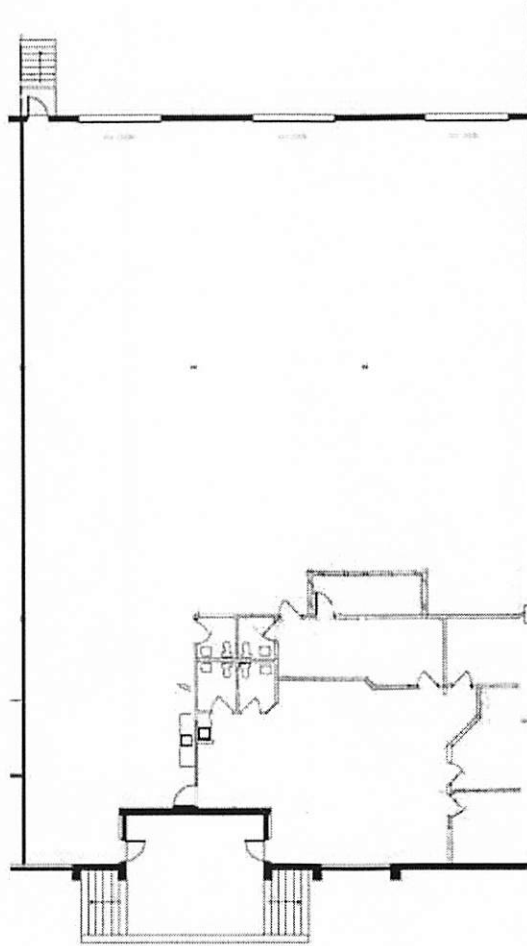
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Map and demographics data derived from AlphaMap

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Suite 350  
8,170 RSF

(NOT TO SCALE)

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**SUITE 350 - 8,170 RSF**

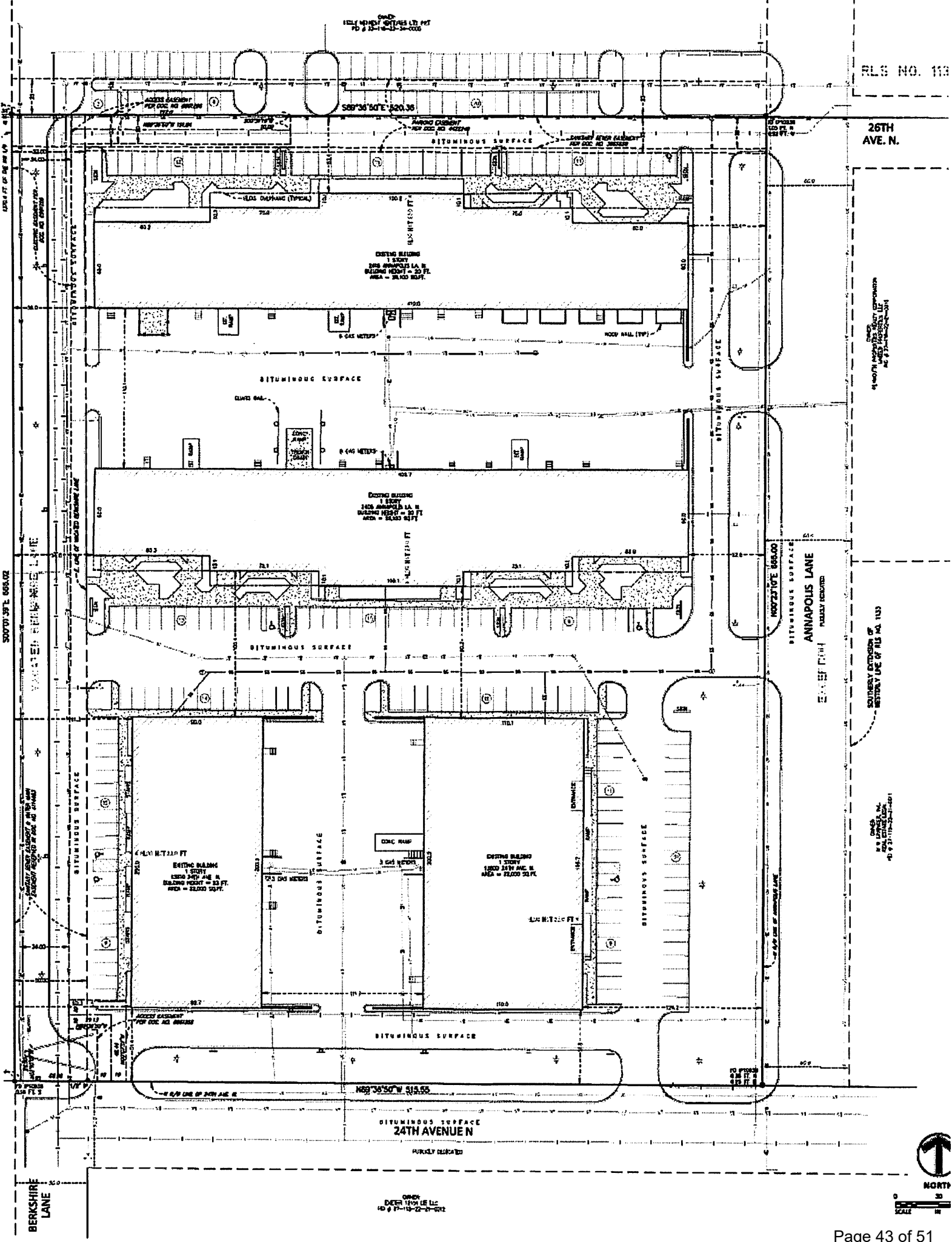
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26TH AVE. N.

OWNER:  
4140791 100723150 0001 00000000  
4140791 100723150 0001 00000000

SUBJECT PROPERTY OF  
RECORDING LINE OF RLS NO. 1133

OWNER:  
4140791 100723150 0001 00000000  
4140791 100723150 0001 00000000



100 FT. OF DEEP END

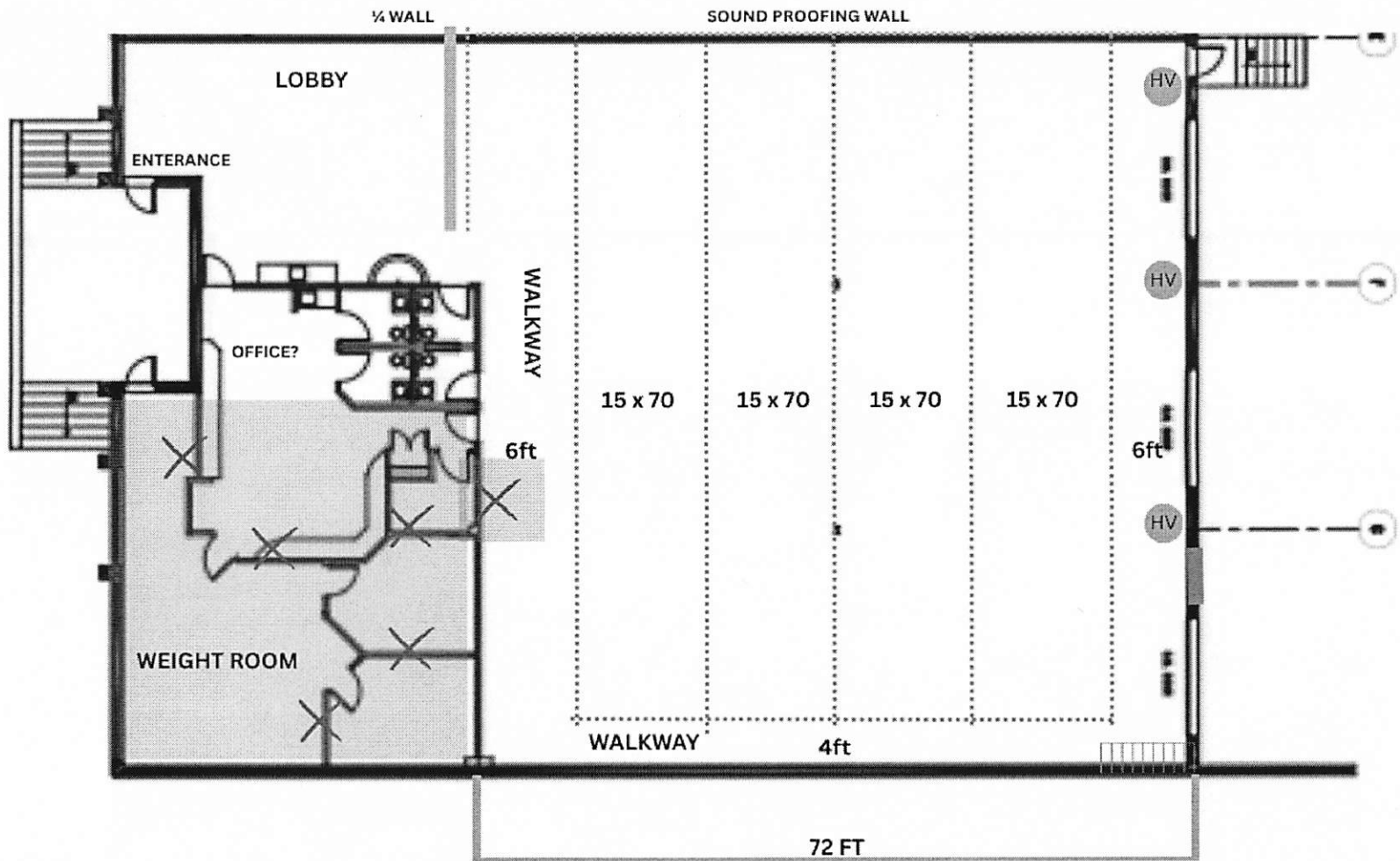
S00°01'39"E 666.02'

100 FT. OF DEEP END

100 FT. OF DEEP END

OWNER:  
DEER HORN LLC  
40 8 17-19-22-21-002





# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING PUD AMENDMENT TO ALLOW A SPORTS/FITNESS/COMMERCIAL RECREATION BUSINESS, INDOOR, USE, 2155 NIAGARA LANE (2026012)

WHEREAS, Thorney Training LLC has requested approval of a PUD (planned unit development) amendment to allow an indoor sports/fitness/commercial recreation business use to the Northwest Pointe Business Centre located at 2155 Niagara Lane, legally described as Lot 1, Block 1, Northwest Pointe Business Centre, Hennepin County, Minnesota; and,

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Thorney Training LLC for a PUD amendment to allow a sports/fitness/commercial recreation business, indoor, use to the Northwest Pointe Business Centre, 2155 Niagara Lane, subject to the following conditions:

1. A PUD amendment is approved to allow an indoor sports/fitness/commercial recreation business, in accordance with plans received by the City on March 3, 2026, except as may be amended by this resolution.
2. A building permit will be required. Building code related requirements will be addressed at building permit application submittal.
3. A Minnesota licensed architect will need to prepare plans, building code analysis and specifications for building permit submittal.
4. The mechanical ventilation system will need to be verified and updated as needed for the proposed tenant space.
5. Sewer Accessibility Charge (SAC) determination is required. Contact the Metropolitan Council for submittal requirements at [sacprogram@metc.state.mn.us](mailto:sacprogram@metc.state.mn.us).
6. Standard Conditions:
  - a. Compliance with the city's lighting regulations.
  - b. Any subsequent phase or expansions are subject to required reviews and approvals per ordinance provisions.
7. Fire code related items will be reviewed when permits are submitted.
8. Licensed contractors are required for all fire alarm, fire sprinkler and hydrant work.

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File 2026012

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9. Ensure coverage of sprinkler and fire alarm systems are adequate for this type of use based on the Minnesota state fire code.

APPROVED by the City Council 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

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING FINDINGS OF FACT FOR AMENDING ZONING ORDINANCE SECTION 21655 (2026012)

WHEREAS, Thorney Training LLC has requested approval of a PUD (planned unit development) amendment to allow an indoor sports/fitness/commercial recreation business use to the Northwest Pointe Business Centre located at 2155 Niagara Lane, legally described as Lot 1, Block 1, Northwest Pointe Business Centre, Hennepin County, Minnesota; and,

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

WHEREAS, the City Council has adopted an ordinance amending the zoning ordinance text.

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 Thorney Training LLC for an amendment to 21655.33 entitled "PUD 83-1 (Parkers Lake)" to add indoor sports/fitness/commercial recreation business as an allowable use on the site within the PUD – located at 2155 Niagara Lane, based on the following findings:

1. The proposal is consistent with the IND (industrial) land use guiding designation of the site, and the sports/fitness/commercial recreation business, indoor, use would fit in with the overall purposes and intent of the PUD.
2. The proposal would be consistent with the comprehensive plan, zoning regulations, and previously approved PUD for this site.

APPROVED by the City Council 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

**CITY OF PLYMOUTH**  
**HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE No. 2026-**

**ORDINANCE AMENDING CHAPTER 21 (ZONING ORDINANCE) OF THE CITY CODE TO  
AMEND THE PUD 83-1 (PARKERS LAKE) TO ALLOW AN INDOOR  
SPORTS/FITNESS/COMMERCIAL RECREATION BUSINESS USE  
AT 2155 NIAGARA LANE (2026012)**

THE CITY OF PLYMOUTH ORDAINS:

**Section 1. Amendment of City Code.** Section 21655.33 of the City Code is hereby amended as follows:

Subd. 4. ~~Allowable Uses. In addition to the uses previously approved within the PUD, a picture framing facility including warehouse with a showroom for retail sales, as well as an indoor sports/fitness/commercial recreation business, shall be permitted on Lot 1, Block 1, Northwest Pointe Business Centre. Incorporated herein by reference are the PUD amendment plans to an indoor sports/fitness/commercial recreation business as approved by City Council Resolution 2026-XXX on file with the office of the Zoning Administrator under File 2026012.~~

**Section 2. Amendment of City Code.** Section 21655.33, Subd. 3 (c) of the City Code is hereby amended as follows:

~~Subd. 5. Allowable Uses. In addition to the uses previously approved within the PUD, a picture framing facility including warehouse with a showroom for retail sales, as well as an indoor sports/fitness/commercial recreation business, shall be permitted on Lot 1, Block 1, Northwest Pointe Business Centre.~~

**Section 3.** Effective Date. This amendment shall take effect immediately upon its passage.

ADOPTED by the City Council this XXth day of XX, 2026.

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Jeffry Wosje, Mayor

**ATTEST:**

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Jodi M. Gallup, City Clerk