

**CITY OF PLYMOUTH  
AGENDA  
Regular Planning Commission  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
July 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 June 17, 2026, minutes.  
1. Minutes

**5. PUBLIC HEARINGS**

- 5.1** Conditional use permit for attached garage space exceeding 1,000 square feet in area for property located at 5680 Juneau Lane (Brad Middendorf -- 2026-038)  
1. Planning Report  
2. Location Map  
3. Applicant's Narrative  
4. Conditional Use Permit Standards  
5. Plans  
6. Resolution

**6. NEW BUSINESS**

- 6.1** Variance to allow a privacy fence in the front yard at 16705 19th Avenue North  
1. Planning Staff Report  
2. Aerial Location Map  
3. Zoning Map

4. Application
5. Resolution

## **7. ADJOURNMENT**

**To:** Planning Commission

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

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

**Item:** **Approve the June 17, 2026, minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on June 17, 2026.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Minutes

# **Proposed Minutes Planning Commission Meeting June 17, 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 June 17, 2026.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Greg Hansen, and Josh Fowler

COMMISSIONERS ABSENT: Neha Markanda and Jim Willis

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Kip Berglund, Environmental Stewardship Coordinator MK Anderson, Water Resource Supervisor Ben Scharenbroich, and City Council Liaison Julie Pointner

Chair Boo led the Pledge of Allegiance.

## **Call to Order**

## **Public Forum**

## **Approval of Agenda**

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

## **Consent Agenda**

**(4.1) Planning Commission minutes from meeting held on June 3, 2026.**

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

## **Public Hearing**

**(5.1) Zoning ordinance text amendment requests adding a definition of brewery with accessory taproom in the rules and definitions section, and to allow outdoor events in association with breweries and distilleries with accessory taprooms by administrative permit in the I-2 (general industrial) zoning district (Hopscraft Brewing, LLC – 2026033)**

Senior Planner Berglund presented the staff report.

Commissioner Hansen noted the reference to distilleries and asked if there is a definition of distilleries somewhere else in the code.

Senior Planner Berglund stated that there is not currently a definition of distilleries, but that is a definition that could be added as part of this request for clarification purposes.

Commissioner Olson commented that, from the location proposed, it does not seem that outdoor events would cause issues with neighbors.

Senior Planner Berglund noted the I-2 property locations and the subject property. He stated that the applicant is aware of the noise ordinance and other regulations for special events. He commented that the applicant has held special events in the past and there have not been any issues.

Commissioner Olson recognized that this applicant is responsible, but this would be a city-wide change. She referenced the language related to special events and vendors and asked for clarification.

Senior Planner Berglund provided examples of outdoor transient vendors such as greenhouses and produce stands.

Chair Boo asked what would happen if someone were to come forward with a request to operate a distillery in the city.

Senior Planner Berglund stated that there is a listed permitted use for breweries and distilleries without a taproom. He stated that they would ensure the proposed use is within a permitted zoning district and that the activity would fall into the category of distillery.

Commissioner Anderson asked if the proposed change would apply to all I-2 properties, or just I-2 properties that are breweries or distilleries.

Senior Planner Berglund replied that it would apply to I-2 properties that are breweries or distilleries.

Chair Boo asked what would be permitted in a park for a tent event with music and liquor.

Senior Planner Berglund replied that such an event would be permitted through the parks department, and the applicant would need to have proper liquor licensing and vendor licenses.

Chair Boo stated that it seems that there can be events of a similar nature through a different process in the parks, so this is not a unique thing; it just happens to be situated with an existing brewery or distillery.

Chair Boo introduced the applicant, Tim Naumann, who stated that Luce Line Brewing is the operator of the brewery and Hopscraft is the landlord of the property. He stated that he owns the

building as well as the brewery, and the brewery is interested in offering the same experience they have had for the past six years. He commented that they are not changing events that they have held; they have noticed that people enjoy being in the tents outdoors, even if the event was on a previous day. He commented on the cost to set up and take down the tent multiple times, and this request would simply allow them to extend the time period the tent can be up for customers to enjoy.

Commissioner Anderson asked how business has been.

Mr. Naumann stated that in the context of the industry, it is expected that 25 percent of all brewery employees will lose their jobs. He stated that they happen to be doing better than most because they have considered creative ways to do so. He stated that a big part of that is that they are always listening to their customers and are supportive of the community. He commented that they have donated over \$750,000 to local charities, noting that is a defined part of their strategy. He stated that they are asking to codify what is already happening, and to provide a format for additional flexibility ongoing.

Commissioner Hansen asked about the duration that the tent would be up.

Mr. Naumann estimated mid-May to early October.

Commissioner Hansen asked if the proposed amendment would allow for that duration.

Mr. Naumann confirmed that it would, as they would need to follow a permitting process for the tent each year.

Senior Planner Berglund stated that there are specific building and fire code requirements that regulate membrane structures. He explained that the type of tent the applicant would put up would have a limit of six months, and the applicant's proposal would fit within that period.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Commissioner Fowler commented that he is supportive of the change, noting that this is a clear example of a business that has been doing these types of things successfully, and it sounds like a great idea to allow for more of those things to happen. He also recognized that Luce Line is a big part of the community.

Commissioner Olson stated that she would also be supportive of the request. She stated that she would love to see a ramp coming up from the trail. She commented that she can also see how people riding their bikes to the brewery are like sitting in the tents.

Chair Boo echoed the comments of Commissioner Olson. He believed that this type of business adds to the quality of life for the community.

**Motion was made by Olson, and seconded by Commissioner Anderson, to recommend approval of zoning ordinance text amendment requests, adding a definition of brewery with accessory taproom in the rules and definitions section, and to allow outdoor events in association with breweries and distilleries with accessory taprooms by administrative permit in the I-2 (general industrial) zoning district, including the findings of fact and summary publication. With all Commissioners voting in favor, the motion carried.**

## **New Business**

### **(6.1) Draft climate action and resiliency plan overview**

Environmental Stewardship Coordinator Anderson presented the draft climate action and resiliency plan.

Commissioner Anderson commented that the work that has gone into this is impressive. He recognized that small numbers here and there can add up to larger accomplishments. He asked for an update on the city compost program and whether it continues to expand.

Environmental Stewardship Coordinator Anderson stated that there is about one sign-up per day, recognizing that the program has been a slow rollout. She commented that sometimes neighbors share one cart.

Commissioner Anderson recognized the density planned in the city center, which seems to be in conflict with trying to reduce greenhouse gases. He asked how that could be mitigated.

Environmental Stewardship Coordinator Anderson stated that all of the goals have taken into consideration the population growth projected by the Metropolitan Council. She stated that concentrated density is actually helpful as resources have less distance to travel. She stated that it is also a climate-resilient land practice.

Commissioner Olson asked how the plan would be implemented. She asked if new buildings would be required to implement these practices and whether old buildings would be required to be retrofitted. She was also confused about how they would stop people from driving.

Environmental Stewardship Coordinator Anderson stated that in order to decrease driving, they would aim to make the community more walkable and increase knowledge of the public transportation system that exists.

Commissioner Olson asked how the city transportation is going, as she often sees empty buses.

Environmental Stewardship Coordinator Anderson stated that she does not manage that program, but has personally used the city transportation services, such as Click and Ride. She stated that for buildings and energy, these would not be requirements. She commented that there may be some ordinances adopted as part of the plan, but most of the implementation would be done through education and providing resources.

Commissioner Olson asked for more information on the water-related goals.

Water Resource Supervisor Scharenbroich stated that the biggest thing will be to focus on what people can do to increase efficiency in their homes. He used the example of an old toilet that used five gallons to flush, while new toilets use 1.28 gallons to flush. He noted that change alone would save a lot of water daily. He stated that the city has had a water efficiency rebate program that has been successful for the past ten years.

Commissioner Hansen commended staff for the amount of research and work they have done to create this document. He asked how plans like this have worked for similar communities.

Environmental Stewardship Coordinator Anderson replied that it has worked well, but recognized that it requires upfront investment, using the example of rebate and incentive programs.

Commissioner Hansen recommended reviewing the plan for errors and inconsistencies.

Environmental Stewardship Coordinator Anderson commented that staff have caught a lot of errors that will be updated.

Commissioner Fowler echoed the comments about the great work that has been done. He believed that this was great timing and was something that could be a roadmap as they move forward into the comprehensive plan process. He believed that they needed to increase public use of public transportation, as that could be the key to catching a lot of other actions. He stated that if they can create a consistently reliable form of transportation, that could reduce the number of vehicles in a household, which could lead to parking and asphalt reductions. He referenced solid waste collection and wondered if they could add an action to increase recycling collections.

Chair Boo commented that staff did a very nice job on this document. He recognized that this would be an issue of prioritization and what would have the biggest impact. He also recognized that the efforts of one individual pale in comparison to a community or a country. He asked if there is a concept of coordination within the city as well as outside of the city. He commented that outward coordination is a theme that might have a larger impact. He stated that buildings and energy will have the largest impact and are things they can influence as a community and on a state-wide basis.

Environmental Stewardship Coordinator Anderson stated that she is connected to the other sustainability coordinators in the metro, and they meet once a month to share ideas. She stated that they are also working to build partnerships with community-based organizations and nonprofits. She stated that there are actions that suggest working to advance things at the state legislature as well.

Chair Boo invited comments from the public.

Chair Boo introduced Lisa Anderson, ward 2 resident, who commented that her area of the community has older buildings, and there have been quite a few high-density buildings being constructed. She referenced a comment that she heard at the charter commission meeting, which inferred that the community was in support of these high-density projects, which is untrue. She stated that the statement was that the climate action plan was shaped by community involvement. She stated that many of the things stated in the plan are ambiguous and do not have practical

examples of what that would mean for the community. She referenced a project that had quite a bit of public discourse, but it seemed that did not matter because this is what the plan said. She asked where the community has been involved and whether people really understand the implications of the plan. She stated that she attended listening sessions where there was a great amount of public concern. She felt that there was a hijacking happening. She commented that transportation is a personal issue for her, as she uses public transportation exclusively. She asked how people would be incentivized to give up their vehicles, as that is a major lifestyle change. She stated that percentages are great, but those are gloss rather than providing real information on what those changes would look like. She was unsure that the vast majority of the public understood the changes proposed in the plan. She appreciated the questions asked by Commissioner Olson, as they are real issues that should be considered. She agreed that the buses are empty. She believed that they should be mindful and get a better sense of what the community thinks, unless that does not matter.

Chair Boo introduced Sarah Anderson, ward 2 resident, who stated that she has been a resident of Plymouth for over 50 years and has seen a lot of change during that time. She commented that in the past, she did not feel a need to be involved, but it seems that Plymouth is losing its uniqueness. She believed that Plymouth has unique barriers and does not have destinations that draw people in, but recognized that residents also do not want those things and are willing to drive to them. She commented that Plymouth has great neighborhoods and green space, and as they continue to build high-density housing, that changes the look and feel of the community. She stated that the sustainable development model promotes an agenda that wants people to be contained in cities with less vehicle ownership and less greenhouse gas emissions. She stated that while they can care for the environment, she did not want the community to lose its local sovereignty. She stated that there seems to be a lack of feeling that the voices of residents are being heard. She did not believe that the community feels uniquely Plymouth with this type of development that lacks character. She stated that while they want to be environmentally conscious, they also need to be fiscally responsible, noting that the city is currently carrying a lot more debt. She asked that the focus be on Plymouth and what its residents want.

Chair Boo thanked the residents for their input and asked how the study group would capture comments from residents. He stated that, typically, there is a list of comments that summarize input that has been received from the public, which was not included in this draft. He encouraged the study group to include such a section in the draft.

Environmental Stewardship Coordinator Anderson stated that 25 comments have been received to date on the public survey, and nine community meetings have been held. She stated that they have received a lot from the community, which has shaped how the plan has developed. She stated that they do plan to provide those comments to the city council.

Commissioner Olson asked if a summary or additional information could be provided on the public transportation system in Plymouth.

Planning Manager Sommers stated that she could reach out to the staff person in charge of that program and include information in a future email.

Commissioner Anderson asked how this plan fits into the comprehensive plan process.

Planning Manager Sommers stated that they will work closely with the results of this plan, and it may help influence the comprehensive planning process and could be included as an attachment to that plan.

### **Adjournment**

Chair Boo adjourned the meeting at 8:12 p.m.

**To:** Planning Commission

**Prepared by:** Shawn Drill, Senior Planner

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

**Item:** **Conditional use permit for attached garage space exceeding 1,000 square feet in area for property located at 5680 Juneau Lane (Brad Middendorf -- 2026-038)**

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**1. Action Requested:**

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

**2. Background:**

See attached Planning Report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Report
2. Location Map
3. Applicant's Narrative
4. Conditional Use Permit Standards
5. Plans
6. Resolution

**To:** Plymouth Planning Commission

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

**Subject:** 5680 Juneau Lane – Conditional use permit for attached accessory/garage space exceeding 1,000 square feet in area (Brad Middendorf -- City File No. 2026-038)

**Ward:** 4 (northeast area)

**Deadline:** October 9, 2026

## SUMMARY

The applicant is requesting approval of a conditional use permit to allow an addition onto the east side of the existing home. The addition would result in attached accessory/garage space exceeding 1,000 SF. Under the request, the area of attached accessory/garage space would increase from 648 square feet (existing) to 2,179 square feet (proposed), for a total increase of 1,531 square feet.

## RECOMMENDED ACTION

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



## SITE INFORMATION

### Land Use and Zoning

The site is guided LA-2 (living area 2) on the city's comprehensive plan. The site is zoned FRD (future restricted development), which replaced the former R-O (rural residential/open agricultural) zoning district.

|                                 | Use                                                                   | Land Use Designation<br>(2040 Comprehensive Plan) | Zoning                         |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| <b>Subject Site</b>             | Single-family home on large rural lot                                 | LA-2                                              | FRD                            |
| <b>North</b>                    | Northwest Greenway Trail --City of Plymouth                           | P-I (public/semi-public/institutional)            | P-I (public/institutional)     |
| <b>North (of 57th Ave.)</b>     | "Trillium Woods" senior housing co-op                                 | LA-3 (living area 3)                              | PUD (planned unit development) |
| <b>West</b>                     | Single-family homes on large rural lots                               | LA-2, and LA-1 (living area 1)                    | FRD                            |
| <b>South</b>                    | Twin homes & single-family homes in "Glacier Vista"                   | LA-2                                              | PUD                            |
| <b>East (of Cheshire Pkwy.)</b> | Preserved open space & single-family homes in "Camelot Nine at Begin" | LA-2                                              | PUD                            |

### School District

The site is located in the Osseo School District (ISD #279).

### Site Characteristics

The site contains roughly 5 acres. The site: 1) lies in the Shingle Creek drainage district; 2) is not located within the flood plain; 3) lies within the shoreland overlay districts for both Lake Camelot and Pomerleau Lake; and 4) contains medium-quality (Manage 2) wetland areas in the central and easterly portions of the property.

The property is accessed via a private road east of Juneau Lane that serves three properties.

### Previous Actions Affecting Site

The existing home was constructed in 1992 and contains roughly 4,307 square feet in area (excludes the existing attached garage space on the west side of the home).

## ANALYSIS

Conditional uses are uses that are permitted under the zoning ordinance, whereby the city may impose reasonable conditions that have a direct nexus to, and would help to address, any potential negative effects of the use.

The city code specifies that attached accessory/garage space in excess of 1,000 square feet is allowable upon issuance of a conditional use permit.

The existing attached garage on the west side of the home contains 648 square feet in area.

As previously stated, the applicant is requesting approval of a conditional use permit to allow an addition onto the east side of the existing home. The proposed addition would include some new interior home space and 1,531 square feet of attached accessory/garage space, resulting in a total of 2,179 square feet of attached accessory/garage space when the existing attached garage space is included.

The applicant states that the additional accessory/garage space would allow items presently stored outside, such as vehicles, trailers, outdoor furniture, lawn maintenance equipment, etc., to be stored inside.

The proposal includes a new second driveway east of the home that would lie between the new garage and the shared/private road segment east of Juneau Lane.

The design, materials, roof pitch, and height for the proposed addition would match existing home.

The proposal would comply with the FRD district standards and other applicable zoning regulations, as follows:

| Standard                                 | Regulation                                 | Proposed                 |
|------------------------------------------|--------------------------------------------|--------------------------|
| Front (south) setback:                   | 50 ft. (min.)                              | > 90 ft.<br>(no change)  |
| Side (west) setback:                     | 15 ft. (min.)                              | > 200 ft.<br>(no change) |
| Side (east) setback:                     | 15 ft. (min.)                              | 450 ft.                  |
| Rear (north) setback:                    | 25 ft. (min.)                              | ~32 ft.<br>(no change)   |
| Wetland setback:                         | 15 ft. (min.)                              | 18 ft.                   |
| Impervious surface coverage:             | 25% (max.)                                 | ~19%<br>(of upland area) |
| Size of attached accessory/garage space: | 1,000 sq. ft. (max.)<br>--except by C.U.P. | *2,179 sq. ft.           |

\* C.U.P. (conditional use permit) requested.

## Wetland Protection

A “natural wetland buffer strip” is defined as an area of permanent native vegetation consisting of deep-rooted grasses and wild flowers established to protect adjacent wetlands by filtering, slowing, and infiltrating stormwater runoff prior to its discharge into wetland areas.

City code requires wetland buffer strips only in conjunction with the subdivision of property into two or more parcels. Because the applicant is not proposing a subdivision, wetland buffer requirements are not applicable in this case. For context, subdivision regulations establish wetland buffer strip requirements based on the quality classification of the wetland (the higher the quality, the greater the buffer width required). As previously noted, the on-site wetland is classified as Medium quality (Manage 2) which, under subdivision standards, would require a 30-foot-wide (average) buffer strip around the entire wetland area, as well as a 15-foot structure setback from the buffer edge.

To enhance protection of the wetland and downstream Pomerleau Lake, staff is recommending that the applicant voluntarily establish and maintain a roughly 10-foot-wide vegetated buffer strip (with no separate structure setback) along the wetland edge – in the area adjacent to the proposed addition and related driveway. There would be room to establish such a buffer, as the proposed addition would be 18 feet away from the wetland edge. The attached resolution includes a condition encouraging coordination between city staff and the applicant to evaluate opportunities for voluntary wetland buffering and protection. Staff has discussed wetland buffering with the applicant, and the applicant has stated that he is amenable to the idea.

## Conclusion on Conditional Use Permit

The Planning Commission must review the requested conditional use permit for compliance with the standards listed in the zoning ordinance. A copy of the standards is attached. Staff used these standards to review the request and finds it meets all applicable standards. Specifically, the proposal:

- 1) would be in harmony with the standards for the FRD district and with all other applicable zoning regulations, would be consistent with LA-2 guiding and the city’s comprehensive plan, and would be congruent with the 5-acre site;
- 2) would promote the general public welfare by providing secure indoor storage, while not being detrimental to or endangering the public health, safety, or comfort;
- 3) would not be injurious to the use and enjoyment of other properties, would not have negative effects on public improvements in the area or the city as a whole, nor would it substantially diminish property values within the neighborhood;
- 4) would not impede the normal and orderly development of the district;
- 5) would not create traffic congestion in public streets; and
- 6) would conform to all applicable conditional use permit standards and all regulations of the FRD district where the site is located.

## LEVEL OF DISCRETION IN DECISION-MAKING

The city's discretion in approving or denying a conditional use permit is limited to whether the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

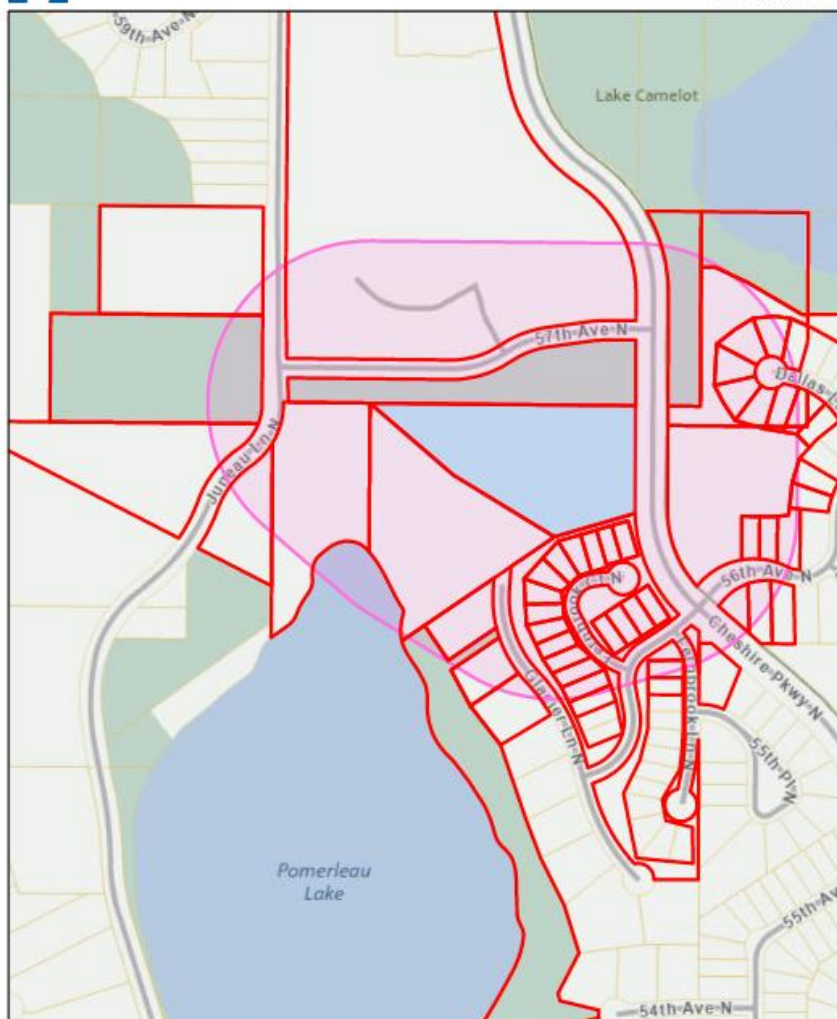
## PUBLIC NOTICE

Notice of the public hearing was published in the city's official newspaper and mailed to all property owners located within 500 feet of the site.

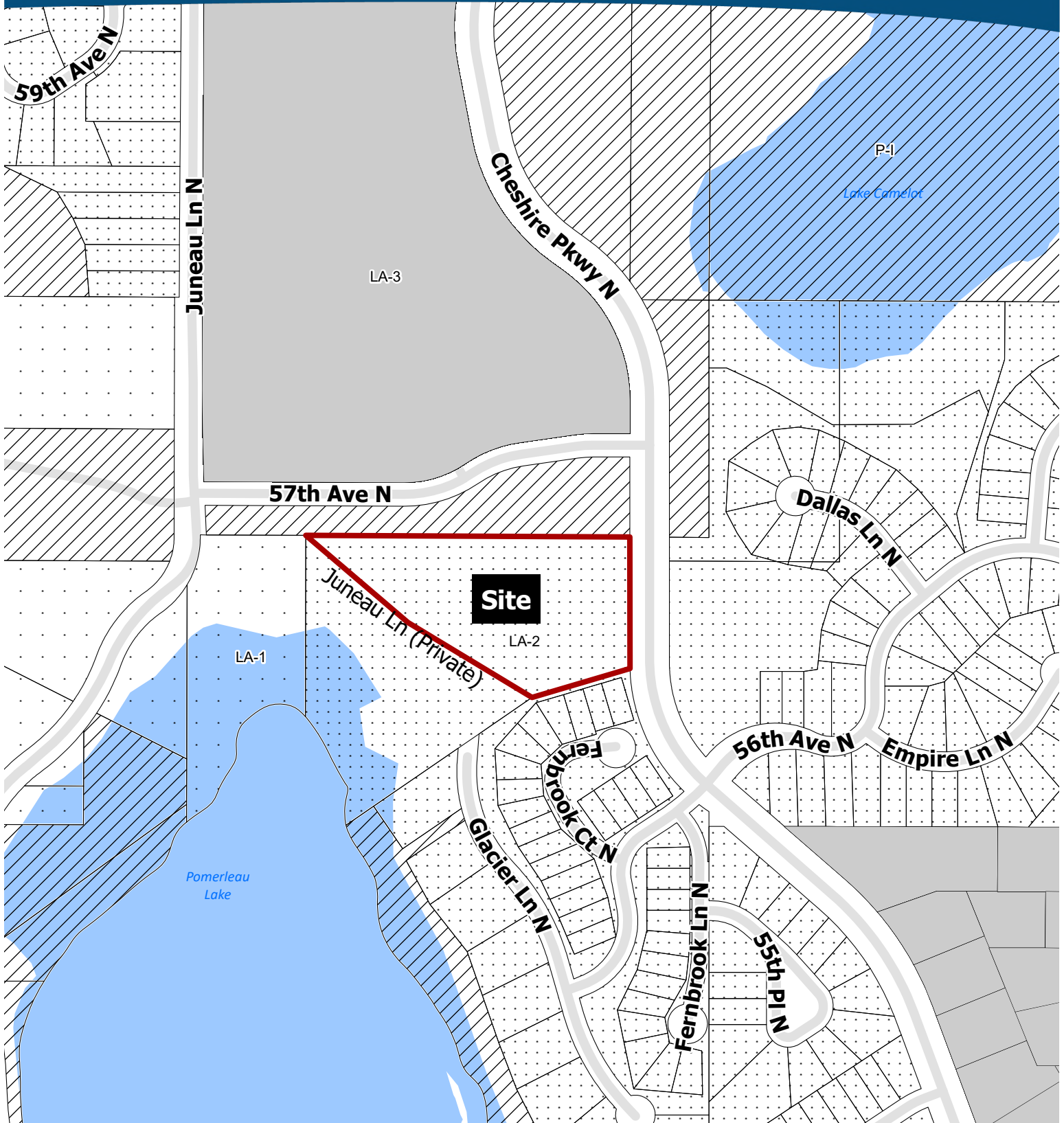


### Hennepin County Locate & Notify Map

Date: 6/16/2026



2026038 Location Map  
 Brad Middendorf - 5680 Juneau Ln  
 Conditional Use Permit Application



- |                       |                     |                                       |
|-----------------------|---------------------|---------------------------------------|
| C, Commercial         | LA-1, Living Area 1 | LA-5, Living Area 5                   |
| CC, City Center       | LA-2, Living Area 2 | MXD, Mixed Use                        |
| CO, Commercial Office | LA-3, Living Area 3 | MXD-R, Mixed Use Residential          |
| IND, Industrial       | LA-4, Living Area 4 | P-I, Public/Semi-Public/Institutional |



## \*NEW SUBMISSION\* Conditional Use Permit Application Checklist

### Conditional Use Permit Application Checklist

06/08/2026 16:45 PM

|                                                                                                                                                                                                                               |                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permit Use                                                                                                                                                                                                                    |                                                                                                                                                                                    |
| What is the proposed project? Explain what you're doing and why you need a conditional use permit.                                                                                                                            | I have 5.3 acres and want to add onto my house and add two garages on the East side of the house. I need a conditional use permit so that I can exceed the 1000 sq feet of Garage. |
| How does the use, and associated conditional use permit, comply with, and effect, the Plymouth Comprehensive Plan?                                                                                                            | The permit allows me to add to the Master Bedroom, bath & closet and will make the home a more xecutive home suitable for the 5 acres of land.                                     |
| 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. | The home will add value to the neighborhood and enhance neighboring property values.                                                                                               |
| Explain how the conditional use permit would not be injurious to the use and                                                                                                                                                  | My Property is secluded and is hundreds of feet from                                                                                                                               |

|                                                                                                                                                                                     |                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.            | neighboring properties in the area.                                                                                                                                                                 |
| 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. | My addition would not negatively affect neighboring properties.                                                                                                                                     |
| 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 addition would allow less property to be stored outside as more vehicles and property could be stored in a covered garage.                                                                      |
| Will the conditional use conform to the applicable regulations of the district in which it is located? Explain.                                                                     | Yes, the property would conform to the district.                                                                                                                                                    |
| Does the conditional use comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?                                | Yes this will positively affect the use of the Property and enhance the value and overall use of the property and effectively providing for more storage space under a roof for the large property. |
| Requirements                                                                                                                                                                        |                                                                                                                                                                                                     |
| File Upload                                                                                                                                                                         | <a href="#">Plymouth 5680 Plans for City of Plymouth.pdf</a>                                                                                                                                        |

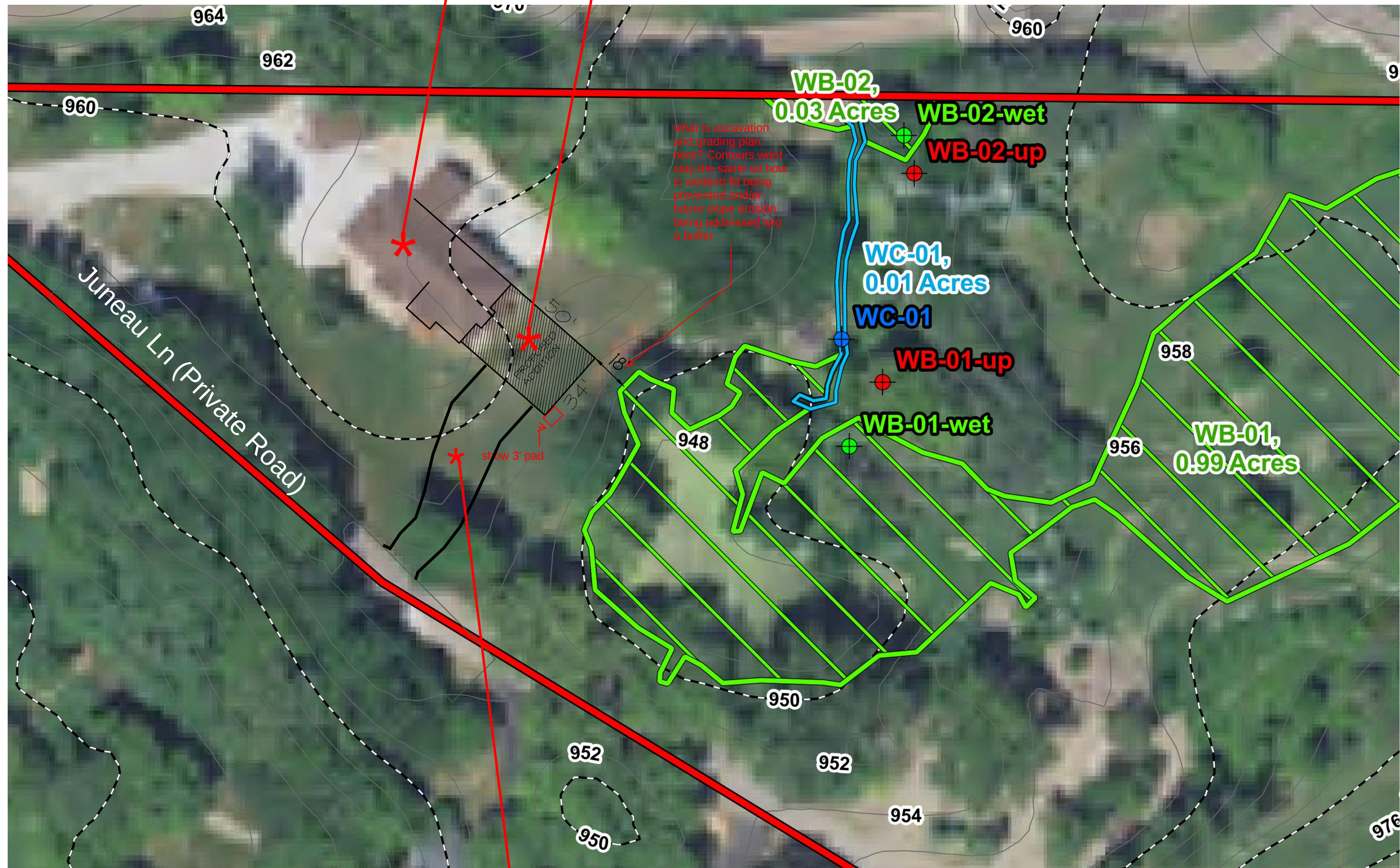
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Subd. 5. The Planning Commission shall consider possible adverse effects of the proposed conditional use. Its judgment shall be based upon (but not limited to) the following factors:

- (a) Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
- (b) The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.
- (c) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (d) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (e) Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
- (f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
- (g) The conditional use complies with the general and specific performance standards as specified by this Section and this Chapter.

Existing Home with  
Attached Garage

Proposed Addition



Proposed New Second Driveway

STEVE'S DRAFTING  
& HOME DESIGN

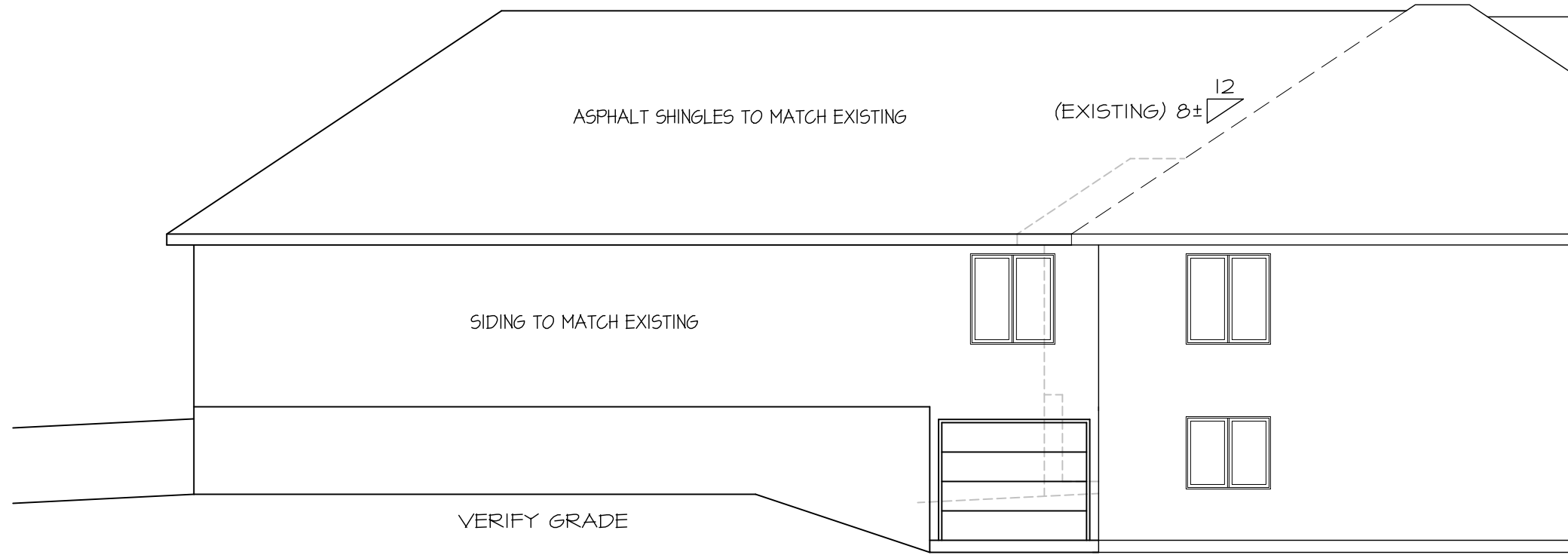
3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN  
55426  
TEL (612) 221-5772  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

| DATE    | DRAWN BY | CHECKED | SCALE    | SQ. FT. | REVISED                      |
|---------|----------|---------|----------|---------|------------------------------|
| 5/18/23 |          |         | 1" = 50' |         | 5/26/23<br>4/4/25<br>3/26/26 |

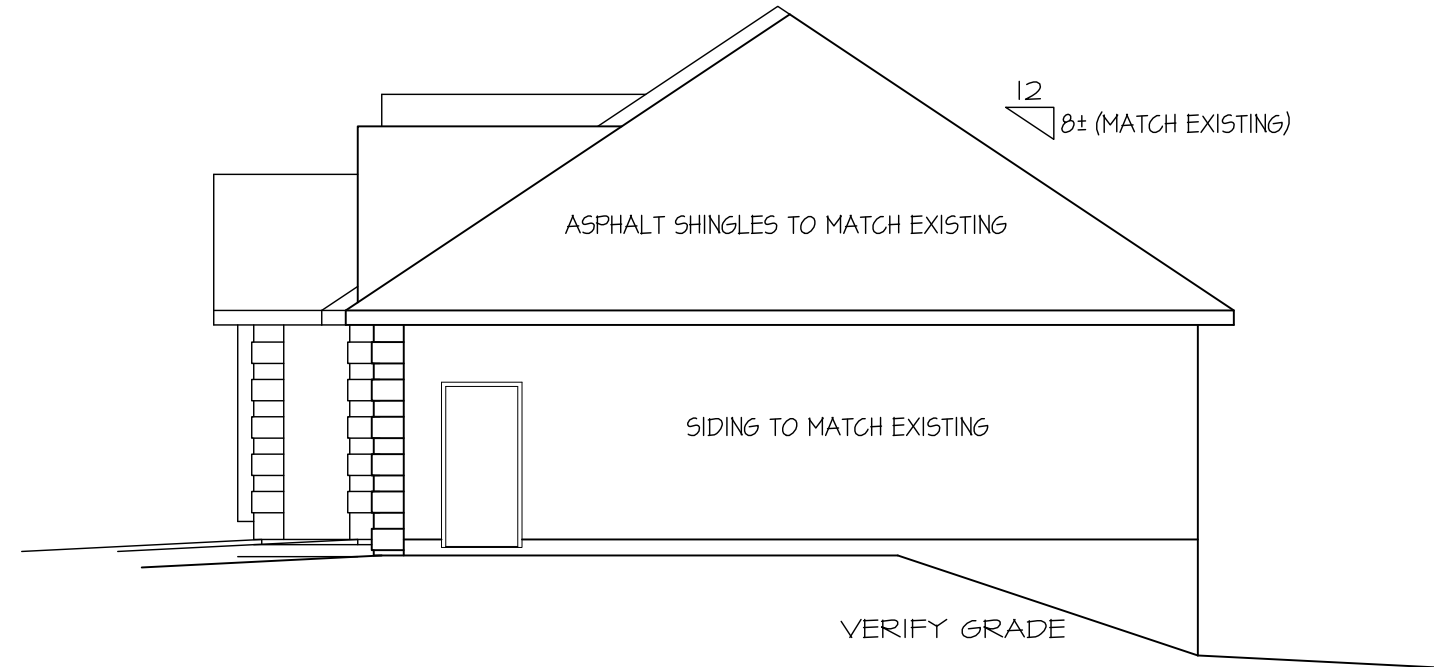
|               |       |                          |          |
|---------------|-------|--------------------------|----------|
| ADDITION FOR: |       | BRAD & DEBBIE MIDDENDORF |          |
| LOT           | BLOCK | COUNTY                   | HENNEPIN |
| DEVELOPMENT   |       | STREET ADDRESS           |          |
|               |       | 5680 JUNEAU LANE N.      |          |
|               |       | CITY, STATE              |          |
|               |       | PLYMOUTH, MN 55446       |          |

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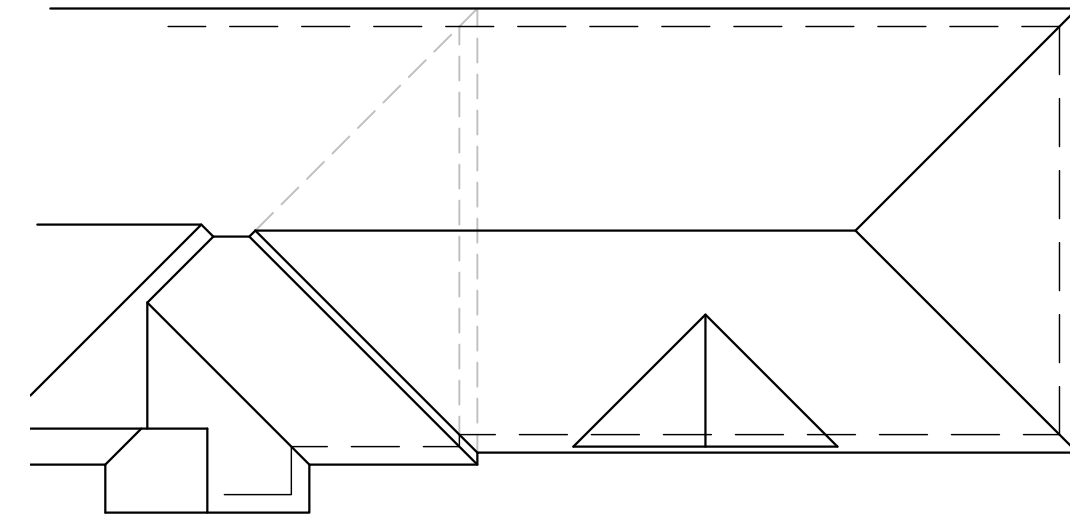
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| SHEET DESCRIPTION<br>SITE PLAN | COPYRIGHT<br>©2023<br>STEVE'S DRAFTING<br>& HOME DESIGN |
|                                | PLAN NUMBER<br>C202341                                  |
|                                | SHEET<br>1<br>OF<br>7                                   |
|                                |                                                         |



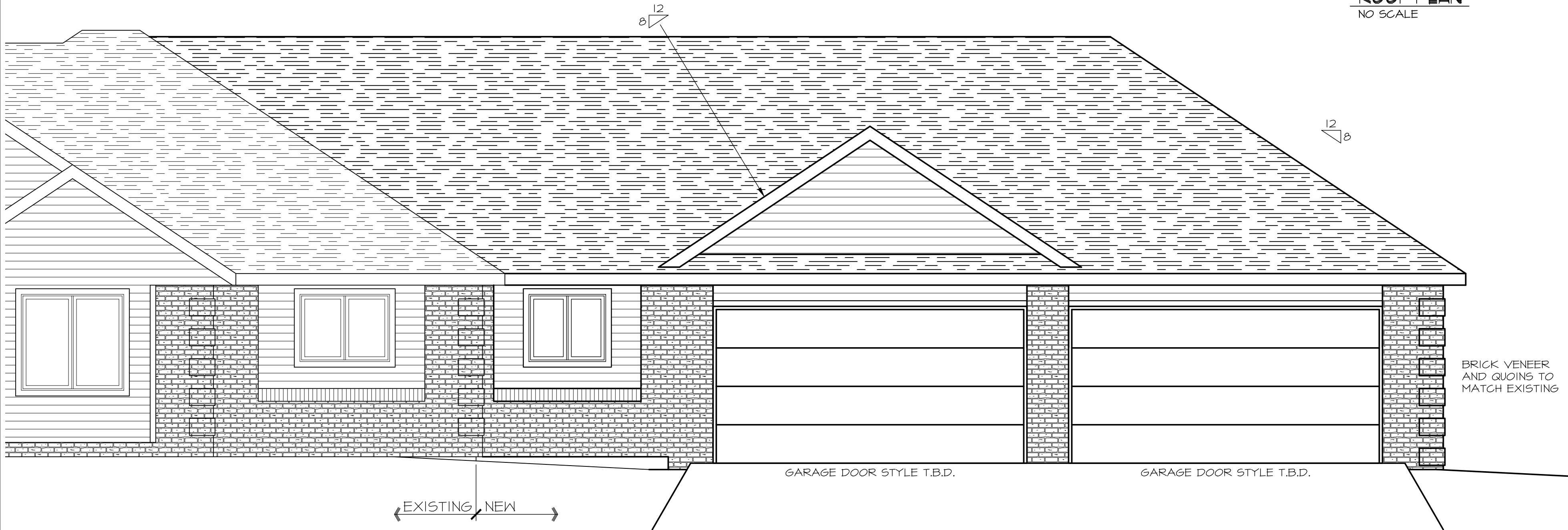
**NORTHEAST ELEVATION**  
SCALE: 1/8"=1'



**SOUTHWEST ELEVATION**  
SCALE: 1/8"=1'



**ROOF PLAN**  
NO SCALE



**SOUTHEAST ELEVATION**  
SCALE: 1/4"=1'

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55426  
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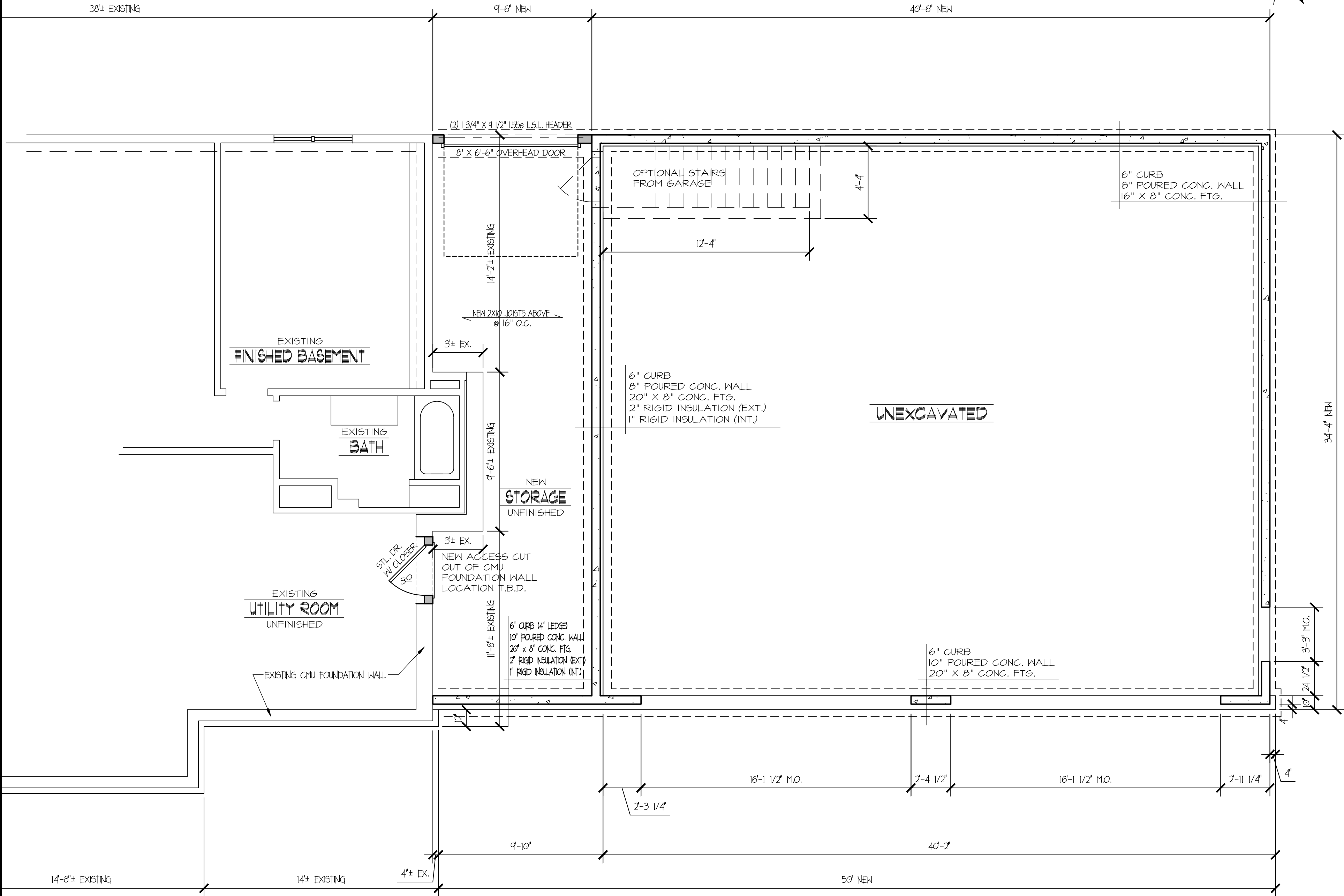
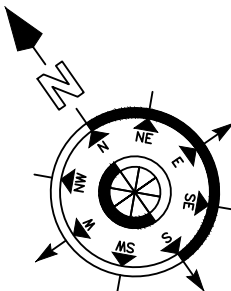
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| 5/18/23 |          |         |       |         |          | 5/26/23<br>4/4/25<br>3/26/26 |

|                          |       |         |          |
|--------------------------|-------|---------|----------|
| ADDITION FOR:            |       |         |          |
| BRAD & DEBBIE MIDDENDORF |       |         |          |
| LOT                      | BLOCK | COUNTY: | HENNEPIN |
| DEVELOPMENT              |       |         |          |
| STREET ADDRESS           |       |         |          |
| 5680 JUNEAU LANE N.      |       |         |          |
| CITY, STATE              |       |         |          |
| PLYMOUTH, MN 55446       |       |         |          |

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|------------------------------------------|---------------------------------------------------------|
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|                                          | PLAN NUMBER<br>C202341                                  |
|                                          | SHEET<br>2<br>OF<br>7                                   |

MASONRY CONTRACTOR TO VERIFY ALL FOUNDATION DIMENSIONS  
WITH FRAMING PLAN AND NOTIFY GENERAL CONTRACTOR AND  
STEVE'S DRAFTING AND HOME DESIGN OF ANY DISCREPANCIES



~8'-4" CEILING HEIGHT  
**BASEMENT PLAN**  
SCALE: 1/4"=1'

**STEVE'S DRAFTING  
& HOME DESIGN**

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55426  
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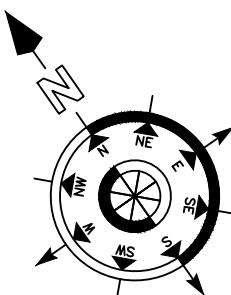
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| ADDITION FOR:                       |       |        |          |
| <b>BRAD &amp; DEBBIE MIDDENDORF</b> |       |        |          |
| LOT                                 | BLOCK | COUNTY | HENNEPIN |
| DEVELOPMENT                         |       |        |          |
| STREET ADDRESS                      |       |        |          |
| 5680 JUNEAU LANE N.                 |       |        |          |
| CITY, STATE                         |       |        |          |
| PLYMOUTH, MN 55446                  |       |        |          |

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|-------------------------------------------|---------------------------------------------------------|
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|                                           | PLAN NUMBER<br>C202341                                  |
|                                           | SHEET<br>3<br>OF<br>7                                   |

TRUSS MANUFACTURER TO VERIFY ANY SPECIAL TRUSS  
DESIGN REQUIREMENTS AND NOTIFY STEVE'S DRAFTING  
& HOME DESIGN AND CONTRACTOR/HOMEOWNER OF ANY  
REQUIRED REVISIONS PRIOR TO FABRICATION OF TRUSSES.  
EXTERIOR DIMENSIONS DO NOT INCLUDE SHEATHING



STEVE'S DRAFTING  
& HOME DESIGN

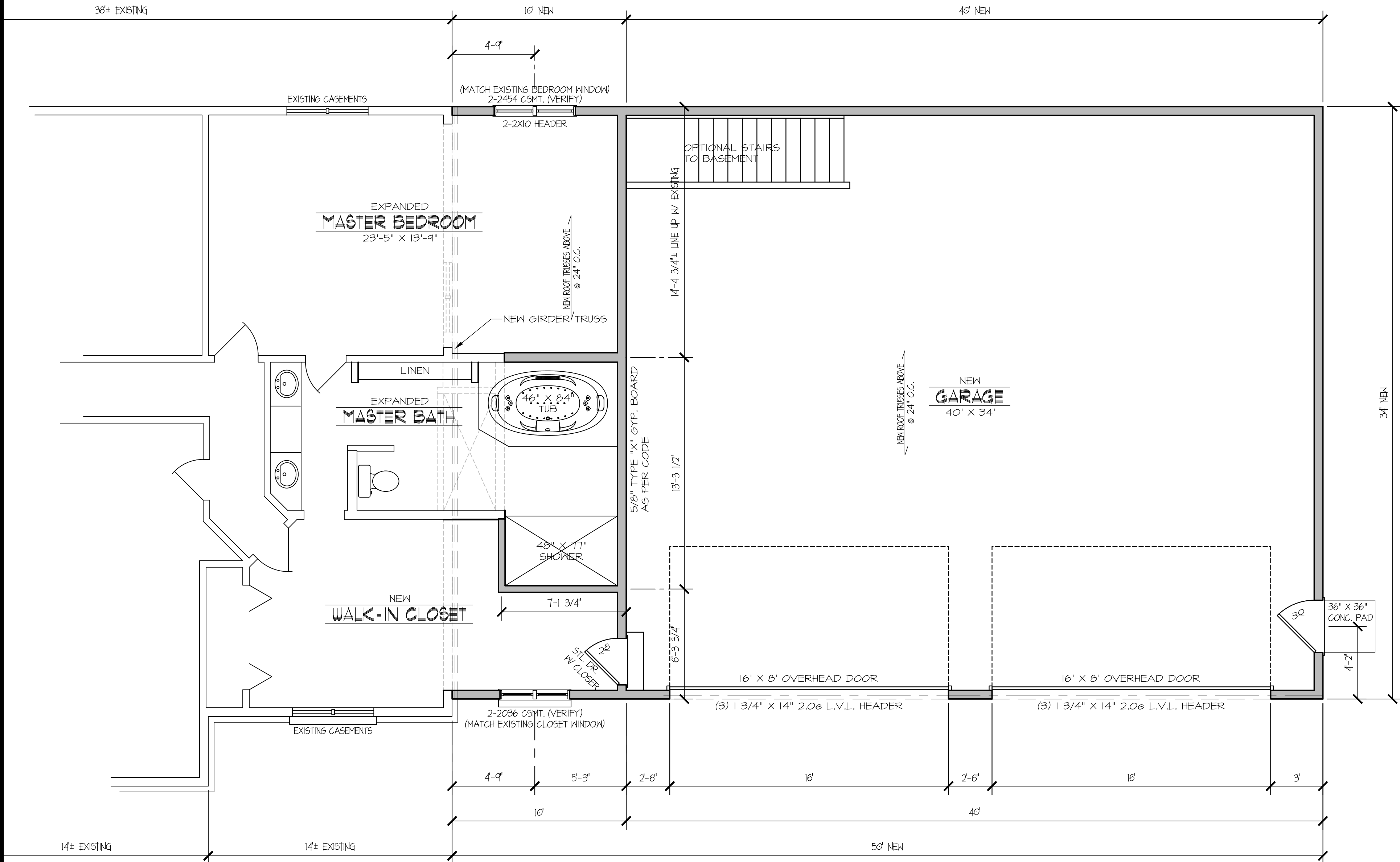
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| ADDITION FOR:            |       |        |          |
| BRAD & DEBBIE MIDDENDORF |       |        |          |
| LOT                      | BLOCK | COUNTY | HENNEPIN |
| DEVELOPMENT              |       |        |          |
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|                   | PLAN NUMBER                       |
| C202341           |                                   |
| FIRST FLOOR PLAN  | SHEET                             |
|                   | 4                                 |
|                   | OF                                |
|                   | 7                                 |

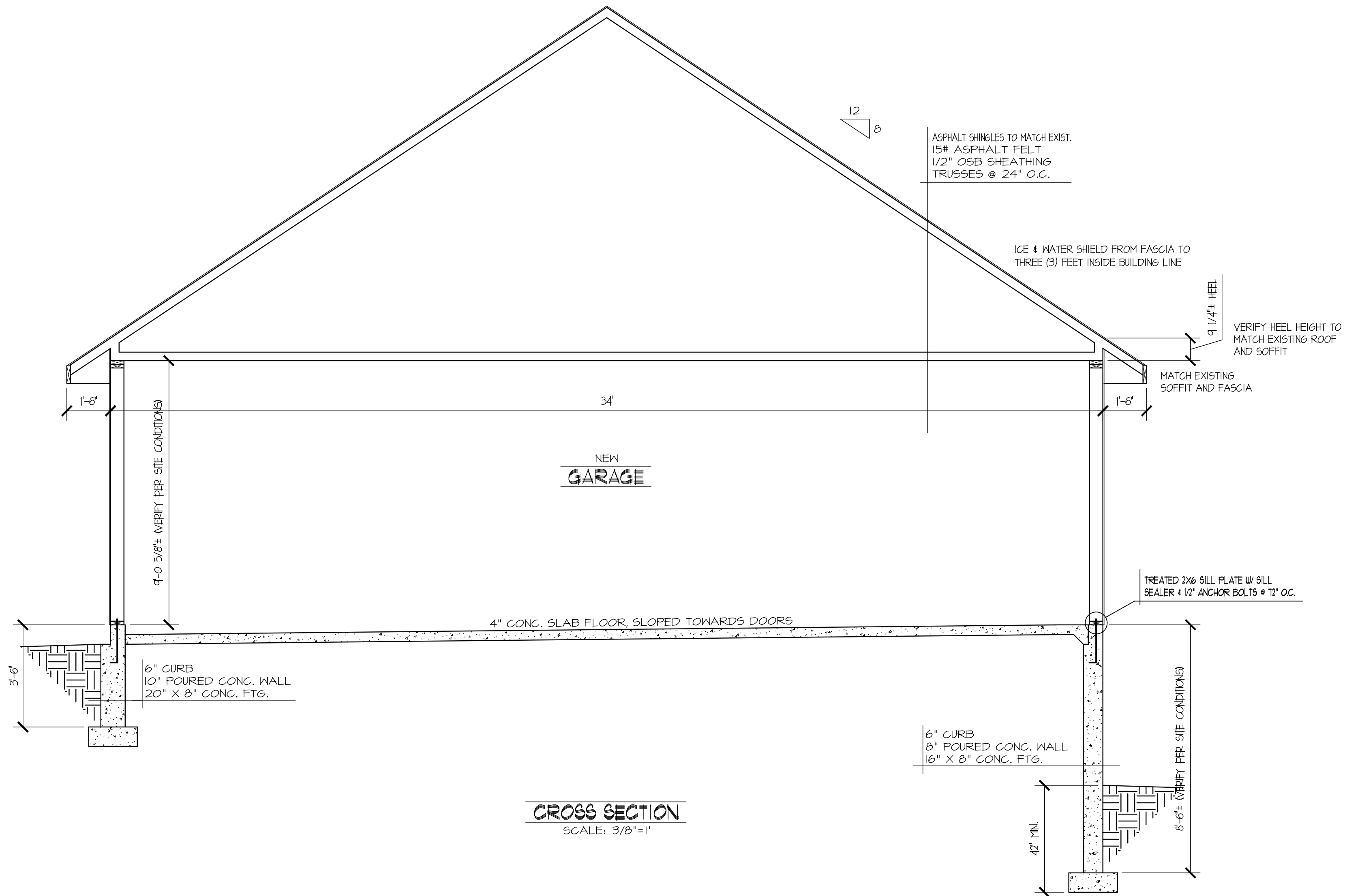


FRONT GARAGE WALLS TO BE FRAMED  
ACCORDING TO APA APPROVED  
ENGINEERED WALL BRACING METHOD W/ 7/16"  
OSB SHEATHING & KANT SAG STRAP #LST122.

OTHER GARAGE WALLS TO  
HAVE 7/16" OSB SHEATHING.

2-2 X 10 HEADER TYPICAL  
(UNLESS NOTED OTHERWISE)

8'-1 1/8" PLATE HEIGHT  
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'  
XXX SQ. FT. NEW



**CROSS SECTION**  
SCALE: 3/8"=1'

**STEVE'S DRAFTING  
& HOME DESIGN**

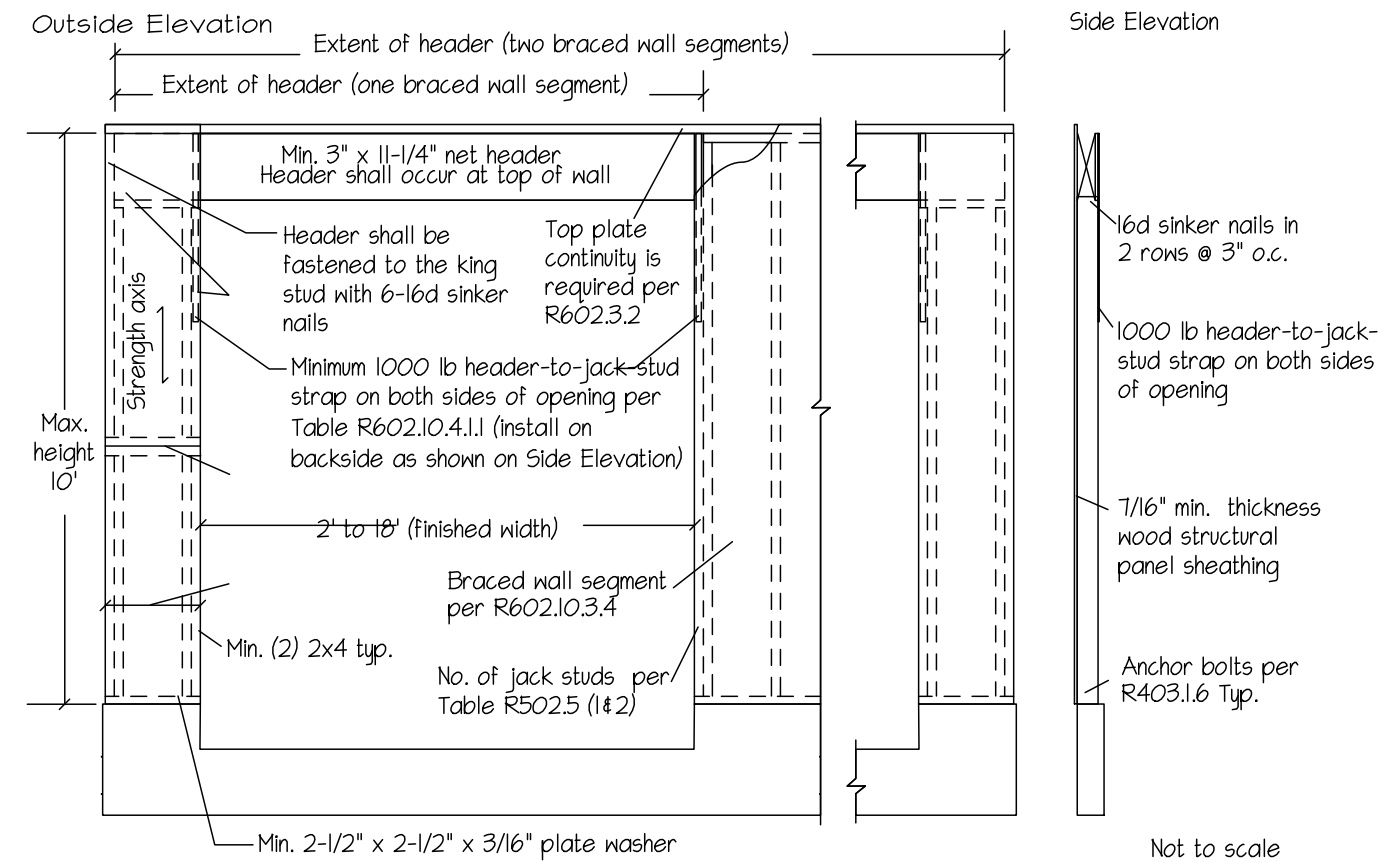
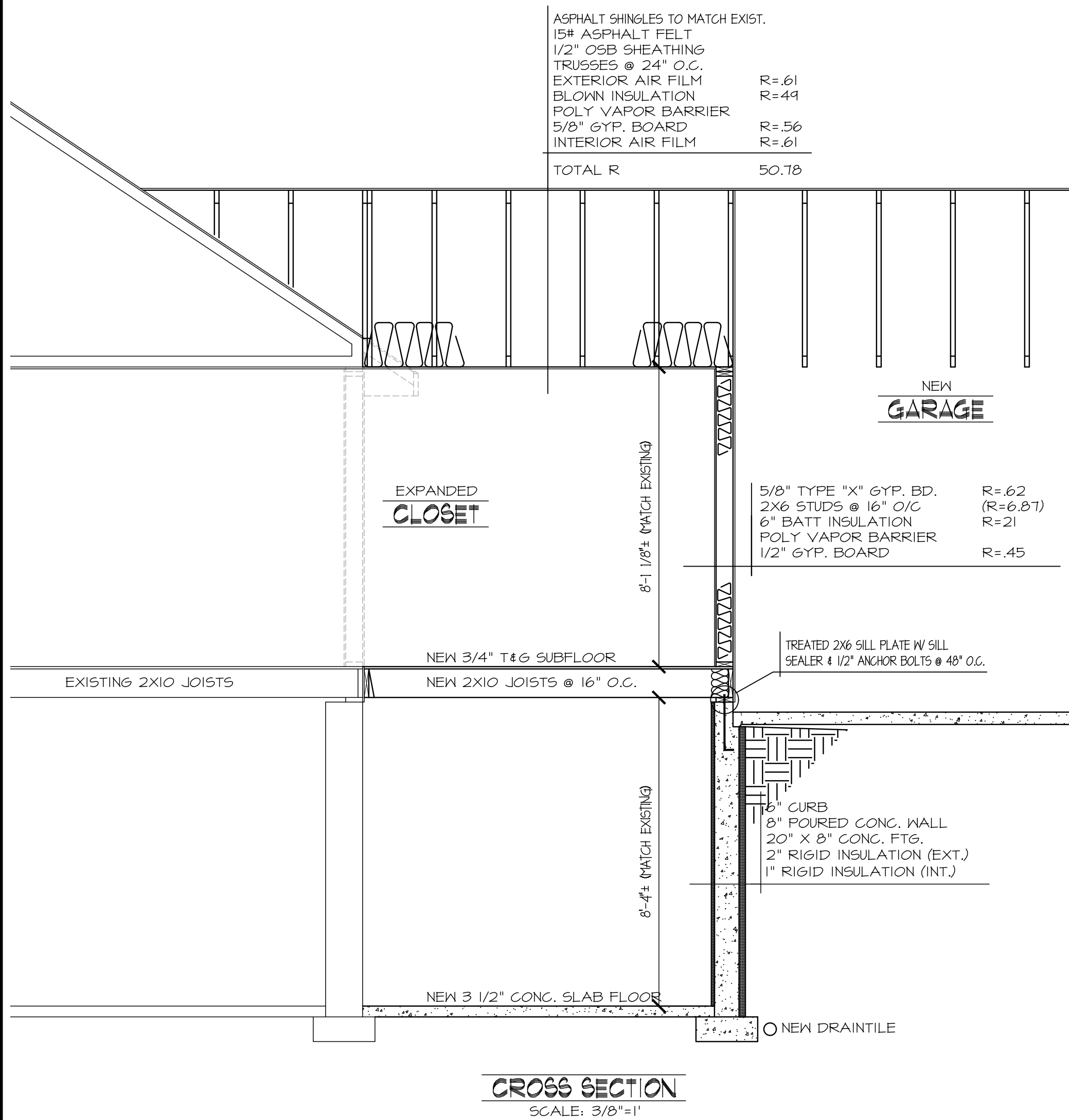
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| DATE    | DRAWN BY | CHECKED | SCALE    | SQ. FT. |
|---------|----------|---------|----------|---------|
| 5/18/23 |          |         | AS NOTED |         |
| REVISED |          |         |          |         |
| 5/26/23 |          |         |          |         |
| 4/4/25  |          |         |          |         |
| 3/26/26 |          |         |          |         |

|                                     |       |        |          |
|-------------------------------------|-------|--------|----------|
| ADDITION FOR:                       |       |        |          |
| <b>BRAD &amp; DEBBIE MIDDENDORF</b> |       |        |          |
| LOT                                 | BLOCK | COUNTY | HENNEPIN |
| DEVELOPMENT                         |       |        |          |
| STREET ADDRESS                      |       |        |          |
| 5680 JUNEAU LANE N.                 |       |        |          |
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|--------------------------------------------|---------------------------------------------------------|
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|                                            | PLAN NUMBER<br>C202341                                  |
|                                            | SHEET<br>5<br>OF<br>7                                   |



Fasten sheathing to header with 8d common nails in 3 in. grid pattern as shown and 3 in. o.c. in all framing (studs and sills) typ.

For a panel splice (if needed), panel edges shall be blocked and occur within 24 in. of mid height. One row of typ. sheathing-to-framing nailing is required in each panel.

Min. length based on 4:1 height-to-length ratio. For example: 24 in. min. for 8 ft. height.

### PFG WALL BRACING DETAILS

## STEVE'S DRAFTING & HOME DESIGN

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| DATE    | DRAWN BY | CHECKED | SCALE | SQ. FT. | AS NOTED | REVISED                      |
|---------|----------|---------|-------|---------|----------|------------------------------|
| 5/18/23 |          |         |       |         |          | 5/26/23<br>4/4/25<br>3/26/26 |

|               |       |                          |          |
|---------------|-------|--------------------------|----------|
| ADDITION FOR: |       | BRAD & DEBBIE MIDDENDORF |          |
| LOT           | BLOCK | COUNTY                   | HENNEPIN |
| DEVELOPMENT   |       | STREET ADDRESS           |          |
|               |       | 5680 JUNEAU LANE N.      |          |
|               |       | CITY, STATE              |          |
|               |       | PLYMOUTH, MN 55446       |          |

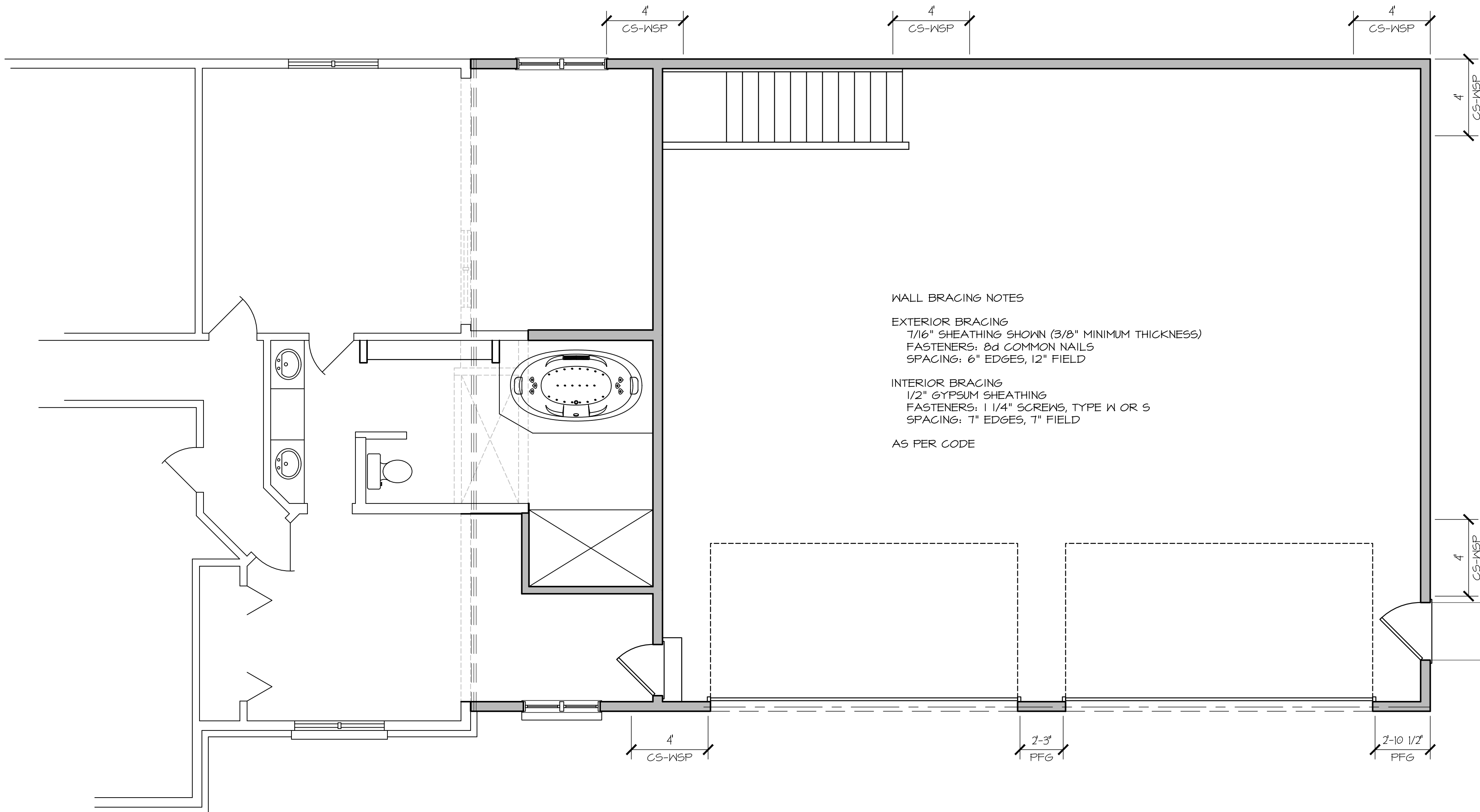
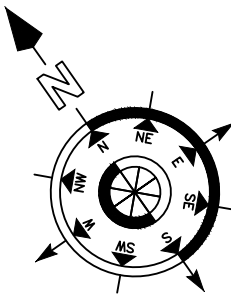
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& HOME DESIGN

PLAN NUMBER  
C202341

SHEET  
6  
OF  
7



WALL BRACING NOTES

EXTERIOR BRACING  
7/16" SHEATHING SHOWN (3/8" MINIMUM THICKNESS)  
FASTENERS: 8d COMMON NAILS  
SPACING: 6" EDGES, 12" FIELD

INTERIOR BRACING  
1/2" GYPSUM SHEATHING  
FASTENERS: 1 1/4" SCREWS, TYPE W OR S  
SPACING: 7" EDGES, 7" FIELD

AS PER CODE

STEVE'S DRAFTING  
& HOME DESIGN

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55426  
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| DATE    | DRAWN BY  | CHECKED | SQ. FT. |
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| 5/18/23 |           |         |         |
| SCALE   | 1/4" = 1' |         |         |
| REVISED |           |         |         |
| 5/26/23 |           |         |         |
| 4/4/25  |           |         |         |
| 3/26/26 |           |         |         |

| ADDITION FOR:            |       |        |          |
|--------------------------|-------|--------|----------|
| BRAD & DEBBIE MIDDENDORF |       |        |          |
| LOT                      | BLOCK | COUNTY | HENNEPIN |
| DEVELOPMENT              |       |        |          |
| STREET ADDRESS           |       |        |          |
| 5680 JUNEAU LANE N.      |       |        |          |
| CITY, STATE              |       |        |          |
| PLYMOUTH, MN 55446       |       |        |          |

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|----------------------------------------|---------------------------------------------------------|
|                                        | PLAN NUMBER<br>C202341                                  |
|                                        | SHEET<br>7<br>OF<br>7                                   |

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### **RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR BRAD MIDDENDORF TO ALLOW ATTACHED ACCESSORY/GARAGE SPACE EXCEEDING 1,000 SQUARE FEET FOR PROPERTY LOCATED AT 5680 JUNEAU LANE (2026038)**

WHEREAS, Brad Middendorf has requested approval of a conditional use permit to allow construction of an addition that would result in exceeding 1,000 square feet of attached accessory/garage space for the roughly 5-acre, FRD-zoned property located at 5680 Juneau Lane; and

WHEREAS, the property is legally described as follows:

Commencing in the City of Plymouth, Hennepin County, Minnesota, and within the South Half of Section 4, Township 118 North, Range 22 West (PIN 04-118-22-41-0007):

Commencing at the Southeast corner of Government Lot 1, thence North along the East line thereof a distance of 1,180.2 feet to an intersection with a line 880.36 feet South of and parallel with the South line of the North 600 feet of Government Lot 1, thence North 89 degrees 40 minutes 59 seconds West along said parallel line a distance of 150 feet, thence North parallel with the East line of Government Lot 1 a distance of 563.15 feet to the point of beginning. Thence South 73 degrees 30 minutes West 310 feet, thence North 58 degrees 53 minutes West 366.02 feet, thence North 49 degrees 30 minutes West 340.16 feet to a point on the South line of the North 600 feet of Government Lot 1 a distance of 300 feet East of the West line thereof, thence Easterly along said South line to a point 150 feet West of the East line of Government Lot 1, thence Southerly to the point of beginning, subject to road.

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 Brad Middendorf for a conditional use permit to allow over 1,000 square feet of attached accessory/garage space at 5680 Juneau Lane, subject to the following findings and conditions:

1. The approval allows construction of an addition onto the home that would exceed 1,000 square feet of attached accessory/garage space, in accordance with the plans received by the city on June 8, 2026, except as may be amended by this resolution.
2. The requested conditional use permit is approved based on the finding that all applicable conditional use permit standards would be met, and the proposal would be congruent with the 5-acre site.

3. **Prior to grading or construction on the site**, the applicant must:
  - a. Obtain separate approval of a building permit. Building code related items will be addressed as part of building permit application review process.
  - b. Install silt fence and other appropriate erosion control measures to protect the nearby wetland.
4. Staff recommends that the applicant voluntarily establish and maintain a roughly 10-foot-wide vegetated buffer strip along the wetland edge – in the area adjacent to the proposed addition and related driveway. City staff and the applicant are encouraged to coordinate together to evaluate opportunities for such voluntary wetland buffering and protection.
5. Standard Conditions:
  - a. Any retaining walls over four feet in height require a separate building permit and design by a structural engineer.
  - b. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
  - c. The conditional use permit shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Section 21015.07 of the zoning ordinance.

APPROVED by the City Council on this \*\* day of \*\*\*\*, 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 \_\_\_\_\_, 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

**To:** Planning Commission

**Prepared by:** Sophia Kucera, Associate Planner

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

**Item:** **Variance to allow a privacy fence in the front yard at 16705  
19th Avenue North**

---

**1. Action Requested:**

Conduct the public meeting and motion to recommend approval of the setback variance request for a privacy fence in the front yard.

**2. Background:**

See attached Planning Report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Staff Report
2. Aerial Location Map
3. Zoning Map
4. Application
5. Resolution

**To:** Plymouth Planning Commission

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

**Subject:** Benjamin Peters  
16705 19th Avenue North – Fence Setback Variance  
2026-037

**Deadline:** September 29, 2026

**Ward:** 2

### Summary

The applicant is requesting approval of a setback variance to allow for construction of a 6-foot-tall privacy fence in a front yard in the RSF-1 (Residential Single Family 1) zoning district, for residential property located at 16705 19<sup>th</sup> Avenue North. Under the proposed plan, a 6-foot-tall privacy fence would be constructed and set back approximately 7 feet from the east (front yard) property line abutting Dunkirk Lane North.

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 recommends approval of the variance to allow construction of a privacy fence in the front yard.



## Site Information

### Zoning and Land Use

The property is zoned RSF-1 (Residential Single Family 1) and guided LA-1 (Living Area 1).

|                                     | Zoning | Land Use Designation<br>(2040 Comprehensive Plan) |
|-------------------------------------|--------|---------------------------------------------------|
| Subject Property                    | RSF-1  | LA-1                                              |
| North (across 19 <sup>th</sup> Ave) |        |                                                   |
| West                                |        |                                                   |
| South                               |        |                                                   |
| East (across Dunkirk Ln)            | RSF-2  |                                                   |

### School District

The site is in the Wayzata School District (284).

### Natural Characteristics of Site

The site lies in the Minnehaha Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The site does not contain any wetlands.

### Previous City Actions Affecting Site

- The residential property was developed in 1988.

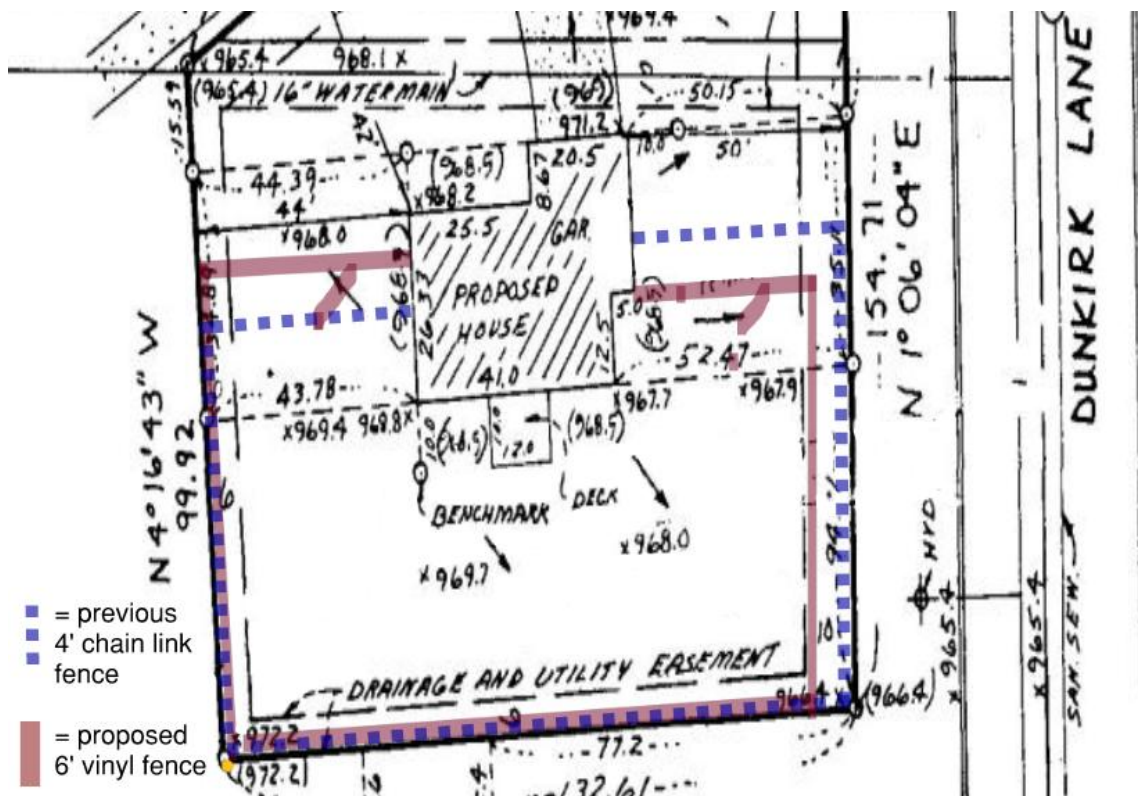
## Analysis of Variance Request

Front yard setbacks: The applicant is requesting approval of a variance to allow for construction of a 6-foot-tall privacy fence in a front yard setback area. Because the property is on a corner lot with two property lines abutting local streets, it has two “equivalent” front yard areas. The Plymouth Zoning Ordinance requires that privacy (>50% opacity) fences located within 25 feet of front yard lot lines have a maximum height of 3.5 feet. The requested variance would allow a 6-foot-tall privacy fence to be set back approximately 7 feet from the front yard lot line abutting Dunkirk Lane North, where a 25-foot setback is normally required. Because the right-of-way width from the street curb of Dunkirk Lane N to the subject property’s front yard lot line is roughly 23 feet, allowing a 7-foot fence setback would still place the fence at roughly 30 feet from the street curb.

Traffic visibility: The Plymouth Zoning Ordinance requires that fences within a required “visibility triangle” for an intersection or driveway have a maximum height of 3.5 feet. For street intersections, the visibility triangle is formed by measuring 30 feet back from the curb lines along each street curb and connecting those points. For driveways, the visibility triangle is formed by measuring 15 feet back in each direction from the point where the driveway meets the street and connecting those points. The proposed fence would not encroach into the traffic visibility triangles at the intersection of Dunkirk Ln N and 19<sup>th</sup> Ave N or the driveway access on the neighboring property to the south.

Existing conditions: When the current homeowners purchased the subject property around 2020, the rear yard came with a row of mature coniferous trees planted near the south (rear) property line, and it was already fenced in by 4-foot-tall chain link fence running the perimeter of the west (side) property line, south (rear) property line, and east ("equivalent" front) property line abutting Dunkirk Ln. The applicant states that if the new replacement fence were required to follow a 25-foot setback from the east (front) property line – roughly 48 feet from the street curb – the fence would start within the tree grove, and the homeowners would need to pay for additional landscaping and potential tree removal.

The proposed 6-foot-tall privacy fence would follow roughly the same footprint as the previous 4-foot-tall chain link fence, except for being set back 7 feet further from the east property line. A graphic showing the proposed fence location (solid red line) and the location of the previous chain link fence (dashed blue line) is shown below.



## Variance

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

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

*Finding: Staff find that the request to expand the area of useable fenced-in backyard is in harmony with the RSF-1 Zoning Ordinance, where residential homes are an allowed use, and consistent with the LA-1 Guiding.*

2. Practical Difficulties

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

*Finding: Staff find that the request is reasonable, that the property would be used in a reasonable manner and would result in a fence for an existing home in the RSF-1 zoning district.*

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

*Finding: Staff find that the variance request is due to property characteristics not created by the landowners but arises from the inherent size and orientation of the subject corner lot and surrounding lots.*

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

*Finding: Staff find that the request would not alter the essential character of the lot or neighborhood as the fence would follow existing tree and shrub sight lines, would not generate additional traffic visibility or traffic safety issues, and would be consistent with neighborhood characteristics.*

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 the unique characteristics of the property, namely the shape of the corner lot resulting in two front yard setbacks.*

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?

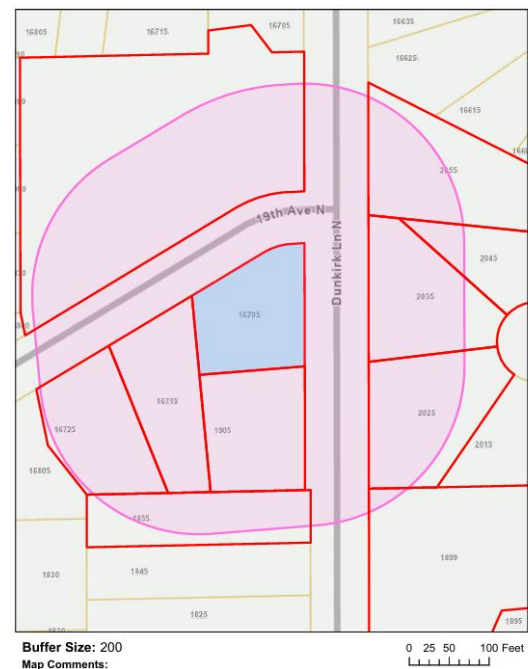
*Finding: Staff find that the request would not be detrimental to the public welfare and would not be injurious to other land/improvements in the neighborhood. The applicant is requesting the variance to improve the use and enjoyment of their backyard.*

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

- Finding: Staff finds that the variance is the minimum action required to address the unique site characteristics, namely the shape of the corner lot resulting in two front yard setbacks.*

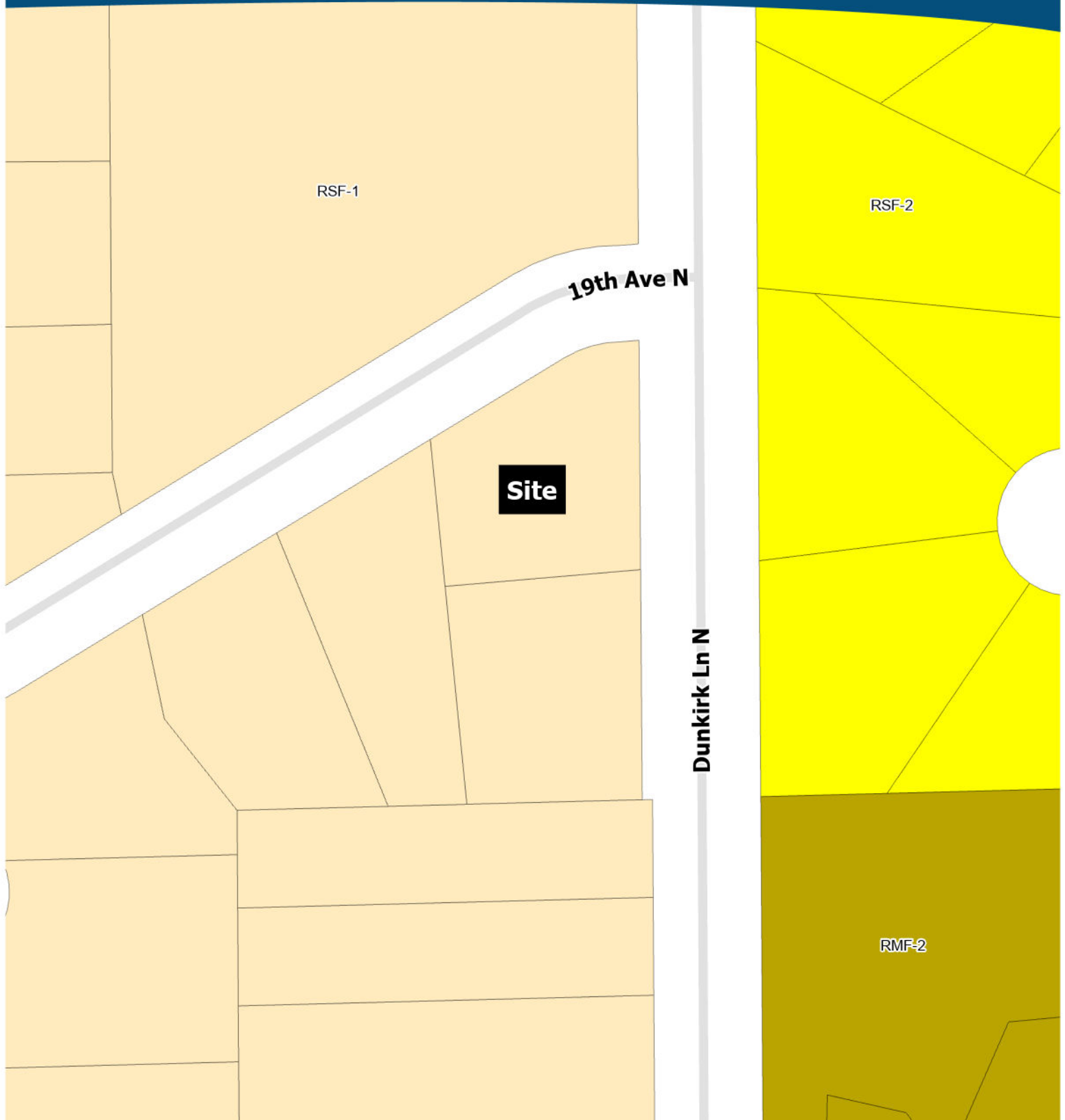
The City Council's discretion in approving or denying a variance is limited to whether or not the proposal meets the standards listed in the zoning ordinance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

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





2026037 Zoning Map  
Benjamin Peters - 16705 19th Avenue N  
Variance Application



|                                    |                              |                               |
|------------------------------------|------------------------------|-------------------------------|
| FRD, Future Restricted Development | RMF-3, Multiple Family 3     | CC, City Center               |
| RSF-1, Single Family Detached 1    | RMF-4, Multiple Family 4     | B-C, Business Campus          |
| RSF-2, Single Family Detached 2    | O, Office                    | I-1, Light Industrial         |
| RSF-3, Single Family Detached 3    | C-2, Neighborhood Commercial | I-2, General Industrial       |
| RSF-4, Single and Two Family       | C-3, Highway Commercial      | I-3, Heavy Industrial         |
| RMF-1, Multiple Family 1           | C-4, Community Commercial    | P-I, Public/Institutional     |
| RMF-2, Multiple Family 2           | C-5, Commercial/Industrial   | PUD, Planned Unit Development |



# Variance Application Checklist

|                      |                      |
|----------------------|----------------------|
| Submitted on         | 1 June 2026, 10:46am |
| Receipt number       | 3                    |
| Related form version | 3                    |

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

The proposed project is to replace the existing fence with a 6 ft vinyl privacy fence. The existing fence is need of replacement due to noise and privacy from Dunkirk Road and to make it more aesthetically appealing.

Due to the uniqueness of my property layout, I would like to request a variance that would allow the east side fence to be located less than the 48 feet setback guideline.

Variance request is due to the following property characteristics:

1. The setback from Dunkirk (east side) is a 23 ft feet setback before my property line begins. Requesting the fence be located another 25 feet from that point would make my fence start at 48 feet. This decreases a sizable portion of my backyard from being useable within the fence, harder to maintain, and less visually appealing.

2. There is an existing grove of mature trees with bushes on the south side between my property and the neighbor. Starting the fence 48 feet back, would mean that the fence starts within the tree grove and creates tree removal concerns.

3. The grade of the south side has a terrace at the mid-point. Starting a fence 48 feet in would change the design so it would need a slope or step-up fence which is not as visually appealing or as useful.

Variance Options Being Proposed (see image below):

(Note: Light Blue Line is the property line. The Dark Blue Line is the current guideline of 48 feet from Dunkirk.)

Two variance options are being proposed for the fence location on the Dunkirk side:

1. Preferred Choice #1 - Orange Line - 30 ft. from Dunkirk limits the loss of backyard and no tree/bush removal. This keeps to the guidelines for corner visual sight.

2. Choice #2 – Green Line - 35 ft. from Dunkirk limits the number of tree/bush removal, but has more loss of backyard use within the enclosed fence.

**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**

Yes, the general purpose is to provide a safe entrance for neighboring homes as well as adding aesthetic appeal. Placing 30 feet from Dunkirk provides visual clearance for neighbors entering

**comprehensive plan? Explain.**

or leaving their home. The fence style and setbacks are consistent to fences on Dunkirk and neighboring streets.

**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, the variance should not hurt the public welfare or other neighborhood land or improvements. The variance would still have the fence location a significant distance from Dunkirk and allow for corner visual sight entrance.

**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 would not cause these concerns or issues. The variance would still be 30 feet from Dunkirk and not create a road obstruction or visual clearance issue. If the variance is not approved and a 48 ft setback remains, the value of my property will decrease due to the division of my side and backyard creating a less aesthetically appealing and more difficult layout for use and maintenance.

**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.**

The property line starting point should be a consideration in the fence location calculation. Most properties do not have 23 feet setback before a property line begins. Using a practical approach the variance presented took this into consideration to provide visual clearance on the Dunkirk side.

Also, the existing grove of mature trees/bushes already creates a natural location and placing the fence to allow these to remain intact seems reasonable. The 30 ft variance presented allows the vegetation to remain.

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

Yes, the property is my main residence and will only be used as my private residence.

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

If granted, the change should allow for a consistent and appealing visual that matches other homes in the area. I have partnered with the city over the last few years to clean debris and maintain the home to increase the curb-appeal of the area.

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

It is not based on economics, but if not approved there are some potential additional costs. In 2025, I started to plan and budget my fence project and consulted the city for the process to replace. At that time, it was not discussed that a setback change would be needed from the prior fence location. The prior fence was removed to prepare for the change so there is not an option to leave it "as is." If the setback guideline remains at 48" feet any tree/bush removal or grading is an unplanned cost.

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

The property line and characteristics were done during the prior ownership or home building process. The increased traffic from Dunkirk as the city has grown increased the need to build privacy or noise buffer.

Phone Number

Email

## Fence Information

Type of Fence/Wall Vinyl

Lineal Feet of Fence/Wall 320 feet

### Height (including posts) of Fence/Wall

Front Yard 6'

Side Yard 6'

Rear Yard 6'

Have the corner monuments been found and the property lines been defined? Yes

Would the "face" of the fence (i.e., finished side having no structural supports) face toward adjoining properties/streets? Yes

Is the fence/wall proposed to be within a wetland or wetland buffer, cross over a required rain garden or pond access easement, or extend below the ordinary high-water level of a lake, stream, or pond? No

## Requirements

File Upload [Fence Description.jpg](#)  
[Fence Survey Location.docx](#)

Property Owner Signature



[Link to signature](#)

Applicant/Contact Person Signature

Hand-drawn survey map of a property at the intersection of 19th Avenue North and Dunkirk Lane. The map shows a proposed house, driveway, and utility easements. Key features include:

- 19th Avenue North** (top left) and **Dunkirk Lane** (bottom right).
- Watermain** (right side) and **San. Sew.** (bottom right).
- Proposed House** (center) with a **Garage** and **Deck**.
- Existing Shed** (center right) and **Existing Driveway to be removed** (bottom center).
- Utility Easement** (top right) and **Drainage and Utility Easement** (bottom center).
- Proposed Drive** (top center).
- 8" San. Sew.** (top center) and **8' Walk** (top center).
- 16" Watermain** (top center).
- Benchmark** (center left).
- Measurements and Bearings:**
  - Top left: 964.4 x 19th Avenue North, 966.5 x 966.2 x 966.9 (966.9).
  - Top center: 105.62, 160° E, 40.71, 75.00, 12.42, 12.42, 12.42, 12.42.
  - Top right: 966.5 x 966.5 x 966.5 x 966.5.
  - Center: 968.1 x 968.1 x 968.1 x 968.1.
  - Center left: 968.0 x 968.0 x 968.0 x 968.0.
  - Center right: 968.0 x 968.0 x 968.0 x 968.0.
  - Bottom center: 968.0 x 968.0 x 968.0 x 968.0.
  - Bottom right: 968.0 x 968.0 x 968.0 x 968.0.
  - Bottom left: 968.0 x 968.0 x 968.0 x 968.0.
  - Bottom: 968.0 x 968.0 x 968.0 x 968.0.
  - Left: 968.0 x 968.0 x 968.0 x 968.0.
  - Right: 968.0 x 968.0 x 968.0 x 968.0.



# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING VARIANCE FOR PROPERTY AT 16705 19<sup>TH</sup> AVENUE NORTH (2026037)

WHEREAS, Benjamin Peters has requested approval of a variance to allow for construction of a fence in the front yard in the RSF-1 (Residential Single Family 1) zoning district, for residential property located at 16705 19th Avenue North, Plymouth, MN 55447 (PID No. 29-118-22-24-0079); and

WHEREAS, the variance would allow for construction of a 6-foot-tall privacy fence, set back approximately 7 feet from the east (front) property line where 25 feet would normally be required; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Benjamin Peters for a variance to allow for the construction of a 6-foot-tall privacy fence in the front yard at 16705 19th Avenue North, subject to the following conditions:

1. A variance is approved in accordance with the application received by the City on June 1, 2026, and additional information on June 10, 2026, except as may be amended by this resolution.
2. The requested variance is approved with the findings that all applicable variance standards would be met, as outlined in the zoning ordinance. Specifically,
  - a. The request is in harmony with the general purpose of the zoning ordinance and comprehensive plan.
  - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations because:
    1. The request is reasonable, and the request would result in a fence for an existing home in the RSF-1 zoning district.
    2. The request is due to property characteristics not created by the landowners, including the corner lot's orientation and the width of the abutting right-of-way.
    3. The request would not alter the essential character of the lot or neighborhood, would not generate traffic safety issues, and would be consistent with neighborhood characteristics.
  - c. The requested variance is not based upon economic considerations but rather based on the unique circumstances of the property and the request to improve the livability of the home by providing a private and secure fenced backyard while preserving mature trees.
  - d. The requested variance and resulting construction would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. Staff find that the variance request is consistent with uses in this zoning district.
  - e. The requested variance is the minimum action required to address the unique site characteristics.

3. Standard Conditions:

- a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
- b. The variance shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Section 21030.06 of the Zoning Ordinance.

ADOPTED by the City Council on this 28th day of July, 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 July 28, 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