

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
August 5, 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 July 15, 2026, minutes.
1. Minutes

5. PUBLIC HEARINGS

- 5.1** Preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots (Sathre-Bergquist, Inc. -- 2026040)
1. Planning Report
2. Location Map
3. Applicant's Narrative
4. Preliminary Plat
5. Final Plat -- Sunset Acres 2nd Addition
6. Resolution

6. NEW BUSINESS

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the July 15, 2026, minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on July 15, 2026.

3. Budget Impact:

N/A

4. Attachments:

1. Minutes

Proposed Minutes Planning Commission Meeting July 15, 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 July 15, 2026.

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

COMMISSIONERS ABSENT: Jim Willis and Neha Markanda

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Shawn Drill, and Associate Planner Sophia Kucera

OTHERS IN ATTENDANCE: 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 Fowler 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 17, 2026.

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

Public Hearing

(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)

Senior Planner Drill presented the staff report.

Commissioner Anderson asked about the distance between the wetland and the structure.

Senior Planner Drill replied that the distance would be about 18 feet, which exceeds the minimum distance of 15 feet.

Commissioner Olson asked if approval for a 1,000-square-foot structure is needed, even though the property is five acres in size.

Senior Planner Drill replied that is correct, as the square footage is the trigger that requires a conditional use permit (CUP).

Chair Boo introduced the applicant, Brad Middendorf, ward 4, who stated that he was present to address any questions.

Chair Boo opened the public hearing.

Chair Boo introduced David Bonn, ward 4, who stated that he was interested in how the building would be used. He asked if the garage would be used to store the equipment that is typically outdoors, as he does not want to look at a junkyard. He stated that he does not object to the addition but wanted to ensure the property is being cleaned up a bit.

Chair Boo closed the public hearing.

Senior Planner Drill stated that it is his understanding that the applicant has requested the additional garage space to store some of those items currently stored outdoors.

Motion was made by Commissioner Fowler, and seconded by Commissioner Olson, to recommend approval of a resolution approving a conditional use permit for attached garage space exceeding 1,000 square feet in area for the property located at 5680 Juneau Lane, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

Chair Boo noted that this item is scheduled to go before the City Council at the July 28, 2026, meeting.

New Business

(6.1) Variance to allow a privacy fence in the front yard at 16705 19th Avenue North

Associate Planner Kucera presented the staff report.

Chair Boo introduced the applicant, Ben Peters, ward 2, who stated that his property line starts 25 feet from the street, and he is trying to align with the bushes and trees that have already been in place. He stated that he has spoken with the neighbor abutting his backyard, who has no

concerns. He noted that the neighbor also has a circular driveway, and the fence will not impact their sightlines.

Motion was made by Commissioner Olson, and seconded by Commissioner Fowler, to recommend approval of the resolution approving a variance to allow a privacy fence in the front yard at 16705 19th Avenue North, subject to the conditions within the draft resolution.

Further discussion: Chair Boo commented that this seems to allow the best use of the property for the property owner while also not impacting the public use.

With all Commissioners voting in favor, the motion carried.

Chair Boo noted that this item is scheduled to go before the City Council at the July 28, 2026, meeting.

Adjournment

Chair Boo adjourned the meeting at 7:24 p.m.

To: Planning Commission

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots (Sathre-Bergquist, Inc. -- 2026040)**

1. Action Requested:

Conduct the public hearing and move to recommend approval of the requested subdivision, subject to the 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. Preliminary Plat
5. Final Plat -- Sunset Acres 2nd Addition
6. Resolution

To: Plymouth Planning Commission

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

Subject: Preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots (Sathre-Bergquist, Inc. -- City File No. 2026-040)

Ward: 2 (southwest area)

Deadline: November 6, 2026

SUMMARY

The applicant is requesting approval of a preliminary plat and final plat to subdivide 1300 Harbor Lane into two single-family lots. The platting would result in one lot for the existing home and detached garage to remain in the west portion of the site, and one lot for a new home to be constructed in the vacant east portion of the site.

RECOMMENDED ACTION

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



SITE INFORMATION

Land Use and Zoning

The site is guided LA-1 (living area 1) on the city's comprehensive plan, and is zoned RSF-1 (single family detached 1).

	Use	Land Use Designation (2040 Comprehensive Plan)	Zoning
Subject Site	Single-family home	LA-1	RSF-1
North	Single-family home	LA-1	RSF-1
West (across Harbor Ln)	Single-family homes	LA-1	RSF-1
East	Single-family home	LA-1	RSF-1
South (across 13th Ave)	Single-family homes	LA-1	RSF-1

School District

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

Site Characteristics

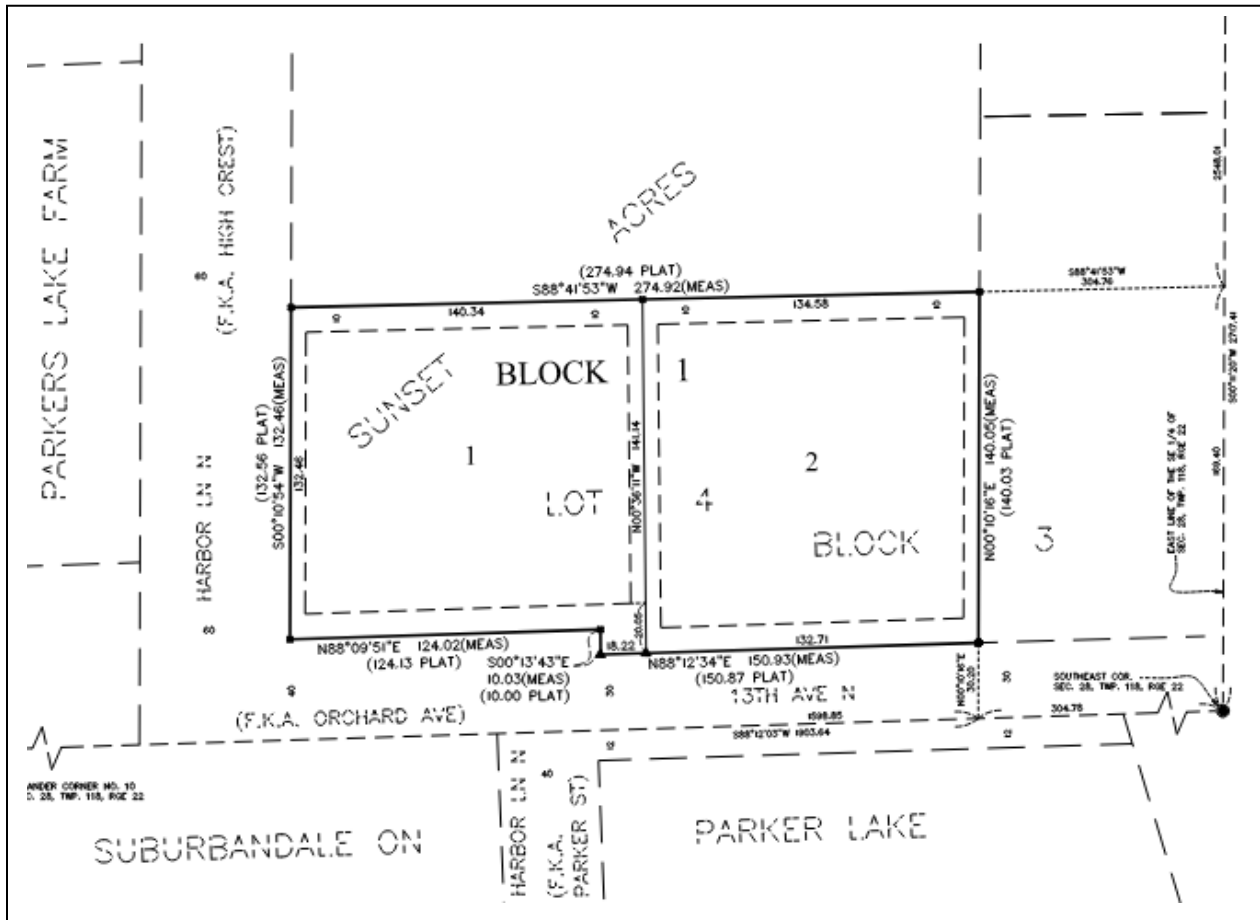
The site contains roughly 0.86 acres. The site: 1) lies in the Bassett Creek drainage district; 2) is not located within the flood plain; 3) is not located with the shoreland overlay district; and 4) contains no wetland areas.

Previous Actions Affecting Site

The "Sunset Acres" subdivision where the subject property is located was platted in 1915. County records indicate that the existing home was constructed circa 1918.

ANALYSIS

As previously stated, the applicant is requesting approval of a preliminary plat and final plat to subdivide the property into two single-family lots. This would be accomplished by adding a new north/south-oriented lot line through the mid-section of the site. The existing home on proposed lot 1 would maintain its current Harbor Lane address, and the new home on proposed Lot 2 would be addressed off of 13th Avenue.



The proposed lot arrangement would comply with the RSF-1 district standards, as follows:

Standard	Regulation	Proposed	
		Lot 1 (west parcel)	Lot 2 (east parcel)
Lot Area:	18,500 SF (min.)	18,791 SF	18,785 SF
Lot Width:	110 FT (min.)	~141 FT (+/-)	~133 FT (+/-)

The proposed lot line would be located roughly 17 feet east of the east wall of the existing detached garage, where a minimum setback of 15 feet is specified.

Conclusion on Platting Request

The proposal would comply with all applicable city regulations. No variances are requested or required.

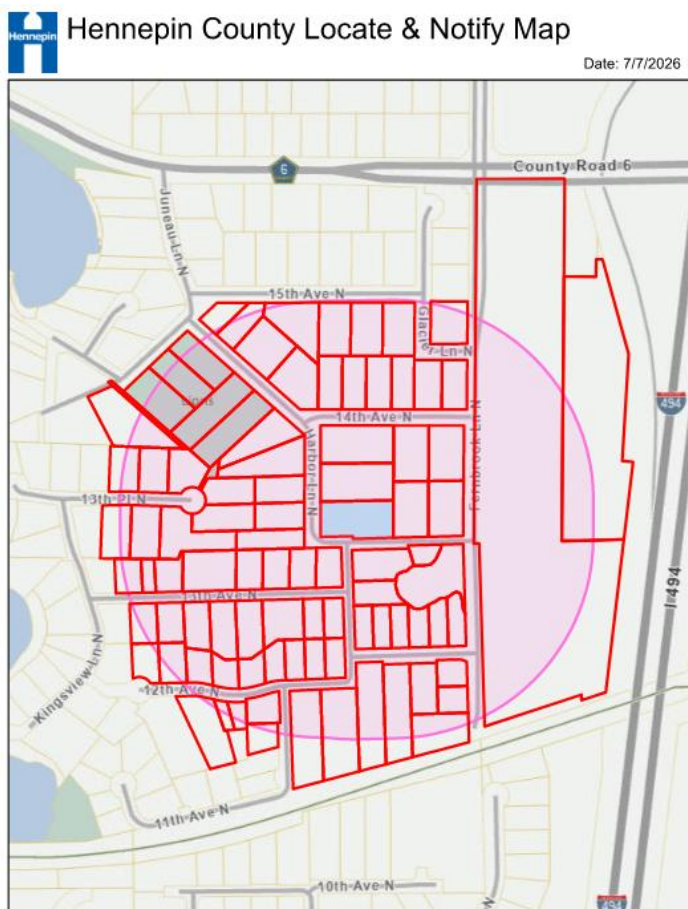
LEVEL OF DISCRETION IN DECISION-MAKING

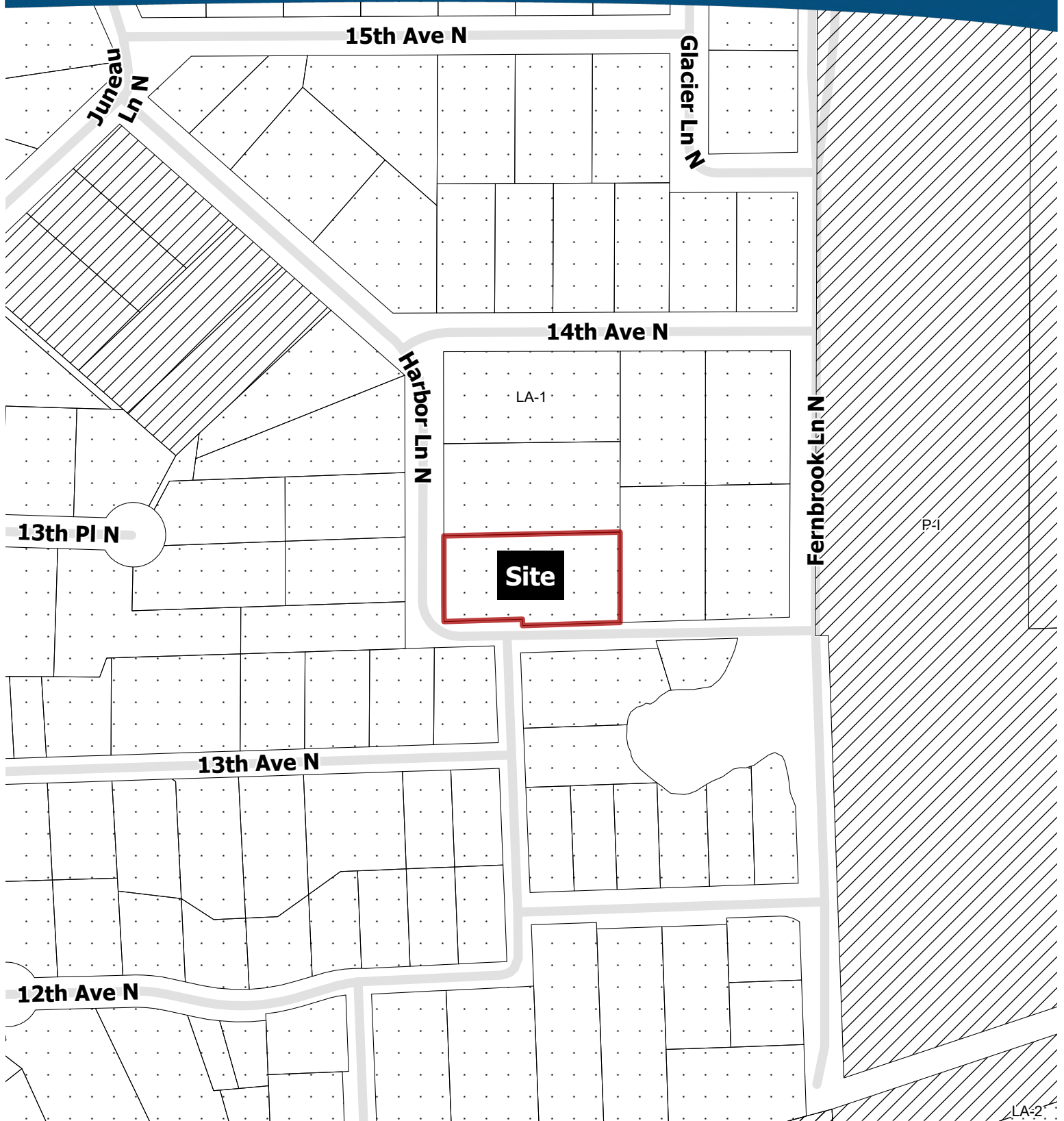
The city's discretion in approving or denying a preliminary plat is limited to whether the proposed plat meets the standards outlined in the subdivision regulations and zoning ordinance. This is because preliminary plat review is a "quasi-judicial" action (enforcement of established policy). If a preliminary plat application meets the established standards, the city must approve the preliminary plat.

Final plats do not require Planning Commission review, but rather are considered by the City Council. To approve a final plat, it must be consistent with the approved preliminary plat.

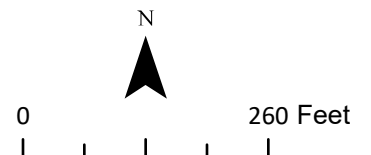
PUBLIC NOTICE

Notice of the public hearing was published in the city's official newspaper and mailed to all property owners located within 750 feet of the site. Development signage was also placed on the site.





- | | | |
|--|---|---|
|  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 |





SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, PLYMOUTH, MN, 55447

TEL:(952)476-6000

WEB:WWW.SATHRE.COM

Project: Sunset Acres 2nd Addition - Plymouth, MN

Developer: Dave Gonyea

10850 Old County Road 15, Plymouth, MN 55441

Cell: 612-990-7000 Email: dave@gonyeacompany.com

Date: July 14, 2026

Subject: Preliminary/Final Plat Narrative

Site: PID: 28-118-22-44-0035 (37,576 sf, 0.86 ac)

1300 Harbor Lane North, Plymouth, MN 55447

Legal Description: Lot 4, Block 3, "SUNSET ACRES"

The site is located on the northeast side of Harbor Lane N and 13th Ave N.

The developer is proposing to subdivide the lot into two lots. The property is currently zoned RSF-1 and will remain RSF-1. Both lots will meet the required lot width and lot area.

RSF-1 Zoning Standards :

- Minimum Lot Width – 110 ft
- Minimum Lot Area - 18,500 sf
- Fysb - 25 ft
- Sysb - 15 ft
- Rysb – 25 ft
- Max. Height – 35 ft
- Max. Structure Coverage – 30%

The existing home will remain. For the proposed home on the east lot we will provide a grading and erosion control plan with the certificate of survey, once a house plan is determined for the new lot.

SUNSET ACRES SECOND ADDITION
PRELIMINARY PLAT

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That David D. Gonyea and Jacquelyn M. Gonyea, husband and wife, owners of the following described property:

Lot 4, Block 3, "SUNSET ACRES"

Have caused the same to be surveyed and platted as SUNSET ACRES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said David Gonyea and Jacquelyn M. Gonyea, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

David D. Gonyea

Jacquelyn M. Gonyea

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by David Gonyea and Jacquelyn M. Gonyea.

Notary Public, _____ County, Minnesota (Signature)

(Notary Printed Name)

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Colyn M. Tvete do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Colyn M. Tvete, Licensed Land Surveyor
Minnesota License No. 62269

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Colyn M. Tvete, a Licensed Land Surveyor, Minnesota License No. 62269.

Notary Public, Hennepin County, Minnesota (Signature)

(Notary Printed Name)

My Commission Expires: _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

This plat of SUNSET ACRES SECOND ADDITION was approved and accepted by the City Council of the City of Plymouth, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Plymouth, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY AUDITOR

Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor

By: _____, Deputy

SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

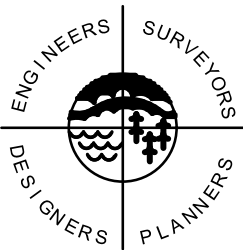
COUNTY RECORDER

Hennepin County, Minnesota

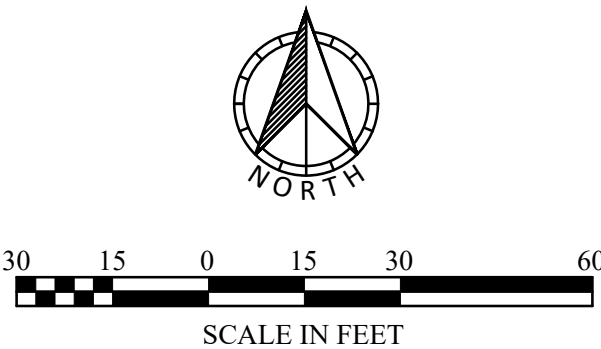
I hereby certify that the within plat of SUNSET ACRES SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____ M.

Amber Bougie, County Recorder

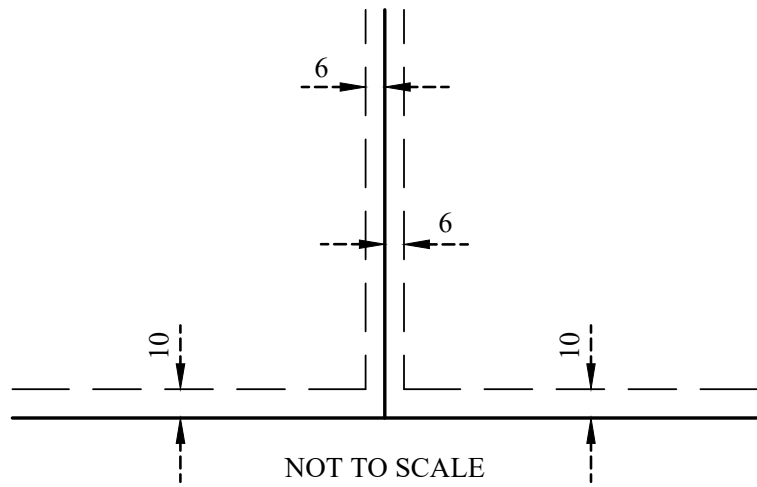
By: _____, Deputy



SATHRE-BERGQUIST, INC.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

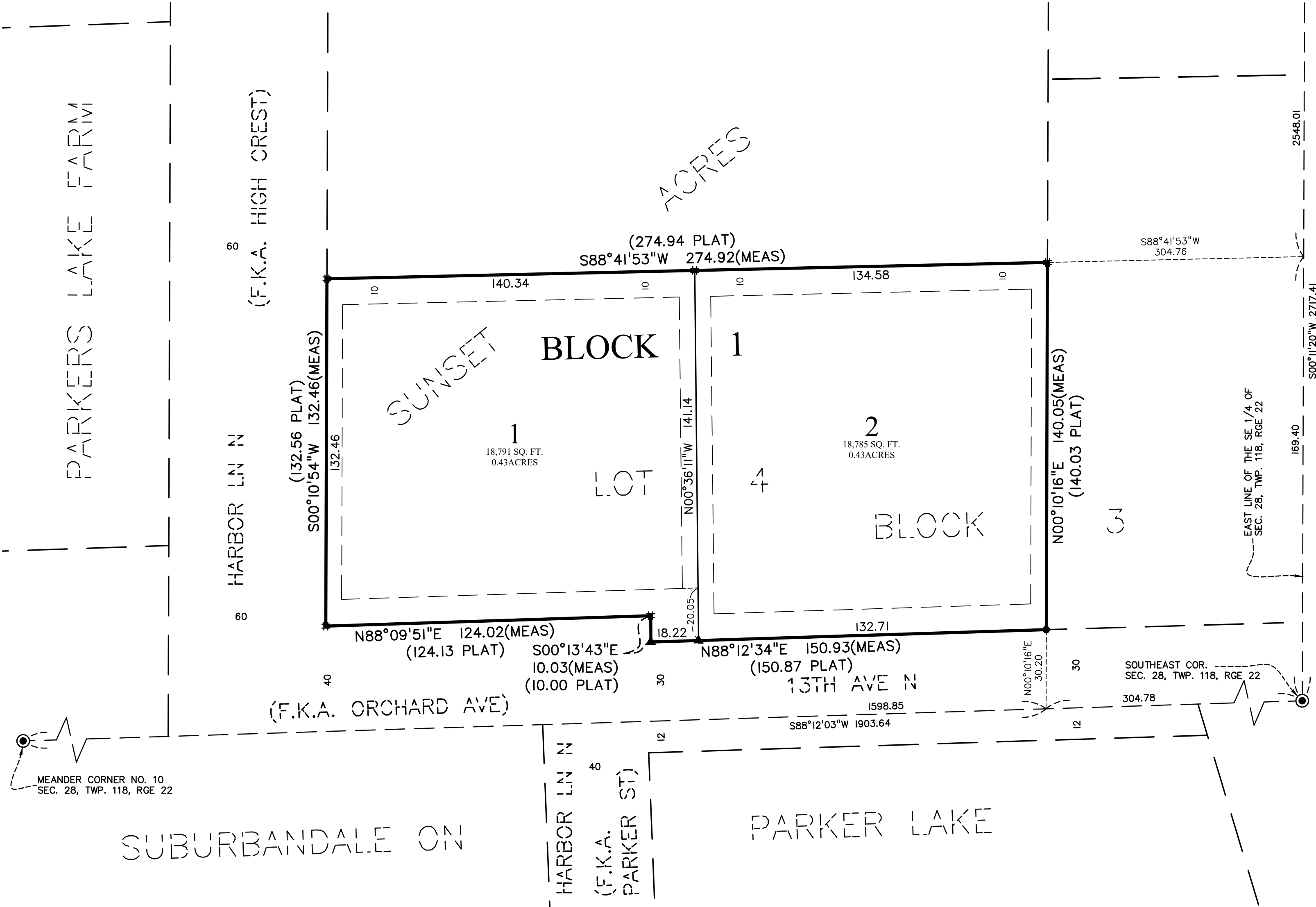


Being 6 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.

The basis for the bearing system is the east line of the of the Southeast Quarter of Section 28, Township 118, Range 22 which is assumed to bear South 00 degrees 11 minutes 20 seconds West

- ▲ Denotes a found PK-Nail
- Denotes a found 1/2 inch open iron pipe monument.
- ✱ Denotes a found 1/2 inch rebar.
- ⊙ Denotes a Found Hennepin County Cast-Iron-Monument

(PLAT) Denotes a measurement as shown on the plat of SUNSET ACRES



SUNSET ACRES SECOND ADDITION

C.R. DOC. NO. _____

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David D. Gonyea

Jacquelyn M. Gonyea

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by David Gonyea and Jacquelyn M. Gonyea.

Notary Public, _____ County, Minnesota (Signature)

(Notary Printed Name)

My Commission Expires: _____

SURVEYORS CERTIFICATE

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Dated this _____ day of _____, 20____.

Colyn M. Tvete, Licensed Land Surveyor
Minnesota License No. 62269

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Notary Public, Hennepin County, Minnesota (Signature)

(Notary Printed Name)

My Commission Expires: _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

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City Council, City of Plymouth, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY AUDITOR
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

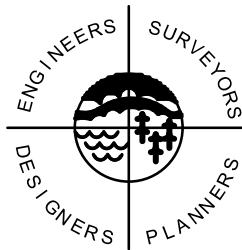
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

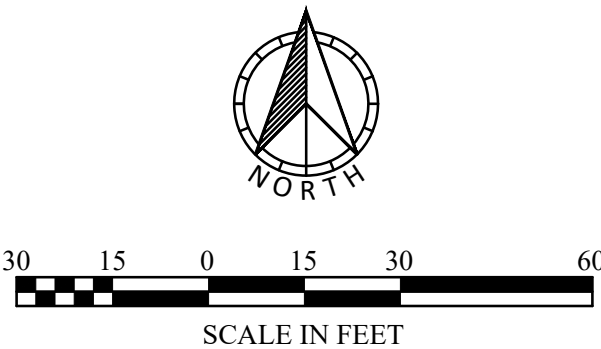
COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of SUNSET ACRES SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____ M.

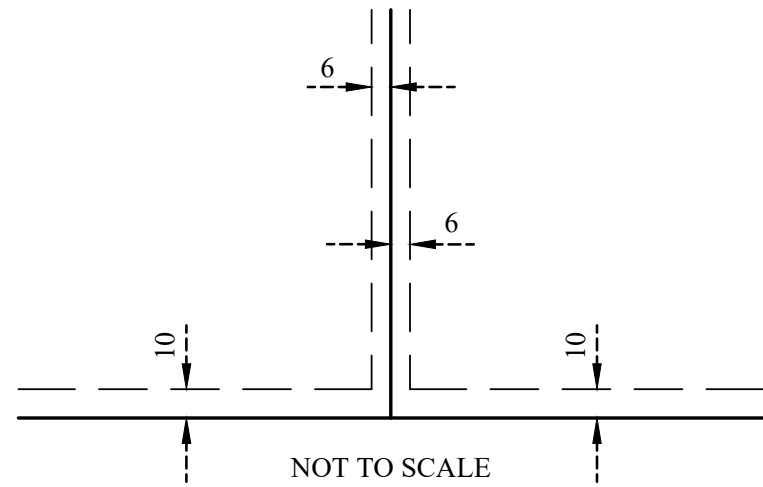
Amber Bougie, County Recorder By: _____, Deputy



SATHRE-BERGQUIST, INC.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

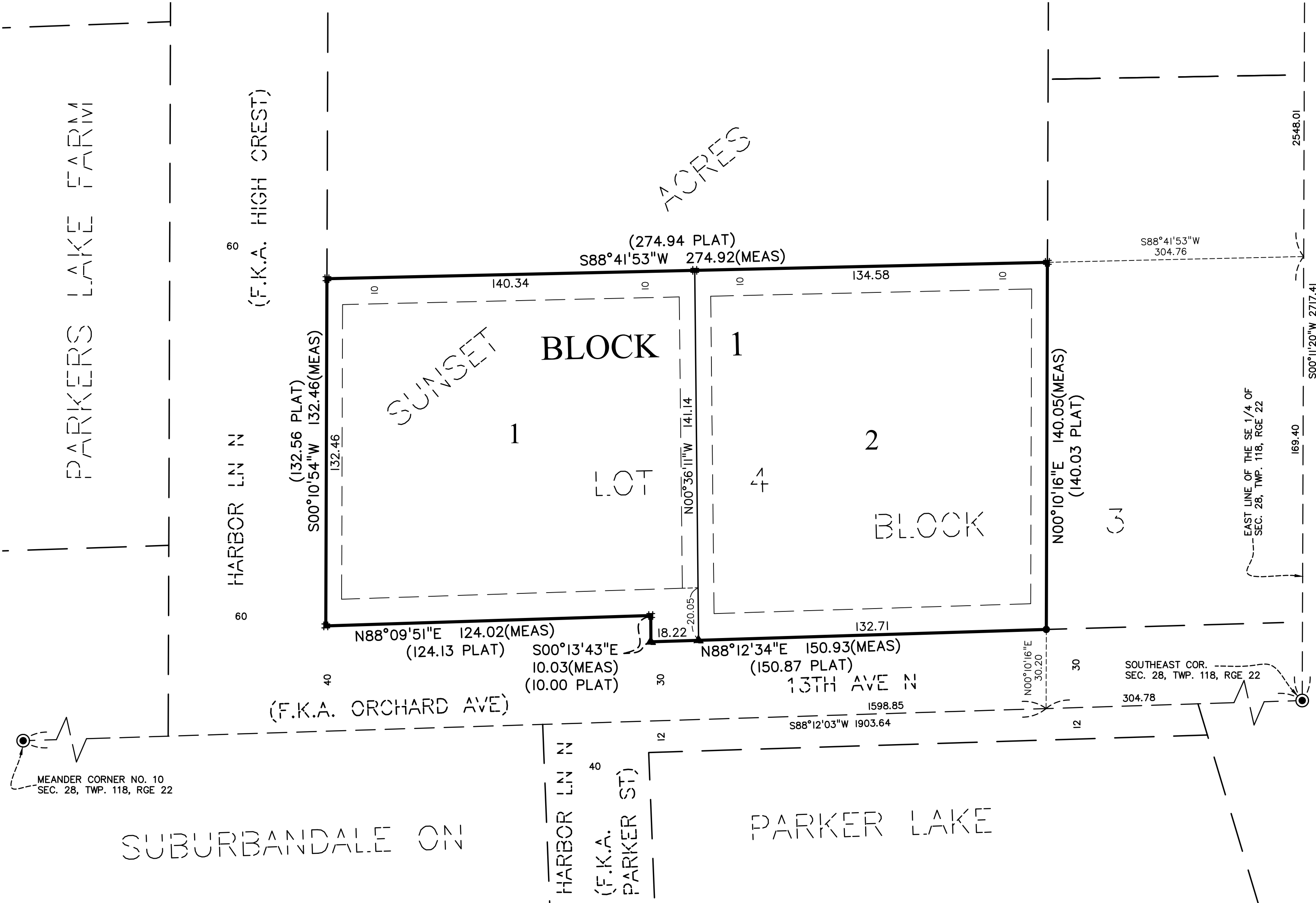


Being 6 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.

The basis for the bearing system is the east line of the of the Southeast Quarter of Section 28, Township 118, Range 22 which is assumed to bear South 00 degrees 11 minutes 20 seconds West

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- Denotes a found 1/2 inch open iron pipe monument.
- ✱ Denotes a found 1/2 inch rebar.
- ⊙ Denotes a Found Hennepin County Cast-Iron-Monument

(PLAT) Denotes a measurement as shown on the plat of SUNSET ACRES



CITY OF PLYMOUTH

RESOLUTION No. 2026-

RESOLUTION APPROVING PRELIMINARY PLAT AND FINAL PLAT FOR SATHRE-BERGQUIST TO SUBDIVIDE 1300 HARBOR LANE INTO TWO SINGLE-FAMILY LOTS (2026040)

WHEREAS, Sathre-Bergquist, Inc. has requested approval of a preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots; and

WHEREAS, the property is presently legally described as Lot 4, Block 3, Sunset Acres, 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 Sathre-Bergquist, Inc. for a preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots, subject to the following conditions:

1. A preliminary and final plat is approved to plat the site into two single-family lots, in accordance with the plans received by the City on June 24, 2026, except as may be amended by this resolution.
2. **Prior to recording of the final plat**, the applicant shall:
 - a. Pay the park dedication fee in lieu of land dedication for one new lot, in accordance with Sections 528 and 1015.31, Subd. 5 of the Plymouth City Code.
 - b. Revise the plat drawings to show, and also provide a separate recordable document for, a permanent street easement of 10 feet in width abutting 13th Avenue for all of Lot 2 and for the easterly 18.22 feet of Lot 1. Adjust the required 10-foot-wide standard drainage and utility easement accordingly (to be measured from said permanent street easement).
 - c. Revise the plat drawings to increase the width of the required drainage and utility easement from six feet to ten feet along the west plat boundary (for the area abutting Harbor Lane), and to decrease the width of the required drainage and utility easements from ten feet to six feet along the north plat boundary.
3. **Prior to grading or construction on the site**, the applicant shall:
 - a. Obtain separate approval of a building permit for the new home on Lot 2. Building code related items will be addressed as part of building permit application review process.
 - b. Obtain a city right-of-way permit for any work extending in to the public right-of-way or permanent street easements.
 - c. Provide a grading plan and an erosion control plan, including but not limited to installation of silt fencing, bio-logs, inlet protection, and other appropriate erosion and sediment control measures.

4. The address for Lot 1 would remain as 1300 Harbor Lane, and the address for Lot 2 will come off of 13th Avenue and will be assigned at the time of building permit application submittal.
5. The requirement for a sidewalk is hereby waived for this two-lot plat within a previously developed neighborhood that contains no sidewalks.
6. 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 applicant shall remove any diseased or hazardous trees.
 - d. The approval shall expire two years 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 512 of the city code.

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