

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
August 19, 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 Variance to allow construction of a room addition that would increase impervious surface coverage to 36 percent, for property located at 320 Inland Lane (Boyer Building -- 2026047)

1. Planning Report
2. Location Map
3. Aerial Map
4. Applicant's Narrative
5. Plan
6. Resolution

4.2 Variance to construct a screened porch addition with a setback of 20 feet where 25 feet is required, for property located at 4615 Fountain Lane North. (Ridenour -- 2026045)

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

4.3 Approve the August 5, 2026, minutes.

1. Minutes

5. PUBLIC HEARINGS

6. NEW BUSINESS

7. ADJOURNMENT

To: Planning Commission

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Variance to allow construction of a room addition that would increase impervious surface coverage to 36 percent, for property located at 320 Inland Lane (Boyer Building -- 2026047)**

1. Action Requested:

Move to recommend approval of the requested variance, subject to the findings and conditions outlined in the attached resolution.

2. Background:

See attached Planning Report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Report
2. Location Map
3. Aerial Map
4. Applicant's Narrative
5. Plan
6. Resolution

To: Plymouth Planning Commission

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

Subject: Variance for impervious surface coverage at 320 Inland Lane (Boyer Building – City File No. 2026-047)

Ward: 2 (southwest area)

Deadline: November 27, 2026

SUMMARY

The applicant is requesting a variance to increase the impervious surface coverage from 28.2 percent to 36 percent, where current regulations specify a maximum impervious surface coverage of 25 percent. The requested variance would allow construction of a room addition onto the existing home.

RECOMMENDED ACTION

Community & Economic Development 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-1 (living area 1) on the city’s comprehensive plan, and is zoned RSF-3 (single-family detached 3).

	Use	Land Use Designation (2040 Comprehensive Plan)	Zoning
Subject Site	Single-family home	LA-1	RSF-3
North	Single-family home	LA-1	RSF-3
West (across Inland Ln)	Single-family homes	LA-1	RSF-3
East (between subject lot and Gleason Lake)	Outlot owned by Kingswood Farm Homeowner’s Association	LA-1	RSF-3
South	Single-family home	LA-1	RSF-3

School District

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

Site Characteristics

The site contains roughly 0.25 acres. The site: 1) lies in the Minnehaha Creek drainage district; 2) contains no wetland areas; and 3) lies within the shoreland overlay district for Gleason Lake.

Previous Actions Affecting Site

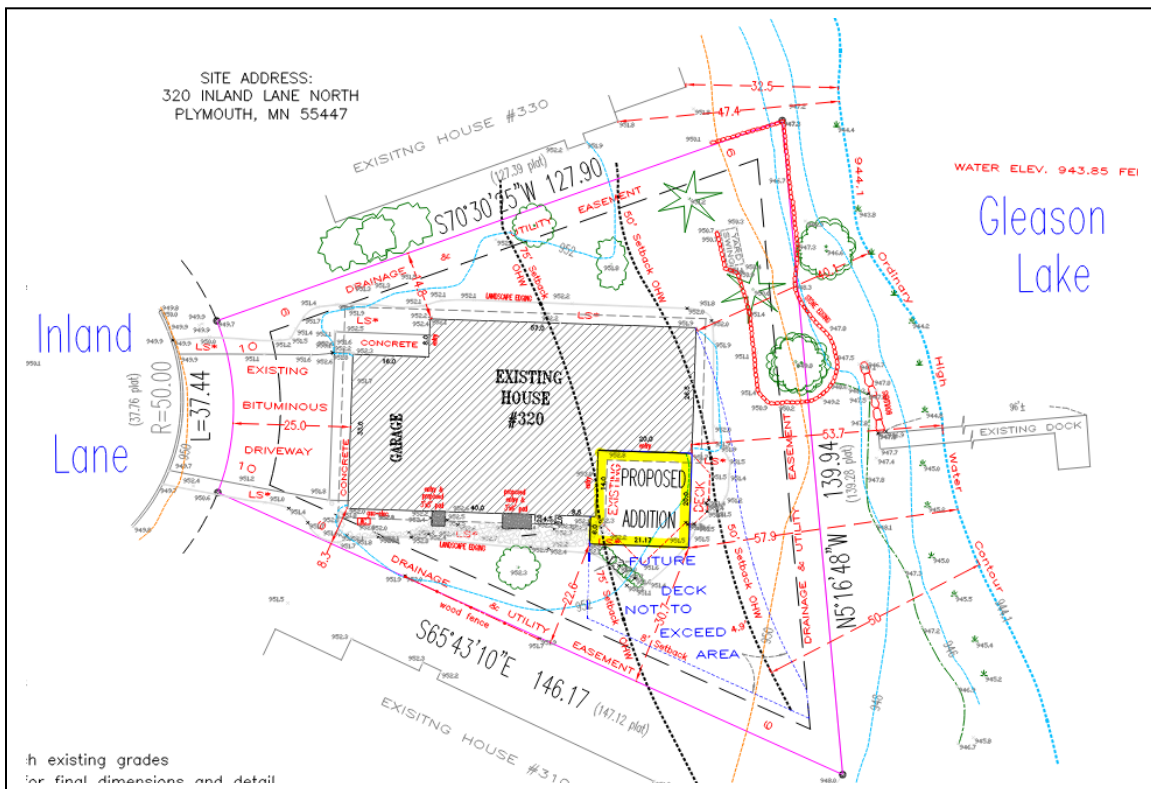
The home was constructed in 1980 and lies within the “Kingswood Farm” subdivision. Kingswood Farm was originally approved as a planned unit development (PUD). Kingswood Farm includes 112 homes, all of which were constructed slab-on-grade (no basement). Kingswood Farm also includes roughly 9.2 acres of preserved open space in two homeowner’s association (HOA) outlots. Through the previous PUD zoning, the lot sizes and side yard setbacks were approved to be smaller than a typical single-family development of that era.

The large open space outlot located between the home sites and Gleason Lake was designed to serve as a BMP (best management practice) for addressing stormwater runoff by providing infiltration and a protective buffer, and by offsetting the increased lot coverage of the smaller residential lots.

In 1996, the City adopted a new zoning ordinance and map. Many of the PUDs existing at that time were repealed, including the PUD for Kingswood Farm. The Kingswood Farm neighborhood was placed in the RSF-3 (single-family detached 3) zoning district. Under the former PUD zoning, the development was exempt from impervious surface coverage regulations. During that time, numerous (roughly 40) homes in the development were expanded. Since the Kingswood Farm development was rezoned to RSF-3, the City Council has reviewed and approved variances allowing for expansion of three homes. Those variances allowed impervious surface coverage ranging from 38 to 39 percent.

ANALYSIS

As previously stated, the applicant is requesting a variance to increase the impervious surface coverage from 28.2 percent to 36 percent to allow for an addition to be added to the southeast portion of the home. The proposed 407-square-foot addition would be located in roughly the same area as an existing open deck that would be removed and possibly relocated in the future in compliance with the prescribed deck setback regulations.



The closest point of the proposed addition would be set back 22.6 feet from the south side lot line, in excess of the 8-foot minimum building setback regulation.

The proposed addition would be architecturally designed, and finished with materials and colors, to match the existing exterior of the home. The applicant states that the proposed addition would improve the livability and functionality of the home, and investment into the property would help to maintain the desirability and values of the neighborhood.

LEVEL OF DISCRETION IN DECISION-MAKING

The city's discretion in approving or denying a variance is limited to whether the proposal meets the standards for a variance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

FINDINGS

The Planning Commission must review the requested variances for compliance with six standards, as listed in Section 21030.03 of the Plymouth City Code. The standards are outlined below. In order to approve the variances, there must be a determination that all six of these standards have been met. Staff used the standards to review the request and has found that the request meets the standards, as follows:

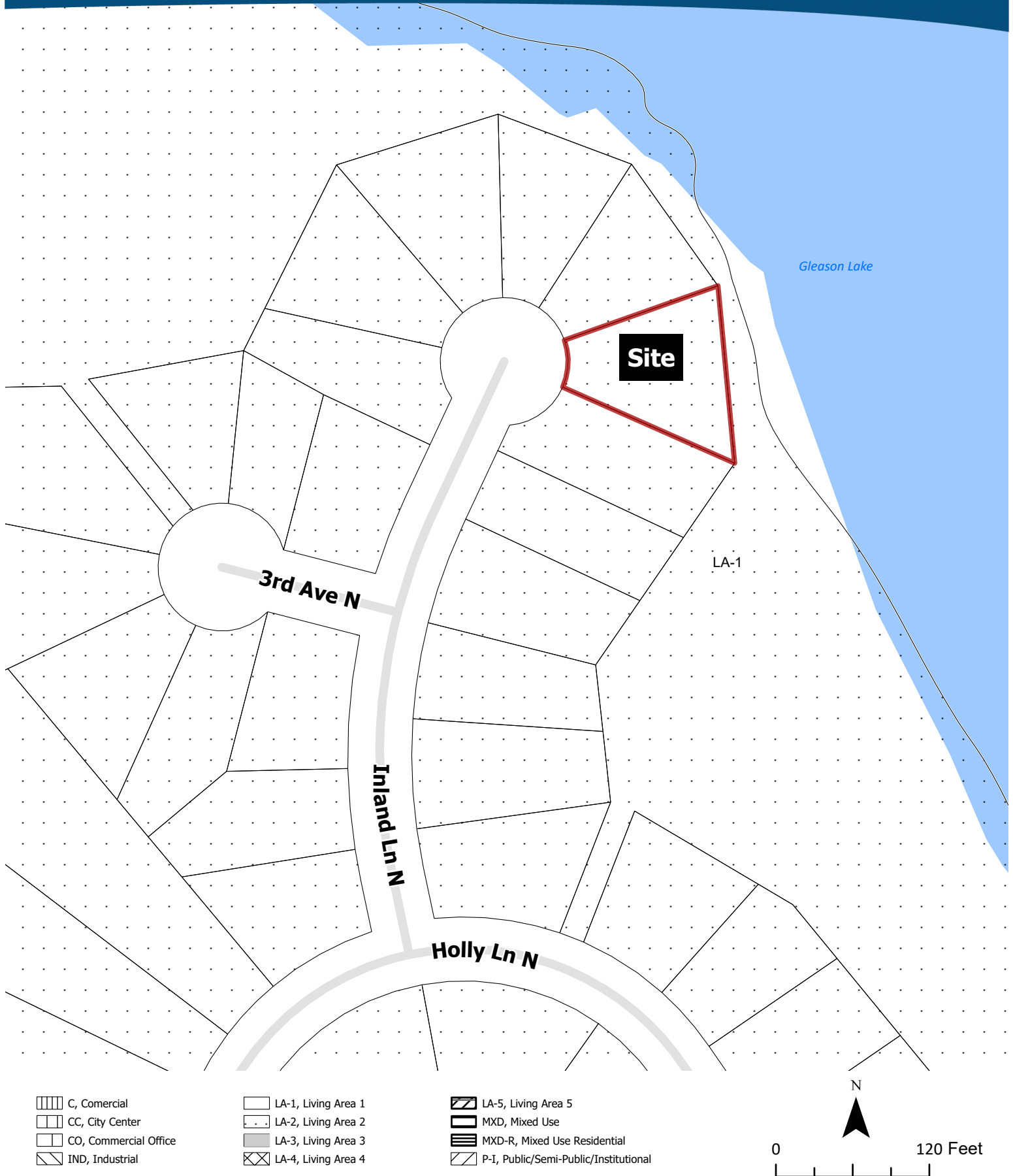
- 1) The requested variance, and its resulting construction, would be in harmony with the general purposes and intent of the ordinance, and would be consistent with the city's comprehensive plan. The HOA outlots were designed under the former PUD to infiltrate stormwater runoff and protect Gleason Lake.
- 2) The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 - a. The landowner proposes to use the property in a reasonable manner.
 - b. The request is due to unique circumstances not created by the landowner. The former PUD was exempt from the shoreland regulations because lake protection was built into the PUD open space design. If the neighborhood was still zoned PUD, the variance would not be required. The landowner had no part in rescinding the former PUD. If the area of the HOA open space outlots was considered, the proposal would comply with impervious surface coverage regulations.
 - c. The variance would not alter the essential character of the lot or neighborhood.
- 3) The requested variance is not based exclusively upon economic considerations, but rather, the variance is requested to improve the livability and functionality of the home.
- 4) The variance, and its resulting construction, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood. The proposed room addition would be constructed in the same general area as an existing deck. The addition would be designed match the architecture, materials, and color of the home. Roughly 43 homes in the neighborhood have completed room addition improvements in the past.

- 5) The variance, and its resulting construction, would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. The proposed addition would comply with all other zoning ordinance requirements, and with all building code requirements.
- 6) The requested variance is the minimum action required to address or alleviate the practical difficulties.

PUBLIC NOTICE

Notice of the public meeting was mailed to all property owners within 200 feet of the site.









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

Property Location: 320 Inland Lane North, Plymouth, MN 55447

A variance application may be approved only upon finding that all of the following criteria, as applicable, have been met.

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

The proposed project is the construction of a 407 square foot addition to the existing single-family dwelling and the addition/expansion of an open deck at 320 Inland Lane North. The deck will be located so that it does not extend any closer to Gleason Lake than the existing house and will fully comply with all side and rear yard setbacks.

Per City of Plymouth policy, open decks without impervious surfaces beneath them are excluded from impervious surface coverage calculations. Therefore, both the existing deck and the proposed deck addition create no impervious coverage.

From the Certificate of Survey (File No. 15172, Demars-Gabriel Land Surveyors, Inc., dated March 12, 2024), the lot area is 11,020.23 sq ft. Allowable impervious surface is 2,755.06 sq ft (25%). Excluding decks, existing impervious coverage is 3,107.2 sq ft (28.2%). The addition and 2 concrete pads (per code) at exterior doors increases this to 3,967.2 sq ft (36%). The variance is required solely because the resulting coverage exceeds the 25% maximum under Shoreland Management Overlay District § 21665, Subd. 4(a). The lot is already legally nonconforming; the modest increase allows reasonable residential use and expansion.

Explain whether the variance, and its resulting construction or project, would be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the Comprehensive Plan.

Yes. The variance is in harmony with the Zoning Ordinance and the intent of the Shoreland Management Overlay District (§ 21665), which seeks to protect water quality through infiltration and buffering. This purpose is uniquely satisfied on this property by the 9.5-acre natural buffer outlot owned and maintained by the Kingswood Farm Homeowners Association. The outlot was specifically designed under the former PUD to infiltrate runoff and protect Gleason Lake—directly fulfilling the overlay's goals. The addition and

compliant deck maintain single-family residential use, which is consistent with the RSF-3 district and the City's Comprehensive Plan. The project allows reasonable enjoyment of the property without undermining the overlay's intent, given the buffer's protective function (see analogous City findings for 155 Inland Lane North, File 98049).

Explain whether the variance, and its resulting construction or project, would not be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood.

The project will not be detrimental to the public welfare or injurious to neighboring properties. The 407 sq foot addition is modest in scale, located to the east of the existing house, and will match existing grades and architectural character. The deck will be fully setback-compliant and will not project closer to the lake than the existing house. The neighborhood (Kingswood Farm) already contains similar additions and improvements. No adverse impacts on drainage, light, air, or neighboring properties are anticipated. The HOA buffer continues to protect Gleason Lake.

Explain whether the variance, and resulting project, would 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.

No impairment will occur. The addition is low-profile and positioned to match existing grades, with no impact on light or air to adjacent properties. There is no increase in traffic, fire danger, or public safety risk. The project is a reasonable improvement consistent with the established character of the neighborhood and will not diminish property values.

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.

Yes. The 407 sq foot addition is the minimum size reasonably necessary for the intended residential improvement. The deck addition is fully compliant with all setbacks and, per City policy, will not increase impervious coverage at all because it is an open deck with no impervious surface beneath it. This makes the variance the absolute minimum necessary, addressing only the addition's roof area while the deck creates zero additional impervious demand. Relocating or reducing the addition would impair the home's functionality given the existing garage, driveway, and site layout.

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

Yes. The property will continue as a single-family residence, a permitted use in the RSF-3 district. The addition and deck are normal and expected improvements for a home in this subdivision. Many properties in Kingswood Farm have constructed similar additions over the years. This is a reasonable use of the property.

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

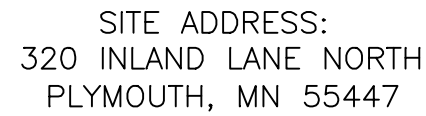
No. The addition is modest 407 sq ft and located behind/side of the existing house. The deck will be setback-compliant and no closer to the lake than the existing house. The scale, location, and character are compatible with the established single-family residential neighborhood. The essential character of the locality will be preserved.

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

No. The request is based on the physical circumstances created by the historic platting and rezoning of Kingswood Farm from PUD to conventional RSF-3 standards, combined with the need for reasonable residential expansion on a lot that is already nonconforming due to the unique buffer configuration. Economic considerations are not the basis for the request.

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

Yes. The difficulty arises from circumstances unique to this property and subdivision and was not created by the owner. The lot is part of the former Kingswood Farm PUD (approved 1978), which was rescinded when the City rezoned the area to RSF-3. Under the PUD, lots were not subject to the strict 25% impervious standard because the Kingswood Farm HOA owns and maintains a 9.5-acre outlot between the homes and Gleason Lake. This outlot was expressly designed to provide natural infiltration and water-quality protection—fulfilling the very purpose of the impervious surface regulation. The elimination of the PUD and application of conventional standards created the nonconformity for any reasonable expansion. The owner did not create the platting, the PUD rescission, or the buffer outlot. These are unique circumstances of this subdivision (see City staff analysis for 155 Inland Lane North, File 98049, for identical findings). The lot's flat topography and location on the outer perimeter of the Shoreland Overlay further minimize any impact on the lake.



LOT 9, BLOCK 4,
KINGSWOOD FARM

- Denotes found monument
- x 000.0 Denotes existing elev.
- LS* Denotes unlined landscape
-  Denotes flagstone

Existing Impervious Surface	Coverage:
House/Garage	2,580.3 Square Feet
Flagstone	101 Square Feet
Driveway & Apron	757.4 Square Feet
Sidewalk & Stoop	93.8 Square Feet
Deck	425.3 Square Feet
Deck (ground beneath)	-425.3 Square Feet
Total	3,532.5 Square Feet
Lot Area	11,020.23 Square Feet

32.1%
(ALLOWABLE: $0.25(11,020.23)=2,755.06$)

Proposed Impervious Surface Coverage:

House/Garage	2,987.3	Square Feet
Flagstone	96	Square Feet
Driveway & Apron	757.4	Square Feet
Sidewalk & Stoop	126.8	Square Feet
Total	3,967.5	Square Feet
Lot Area	11,020.23	Square Feet

(ALLOWABLE: $0.25(11,020.23)=2,755.06$)

1,212.4 ft² over

- Proposed addition to match existing grades
- See approved final plans for final dimensions and detail.

DEMARS-GABRIEL
LAND SURVEYORS, INC.

2317 W. 93rd St.
Bloomington, MN 55431
Phone:(763) 559-0908
cell: (612) 751-6785
dec@gwestoffice.net

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

As surveyed by me this 12th day of March, 2024.

REVISÉ: 7/27/2026

REVISÉ: 7/27/2026

File No.
15174

Book—Page
ep/draw

Scale
1"=20'

CERTIFICATE OF SURVEY

for:

PATRICIA PERKINS

CITY OF PLYMOUTH

RESOLUTION No. 2026-

RESOLUTION APPROVING VARIANCE FOR BOYER BUILDING FOR PROPERTY LOCATED AT 320 INLAND LANE (2026047)

WHEREAS, Boyer Building has requested approval of a variance to allow construction of a room addition that would increase the impervious surface coverage on the lot to 36 percent for property located at 320 Inland Lane; and

WHEREAS, the property is legally described as Lot 9, Block 4, Kingswood Farm, Hennepin County, Minnesota; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting 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 Boyer Building for a variance to allow construction of a room addition that would increase the imperious surface coverage on the lot to 36 percent for property located at 320 Inland Lane, subject to the following findings and conditions:

1. A variance is approved to increase the impervious surface coverage from 28.2 percent to 36 percent to allow construction of a room addition at 320 Inland Lane, in accordance with the application and plan received by the City on July 30, 2026, except as may be amended by this resolution.
2. The requested variance is approved with the findings that all variance standards would be met, as outlined in the zoning ordinance. Specifically,
 - a. The requested variance, and its resulting construction, would be in harmony with the general purposes and intent of the ordinance, and would be consistent with the city's comprehensive plan. The HOA (homeowner's association) open space outlots were designed under the former PUD (planned unit development) to infiltrate stormwater runoff and protect Gleason Lake.
 - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 1. The landowner proposes to use the property in a reasonable manner.
 2. The request is due to unique circumstances not created by the landowner. The former PUD was exempt from the shoreland regulations because lake protection was built into the PUD open space design. If the neighborhood was still zoned PUD, the variance would not be required. The landowner had no part in rescinding the former PUD.
 3. The variance would not alter the essential character of the lot or neighborhood.
 - c. The requested variance is not based exclusively upon economic considerations, but rather, the variance is requested to improve the livability and functionality of the home.

- d. The variance, and its resulting construction, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood. The proposed room addition would be constructed in the same general area as an existing deck. The addition would be designed match the architecture, materials, and color of the home.
 - e. The variance, and its resulting construction, would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. The proposed addition would comply with all other zoning ordinance requirements, and with all building code requirements.
 - f. The requested variance is the minimum action required to address or alleviate the practical difficulties.
3. **Prior to construction on the site**, the applicant shall:
- a. Obtain separate approval of a building permit for the addition. Building code related items will be addressed as part of building permit application review process.
 - b. Provide erosion control, including but not limited to installation of silt fencing, bio-logs, inlet protection, and/or other appropriate erosion and sediment control measures.
4. The standard for providing a separate BMP (best management practice) for addressing stormwater runoff in conjunction with a shoreland variance application is hereby waived because infiltration and lake protection was built into the former PUD open space design, which remains preserved by the Kingswood Farm HOA.
5. 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.

APPROVED by the City Council on this ** day of ***, 2026.

To: Planning Commission

Prepared by: Sophia Kucera, Associate Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Variance to construct a screened porch addition with a setback of 20 feet where 25 feet is required, for property located at 4615 Fountain Lane North. (Ridenour -- 2026045)**

1. Action Requested:

Conduct the public meeting and motion to recommend approval of the setback variance request for a screened porch addition in the rear yard.

2. Background:

See attached Planning Report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Report
2. Aerial 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: Amos and Yuliya Ridenour
4615 Fountain Lane North – Variance
2026-045

Deadline: November 25, 2026

Ward: 1

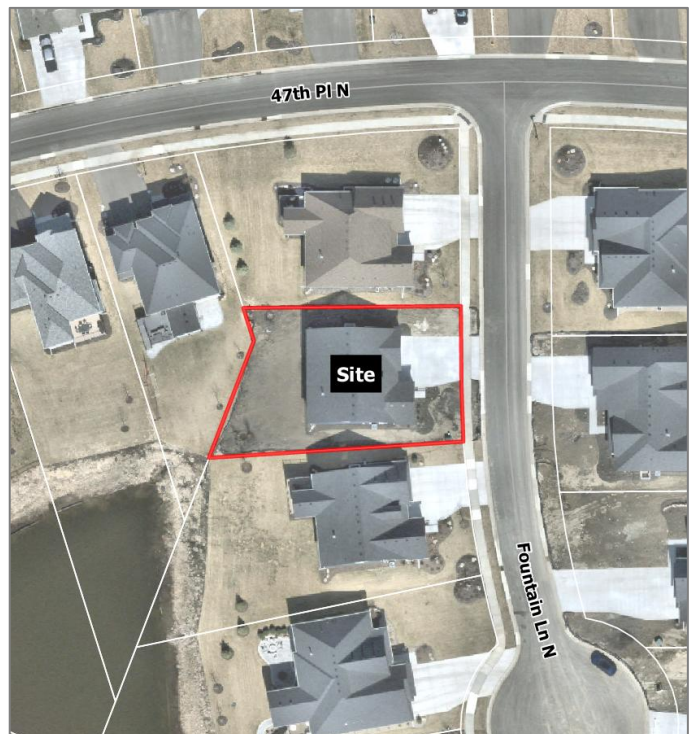
Summary

The applicant is requesting approval of a variance to allow for construction of a three-season screened porch addition to a home in the RSF-3 (Residential Single Family 3) zoning district. Under the plan, a 146 square foot screened porch would be constructed approximately 20 feet from the rear property line where a minimum setback of 25 feet is required by the Plymouth Zoning Ordinance.

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

Recommended Action

Community and Economic Development Department staff is recommending approval of the variance to allow a home addition with a rear yard setback of 20 feet where 25 feet is required.



Site Information

Zoning and Land Use

The property is zoned RSF-3 (Residential Single Family 3) and guided LA-1 (Living Area 1).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	RSF-3	LA-1
North	RSF-3	LA-1
East	RSF-3	LA-1
South	RSF-3	LA-1
West	RSF-3	LA-1

School District

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

Natural Characteristics of Site

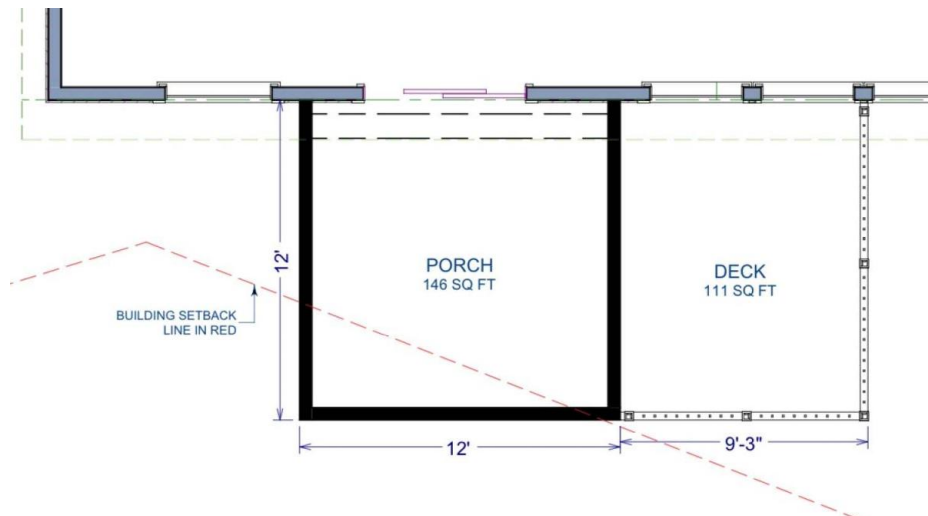
The site lies in the Bassett Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The site does not contain any wetlands.

Previous City Actions Affecting Site

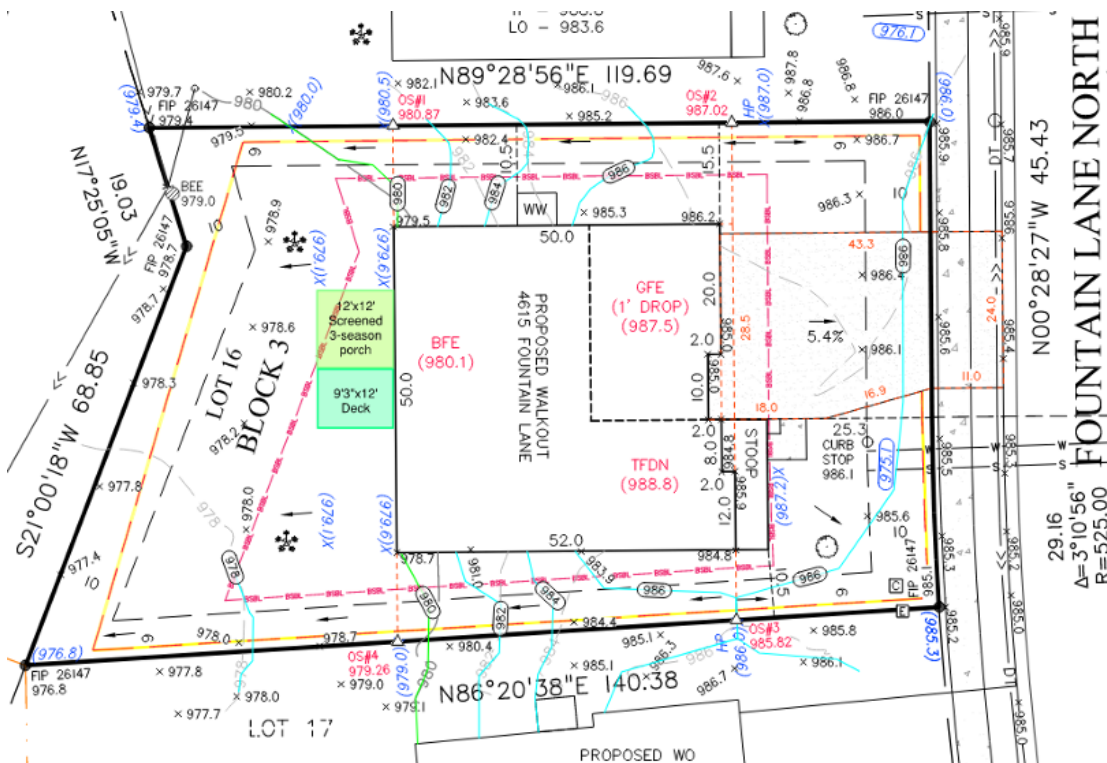
The building was constructed in 2024 in the Hollydale subdivision.

Analysis of Request

The applicant is requesting approval of a setback variance to allow for construction of a three-season screened porch addition to an existing home in the RSF-3 zoning district. The applicant's variance narrative states that the porch would extend approximately 5 feet into an uneven setback for a shared pond. Under the plan, a 146 square foot screened porch would be constructed approximately 20 feet from the rear property line where a minimum setback of 25 feet is required. An attached 111 square foot uncovered deck would be constructed within the buildable area and does not require a variance. A close-up view of the project plan is included below.



The Zoning Ordinance allows for uncovered decks and similar attached structures to extend past the building setback line (marked on the site plan below as a pink dashed line) without being considered as encroachments on yard setback requirements. However, screened and roofed porches must follow the building setback line for home additions. Due to the location of the main-level sliding doors at the time of the home's construction, the screened porch would be located where the rear property line and building setback line come to an uneven "pinch point" in order to have access to the rest of the house. Had the rear property line been a straight continuous line from the rear monument irons, a variance would not have been required for the proposed screened porch location.



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 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 finds that the request is in harmony with the RSF-3 Zoning Ordinance, where residential homes and their accessory structures 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 home addition in the RSF-3 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 property line configuration of the subject 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, and that it would be consistent with neighborhood characteristics, as roughly 18 of the 23 homes within a 200-foot radius of the subject property also have screened porch and attached deck additions.

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 rear property line resulting in a pinch point in the building setback line.

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 home.

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

Finding: Staff 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.

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

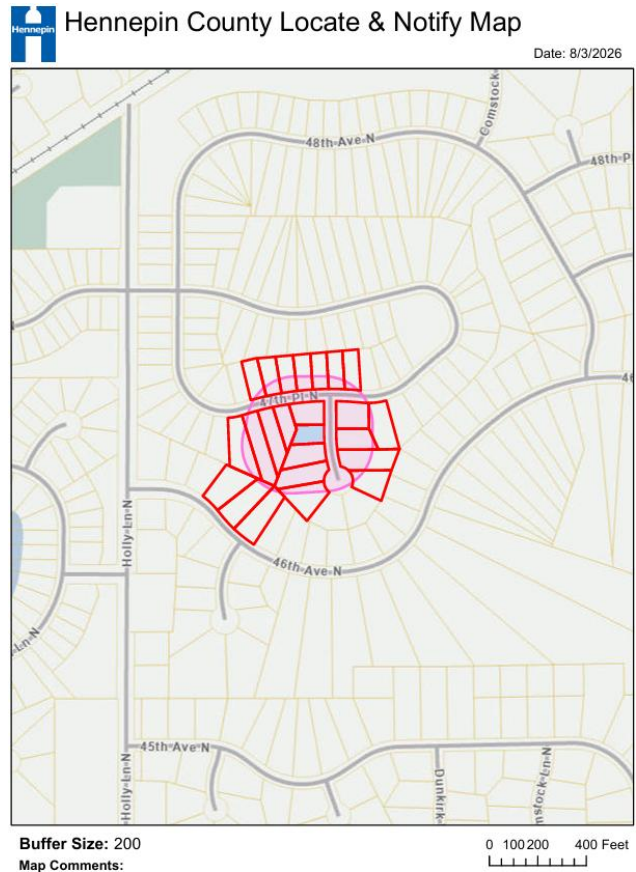
Finding: Staff finds that the variance is the minimum action required to address the unique site characteristics, namely the proximity of the existing rear sliding doors to the building setback line pinch point.

Level of Discretion in Decision-Making

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.

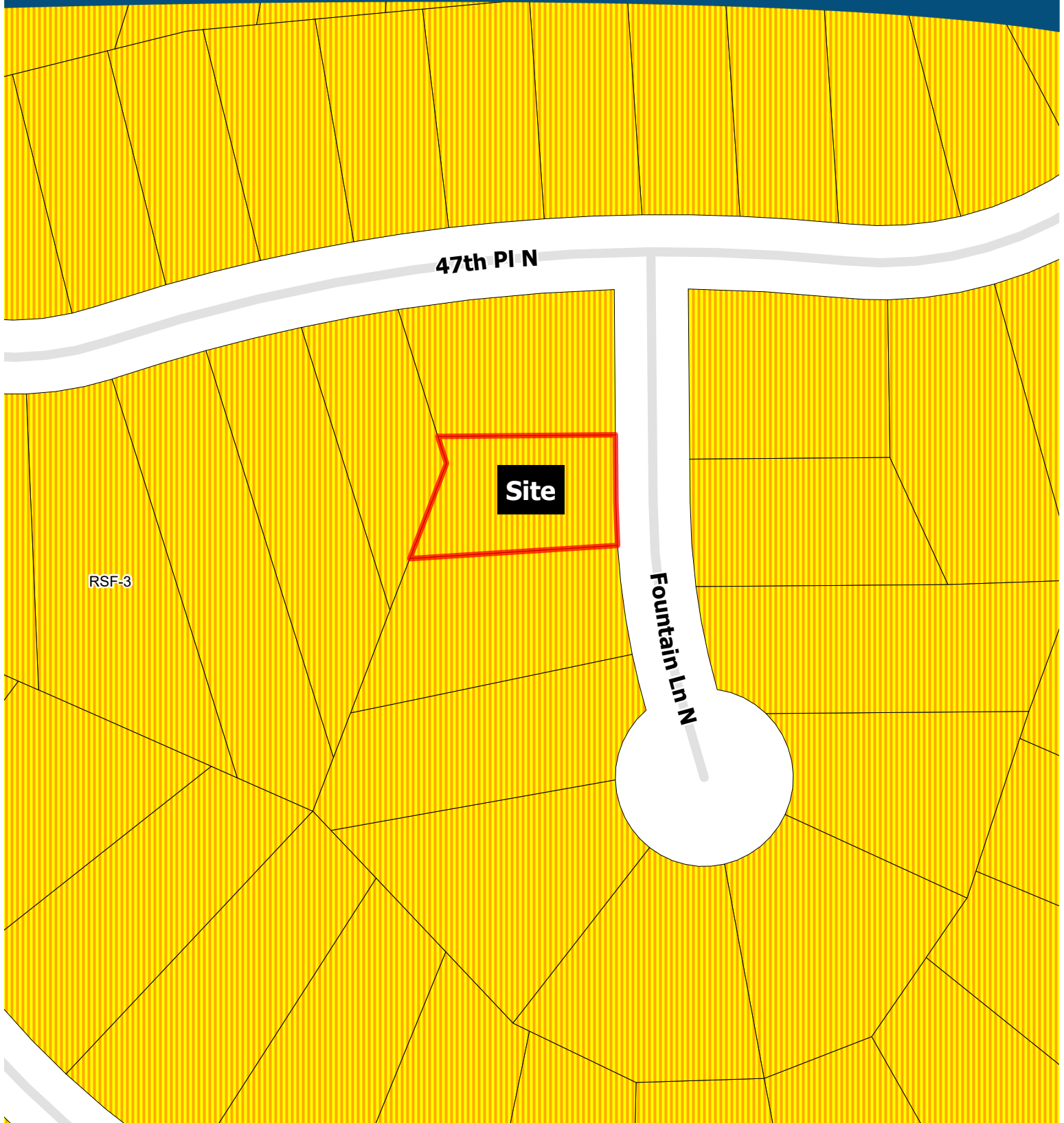
Public Notice

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.

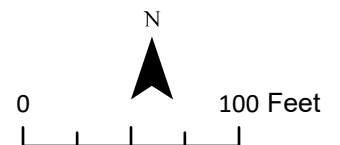




2026045 Zoning Map
Ridenour - 4615 Fountain Lane N
Variance Application



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

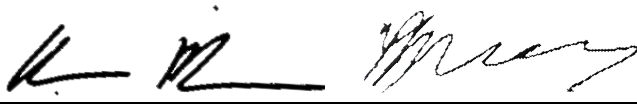


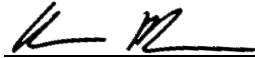
Brief Description of Request: We want to add a three-season deck to the back (west side) of our house.
The variance is needed because the porch portion will extended approximately 5 feet into an
uneven setback that for a shared pond. The location of the porch on the house maximizes
sunlight in the windows on the west side of the house. It also minimizes the shade for our
neighbor's backyard on the north and south sides.

I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate according to the Plymouth City Code and Zoning Ordinance requirements. I understand that the city will process the application once the Planning Division finds that it is complete. I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

Please note: If the property fee owner is not the applicant, the applicant must provide written authorization from the property fee owner in order to make application.

Property Owner(s) Signature(s): 

Applicant(s) Signature(s): 

Date: 7/28/26

For City Use Only

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

Fees Approved for Deposit By: _____



Variance Application Checklist

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

Requirements

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

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

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



Property Location: 4615 Fountain LN N

A variance application may be approved only upon finding that all of the following criteria, as applicable, have been met.

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

We want to add a deck and three-season porch to the back (west side) of our house. The variance is needed because the porch portion will extended approximately 5 feet into an uneven setback that for a shared pond. The location of the porch on the house maximizes sunlight in the windows on the west side of the house. It also minimizes the shade for our neighbor's backyard on the north and south sides.

Explain whether the variance, and its resulting construction or project, would be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the Comprehensive Plan.

The requested variance for the proposed tree-season porch would be in harmony with the Zoning Ordinance. It would extend approximately five feet into an irregular setback area adjacent to the shared pond, but it would remain consistent with the residential use of the property and would not adversely affect public safety, access, or surrounding properties.

It is also consistent with the goals of the Comprehensive Plan because it represents a modest improvement to an existing home, promotes continued investment in the property, and is compatible with the established character of the neighborhood.

The variance is limited in scope, responds to the unique conditions of the lot and setback configuration, and allows the property to be improved without creating significant impacts on adjacent properties or the surrounding community.

Explain whether the variance, and its resulting construction or project, would not be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood.

The requested variance, and resulting three-season porch, would not be detrimental to the public welfare. The proposed encroachment is limited to a few feet while minimizing shading impacts on neighboring properties to the north and south. It will not affect public safety, access, or the use of nearby properties. It is compatible with the surrounding residential neighborhood with no effect on adjacent land, improvements, or property owners' enjoyment of their homes.

Explain whether the variance, and resulting project, would 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.

The requested variance and resulting porch will not impair an adequate supply of light and air to adjacent properties, as the design, placement, and scale of the improvement are consistent with the surrounding development and maintain appropriate setbacks and spacing from neighboring structures. There are no public streets near the proposed porch site. The porch will not increase the danger of fire, endanger public safety, or create hazardous conditions, as it will comply with applicable building, fire, and safety codes. The porch will not negatively impact property values and is congruent with the other homes in Hollydale as almost all of them have a deck, sunroom or 3-season porch.



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.

Yes. The requested variance is the minimum action to add the 3-season porch to the property.

It is limited in scope, supports reasonable use of the property, and minimizes impacts on neighboring properties.

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

Yes. The porch will be used in a fashion permitted by the Zoning Ordinance.

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

No. It actually helps the home match our neighbors and the rest of Hollydale

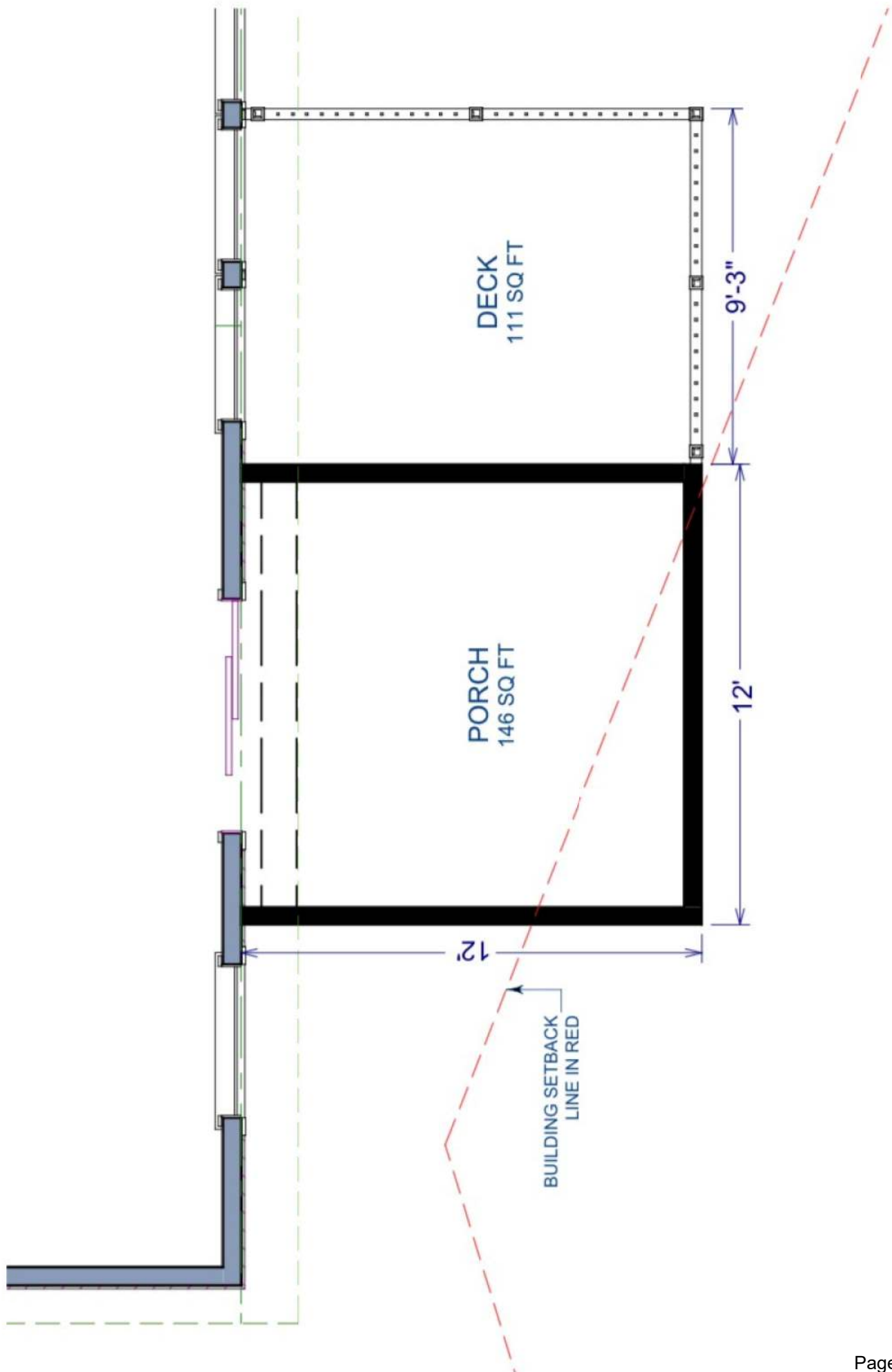
Is the variance request based exclusively upon economic considerations? Explain.

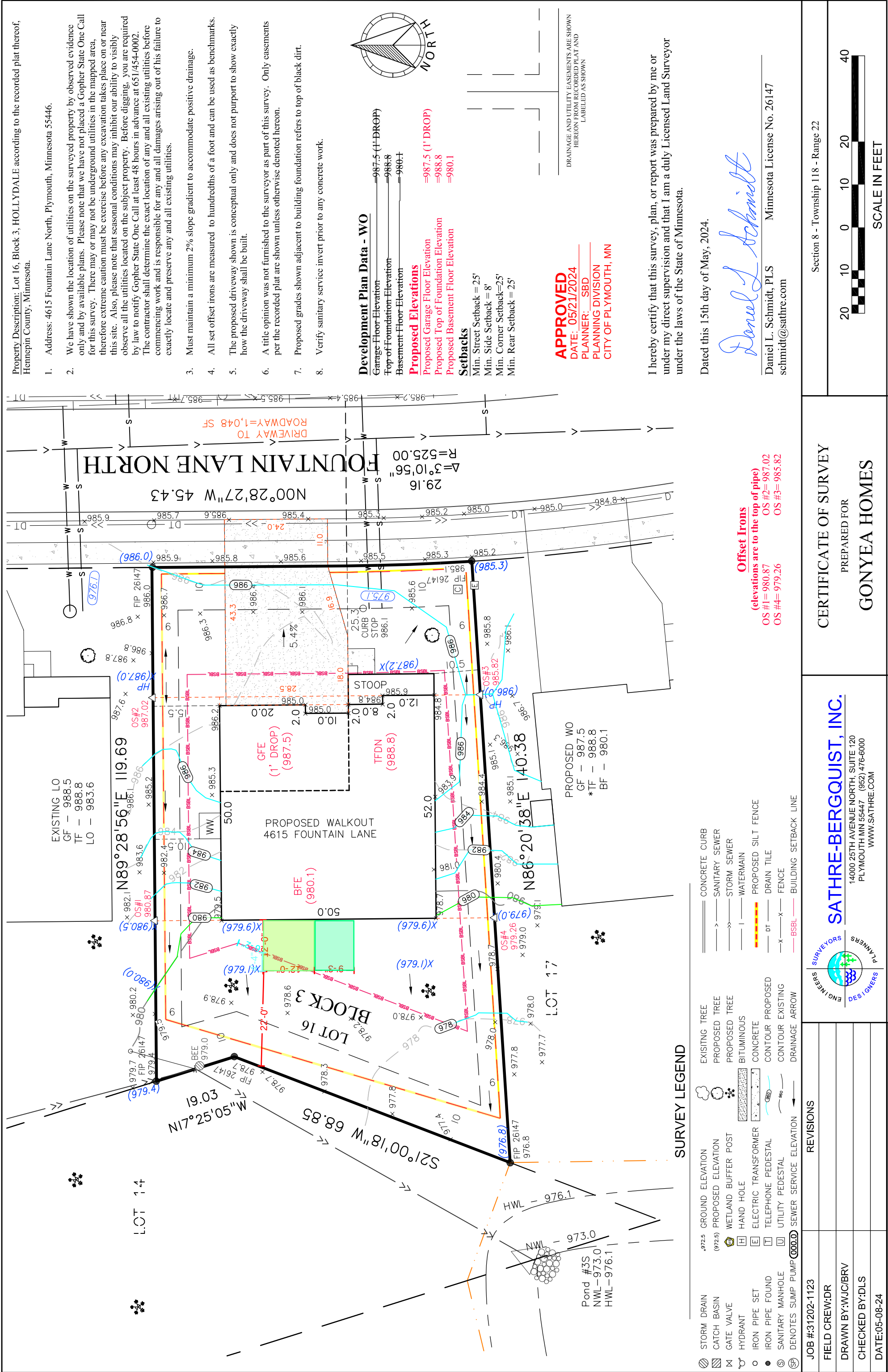
No. Adding the porch is a reasonable use for the owners of the home. The variance is not being requested to impact the current or future value of the home.

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

The issue was not created by the property owner. The angled setback might be unique (or arbitrary), but the request is a minimal intrusion into that setback.







SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- DENOTES SUMP PUMP
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- WETLAND BUFFER POST
- HAND HOLE
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN TILE
- FENCE
- BUILDING SETBACK LINE

REVISIONS

JOB #31202-1123	
FIELD CREW:DR	
DRAWN BY:WJC/BRV	
CHECKED BY:DLS	
DATE:05-08-24	

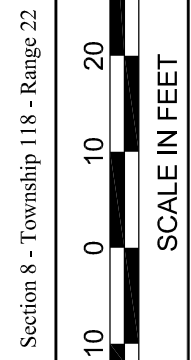
PLANNERS

ENGINEERS

SURVEYORS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

CERTIFICATE OF SURVEY
PREPARED FOR
GONYEA HOMES



Section 8 - Township 118 - Range 22

- Property Description: Lot 16, Block 3, HOLLYDALE according to the recorded plat thereof, Hennepin County, Minnesota.
- Address: 4615 Fountain Lane North, Plymouth, Minnesota 55446.
 - We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
 - Must maintain a minimum 2% slope gradient to accommodate positive drainage.
 - All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
 - The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
 - A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
 - Proposed grades shown adjacent to building foundation refers to top of black dirt.
 - Verify sanitary service invert prior to any concrete work.

Development Plan Data - WO

Garage Floor Elevation =987.5 (1'DROP)
Top of Foundation Elevation =988.8
Basement Floor Elevation =980.1

Proposed Elevations

Proposed Garage Floor Elevation =987.5 (1'DROP)
Proposed Top of Foundation Elevation =988.8
Proposed Basement Floor Elevation =980.1

Setbacks

Min. Street Setback = 25'
Min. Side Setback = 8'
Min. Corner Setback=25'
Min. Rear Setback = 25'

APPROVED
DATE: 05/21/2024
PLANNER: SBD
PLANNING DIVISION
CITY OF PLYMOUTH, MN

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of May, 2024.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147

Offset Irons
(elevations are to the top of pipe)
OS #1= 980.87 OS #2= 987.02
OS #4= 979.26 OS #3= 985.82

PROPOSED WO
GF - 987.5
*TF - 988.8
BF - 980.1

EXISTING LO
GF - 988.5
TF - 988.8
LO - 983.6

N89°28'56"E 119.69

N17°25'05"W 68.85

S21°00'18"W 68.85

N86°20'38"E 140.38

N00°28'27"W 45.43

N89°28'56"E 119.69

N86°20'38"E 140.38

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N89°28'56"E 119.69

N86°20'38"E 140.38

CITY OF PLYMOUTH

RESOLUTION No. 2026-

RESOLUTION APPROVING VARIANCE FOR PROPERTY LOCATED AT 4615 FOUNTAIN LANE NORTH (2026045)

WHEREAS, Amos and Yuliya Ridenour have requested approval of a rear yard setback variance for a screened porch addition; and

WHEREAS, the subject property is legally described as:

Lot 16, Block 3, Hollydale, Hennepin County, Minnesota; 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 Amos and Yuliya Ridenour for a rear yard setback variance for a screened porch addition to the home located at 4615 Fountain Lane North, subject to the following conditions:

1. The requested variance is hereby approved to allow construction of a 12-foot by 12-foot screened porch addition with a setback of 20 feet where 25 feet is required, in accordance with the application received by the City on July 28, 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 would be consistent with the comprehensive plan.
 - b. The applicant has sufficiently established that there are practical difficulties in complying with the ordinance regulations because:
 1. The request is due to property characteristics not created by the landowners but arises from the property line configuration of the subject and surrounding lots.
 2. The request would not alter the essential character of the lot or neighborhood, and it would be consistent with neighborhood characteristics.
 - c. The variance request is not solely based on economic considerations, but rather to improve the livability of the home, and is based upon the unique characteristics of the property.
 - d. The variance request, and its resulting project, 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.

- e. The variance is the minimum action required to address the unique site characteristics.
- 3. The home addition shall match the architecture of the existing home.
- 4. **A separate building permit is required prior to construction of the home addition and deck.**
 - a. Building code items will be addressed upon submittal of a building permit.
 - b. A drainage plan is required in conjunction with submission of the building permit application.
- 5. 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 25th day of August, 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 August 25, 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: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the August 5, 2026, minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on August 5, 2026.

3. Budget Impact:

N/A

4. Attachments:

1. Minutes

Proposed Minutes Planning Commission Meeting August 5, 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 August 5, 2026.

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

COMMISSIONERS ABSENT: Jim Willis

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

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Anika Kaleewoun commented on a fencing violation she received in response to a complaint that was made. She asked the primary purpose of the fencing ordinances and codes, as it appears the city is focused on aesthetics and property values, rather than the safety of children playing in their yard or protecting the habitat of pollinators. She stated that many homes throughout the community have fencing violations. She recognized that the more affordable fencing options are listed as noncompliant, but their fence provides a safe environment for their children and keeps wildlife away from their trees and garden. She believed that the fencing ordinance excludes less affluent families and asked the commission to consider whether the current fence ordinance reflects the values that Plymouth states are important when her fencing variance case is presented in the coming months.

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 July 15, 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) Preliminary plat and final plat to subdivide property located at 1300 Harbor Lane into two single-family lots (Sathre-Berquist, Inc. – 2026040)

Senior Planner Drill presented the staff report.

Commissioner Anderson asked why the existing home has an address on Harbor when the driveway has access from 13th Avenue.

Senior Planner Drill replied that he is unsure, but noted that the home was constructed around 1918 at a time when the street names were different. He provided additional information regarding the ten-foot permanent street easement that would be provided through this platting request.

Commissioner Olson asked why the commission is reviewing this request, as it is compliant with zoning and no variances are being requested.

Senior Planner Drill replied that state statute requires that the planning commission conduct a public hearing for the platting of property.

Chair Boo introduced the applicant, Dave Gonyea, who stated that he was present to address any questions. He explained that the existing home will remain and they will construct a new home on the new lot.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Motion was made by Commissioner Markanda, and seconded by Commissioner Hansen, to recommend approval of preliminary plat to subdivide property located at 1300 Harbor Lane into two single-family lots, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

New Business

Adjournment

Chair Boo adjourned the meeting at 7:16 p.m.