

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.”

MOUND PLANNING COMMISSION RESCHEDULED/SPECIAL MEETING AGENDA

TUESDAY, AUGUST 18, 2026, 6:00 P.M.

**COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Approval of Agenda, including any Amendments**
- 4. Review and Action on Meeting Minutes**

A. June 2, 2026 regular meeting

P. 1-2

5. Board of Adjustment and Appeals

A. Review/discussion/recommendation – Planning Case No. 26-04

P. 3-29

Substantial Similar Use Request to Consider Boat/Marine Service and Maintenance as
“Automotive Repair, Minor Use” and Conditional Use Permit to Allow Boat/Marine Sales to
Include Outdoor Sale/Display

4851 Shoreline Drive

Applicants: Rob and Katie Stewart of Stewart’s Boat and Board Shop

Owner: Anders Knutson of Pine West LLC

B. Review/discussion/recommendation – Planning Case No. 26-05

P. 30-33

Amendments to City Code Chapter 129 (Zoning) related to cannabis regulations
for consistency with new statute regulations that go into effect on January 1, 2027

Applicant: City of Mound

6. Old/New Business

A. City Council liaison and staff project updates / reports

B. 2026 Planning Commission Term Expirations – Jason Baker and Samantha Wacker

C. Next Meeting Date – Tuesday, September 1, 2026

7. Information Items - None

8. Adjourn

The Planning Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application.”

QUESTIONS: Call Sarah Smith at 952-472-0604

MOUND PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JUNE 2, 2026

1. CALL TO ORDER

Chair Goode called the meeting to order at 6:00 p.m.

2. ROLL CALL

Members Present: David Goode, Jason Baker, Kristin Young, Samantha Wacker, and Kathy McEnaney

Members Absent: Drew Heal and Nick Rosener

Staff Present: Sarah Smith and Kate Vogt

Public: Phil and Amiee Hendrycks, 4936 Three Points Blvd

3. APPROVAL OF AGENDA

MOTION by Baker, seconded by Young, **to** approve the agenda for the June 2, 2026, Planning Commission meeting. **MOTION** passed unanimously.

4. APPROVAL OF MINUTES

MOTION by Baker, seconded by McEnaney, to approve the Planning Commission meeting minutes dated May 5, 2026. **MOTION** passed unanimously.

5. BOARD OF ADJUSTMENTS AND APPEALS

- A. Review/discussion/recommendation – Planning Case No. 26-03
Variance – reduced front setbacks for deck addition project
4936 Three Points Blvd
Applicant/owner: Phil Hendrycks

Sarah Smith, City of Mound Community Development Director and Planning Commission Staff Liaison, opened with warm thanks to Mr. and Mrs. Hendrycks, who were in attendance at the meeting. Ms. Smith introduced Case No. 26-03 to the Planning Commission. The Hendrycks live on the corner of Three Points Boulevard and Crestview Road, with the front of their home facing Three Points and the side facing Crestview. They currently have a small deck in front of their home, which they are asking to extend with an addition. This addition does not meet the current requirements of City Code, because it would not be possible with the placement of the home on the property, which is still a fair distance from the curb and lot lines. The City is comfortable moving forward with this case if it pleases the Commission. The DNR has no comments on this case. The Mound Fire Department has no comments on this case. Mound Public Works has advised the Hendrycks family to be in contact for utility locates as the project moves forward. Staff feel this request is reasonable and appropriate for the placement of their property. The City has notified the surrounding neighbors and has heard no objections. The Hendrycks have contacted their three closest neighbors, who have offered letters of support.

Sarah opened the floor for comments. The Planning Commission made no comments. The Hendrycks family had no comments.

Mrs. Hendrycks thanked Sarah and the Planning Staff for all their help throughout this process. She expressed excitement about a possible addition to the deck as it would give their family space to enjoy the outdoors.

Commissioner Baker stated that this request is reasonable and a great enhancement to the existing property.

Commissioner McEnaney stated that it suited the property well.

Commissioners Wacker and Young expressed support.

Chair Goode expressed appreciation for the three letters of support that were included in the packet.

Chair Goode opened the floor to a vote.

MOTION by Baker, seconded by Young, to approve Planning Case No. 26-03. Commissioner Young seconded the motion. **MOTION** passed unanimously.

6. NEW / OLD BUSINESS

A. City Council liaison and staff project updates/reports

Commissioner McEnaney informed the other Commission members about the coffee with a cop that was hosted on June 1, 2026, which she was in attendance for. She was able to meet the new Police Chief.

She also shared that the past three items that the Planning Commission has moved to City Council have passed.

7. INFORMATION ITEMS - None

8. ADJOURNMENT

MOTION by Baker, seconded by McEnaney, to adjourn the meeting at 6:20 p.m. **MOTION** passed unanimously.

Submitted by Kate Vogt



PLANNING REPORT

TO: Planning Commission
FROM: Sarah Smith, Community Development Director;
Rita Trapp and Mia Colloredo-Mansfeld, Consultant Planners
DATE: August 13, 2026
SUBJECT: Request for Conditional Use Permit for Boat and Marine Sales and
a Substantial Use Determination for Boat and Marine Service and
Maintenance.
PLANNING CASE: 26-04
APPLICANT: Rob and Katie Stewart (Stewart's Boat and Board Shop)
LOCATION: 4851 Shoreline Drive
MEETING DATE: August 18, 2026
COMPREHENSIVE PLAN: Mixed Use
ZONING: MU-C Mixed Use Corridor District

BACKGROUND

The applicant, Stewart's Boat and Board Shop, is requesting a Conditional Use Permit (CUP) for a proposed boat and marine sales and substantially similar use determination for related service and maintenance activities use at 4851 Shoreline Drive. The applicant is requesting consideration that one of the proposed uses for the property is substantially similar to "Automobile Repair, Minor," which is a permitted use in the MU-C District. A CUP is requested as both Boat and Marine Sales and Open Sales Lot, and Outdoor Sales Display are listed as conditional uses in the MU-C District.

The proposed concept includes indoor sales and showroom space, accessory retail, and enclosed service bays. The applicant is proposing to use the southern portion of the lot for temporary outdoor storage and staging of boats that are being serviced or are stock inventory.

The building on the property has two units. The applicant is proposing to be the tenant for the unit on the west side of the building. The property owner, Pine West, LLC, is proposing to use the east unit for office uses relating to property management and administration and for personal storage.

TIMELINE FOR DECISION

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be July 16, 2026 as provided by Minnesota Statutes Section 645.15. The review period can be extended by the City for an additional 60 days. The 60-day timeline expires on or around September 13, 2026.

NOTIFICATION

Planning Commission

Notice was mailed to all property owners in the project area located within 350 feet of the proposed affected property per Hennepin County property information on August 5, 2026 to inform them of the application and that it was being included on the August 18, 2026 Planning Commission agenda.

City Council

According to City Code, the City Council is required to hold the public hearing for review of the conditional use permit (City Code Section 129-38). The City Council public hearing notice was published in The Laker Newspaper on August 8, 2026. Notice of the City Council public hearing to be held on August 25, 2026 was posted on the bulletin board and on the City website on August 4, 2026. The August 5th notice mailed to property owners within 350 feet of the proposed site of the Conditional Use Permit and Substantial Use Determination request regarding the August 18th Planning Commission meeting also included information about the scheduled public hearing for the CUP and consideration of the Substantial Use Determination by the City Council to be held at its August 25th meeting. The letter also included a copy of the City Council public hearing notice.

Public Comments Received

Comments or emails received by 11:00 a.m. on Thursday, August 13, 2026 were included in the Planning Commission agenda packet for the August 18th Planning Commission meeting. Comments received after that time will be presented to the Planning Commission at the meeting. Information submitted will be made part of the public record. As of the packet preparation, no comments have been received.

STAFF/CONSULTANT/DEPARTMENT/AGENCIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, and public agencies for review and comment.

Mound Fire Department. Mound Fire Chief Andy Drilling stated that there are no concerns from the fire department.

Mn/DNR. Mn/DNR Area Hydrologist Ryan Toot stated he has no concerns with the requests.

DEVELOPMENT SUBMITTAL REVIEW

Substantial Use Determination

1. One of the proposed uses, the maintenance and service activities for boats, is not listed as a specific use in the Mound City Code. The applicant is proposing that the service and repair component of their use is substantially similar to Automobile Repair, Minor.
2. Automobile Repair, Minor is a permitted use in the MU-C District.
3. In the narrative provided by the applicant, they state that the proposed boat and marine maintenance and service use is substantially similar in character and intensity to Automobile Repair, minor as defined in City Code Sec. 129-2:

Automobile repair, minor, means the replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine, transmission or differential; incidental bodywork and fender work, minor painting and upholstering service when said service stated in this definition is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross vehicle weight.

4. The applicant provided the following list of proposed maintenance activities and those that they will not carry out to demonstrate similarity to the Automobile Repair, Minor use:

Proposed Maintenance Activities (included but are not limited to):	Activities not Included in Maintenance:
• Routine vessel inspection and diagnostic evaluation. • Replacement of worn or defective parts such as batteries, belts, hoses, filters, spark plugs, fluids, seals, bulbs, switches, and similar components. • Routine engine servicing, including oil changes, lubrication, cooling system checks, and replacement of minor mechanical components. • Propeller repair, balancing, and replacement. • Basic electrical troubleshooting and repair of minor wiring, lighting, gauges, and accessory	• Major engine rebuilding. • Removal of engine heads or pans, transmission or drivetrain overhaul. • Major hull reconstruction. • Heavy collision repair. • Fabrication. • Salvage. • Wrecking. • Industrial-scale refinishing.

Proposed Maintenance Activities (included but are not limited to):	Activities not Included in Maintenance:
systems. • Steering, throttle, and control adjustments and replacement of related minor components. • Cosmetic detailing, cleaning, waxing, polishing, and upholstery cleaning. • Minor gelcoat touch-up and surface scratch repair. • Minor upholstery repair and replacement of small interior components, seating materials, and trim. • Winterization and de-winterization services. • Battery charging and basic diagnostic testing. • Replacement of minor safety and accessory items, including bilge pumps, fire extinguishers, and hoses. • Removal and replacement of non-structural accessories and fittings.	

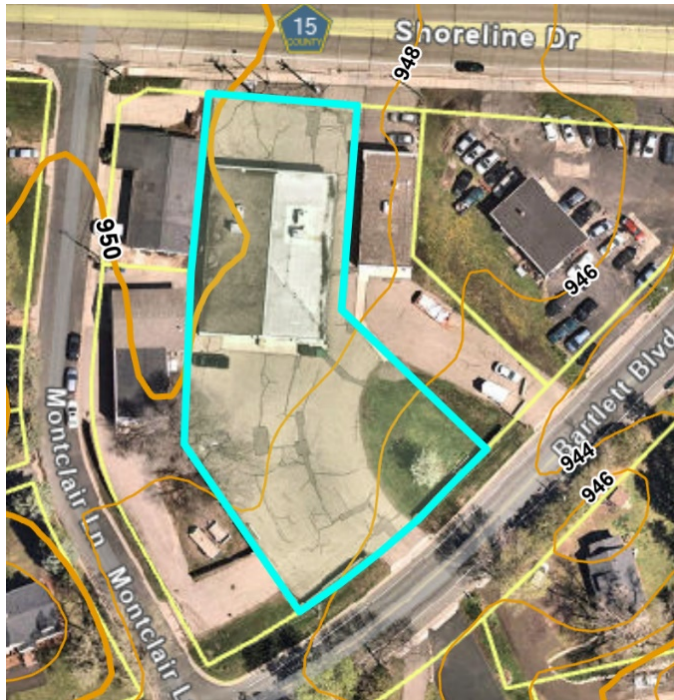
Conditional Use Permit

Site Information

The site, which is approximately 28,004 square feet, is zoned MU-C Mixed Use Corridor District. The site is a through lot with frontage on Shoreline Drive and Bartlett Boulevard. The site is oriented towards Shoreline Drive, with rear access to additional parking and the back of the building on Bartlett Boulevard. Adjacent properties are zoned MU-C. Properties to the south separated by Bartlett Boulevard are zoned R-1.

The existing building is approximately 6,300 square feet, divided into two equal-sized units. The building is surrounded by hard surface and/or parking on all sides. The west unit of the building, where the applicant is requesting the CUP, is currently vacant.

A aerial view of the property from the Hennepin County Property Information website is provided below:



Zoning and Uses

The proposed Boat and Marine Sales use is conditional in the MU-C District. Similarly, Open Sales Lot is also a conditional use in the MU-C District. There are no use specific standards identified in the code relating to Boat and Marine Sales or Open Sales Lot/Outdoor Sales Display.

In addition to boat and marine sales, the applicant is proposing accessory retail use in the interior of the building to sell life jackets, watersports equipment, apparel and other accessory items that complement the principal business. Retail, General is a permitted use in the MU-C District.

Parking

Based on the proposed uses and the request for substantially similar use determination, staff determined that the applicant needs 12 parking spaces. This is based on consideration of all uses proposed on the site, including those in both the east and west units. The property owner has indicated that the east unit will be used as a personal office and storage area. Section 129-323 of City Code identifies minimum parking requirements as follows:

Required off-street parking spaces cannot be used for open storage of goods for sale, storage of vehicles which are inoperable, or storage of vehicles which are for sale or rent. Thus, the nine boat parking spaces cannot count towards the minimum required spaces on site.

The applicant states that the boat parking area will be used for temporary storage and staging for customers to drop-off and pick up boats for servicing and for boats that make up the sales inventory. The applicant notes that the rear lot is not intended to serve as long-term storage, rather it is used to support the service and sales functions of the dealership operations.

Signage

The applicant notes that they would like to add a sign to the building, but no further details were provided. Proposed signs will be required to meet code requirements. Per Sec. 119-7 of the Mound City Code, both wall signs and freestanding signs are permitted in the MU-C district.

One freestanding sign per street frontage is allowed provided that the sign does not exceed 48 square feet in area, 25 feet in height, and is not placed closer than 10 feet from any street right of way.

Wall signs are permitted on each street frontage provided that the total wall sign area does not exceed 15% of the wall up to a maximum area of 175 square feet in area. An individual wall sign shall not exceed 100 square feet.

Screening

An existing six-foot cedar fence runs along the western property line in the rear of the building where the boat and trailer parking is located.

Noise

The applicant states that service-related noise will include engine testing. They state that typical marine inboard engine noise is measured around 70-80 dB when within 1-2 meters of the engine. This drops to 60dB or less when 50 feet from the source. The service bays for the repair components of the use are indoor, and will minimize the noise, odor, and dust that may occur as a result of the use.

STAFF RECOMMENDATIONS

Substantial Use Determination

Staff recommend approval of the substantial use determination for Stewart's Boat and Board Shop. In recommending approval of the substantial use determination, Staff offers the following findings:

1. Business activities include boat and marine maintenance and repairs in line with the definition of minor automobile repair.

2. The boat and marine repair component of the proposed use are carried out in the same type of setting as minor automobile repair.

Conditional Use Permit

Staff recommends approval of the substantial use determination for Stewart's Boat and Board Shop with the following conditions:

1. All petroleum products and hazardous materials shall be disposed of in accordance with state regulations.
2. All repair and service activities shall be completed within the building, including storage of parts and supplies.
3. All boats must be parked in a designated boat parking stall as shown on the site plan.
4. Any proposed signage shall meet the requirements of the City of Mound Code Chapter 119 and obtain the required permits including, but not limited to, a sign permit, a building permit, and an electrical permit.
5. Any future building or site alteration project on the property shall be evaluated to determine whether an amendment to the CUP is needed, which shall be the responsibility of the property owner and/or applicant.
6. The applicant shall be responsible for payment of all costs associated with the conditional use permit application.
7. The applicant shall be responsible for securing all required local, state, and federal permits, licenses and approvals.
8. The applicant shall be responsible for recording the resolution(s) with Hennepin County unless the City is requested to record the resolution with the involved fee to be deducted from the submitted escrow. The applicant is advised that the resolution(s) will not be released for recording until all conditions have been met.
9. The applicant shall contact the Building Official to discuss the need for permitting and a change of occupancy for the proposed uses in the building.
10. The applicant shall contact the Metropolitan Council Environmental Services for a SAC determination for the proposed uses in the building.
11. Additional conditions from Staff, the Planning Commission, and City Council.

In recommending approval of the CUP, Staff offers the following findings:

1. The criteria in Sec. 129-38 (a) of the City Code are met.
2. Boat and marine sales, minor marine repair, and accessory sales are valuable services in the Mound community and are compatible with the character of Mound as a lakeshore community.
3. The activities included in the CUP are aligned with the purpose of the MU-C District.

CITY COUNCIL REVIEW

Following review and recommendation from the Planning Commission, the substantial use determination and CUP requests will be forwarded to the City Council for consideration at an upcoming meeting date of August 25, 2026 to include a public hearing.

JUL 15 2026



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0603 FAX 952-472-0620

CONDITIONAL USE PERMIT APPLICATION

Application Fee and Escrow Deposit required at time of application.

Planning Commission Case No. _____

Please type or print the following information:

PROPERTY INFORMATION LEGAL DESCRIPTION	Subject Address <u>4851 Shoreline Dr.</u> Name of Business <u>Stewart's Boat and Board Shop</u> Lot(s) <u>reg. land Survey NO. 1822 Tract A</u> Block _____ Subdivision _____ PID# <u>13-117-24-44-0131</u>
APPLICANT	The applicant is: Owner ___ Other ☒ Email _____ Name <u>Kathryn (Katie) and Robert (Rob) Stewart</u> Address <u>4680 Palmer Ct. Excelsior, MN 55331</u> Phone Home _____ Work _____ Cell _____ E-Mail Address _____
OWNER (if other than applicant)	Name <u>Jan Knutson</u> Email _____ Address <u>4851 Shoreline Dr. Mound, 55364</u> Phone Home _____ Work _____ Cell _____
ARCHITECT, SURVEYOR, OR ENGINEER	Name _____ Email _____ Address _____ Phone Office _____ Cell _____ Fax _____
ZONING DISTRICT	Circle: R-1 R-1A R-2 R-3 MU-D <u>MU-CC-1</u>

Description of Proposed Use: professional marine dealership for Centurian/Supreme boats
Service facility for the retail sale, display, maintenance & repair of new &
used boats, and retail sales of related watersports equipment.

Planning Commission Case No. _____

EFFECTS OF THE PROPOSED USE: List impacts the proposed use will have on property in the vicinity, including, but not limited to traffic, noise, light, smoke/odor, parking, and describe the steps taken to mitigate or eliminate the impacts.

Operations will have minimal effects on nearby properties. Primarily indoors and appointment based, with low customer traffic, and no heavy industrial activity. Noise, lighting & parking impacts will be minimal. No changes will be made to the building or parking lot.

If applicable, a development schedule shall be attached to this application providing reasonable guarantees for the completion of the proposed development. Estimated Development Cost of the Project: \$ 0

Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? () yes, ☒ no. If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

Application must be signed by all owners of the subject property, or explanation given why this is not the case.

Kathryn Stewart

Print Applicant's Name

Jan Knutson

Jan Knutson

Print Owner's Name

Kathryn Stewart

Applicant's Signature

Authentisign

Jan Knutson

Owner's Signature

07/15/26

7/14/26

Date

Date

Print Owner's Name

Owner's Signature

Date

City Code Section 129-38 relating to Conditional Use Permits must be reviewed by the applicant.

Request for Review of Proposed Use at 4851 Shoreline Dr.

July 10, 2026

Dear Sarah,

We are requesting your review of our proposed marine sales and service use at 4851 Shoreline Dr. as part of the Conditional Use Permit process.

Our proposed use is a professional boat dealership and service facility with indoor sales, showroom, accessory retail, and enclosed service bays. As discussed, we intend to operate in a clean, orderly, and low-impact manner consistent with the zoning district and surrounding uses. As experienced boaters and active members of the wakesurfing community in the area, we also value responsible boating practices and community stewardship.

Thank you for your time and guidance.

Sincerely,
Katie Stewart
Stewart's Boat and Board Shop

Stewart's Boat and Board Shop Scope of Activities

Stewart's Boat and Board Shop is proposed as a professional marine dealership and service facility specializing in premium marine products, with a primary focus on inboard towboats and watersports-related equipment. Our goal is to provide high-quality boat sales, service, and customer support while maintaining a clean, orderly, and well-managed property that complements the surrounding community.

The front portion of the property will be used primarily for customer parking and access to the building. We would request the ability to mount business signage on the building. No trailer storage, outdoor repair activities, or outdoor inventory storage are planned in the front lot area. The front office area will serve as the primary customer reception and administrative space. Customers will visit the dealership for scheduled appointments, boat sales consultations, financing discussions, service scheduling, and customer support. The office areas will approximately house 4 employee workstations, administrative functions, staff meetings, and manufacturer training sessions. A small retail component will be incorporated into the office and showroom areas, offering marine accessories, watersports equipment, life jackets, ropes, apparel, and other products that support boat ownership. This retail component is intended to compliment the dealership's core marine business rather than function as a stand-alone retail store. The office environment will maintain a professional atmosphere with low-volume background music similar to a typical office setting.

Behind the office area is a combined showroom and service space that serves as the operational heart of the business. The layout is designed to accommodate up to four boats indoors at one time. The two spaces closest to the office wall will typically be used for the display of inventory boats available for sale, allowing customers to view boats in a clean, climate-controlled environment. Customers will move through this space for product demonstrations, sales consultations, and boat delivery orientations. Depending on the season and available inventory, approximately two to four boats may be displayed indoors at any given time. The two spaces closest to the overhead garage door will generally be utilized for scheduled service work, maintenance, inspections, and customer boat preparation.

The service department will operate within two designated service bays and be staffed by certified marine technicians performing scheduled maintenance, diagnostics, winterization, detailing, warranty repairs, accessory installation, and pre-delivery inspections. Most work will occur indoors during normal business hours, although technicians may occasionally perform scheduled off-site service calls.

Service-related noise will include occasional engine testing while boats are connected to a water supply (garden hose for diagnostic and service verification purposes). Typical marine inboard engine noise is measured around ~70-80dB when within 1-2 meters. At a distance of 50 feet, sounds drops to ~60dB or less. For reference, a normal conversation is ~60dB, vacuum cleaner is ~70dB, and a lawnmower is ~90dB. Centurian boats have noise suppressing mufflers, which helps keep service/test runs

relatively subdued compared to unmodified marine engines. In the future, a small forklift may be used periodically to move boats between designated staging areas, service bays, and the showroom. Background music may be played within the building at normal office volume levels and will not be audible outside the facility.

As a premium boat dealership, our business experiences seasonal fluctuations. We anticipate maintaining approximately six inventory boats on-site throughout the year. During peak spring de-winterization and fall winterization seasons, an average of approximately five customer boats may be present awaiting scheduled service. Some customer boats may remain on-site longer when waiting for parts, warranty authorization, or completion of repairs.

The rear portion of the property will function as an organized operational staging area. Customer boat drop-off will occur in the designated location along the southeastern portion of the lot bows facing the north starboard (right) side on the edge of the grass. Following check-in, dealership personnel and certified technicians will move boats into designated service staging spaces located along the west side of the property, where they will await scheduled service. Once the boat is pulled in and service is complete it will get marked done then staged back into its designated spot for pick up. Inventory boats available for sale will also be parked in the same orientation as the service boats, west side of the property backed into designated spots bows facing east. This layout is intended to create an efficient and organized flow of customer units and inventory while maintaining a clean and professional appearance. (See attached diagram).

The rear lot is not intended to serve as a long-term storage facility. Rather, it functions as a temporary staging area supporting normal dealership operations, including service appointments, inventory management, customer deliveries, and demonstration preparation. A semi-truck delivery may occur in the back lot approximately once every three months. The site has capacity for approximately eleven boats during peak periods, although the actual number present will vary depending on the season and operational needs. Additional business activities may include customer boating safety and operational training, scheduled delivery orientations, seasonal open houses, and off-site boat demonstrations conducted on public waterways.

We are committed to operating a professional business that is respectful of neighboring properties and compatible with the surrounding community. Our goal is to create a clean, organized, and attractive facility that provides valuable services to local boat owners, while contributing positively to the local economy.

Proposed hours of operation: Mon-Fri 9-5. Sat. 9-noon or by appointment. Closed on Sunday.

Following is a summary of how our activities would be similar to the automotive minor category: The proposed boat and marine maintenance and service use is substantially similar in character and intensity to the City Code Sec. 129-2 definition of “Automobile repair, minor.” The underlying purpose of both uses is the same: to provide routine, limited repair and maintenance services that preserve the operability, safety, and appearance of consumer vehicles and equipment. Like minor automotive repair, the proposed marine service activities are confined to non-industrial, dealership-level work involving replacement of worn parts, routine servicing, cosmetic touch-up, and minor adjustments, rather than major overhauls or heavy repair operations.

The proposed use is limited in scope and will not alter the essential character of the property or surrounding area. It is not intended to function as a large-scale repair facility, fabrication shop, or industrial service yard. Instead, it will operate as an accessory and complementary service to the principal boat sales business, providing customers with routine maintenance that is expected and customary in a marine dealership setting. The work involved is comparable to minor automotive repair because it consists of ordinary service tasks performed on completed consumer vessels, with no major structural demolition, no heavy mechanical reconstruction, and no activities that would create the impacts associated with more intensive repair uses.

The marine maintenance activities proposed are also consistent with the City’s intent in allowing limited repair uses by their nature and scale. The service functions will be performed mostly indoors and/or within designated service areas, will be limited to boats, trailers, and related marine accessories, and will involve only normal hand tools, diagnostic equipment, and standard service procedures. The use will generate minimal traffic, noise, odor, or visual impact beyond what is typical for a small commercial service use. In this respect, the proposed operation is much closer to minor auto repair than to any higher-intensity industrial or body shop use.

Proposed Marine Service and Maintenance Activities will include, but are not limited to:

Routine vessel inspection and diagnostic evaluation.

Replacement of worn or defective parts such as batteries, belts, hoses, filters, spark plugs, fluids, seals, bulbs, switches, and similar components.

Routine engine servicing, including oil changes, lubrication, cooling system checks, and replacement of minor mechanical components.

Propeller repair, balancing, and replacement.

Basic electrical troubleshooting and repair of minor wiring, lighting, gauges, and accessory systems.

Steering, throttle, and control adjustments and replacement of related minor components.

Cosmetic detailing, cleaning, waxing, polishing, and upholstery cleaning.

Minor gelcoat touch-up and surface scratch repair.

Minor upholstery repair and replacement of small interior components, seating materials, and trim.

Winterization and de-winterization services.

Battery charging and basic diagnostic testing.

Replacement of minor safety and accessory items, including bilge pumps, fire extinguishers, and hoses.

Removal and replacement of non-structural accessories and fittings.

Included in minor automotive, but not likely activities of ours:

Trailer maintenance, including tire replacement, light replacement, bearing service, brake adjustments, and hitch-related repairs.

Minor hull repair that does not involve major structural reconstruction or extensive lamination work.

Activities Not Included

To ensure the use remains appropriately limited, the proposed operation will not include major engine rebuilding, removal of engine heads or pans, transmission or drivetrain overhaul, major hull reconstruction, heavy collision repair, fabrication, salvage, wrecking, or industrial-scale refinishing. Those types of activities are beyond the intended scope of the use and are not necessary to support the dealership's service function.

In summary, the proposed boat and marine service use should be viewed as the marine-equivalent of minor automotive repair: a modest, routine, and compatible service use that supports the principal sales operation while remaining well within the scale and character of ordinary commercial maintenance activity.

Pines West, LLC — Scope of Activities

Owner-Occupied East Portion · 4851 Shoreline Drive, Mound, MN 55364

Overview

Pines West, LLC is the owner of the building at 4851 Shoreline Drive and will occupy the east portion of the property — approximately 50% of the building, consisting of two front offices and the east warehouse bay (shown as the “future showroom” on the tenant’s concept drawing). The owner’s use of this space is low-intensity and limited to administrative office work and private personal storage. There is no retail activity, no customer or public traffic, no outdoor storage, and no use of the rear lot associated with the owner’s portion. The owner is committed to maintaining a clean, orderly, and well-managed property consistent with the surrounding community.

Front Offices — Administrative Use

The two front offices on the east side will be used by Pines West for administrative and property-management functions related to the ownership and operation of the building, as well as the owner’s general business administration. Typical activities include bookkeeping, lease and records administration, vendor and contractor coordination, correspondence, and general office work. Occupancy is limited and intermittent — primarily the owner — with no regular customer appointments, walk-in traffic, or public visits. The offices will maintain a quiet, professional atmosphere consistent with a typical low-occupancy office setting.

East Warehouse Bay — Private Storage

The east warehouse bay is currently retained by Pines West and used for low-intensity private storage. Stored items consist of the owner’s personal vehicle and bicycles, along with similar personal belongings. No commercial inventory, hazardous materials, or industrial activity is stored or conducted in this space, and no repair, fabrication, or service work takes place. The bay generates no appreciable noise and has no customer or public access; entry is limited to the owner on an as-needed basis during normal hours.

Regarding the “future showroom” notation shown on the tenant’s concept drawing: this reflects only a potential future possibility and not a current use. The east bay is presently retained by Pines West for the owner’s own administrative and storage purposes as described above. Should Pines West seek to lease this space or change its use in the future, it will return to the City for review and approval through the appropriate process before any such use commences.

Rear Lot — No Use

Pines West makes no use of the rear lot. All rear-lot activity is associated solely with the tenant’s operation. The owner conducts no storage, staging, or other activity in the rear lot. Owner access to the east portion is limited to ordinary front-lot parking for entry to the offices.

Summary

Pines West's retained use of the east portion of the building is intentionally low-impact: quiet administrative office work and private personal storage, with no retail, no customer traffic, no outdoor storage, and no rear-lot use. This owner-occupied use is intended to complement the surrounding community and to be fully compatible with the adjacent neighborhood.

4851 / 4853 SHORELINE DR, MOUND — DIMENSIONED PARKING (CONCEPT)

On 2026 Certificate of Survey at survey scale 1"=20'.
Std 9'x18' (§129-323(c)(1)) · ADA van 8'x20' + 8'/96" full-length aisle (Ord. 07-26) · Boat/trailer 12'x31' · Aisle 25' min (§129-323).



EXAMPLE / CONCEPT — not a survey. Fit: 70'-0" striping; measured clearance ≈5' W / ≈3.5' E. Final plan by Advance Surveying.

* 18' stall + 25' aisle (§129-323 min) = 43' — fits only to the outer front line (43.4'); if the inner (40.3') is the CSAH 15 R/W (Plat 68), aisle encroaches ≈2.7'. Surveyor to confirm.



We are the
Stewart family

Rob, Katie, Tyler and Ava

Professional wakesurfers, world champions,
brand ambassadors



New Twin Cities Centurion & Supreme Dealer

- Sponsored athletes and brand ambassadors since 2019
- Premium towboats
- Centurion 50th anniversary
- Correct Craft parent company



Our Mission:

- Do more than just sell boats
- Build lasting relationships
- Bring people together
- Create opportunities
- Help customers feel welcomed, confident, and ready to make memories on the water



Why 4851 Shoreline Blvd?

- Mound is a natural fit for a boat/watersports related business
- Provides convenient access to boat sales and service for residents and lake users
- Building meets our needs perfectly as-is
- Allows us to focus on growing the business instead of investing in costly remodeling



Benefits

- Huge economic benefits to the community
- Minimal impact to the neighborhood
- Positive feedback from neighbors



Our commitment to you

- Be respectful neighbors
- Keep the property clean and orderly
- Operate professionally
- Work cooperatively with the city and contribute positively to the community



Scope of Activities

- Front lot used for customer parking, access, and signage
- Front office used for sales consultations, service scheduling and customer support
- Mostly appointment-based
- Indoor climate-controlled showroom and service space
- Services include maintenance, diagnostics, winterization, warranty repairs, accessory installation, detailing
- Most work completed indoors during normal business hours



- Rear lot used as an organized staging area for customer drop-off, inventory, and service preparation
- Some services may also be completed in the rear lot
- Spring and fall are busiest times
- Additional activities may include delivery orientations, lessons and on-water demonstrations
- Goal is to provide valuable services to local boat owners while contributing positively to the local economy

2415 Wilshire Boulevard
Mound, MN 55364
(952) 472-0604

City of Mound
Memorandum

To: Planning Commission

From: Sarah Smith, Community Development Director

Date: August 14, 2026

Re: Ordinance Amending Mound City Code Chapter 129 (Zoning) – Cannabis Regulations

Summary. For review and discussion by the Planning Commission at its Tuesday, August 18, 2026 meeting, a proposed ordinance to amend Mound City Code Chapter 129 (Zoning) regarding the cannabis regulations has been prepared by the City Attorney. More specifically, the proposed ordinance amendment includes 2026 legislative changes to state statute that go into effect on January 1, 2027.

Members are advised that amendments to City Code Chapter 129 require Planning Commission review prior to a scheduled public hearing by the City Council following completion of the required publication and posting requirements in City Code.

Requested Action. Staff recommends Planning Commission recommend approval of the proposed ordinance amending Mound City Code Chapter 129.

**CITY OF MOUND
ORDINANCE NO. ____**

**AN ORDINANCE AMENDING MOUND CITY CODE REGARDING
CANNABIS MACROBUSINESSES**

THE CITY COUNCIL OF THE CITY OF MOUND DOES ORDAIN:

SECTION 1. AMENDMENT. Mound City Code Section 38-400 is hereby amended as set forth below to add the underlined language and delete the ~~striketrough~~ language as follows:

Sec. 38-400. Definitions.

Cannabis retail business means any place of business where any cannabis products subject to licensing and registration are available for sale to the general public. cannabis retail businesses include, but are not limited to, cannabis microbusiness with a retail operations endorsement, cannabis mezzobusiness with a retail operations endorsement, cannabis retailer, ~~medical cannabis retailer~~ cannabis macrobusiness with a retail operations endorsement, including and lower-potency hemp edible retailer.

SECTION 2. AMENDMENT. Mound City Code Chapter 129 is hereby amended as set forth below to add the underlined language and delete the ~~striketrough~~ language as follows:

Sec. 129-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cannabis business buffer means a 1,000-foot buffer from public and private schools and a 500-foot buffer from a day care, residential treatment facility, public park, or athletic field for cannabis retailers, cannabis microbusinesses with a retail endorsement, cannabis mezzobusinesses with a retail endorsement, medical cannabis retailers, and cannabis macrobusiness with a retail endorsement ~~medical cannabis combinations businesses,~~ excepting therefrom lower-potency hemp edible retailer and lower-potency hemp edible manufacturer.

Cannabis business retail endorsement means a cannabis business that may sell cannabis products directly to the public as regulated by state statute.

Cannabis business retail limit means that cannabis businesses with a retail endorsement, including cannabis retailers, cannabis macrobusinesses, cannabis mezzobusinesses, and cannabis microbusinesses, shall be limited to one business per 12,500 residents.

Cannabis event organizer means a cannabis business as defined in state statute

Cannabis macrobusiness means a cannabis business as defined in state statute.

Cannabis manufacturer means a cannabis business as defined in state statute.

Membrane structure means means a structure usually consisting of an aluminum, steel or plastic frame which is covered with a plastic, fabric, canvas or similar nonpermanent material and is used to provide for the storage of vehicles, boats, recreational vehicles or other personal property. The term "membrane structure" shall also apply to structures commonly known as hoop houses, canopy-covered carports and tent garages and can be fully or partially covered but shall not apply to boat lifts and canopies which are placed in public waters.

~~*Medical cannabis combination business* means a cannabis business as defined in state statute.~~

Medical cannabis cultivator means a cannabis business as defined in state statute.

Sec. 129-135. – Allowable uses.

Use	MU-D	MU-C	C-1	I-1

Non-Residential Uses				

Cannabis Event Organizer	P	-	-	-
<u>Cannabis Macrobusiness</u>	P	-	-	-
Cannabis Manufacturer	P	-	-	-

Medical and Dental Clinics	P	P	P	P

Medical Cannabis Combination Business	P	-	-	-
Medical Cannabis Cultivator	P	-	-	-

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect January 1, 2027 and after publications as required by law.

Adopted by the City Council of the City of Mound this __ day of _____, 2026.

Jason R. Holt, Mayor

ATTEST:

Kevin Kelly, City Clerk

Published in the _____ on _____, 2026