

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: March 23, 2026
Re: Rezoning Request from B to I In Holden Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone land located at 3020 457th St Way Kenyon, MN 55946 to allow the parcel to be rezoned from B (Business) to I (Industrial).

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Ashley Meyers (Landowner)

Property Owner: Ashley and Jonathan Meyers, 42581 20th Ave Nerstrand MN 55053

Address of zoning request: 3020 457th St Way Kenyon, MN 55946

Parcel: 35.034.0800

Parcel Size: 7.3 acres

Property Zoning: B - Business

Township: Holden

Abbreviated Legal: PART OF THE W1/2 OF SW1/4 & PART OF SEC 34 TOWNSHIP 110, RANGE 18, IN HOLDEN TOWNSHIP, GOODHUE COUNTY, MN.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Map Amendment request submitted by Ashley Meyers, 3020 457th St Way Kenyon, MN 55946, to Rezone the parcel with ID 35.034.0800 from B (Business) to I (Industrial). The property is described as PART OF THE W1/2 OF SW1/4 & PART OF SEC 34 TOWNSHIP 110, RANGE 18, IN HOLDEN TOWNSHIP, GOODHUE COUNTY, MN.

PROJECT SUMMARY:

The applicant Ashley Meyers is seeking approval for a map amendment for property located at 3020 457th St Way Kenyon, MN 55946. The intent of the request is for the Meyers to retain the existing building for their intended industrial manufacturing use. This being the fabrication of metal parts and assemblies, welding, and powder coating.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for I (Industrial) zoning. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

Property Information

- The property consists of one parcel comprising approximately 7.31 acres, that is zoned B –Business.
- The section this property is located within is primarily zoned A3, which allows 1 dwelling per 35 acres.
- The nearest feedlot is about 1.5 miles North-West of the subject property.
- The property is surrounded by predominantly A-3 District and City of Kenyon land.
- No portions of the property are designated Shoreland or Floodplain.
- No mining sites exist within 1000 feet of the subject property
- No utility scale solar or wind sites exist within 1000 feet of the subject property

Proposed Uses:

- If rezoned, the 7.31-acre parcel would allow for the fabrication of metal parts, welding, powder coating, etc.
- The Commission must consider the possibilities the zoning district would allow.

Accessibility:

- The proposed rezoned parcel has access from a public road, which is County 56 Blvd.
- There is a private access drive to the north of the site. This is not a public roadway but has been labeled 457th St Way.

Planning Information:

- The B (Business) District is “Intended for retail, service, and repair establishments. The trade area population served by these establishments requires easy access. It is the intent of the B District regulations that establishments desiring location along major traffic routes be grouped with appropriate and adequate access ways provided.”
- The I (Industrial) District’s purpose is “intended to provide a district that will allow compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the County and at standards that will not impair the traffic carrying capabilities of abutting roads and highways. It is recognized that industrial uses are an important part of the County's land use patterns. The regulations for this district are intended to encourage industrial development that is compatible with surrounding or abutting districts.”
- The proposed use is not permitted within the Business (B) Zoning District. While the parcel may provide adequate access, parking, and proximity to surrounding uses, the

nature of the proposed operation is not consistent with the types of retail, service, and customer-oriented uses intended for the Business district.

- The proposed use is more consistent with the intent and purpose of the Industrial (I) Zoning District. The applicant's proposal includes the manufacturing and fabrication of parts, which are activities commonly associated with industrial operations. Additionally, the Industrial district is intended to accommodate the operational needs associated with this type of use, including space for equipment, machinery, and truck traffic.

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourage new development to be focused in or around cities, and to protect areas from development.

Staff Recommendation:

To adopt the staff report into the record, accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the map amendment request rezone 7.31 acres from B (Business) to I (Industrial) finding that the request is in compliance with the County's comprehensive plan.



| Staff Use Only | |
|----------------|----------|
| Permit # | Z26-0014 |
| Date | 2/17/26 |
| \$500 RECEIPT# | 18788 |

APPLICATION FOR

Map Amendment

Applicant Information

| | |
|--|---|
| APPLICANT OR AUTHORIZED AGENT'S NAME: Ashley Meyers, A&T Design LLC | |
| APPLICANT'S ADDRESS: 3020 457th Street Way Kenyon, MN 55946 | TELEPHONE: [REDACTED] |
| | EMAIL: [REDACTED] |
| CONTACT FOR PROJECT INFORMATION: | |
| | Same as Above <input checked="" type="checkbox"/> |
| ADDRESS: | TELEPHONE: () |
| | EMAIL: |

- Map Amendment - Parcel: 350340800 ; Current District: Business Requested District: Industrial
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

The property was previously used as a car dealership. Last year we purchased the property for manufacturing. Our business, A&T Design LLC is dedicated to

2. Proposed future use(s) of the property to be rezoned:

a handful of customers. A&T Design LLC includes, but is not limited to, fabrication of metal parts and assemblies, welding and powder coating.

3. Compatibility of the proposed zoning district with existing land uses in the area:

This parcel is located on the outskirts of town, therefore, an industrial district would be compatible.

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

Applicant's Affidavit

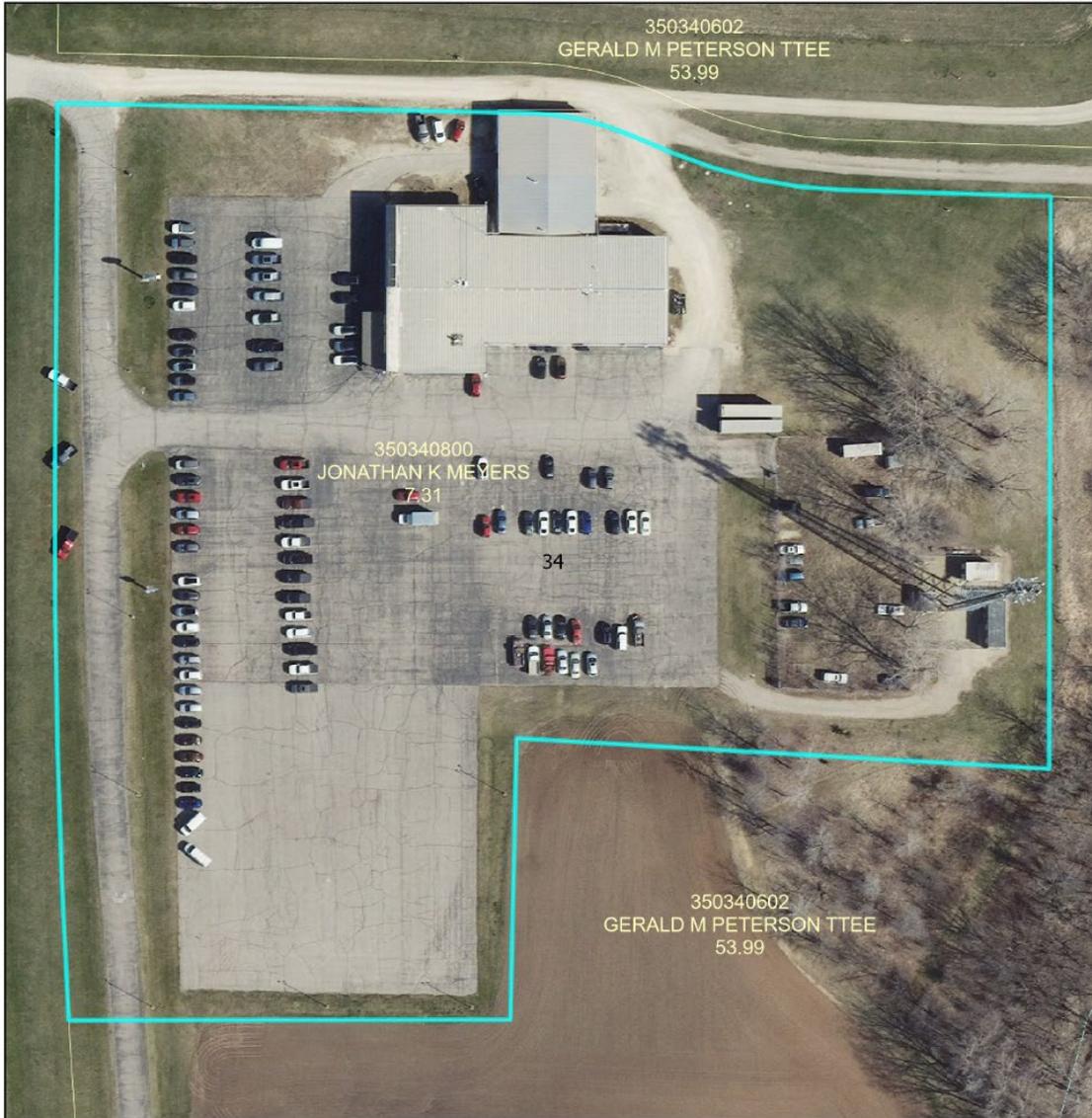
Under penalty of perjury the following declarations are made:

- 1. The information presented is true and correct to the best of my knowledge.
- 2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
- 3. Other information or applications may be required.

Signature: [Signature] Date: 2/10/2026

Print name: Ashley Meyers owner or authorized agent

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
March 23, 2026

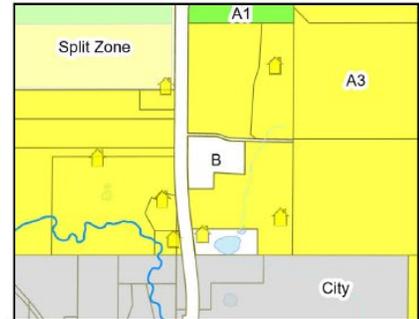
Ashley Meyers (Owner)
Business Zoned District.

Part of W1/2 OF SW1/4
Sec 34 Twp 110 Range 18
in Kenyon, MN

Request for Map Amendment to rezone
B (Business) to I (Industrial)
so applicant can use existing building for
industrial purposes.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |

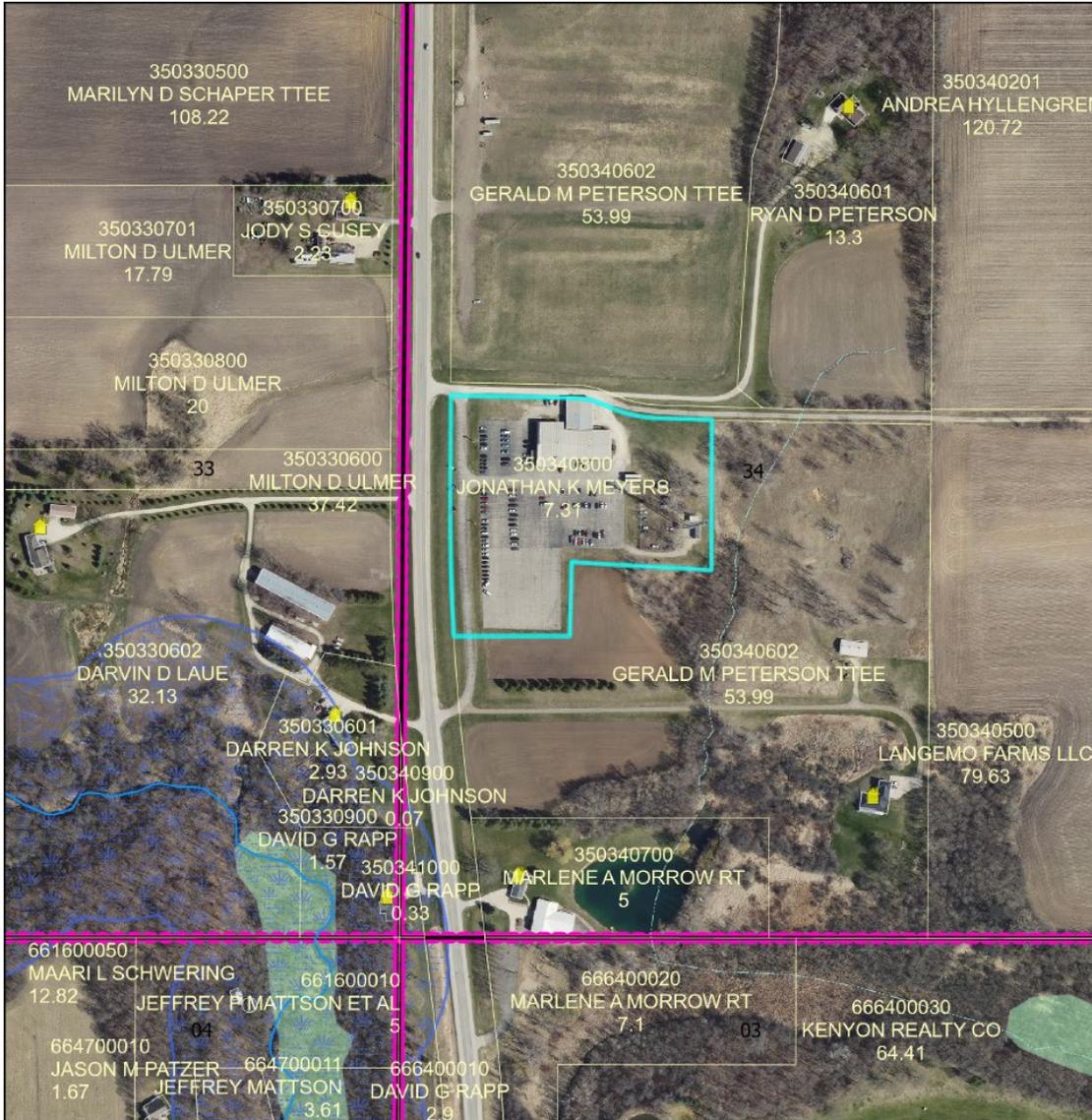


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MAP 02: VICINITY MAP



PLANNING COMMISSION

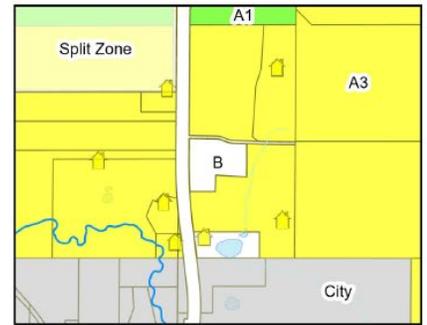
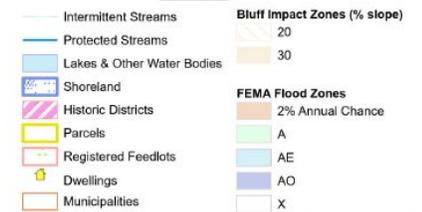
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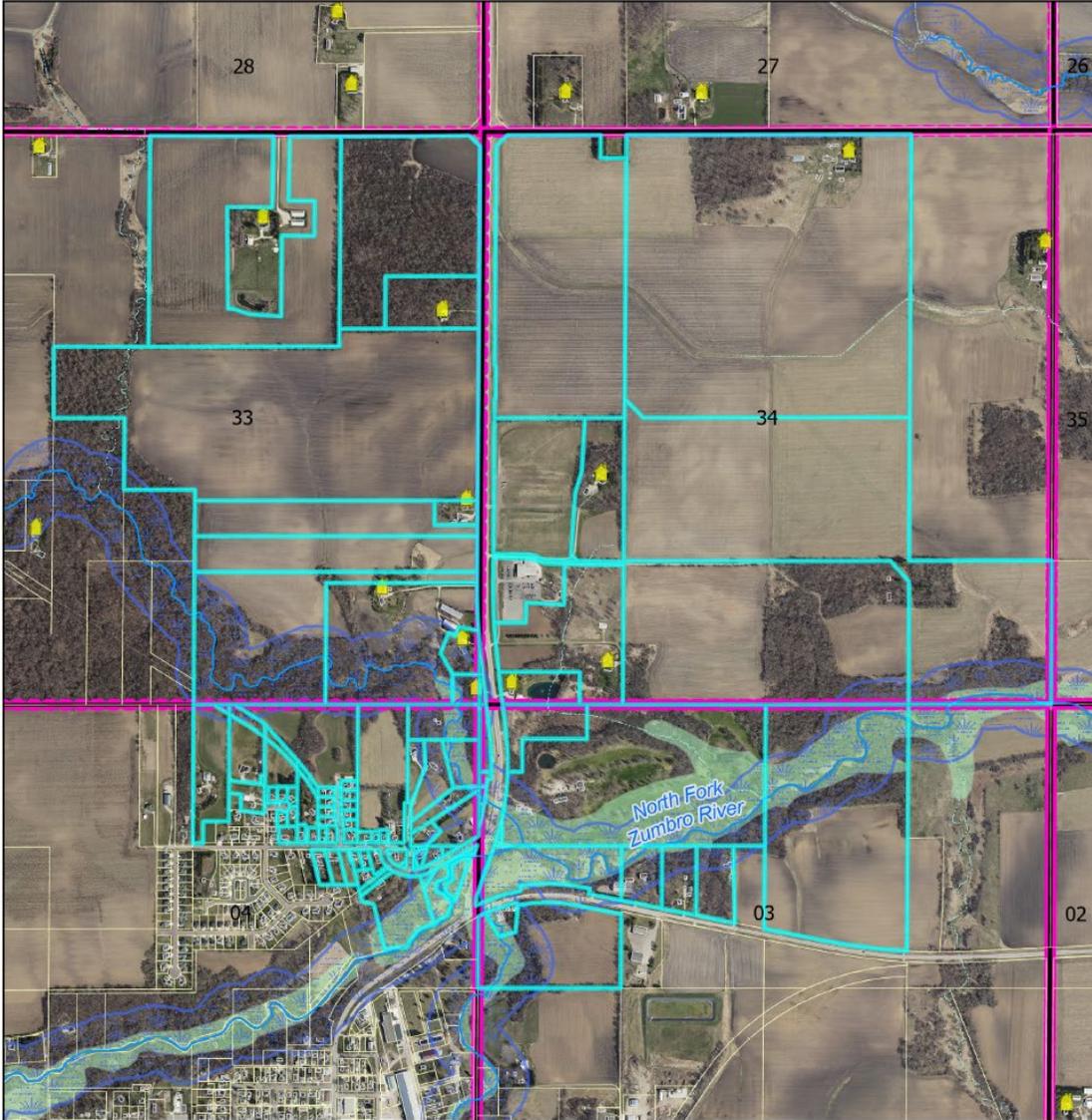
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PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



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| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |



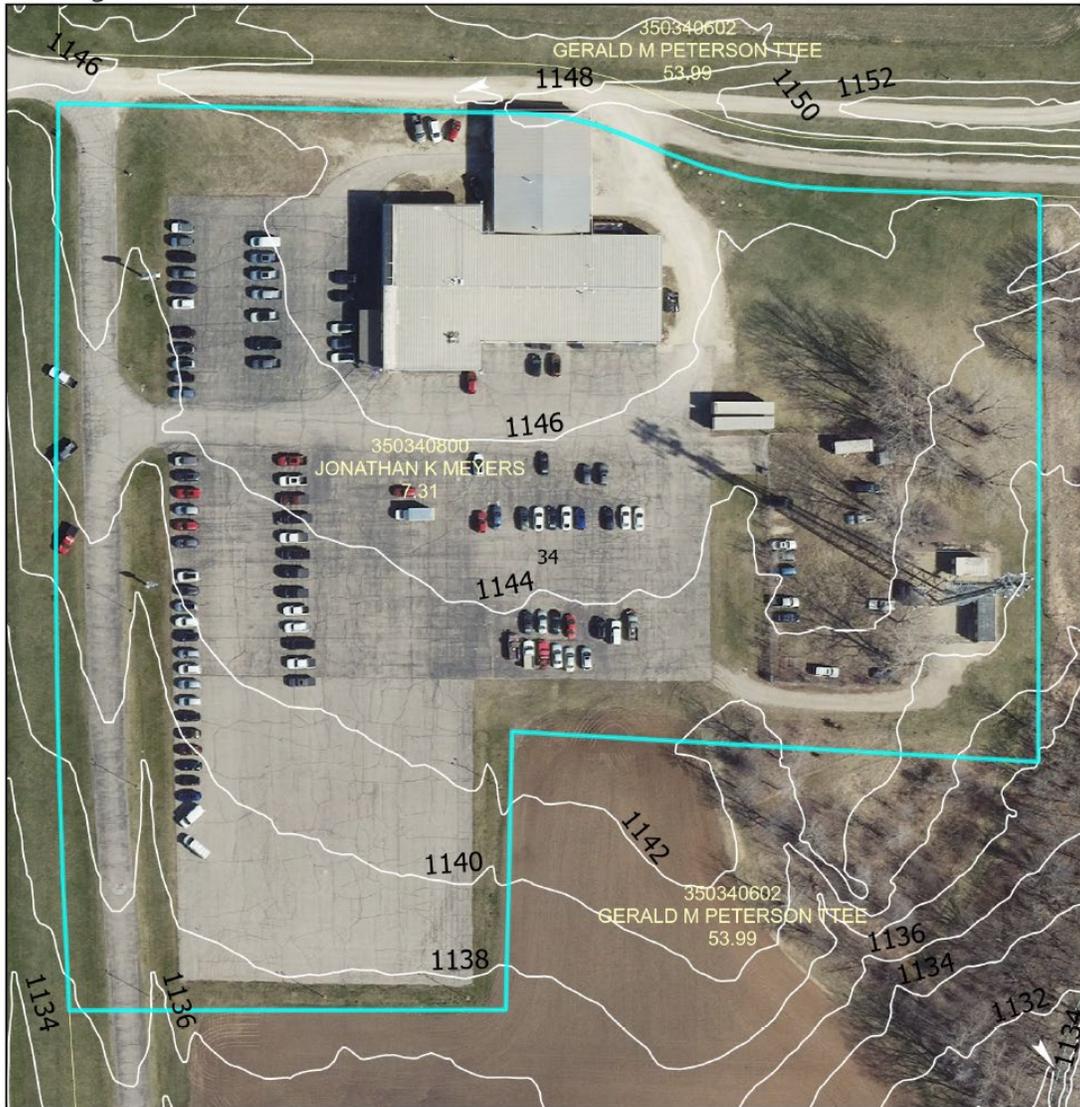
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MAP 03: ELEVATIONS



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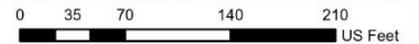
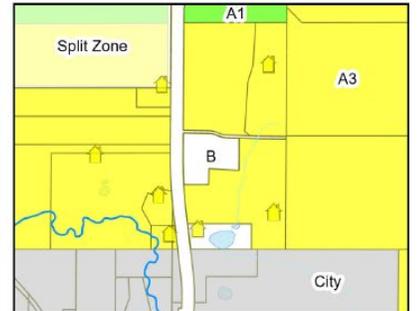
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