

To: Board of Adjustment
From: Megan Smith, Land Use Management Director
Mtg. Date: April 27, 2026
Re: Jon and Ashely Meyers Variance – Tabled

Agenda Item:

Consider a request for variance, submitted by Jonathan and Ashley Meyers (Owners), to allow construction of a building addition that does not meet the 45-foot setback from side yard property lines when abutting parcels zoned agricultural. The owners are also requesting the expansion of a nonconforming structure. The parcel is zoned I (Industrial District). Parcel 350340800. 3020 457th Street Way Kenyon MN 55946. Part of the W1/2 of the SW1/4 of Section 34 Township 110 Range 18 in Holden Township.

A public hearing was held on this request on November 17, 2025, and tabled. It was discovered that the use of the building proposed by the Meyers does not meet the standards of uses allowed in commercial districts, therefore a rezoning was sought from business to industrial, and approved by the County Board at their April 7th, 2026, Board Meeting.

The other item that has since been resolved is that the County has received confirmation from Holden township and that 457th Steet Way doesn't exist and is not a public street and has not been maintained by the Township. It is instead a private access easement that was somehow given a standard road name.

Application Information:

Applicant(s): Jonathan and Ashley Meyers (Owners)

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

Parcel: 35.0340.800

Abbreviated Legal Description: Part of the W1/2 of the SW1/4 of Section 34 Township 110 Range 18.

Township: Holden Township signed the Variance application with no additional comments.

Zoning District: Industrial

Attachments:

1. Application with proposed construction plans
2. Staff prepared maps of the site

Background:

Jonathan and Ashley Meyers (Owners) want to build a 50ft by 24ft addition onto the northeast corner of the building which will allow them to expand their manufacturing business.

The property consists of one parcel that is approximately 7.31 acres. The minimum lot size in the B District is 5,000 square feet.

The addition is proposed to be 50 feet by 24 feet and does not meet the side yard property line setback when 45 feet is required when adjacent to property zoned Agricultural (A-1, A-2, and A-3). The addition will be used to expand their manufacturing by adding equipment.

The existing structure was constructed around 1974.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

- 1) The variance is in harmony with the general purposes and intent of the official control, finding that the addition is proposed to be further off the property line than the existing building. The 45 feet setback for buildings on commercial or industrial land when adjacent to property zoned Agricultural (A-1, A-2, and A-3) is to buffer conflicting land uses, but no feedlot exists on the neighboring agricultural land and there is no need for the additional setback distance.
- 2) The variance request is consistent with the adopted Comprehensive Plan, with the Plan supporting the development and use of the Industrial District within the County.
- 3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant’s request to construct an addition is reasonable use of property in the District I.
- The request appears unlikely to alter the essential character of the locality.
- It is reasonable to move or rebuild the entire building, and the expansion is a practical request, therefore practical difficulties exist.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board’s determination. In granting a variance, the Board of Adjustment may impose conditions related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the BOA:

- adopt the staff report into the record;
 - accept the application, testimony, exhibits, and other evidence presented into the record;
- and

Approve the request for variance, submitted by Jonathan and Ashley Meyers (Owners), to allow construction of a building addition less than 45 feet from the side property line shared with an agriculturally zoned property.



RECEIVED

OCT 28 2025

For Staff Use Only	
Permit #	725-0049
\$400 Receipt #	331149062
DATE:	10/28/25

Variance and Use Management Application

SITE ADDRESS, CITY, AND STATE			ZIP CODE:
3020 457 th Street Way Canyon MN			55946
LEGAL DESCRIPTION: See attached tax statement Attached <input checked="" type="checkbox"/>			
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS:
RP 35.034.0800	Business	7.31 A	see attached
			STRUCTURE DIMENSIONS (if applicable): ~ 50' x 24'

APPLICANT OR AUTHORIZED AGENT'S NAME	
Jonathan & Ashley Meyers	
APPLICANT'S ADDRESS:	TELEPHONE:
4258 th 20 th Avenue	
Newstrand, MN 55053	

PROPERTY OWNER'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland or Bluff Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:
	Manufacturing
	PROPOSED USE:
	manufacturing
BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:
N/A	

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request. Attached <input type="checkbox"/>		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
Barbara St John	Barbara St John, Clerk	10-23-25

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature:

Date: 10/23/2025

REQUEST SUMMARY

Cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: _____ Section: _____ Title: _____
Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

Discuss your current use of the property and the reason for your variance request:

PROPERTY IS USED AS A CUSTOM FABRICATION FACILITY. WE ARE EXPANDING AND NEED TO ACCOMMODATE FOR NEW EQUIPMENT. THIS BUILDING ADDITION IS IMPERATIVE TO THIS PLAN.

Describe the effects on the property if the variance is not granted:

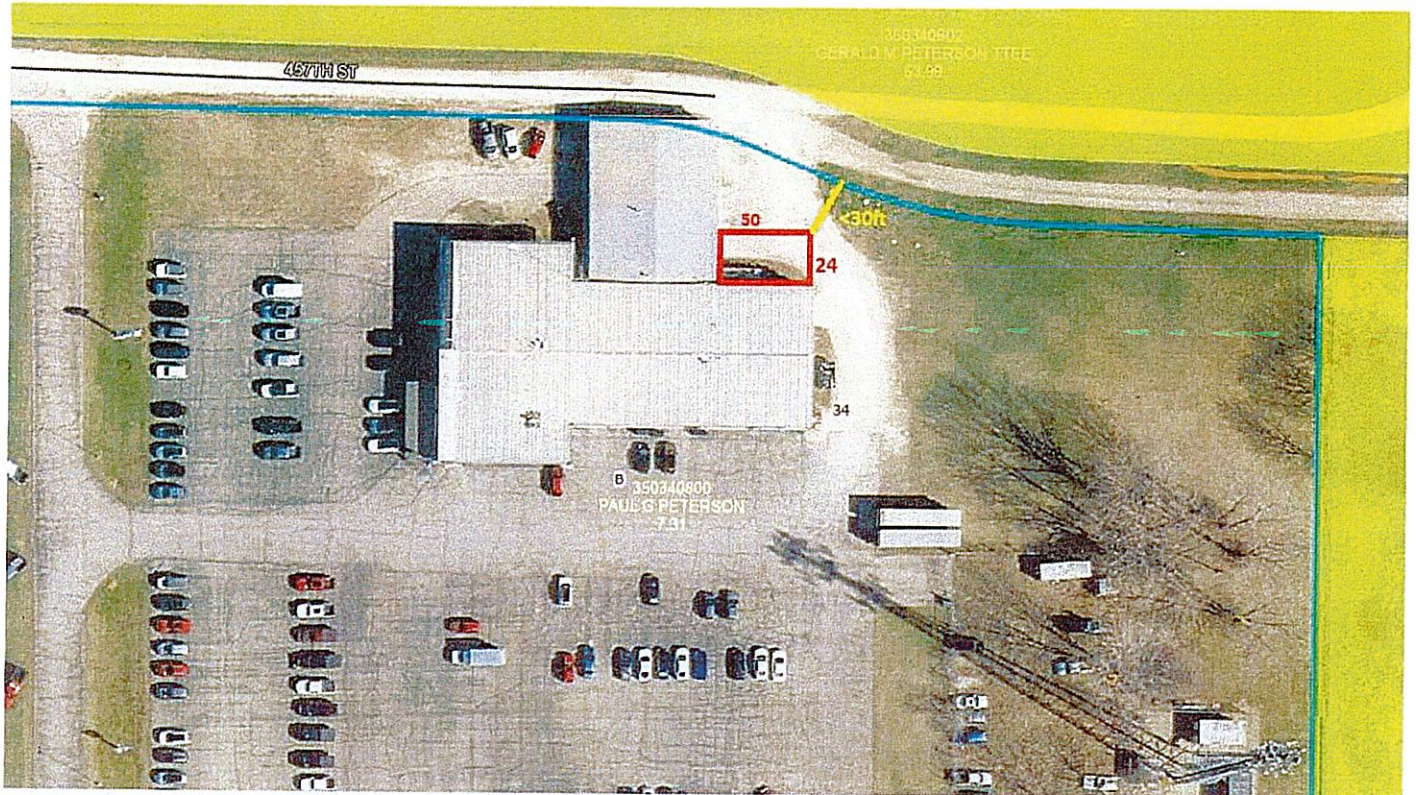
THE PROPOSED LOCATION IS A DEAD ZONE IN OUR BUILDING LAYOUT AND ADDITION WILL ALLOW GOOD WORKFLOW AND UTILIZED SPACE. WE PLAN TO EXPAND THE SOUTH END OUR BUILDING FOR ANOTHER FUTURE ADDITION, IF NOT GRANTED IT WOULD LIMIT OPTIONS IN FUTURE.

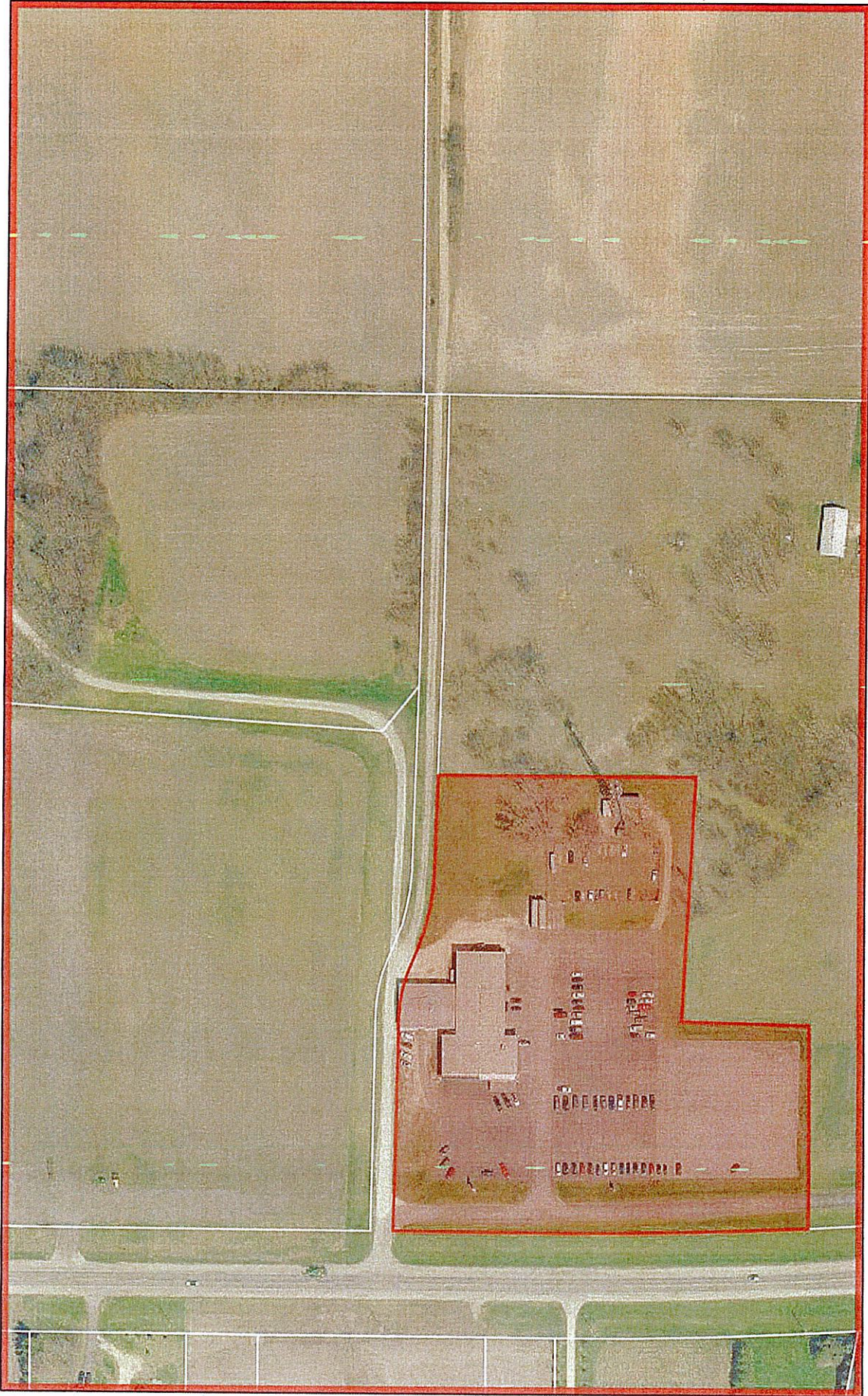
Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

THE ROAD IN WHICH EASEMENT IS IN QUESTION IS ONLY USED IN THE SPRING AND FALL BY FARMERS. AND IS NOT USED BY THE PUBLIC.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

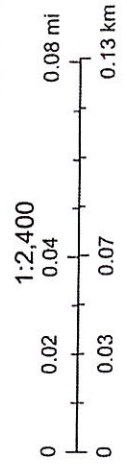
Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning:



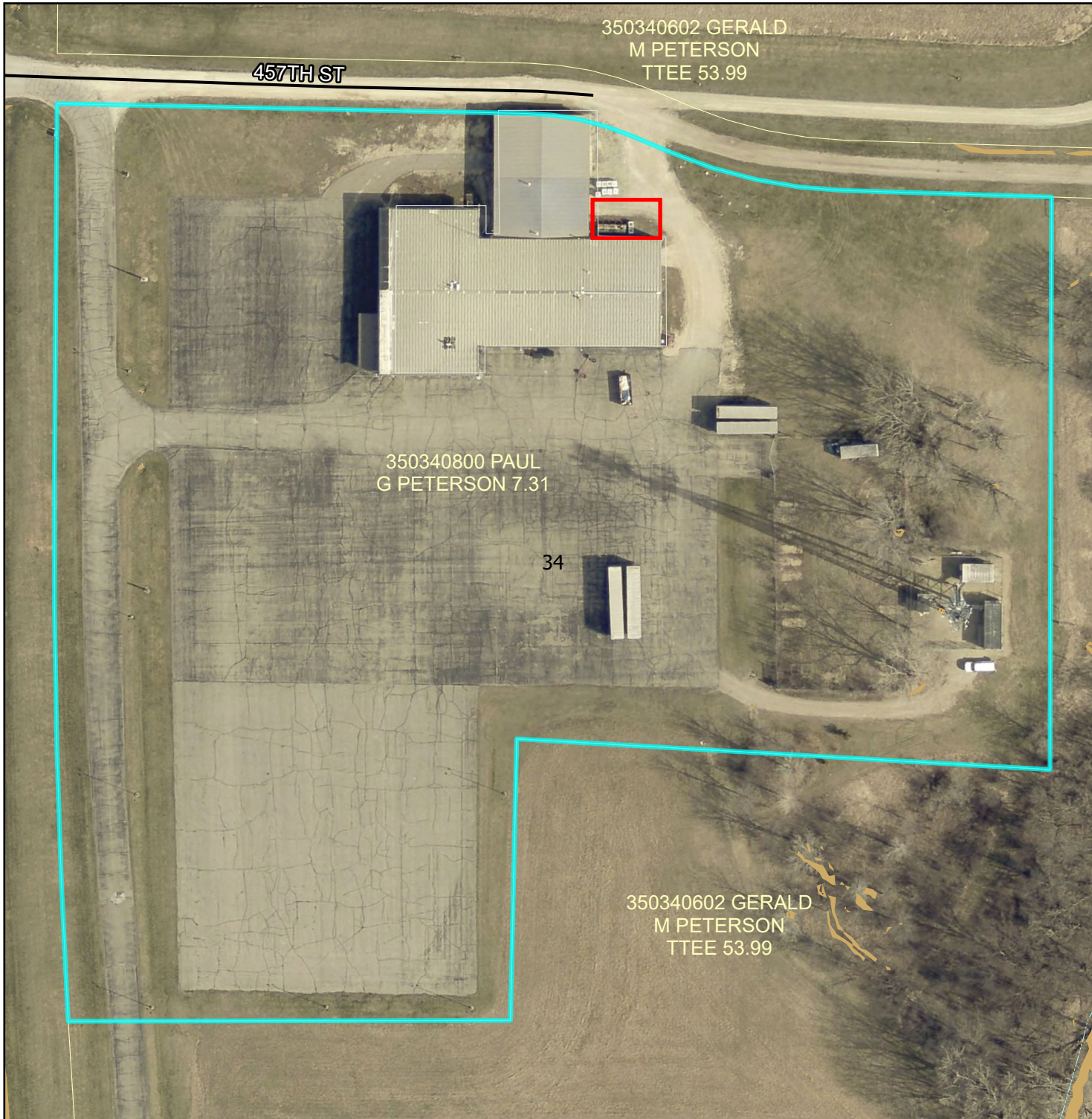


October 24, 2025

ParcelsAGOLBasemap



MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
November 17, 2025

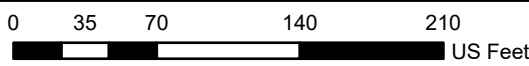
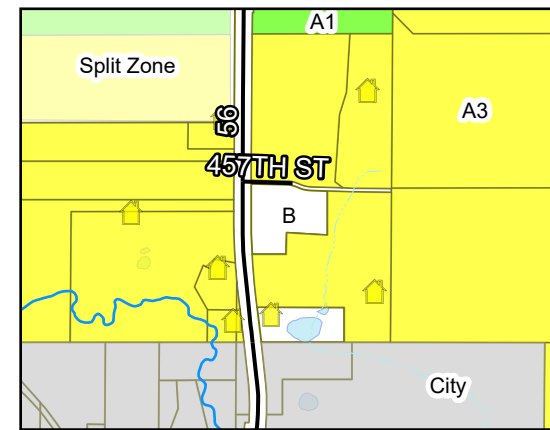
Jonathan and Ashley Meyers (Owner)
B Zoned District.

Part of the W1/2 of the SW1/4 of Section
34 TWP 110 Range 18 in Holden Township.

Request for variance to allow construction of a building addition that does not meet the 45-foot setback from the side yard property line when abutting parcels zoned in the agricultural district. The owners are also requesting the expansion of a nonconforming structure.

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

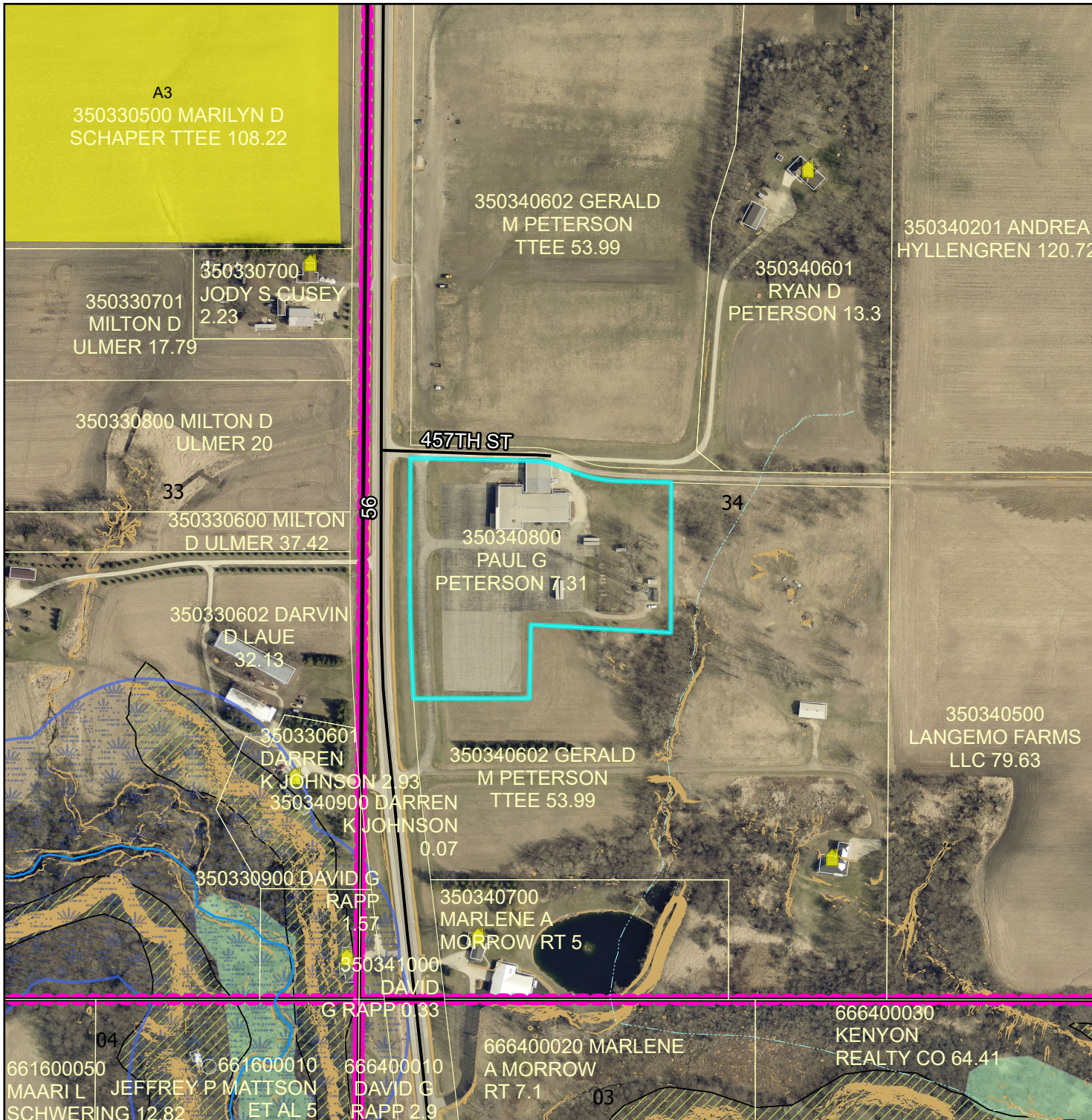


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MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
November 17, 2025

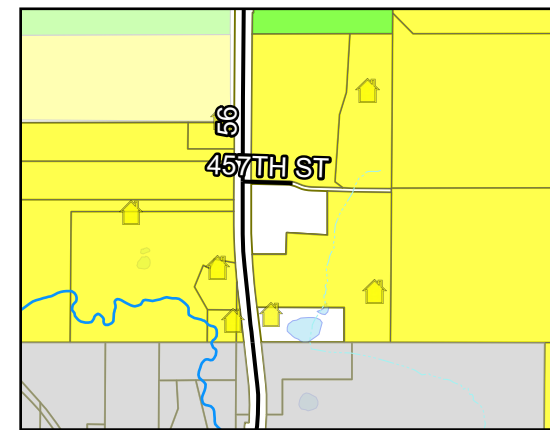
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Legend

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



0 137.5 275 550 825 US Feet

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