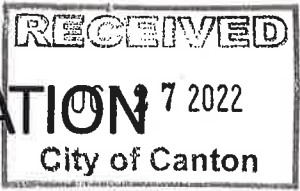


**Canton City Council**  
**November 9, 2022 6:00 p.m.**  
**Special Meeting Agenda**

1. Call to order
2. Statement of purpose
3. Public comments
4. Discussion of Lindsy Poppe and Michelle Hanson variance request application
5. Adjourn



# CITY OF CANTON PERMIT APPLICATION

## VARIANCE FROM ZONING REGULATIONS

This variance request seeks relief from Section 701 of the City of Canton Zoning Ordinance for the purpose of:

A shed to hold my ATV's and lawnmower and snowblower

Names of all Landowners: Andri M Popp Phone #: 509 2729416  
Scelly Henson Phone #: 509-2517390  
Phone #: \_\_\_\_\_

Property Address: 103 W Canton Ave

City, State, Zip: Canton MN 55922

Parcel #: 09.0084.020 Legal Description from deed, abstract or Recorders Office:  
Common parcel plat lot - MS E 1/2 of lots 45 46 47

Section: 20

**Provide a complete description of the project you are proposing. This must include a type written narrative of what you plan to do.**

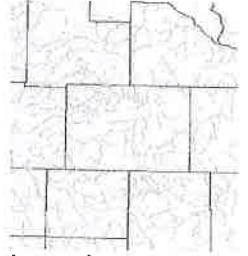
Provide a complete site development plan and building or structure plan. This must include:

1. Name, Address, North Arrow, and Date.
2. Aerial photograph of the site (Copies obtained from Fillmore County GIS Coordinator or Zoning Office.)
3. Soils maps of the site
4. Setbacks from the centerline of all public roads and front, side and rear property lines.
5. Location and dimensions of all structures on the site.
6. Driveways and accesses to the property.
7. Locations of any proposed new construction to include drawings of new structures.
8. Parking Areas (In the case of campgrounds, all campsites).
9. Sinkholes and direction of water runoff.
10. Location of all wells on the property and tile inlets if on the site.
11. Location of any sewer systems located on the site.
12. Evidence of ownership or enforceable option or easements on the property.
13. Locations of rivers, bluffs, trails and public roadways.

Signature of all landowners: [Signature] Date: Oct 27-22  
[Signature] Date: 10.27.22  
Date: \_\_\_\_\_



**Overview**



**Legend**

-  Parcels
-  Municipalities
-  Road Centerlines

<b>Parcel ID</b>	090084020	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	LINDSI POPPE &
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	201 - RESIDENTIAL		MICHELLE HANSON
<b>Property Address</b>	103 CANTON AVE W	<b>Acreage</b>	n/a		103 CANTON AVE W
	CANTON				CANTON, MN 55922
<b>District</b>	CANTON CITY/SD #0238				
<b>Brief Tax Description</b>	CANTON ORIGINAL PLAT Lot-145 E1/2 OF LOTS 145-146-147 (Note: Not to be used on legal documents)				

Date created: 10/27/2022  
 Last Data Uploaded: 10/27/2022 2:13:14 AM

Developed by  **Schneider**  
 GEOSPATIAL



**VARIANCE:** A modification or variation of the provisions of this code, as applied to a specific piece of property. A VARIANCE from the literal provisions of this code may be granted only in instances where the strict enforcement of these provisions would cause undue hardship because of circumstances unique to the individual property under consideration. VARIANCES shall be granted only when it is demonstrated that the granting of the variance will be in keeping with the spirit and intent of this code. UNDUE HARDSHIP as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use under conditions allowed by the official controls, 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 shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance. Undue hardship also includes, but is not limited to inadequate access to direct sunlight for solar energy systems. VARIANCES shall be granted for earth sheltered construction as defined in M.S. § 216C.06, Subdivision 2, as it may be amended from time to time, when in harmony with the ordinance. A use that is not permitted under the code for property in the zone where the affected person's land is located shall not be permitted by the granting of a variance. The temporary use of a one-family dwelling as a two-family dwelling may be permitted by a variance. Conditions may be imposed in the granting of variances to insure compliance and to protect adjacent properties.

**YARD:** An open space on the same zoning lot with a building or structure, which yard is unoccupied and unobstructed from its lowest level to the sky.

(1) **YARD, FRONT:** A yard extending across the front of the lot between the side yard lines and lying between the front street line of the lot and the nearest line of the building.

(2) **YARD, REAR:** An open space occupied except for accessory buildings on the same lot with a building between the rear lines of the building and the rear line of the lot, for the full width of the lot.

(3) **YARD, SIDE:** An open, unoccupied space on the same lot with a building, between the building and the side line of the lot, and extending from the front lot line to the rear yard.

**ZONING ADMINISTRATOR:** The designated Zoning Administrator of the city or his or her authorized representative.

**ZONING DISTRICT:** An area or areas within the limits of the community for which the regulations and requirements governing use are uniform.

**ZONING MAP:** The map or maps incorporated into this ordinance as a part hereof, designating the zoning districts.

## SECTION 4 GENERAL PROVISIONS

### 400.010 SCOPE.

From and after the effective date of this ordinance, the use of all land and every building and the erection or structural alteration of any building or portion of a building in the city shall be in conformity with the provisions of this ordinance. Any structure or use lawfully existing at the passage of this ordinance, but not in conformity with the regulations of the appropriate zoning district, may be continued, subject to the regulations of this ordinance, Nonconforming Uses.