

**Canton City Council**  
**February 12, 2025 – 6 pm**  
**Public Hearing Agenda**

1. Call to order
2. Statement of purpose: To hear public comment on the request for zoning classification change on property at 401 W Hwy 52 from Residential to Commercial for Devry & Tina Kerns
3. Public comment
4. Adjourn

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City of Canton

# CITY OF CANTON PERMIT APPLICATION

## VARIANCE FROM ZONING REGULATIONS

This variance request seeks relief from Section 600.010 of the City of Canton Zoning Ordinance for the purpose of: Change zoning district from residential to commercial

Names of all Landowners: Devry Kerns Phone #: 563-419-8729  
Tina Kerns Phone #: 563-419-0381  
Phone #: \_\_\_\_\_

Property Address: 401 W Hwy 52

City, State, Zip: Canton, MN 55922

Parcel #: 090001040

Legal Description from deed, abstract or Recordors Office:

Attached

Provide a complete description of the project you are proposing:

Build storage units

**An aerial photo of the site must be provided with the application showing the location of the proposed project.** (Aerial photos are available from the Fillmore County Zoning Office or County Beacon website: <https://beacon.schneidercorp.com/Application.aspx?App=FillmoreCountyMN&pageType=Search>)

**TOTAL FEE \$200 (NO REFUNDS)**

AK Pd ✓ # 1390 \$200

Signature of all landowners: [Signature] Date: 1-24-25

[Signature] Date: 1/24/25

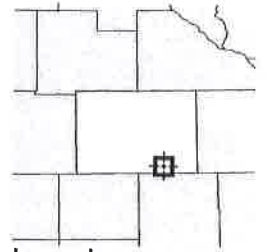
\_\_\_\_\_  
Date: \_\_\_\_\_

Send all correspondence to:  
City of Canton  
PO Box 92  
Canton, MN 55922

**Office Use Only:**  
Public Hearing Date: \_\_\_\_\_  
Council Approval:  
\_\_\_ Approved \_\_\_ Denied \_\_\_\_\_ Date



Overview



Legend

- Municipalities
- Road Centerlines

<b>Parcel ID</b>	090001040	<b>Alternate ID</b>	n/a
<b>Sec/Twp/Rng</b>	20-101-009	<b>Class</b>	201 - 1A/1B/4BB RESIDENTIAL SINGLE UNIT
<b>Property Address</b>	401 W HWY 52 CANTON	<b>Acreage</b>	0.93
<b>District</b>	(2401) CANTON CITY/SD #0238		
<b>Brief Tax Description</b>	SECT-20 TWP-101 RANGE-009 .35 AC BEG SE COR NW1/4 SE1/4 N 210' W120' S210' E120' TO BEG 210' W120' S210' E120' TO BEG (Note: Not to be used on legal documents)		

**Owner Address** STANLEY VONGROVEN  
3800 COUNTY RD W40  
DECORAH, IA 52101

Date created: 1/27/2025  
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