

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: September 29, 2025
RE: Lot Division – 401 1st Ave South

Applicant

JESIKA BECKER

PROPERTY ADDRESS – 401 1ST AVE SOUTH

Request

The applicant is requesting a lot division to allow for the division of property located in a General Business District (B-3). The applicant is requesting to divide the property in three parcels so that the parking lot on the parcel is separated and can be owned by separate parties. From the property survey that was provided, Tract A, Tract B, and Tract C would be divided and be separate parcels.

Location

The lot division request affects the property located at 401 1st Ave S legally described as

Lot Six (6), except the East 1 foot thereof, Block Seven (7), City of St. James, Watonwan County, Minnesota; and Lot Four (4), Block One (1), Civic Plaza Subdivision, in the City of St. James, Watonwan County, Minnesota, EXCEPTING THEREFROM the following-described parcel:

Beginning at the most Westerly corner of Lot Four (4), Block One (1), Civic Plaza Subdivision in the City of St. James, thence southerly along the westerly line of said Lot Four (4), to the southerly line of said Lot Four (4); thence easterly along said South line of Lot Four (4), 60.00 feet; thence northerly and parallel with said westerly line of Lot Four (4) to the northerly line of said Lot Four (4); thence westerly along said northerly line of Lot Four (4) to the point of beginning.

Existing Land Use

The parcel is zoned as B-3 “General Business” District. It is surrounded by I-2 “General Industrial” District (north) and B-3 “General Business” District (east, south), and B-2 “Service Business” District (west).

It is proposed that both tracts would remain zoned as B-3 “General Business” District. There is no minimum lot size within the B-3 District.

Recommendations

Staff recommendation is approval.

Exhibits

Exhibit 4 – Zoning Request Application

Exhibit 5 – Property Map

Exhibit 6 – Public Hearing Notice

City Code

§ 157.03 APPLICATION.

(A) Any lot, hereafter made, or each part thereof, lying within the jurisdiction of this chapter, shall be prepared, presented for approval, and recorded as herein prescribed. The regulations contained herein shall apply to the division of a lot, tract, or parcel of land into two, or more, lots, tracts, or other division of land. A lot division shall not result in the creation of more than three lots.

(B) Lot splits and adjustments of common boundaries are permitted, provided the following conditions are met:

- (1) The lot or lots have frontage on an existing improved street and access to municipal services;
 - (2) The lot or lots to be divided are previously platted land;
 - (3) The lot or lots meet the minimum standards for lot width and area for the zoning district in which they are located;
 - (4) The division of the lots shall not cause a remaining part of a lot to become a separately described tract which does not meet the minimum standards of the zoning district in which it is located or which does not have street frontage and access to municipal services;
 - (5) The division does not result in a split zoning classification on a single lot; and
 - (6) The division does not result in the creation of a nonconforming structure or use.
- (Ord. 006, fourth series, passed 10-18-2022)

GENERAL BUSINESS DISTRICT (B-3)

§ 156.130 PURPOSE.

The B-3 (General Business) District is intended for retail stores and office space which are mutually compatible, and can benefit from, and contribute to, a compact shopping area serving the city or region. No off-street parking standards are required in this district.

(Prior Code, § 11.31) (Ord. 165, second series, passed 7-5-2000)

§ 156.131 PERMITTED USES.

The following are permitted uses in the B-3 District:

(A) Retail stores, including antique shops, gift or jewelry stores, clothing stores, department stores, shoe sales, drug stores, video rental stores, book and stationary stores, hardware stores, sporting goods stores, bicycle sales and service, furniture sales and other household furnishing sales, hobby stores, appliance stores, paint and wallpaper sales, and other retail sales uses similar in nature;

(B) Bakeries, grocery stores, or other retail food sales, excluding drive-in service;

(C) Personal services, including banks and loan associations, barber and beauty shops, dry cleaners, tailor shops and leather repair shops, small appliance repair shops, and other similar service types conducted with a building;

(D) Professional services including lawyer offices, accountants, employment agencies, and other business offices of a similar nature;

(E) Restaurants, cafes, taverns, and liquor stores; provided, they are not a drive-in style service;

(F) Clinics or medical services for people only, and dentist offices;

(G) Business or trade schools;

(H) Theaters, museums, art gallery, or sales;

(I) Health clubs or gyms;

(J) Post office, municipal offices, or other governmental office uses, or community centers; and

(K) Other retail sales, on-site food service, personal, or professional, services, and business offices that would be of a similar nature to those listed above, and are not excluded by other sections of this chapter.

(Prior Code, § 11.31) (Ord. 211, second series, passed 1-15-2008)

§ 156.132 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-3 District: Any use that is clearly incidental to the primary use, and conforms to applicable performance standards listed elsewhere in this chapter.

(Prior Code, § 11.31)

§ 156.133 SPECIAL USES.

The following are special uses in the B-3 District: retail stores including antique shops, gift or jewelry stores, clothing stores, department stores, shoe sales, drug stores, video rental stores, book and

stationery stores, hardware stores, sporting goods stores, bicycle sales and service, furniture sales and other furnishing sales, hobby stores, appliance stores, paint and wallpaper sales, secondhand merchandise, and other retail sales uses similar in nature.

(Prior Code, § 11.31) (Ord. 211, second series, passed 1-15-2008)

§ 156.134 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

The following are the lot area, width, and minimum setback standards in the B-3 District:

(A) No setback requirements, no minimum lot size requirement, no minimum lot width requirement, and no lot coverage restrictions; and

(B) Height regulations: 45 feet.

(Prior Code, § 11.31)

§ 156.135 ADDITIONAL REQUIREMENTS.

No off-street parking standards are required in this district. Developments in this district are subject to performance standards regarding signage, screening of storage areas, loading spaces, and other requirements as detailed in §§ [71.20](#), [156.020](#) through [156.038](#).

(Prior Code, § 11.31) (Ord. 165, second series, passed 7-5-2000)

§ 156.136 SIGNS PERMITTED TO PROJECT OVER PUBLIC RIGHT-OF-WAY.

An awning, canopy, sign, or marquee suspended from a building may extend over the public right-of-way eight feet, and not closer than four feet of the curb line extended. The structure shall not be less than eight feet from the sidewalk or ground grade line.

(Prior Code, § 11.31) (Ord. 168, second series, passed 1-2-2001)



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

Application for: <input type="checkbox"/> Variance	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Rezoning	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Ordinance Change	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Special Use Permit	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Annexation Petition	\$5.00/acre (min \$150 – max \$600)
<input checked="" type="checkbox"/> Lot Division/Property Split	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Plat Subdivision – Prelim	\$75 plus 2.00 per notice
<input type="checkbox"/> Plat Subdivision – Final	\$75 plus 2.00 per notice
<input type="checkbox"/> Vacation initiated by citizen petitioner	\$150.00 plus 2.00 per notice
<input type="checkbox"/> Notification billing	\$2.00 for each required notice

Applicant: Name: Jesika Watton Beckes
Mailing Address: 112 Cedar St, Mankato, 56001
Phone Number: 651 428 4894
Email: jesikawatton@gmail.com

Property Address (if different from Applicant's address):

401 1st Ave S, St. James MN 56081

Parcel ID: 20.100.0630

Description of area affected: divide parcel two feet north
of building. separate parking lot

Present Zone B-3

Present Set-back none

Present Use _____

Proposed Zone (if different) _____

Proposed Set-back (if different) 28 feet north of existing building

Proposed Use (if different) _____

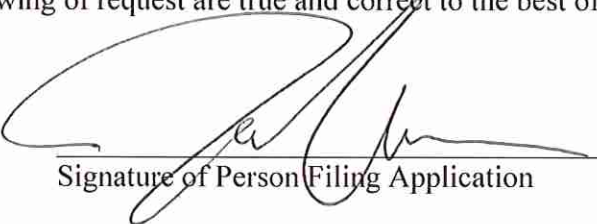
Request

lot division to separate parking lot

☐ Attached drawing of request

The above information and attached drawing of request are true and correct to the best of my knowledge.

Date



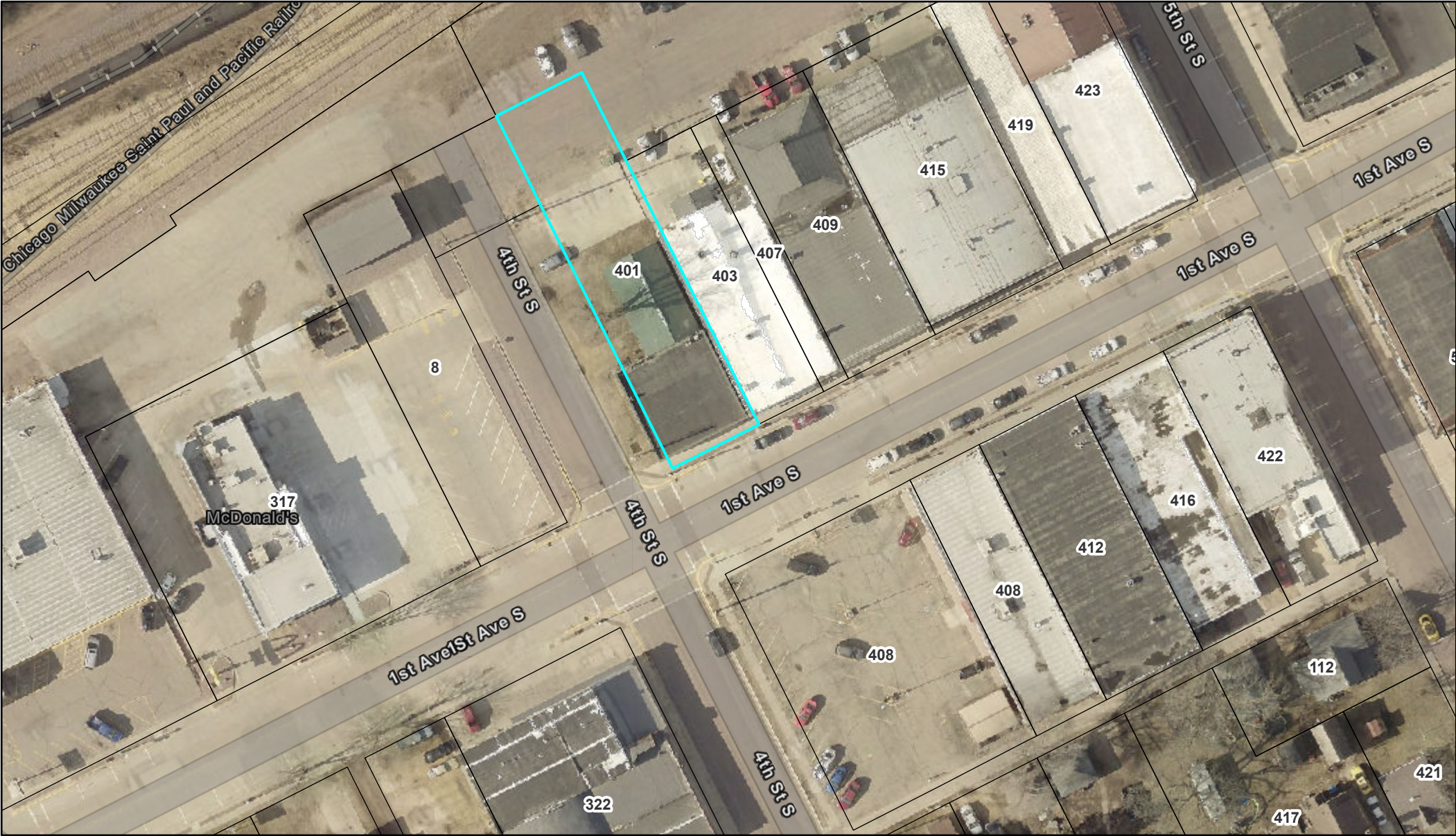
Signature of Person Filing Application

HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's meeting.

DRAWING: A drawing of the affected area must be attached showing present lot lines and existing buildings and the requested change. Applications will not be accepted without all information. The Zoning Administrator will notify the applicant within 10 business days if the application is incomplete.

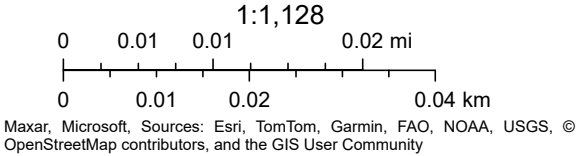
FEE: SEE ABOVE. The fee for request is due at the time of this application submittal. The notice fee will be due on or before the public hearing. If the notice fee is not submitted, the public hearing will be cancelled at the applicants cost.

401 1st Ave S



9/11/2025, 1:34:48 PM

 Parcels





City of St. James

1205 6th Ave S. | PO Box 70 | St. James, MN 56081

P. 507 -375 -3241 | F. 507 -375 -4376 | www.ci.stjames.mn.us

NOTICE OF PUBLIC HEARING ST. JAMES PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that the St. James Planning Commission will meet on Monday, September 29, 2025, at 5:15 p.m. at the St. James City Hall located at 1205 6th Ave South, St. James, Minnesota, to hold public hearings for the following purpose:

- 1) To consider a request for a lot division from Jesika Beckes, for the property located at 401 1st Avenue South owned by Jesika Beckes legally described as **Lot Six (6), except the East 1 foot thereof, Block Seven (7), City of St. James, Watonwan County, Minnesota; and Lot Four (4), Block One (1), Civic Plaza Subdivision, in the City of St. James, Watonwan County, Minnesota, EXCEPTING THEREFROM the following-described parcel:**
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All persons are invited to attend the September 29, 2025, Public Hearing and to present their views relating to this request either orally or in writing.

Dated this 18th Day of September 2025

Brianna Sanders
Zoning Administrator

Publish September 18th, 2025: St. James Plaindealer