

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: July 13, 2026
RE: Rezoning – 806 1st Ave South

Applicant

WILLIAM COONRADT
ADDRESS – 806 1ST AVE SOUTH

Request

The applicant is requesting a change in the zoning designation for the parcel from a B-2 “Service Business District” to I-2 “General Industrial District”

Proposal

Applicant desires to convert the building into a cannabis cultivation and manufacturing business. The building currently is empty.

The property is owned by Baba Looey MN LLC. The purchase agreement between Baba Looey MN LLC and the applicant is contingent on the rezoning request.

Location

The property is located at 806 1st Ave S legally described as Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Nineteen (19), City of St. James, Watonwan County, Minnesota.

Existing Land Use

The building is zoned as a B-2 “Service Business District”. The surrounding zoning designations include B-2 (north, east) and R-1 “One and Two Family Residential District (west, south).

Recommendations

Staff recommendation is approval.

Exhibits

Exhibit 4 – Zoning Request Application
Exhibit 5 – Notice of Public Hearing
Exhibit 6 – Property Map

City Code

§ 156.190 PURPOSE.

The I-2 (General Industrial) District is intended for general industrial uses, which, due to their size and nature, would not be appropriate elsewhere.

(Prior Code, § 11.41)

§ 156.191 PERMITTED USES.

The following are permitted uses in the I-2 District:

- (A) Any use listed in § [156.171](#);
- (B) Welding shops;
- (C) Canning factories, creameries, and other food product processing facilities;
- (D) Contractor's offices and storage yards, storage areas for plumbing, heating, and ventilating, or air conditioning contractors, roofing contractors, lumber yards, masonry manufacturing and storage, electrical contractor, or refrigeration contractor;
- (E) Freight terminals;
- (F) Bulk fuel sales and storage facilities;
- (G) Vehicle repair shops and storage facilities;
- (H) Highway maintenance shops and storage yards;
- (I) Public service structures, including power substations, gas regulator stations, sewage disposal plants, telephone exchanges, police or fire stations, elevated storage tanks, and waterworks; and
- (J) Other manufacturing, or industrial, uses whose operations are inappropriate for any other district, but could be located within this District without causing harm to neighboring uses when complying with the District's standards.

(Prior Code, § 11.41)

§ 156.192 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the I-2 District: Any use that is clearly incidental to the primary use, and conforms to applicable performance standards listed elsewhere in this chapter.

(Prior Code, § 11.41)

§ 156.193 SPECIAL USES.

The following are special uses in the I-2 District:

- (A) The extraction, processing, or storage of sand, gravel, stone, or other like materials;
- (B) Retail and service establishments essential to the operation of this District; and
- (C) Auto salvage yards.

(Prior Code, § 11.41)

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

<i>Setback, Lot Size</i>	<i>Setback Standard</i>
Front, side, and rear yard	25 feet from any residential district lot line
Height regulations	75 feet
Lot coverage	No maximum
Minimum lot area or width requirement	None

(Prior Code, § 11.41)

§ 156.195 ADDITIONAL REQUIREMENTS.

Development occurring in this District shall meet applicable criteria as found in

§§ [71.20](#), [156.020](#) through [156.038](#).

(Prior Code, § 11.41) (Ord. 165, second series, passed 7-5-2000)

§ 156.110 PURPOSE.

The B-2 (Service Business) District is intended for commercial activities which might be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, and other characteristics inherent in these uses.

(Prior Code, § 11.30)

§ 156.111 PERMITTED USES.

The following are permitted uses in the B-2 District:

- (A) Restaurants or taverns;
- (B) Indoor recreational or leisure activities, such as bowling, pool halls, skating rinks, or other similar kinds of uses;
- (C) Retail sales of groceries, meats, vegetables, fruit, or other food products, frozen food storage locker establishments, and variety stores;
- (D) Retail sales, including service and repair of household appliances, including computers, audio equipment, televisions, washers, dryers, dishwashers, air conditioners, and other similar household items;
- (E) Secondhand merchandise retail sales;
- (F) Cabinet maker, carpentry shop, furniture or upholstering repair shops, and artisan production shop;
- (G) Dry cleaning establishments, and self service laundromats;
- (H) Plumbers, heating system contractors shops, sales, and showrooms, and general contractors' shops;
- (I) Copy shops;
- (J) Bakeries;
- (K) Funeral homes;
- (L) Motels or hotels;
- (M) Newspaper distribution centers;
- (N) Convention halls, or civic centers;
- (O) Municipal and government buildings, or public utility structures; and
- (P) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.112 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-2 District: Uses customarily incidental to the permitted uses including outside vending machines, telephone booths, and screened storage areas.

(Prior Code, § 11.30)

§ 156.113 SPECIAL USES.

The following are special uses in the B-2 District:

- (A) Drive-in restaurants;
- (B) Lumber yards;
- (C) Greenhouses, landscape nurseries, and garden stores;
- (D) Miniature golf courses, golf driving ranges, and archery ranges;
- (E) Marine and boat sales, and servicing businesses;
- (F) New, or used, automobile and truck sales and service, and storage lots;
- (G) Auto service stations, auto convenience markets, car wash business, and auto repair shops;
- (H) Animal hospitals, veterinary clinics, and kennels;
- (I) Self service storage facilities; and
- (J) Other business activities of a similar character.

(Prior Code, § 11.30)

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

<i>Setback, Lot Size</i>	<i>Size Standard</i>
<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard setback	No front yard setback required
Height regulations	45 feet
Lot coverage	50% maximum lot coverage by buildings
Minimum lot area	No minimum lot size required in this district
Minimum lot width	No minimum lot width required in this district
Rear yard setback	20 feet
Side yard setback	No side yard setback required*

Notes to Table:

Except on lots abutting lots zoned residential, then the side yard standard that applies to that residential lot shall apply.

(Prior Code, § 11.30)

§ 156.115 ADDITIONAL REQUIREMENTS.

Developments occurring in this district shall meet applicable criteria as found in §§ [71.20](#), 156.020 through 156.038, such as signage regulations, parking standards, screening requirements, landscaping standards, or others as appropriate.

§ 124.04 REQUIREMENTS FOR CANNABIS BUSINESSES.

(2) *Cannabis manufacturer.* Cannabis businesses licensed or endorsed for cannabis manufacture are permitted as an industrial use in the following zoning districts:

- (a) Planned Industrial District (I-1).
- (b) General Industrial District (I-2).



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

Application for: _____ Variance \$175.00 plus 3.00 per notice
 X _____ Rezoning \$175.00 plus 3.00 per notice
 _____ Ordinance Change \$175.00 plus 3.00 per notice
 _____ Special Use Permit \$175.00 plus 3.00 per notice
 _____ Annexation Petition \$5.00/acre (min \$150 – max \$600)
 _____ Lot Division/Property Split \$175.00 plus 3.00 per notice
 _____ Plat Subdivision – Prelim \$75 plus 3.00 per notice
 _____ Plat Subdivision – Final \$75 plus 3.00 per notice
 _____ Vacation initiated \$175.00 plus 3.00 per notice
 by citizen petitioner
 _____ Notification billing \$3.00 for each required notice

Applicant: Name: William Coonradt
Mailing Address: 14825 507th Ave Garden City MN 56034
Phone Number: 507-380-3797
Email: bcoonradt6@aim.com

Property Address (if different from Applicant's address):
806 1st Ave S, St James MN 56081

Parcel ID: 201001900

Description of area affected: n/a

Present Zone Commercial

Present Set-back n/a

Present Use Property is currently vacant and for sale.

Proposed Zone (if different) Planned Industrial District (I-1) or General Industrial District (I-2).

Proposed Set-back (if different) n/a

Proposed Use (if different) Cannabis Microbusiness- see attachment

Request

I am requesting a zone change on the property located at 806 1st Ave S, St James
to be able to operate a cannabis microbusiness. The property is currently zoned for
commercial use and it would need to be zoned Industrial.

☒ Attached drawing of request

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

6/15/2026

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.

In Minnesota, a microbusiness license allows entrepreneurs to participate in certain cannabis-related activities, provided they adhere to the guidelines set by the OCM. License holders have the flexibility to operate across multiple stages of the supply chain, without having to operate or participate in all of them. Those applying for a cannabis microbusiness license in Minnesota can indicate that they're participating in one, or as many of the following activities as they want:

- Retail
- Cultivation
- Transport
- Packaging
- Extraction
- Edible product manufacturing
- Wholesale
- On-site consumption
- Medical licenses

This flexibility makes the microbusiness model ideal for both small and large scale entrepreneurs that want to be a part of one or more areas in the supply chain.

COMMERCIAL PURCHASE AGREEMENT358. Page 9 Date June 19 2026359. Property located at 806 1st Avenue South St. James MN 56081.

360. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement
361. and all addenda must be fully executed by both parties and a copy must be delivered.

362. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to
363. this transaction constitute valid, binding signatures.

364. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall
365. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
366. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
367. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Buyer and
368. Seller or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
369. Agreement.

370. **SURVIVAL:** All warranties and representations in this Purchase Agreement shall survive the delivery of the deed or
371. contract for deed and be enforceable after the closing.

372. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one
373. (1) of this Purchase Agreement.

374. **OTHER:**

375. This agreement is subject to Buyer rezoning property to Industrial District 2

376. Buyer will accept property in "AS IS" condition.

377.

378.

379.

380.

381.

382.

383.

384.

385.

386.

387.

388.

389.

390.

391.

392.

393.

 *William Coonradt* 06/22/26





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, July 13, 2026, at 5:15 p.m. at City Hall located at 1205 6th Ave S, St. James, Minnesota, for the following purpose:

To consider the request for rezoning from B-2 “Service Business District” to I-2 “General Industrial District” received for the property located at 806 1st Ave S owned by Baba Looney MN LLC. The property is legally described as Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Nineteen (19), City of St. James, Watonwan County, Minnesota.

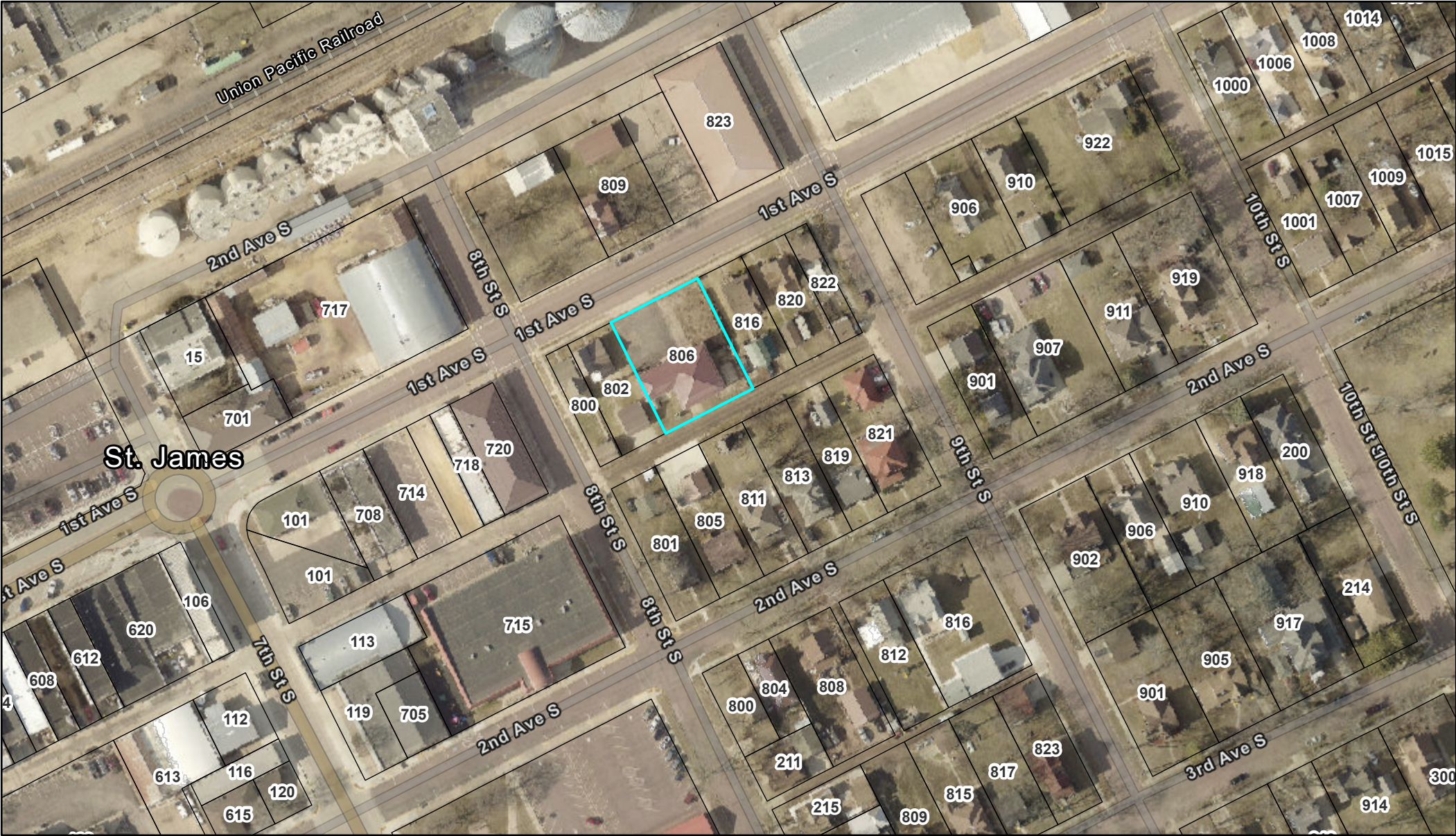
All persons are invited to attend the July 13, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

Dated this 2nd Day of July 2026.

Brianna Sanders
Zoning Administrator

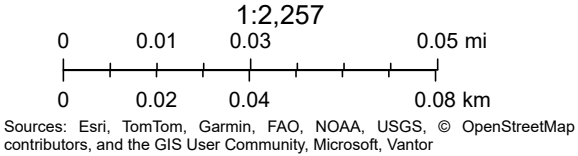
Publish July 2, 2026: St. James Plaindealer

Rezoning 806 1st Ave S



6/23/2026, 10:07:26 AM

 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

PUBLIC HEARING SUMMARY

Prepared by: Brianna Sanders, Economic Development Director

Date: July 14, 2026

RE: Rezoning Request for 806 1st Ave South

The Planning Commission held a public hearing on July 13, 2026 regarding the proposed rezoning of the property located at 806 1st Ave South.

During the public hearing, members of the public expressed the following concerns:

- The potential impact of the proposed use on surrounding property values.
- Security measures for the building, including exterior cameras and fencing.
- Management of the parking lot and whether neighboring property owners would be able to continue using the parking lot.
- Odor mitigation and state licensing regulations of cannabis manufacturing businesses

Staff noted that:

- The proposed rezoning would allow cannabis cultivation and manufacturing as a permitted uses within the General Industrial District. These uses are not permitted under the property's current zoning district.
- Any cannabis business would be required to comply with applicable state licensing requirements.
- Minimum parking lot requirements and standards would continue to apply.
- St. James City Code § 156.026(C) states "In an industrial district, no odors shall be detectable beyond the limits of the property."

Following discussion, the Planning Commission voted to recommend approval of the rezoning request.