

State of Minnesota  
County of Watonwan

**RESOLUTION NO. 04.25.04**

**RESOLUTION GRANTING SPECIAL USE PERMIT TO ALLOW FOR A  
SINGLE-FAMILY RESIDENTIAL USE IN A I-2 “GENERAL INDUSTRIAL  
DISTRICT”**

**WHEREAS**, Michael Menssen (“Applicant”) submitted an application requesting approval of a special use permit to allow for single family residential use on a Property located at 309 Armstrong Blvd N which is legally described as:

**SEE EXHIBIT A**

**WHEREAS**, a public hearing before the St. James Planning Commission was held March 31, 2025 for the purpose of hearing the request from the Applicant for a special use permit at the property located in a General Industrial District;

**WHEREAS**, the Applicant desires to a commercial building into a single family dwelling at the Property;

**WHEREAS**, the St. James City Code § 156.191 does not permit a single family residential use within a General Industrial District;

**WHEREAS**, the St. James City Code § 156.054 describes the criteria for granting special use permits and ensures the Council will consider the effect of the proposed use on the comprehensive plan and upon the health, safety, morals, and general welfare of occupants of the surrounding area;

**WHEREAS**, based upon the factual findings, the Planning Commission has come to the following conclusion:

- 1) The Planning Commission has recommended that the special use permit be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
ST. JAMES, WATONWAN COUNTY, MINNESOTA:**

- 1) The City of St. James is hereby granting approval of a special use permit for the single-family residential use at the Property located at 309 Armstrong Blvd N in St. James, Minnesota.

Adopted by the City Council this 1<sup>st</sup> day of April 2025.

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Christopher Whitehead, Mayor

Attest:

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Kristin Hurley, City Clerk

EXHIBIT A

That part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3 of Block 70 of the First Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 27 degrees 06 minutes 48 seconds East, along the southwesterly line of Armstrong Boulevard, a distance of 90.65 feet to an iron monument; thence South 62 degrees 53 minutes 12 seconds West a distance of 130.00 feet to an iron monument; thence North 27 degrees 06 minutes 48 seconds West a distance of 44.00 feet to an iron monument; thence North 45 degrees 00 minutes West a distance of 49.02 feet to an iron monument located on the southeast line of said Lot 3; thence North 62 degrees 53 minutes 12 seconds East, along said southeast line, a distance of 145.06 feet to the point of beginning.