

State of Minnesota
County of Watonwan

RESOLUTION NO. 06.26.02

RESOLUTION GRANTING SPECIAL USE PERMIT TO ALLOW FOR AN AUTO SALAVAGE YARD IN A I-2 “GENERAL INDUSTRIAL DISTRICT”

WHEREAS, 4 Sons Properties LLC C/O Mark Anderson (“Applicant”) submitted an application requesting approval of a special use permit to allow for use of an auto salvage yard on a Property owned by the Applicant located at 73384 345th Street which is legally described as:

EXHIBIT A

WHEREAS, a public hearing before the St. James Planning Commission was held May 26, 2026 for the purpose of hearing the request for a special use permit at the property located in a I-2 “General Industrial District”; and

WHEREAS, the Applicant desires to operate an auto salvage yard at the Property; and

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

1. It was the finding of the Planning Commission that the special use permit should be granted.

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

1. The City of St. James is hereby granting a special use permit for a salvage yard is hereby at the Property located at 73384 345th Street in St. James, Minnesota.

Adopted by the City Council this 2nd day of June 2026.

Christopher Whitehead, Mayor

ATTEST:

Kristin Hurley, City Clerk-Treasurer

EXHIBIT A

That part of Government Lots 3 and 6, Section 18, Township 106 North, Range 31 West, Watonwan County, Minnesota, described as follows:

1. Beginning at the Southeast corner of said Lot 6, Section 18, Township 106 North, Range 31 West; thence Westerly, along the South line of said Government Lot 6, a distance of 4.80 chains; thence Northerly, at right angles to said South line of Lot 6, a distance of 18.78 chains to the South line of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence Northeasterly, along said South right-of-way line, to the East line of Lot 3, Section 18; thence Southerly, along the East line of said Lots 3 and 6, a distance of 21.03 chains to the point of beginning. EXCEPTING THEREFROM that part of the above-described tract lying North of the North boundary of the creek running through said property.

2. That part of Government Lot 6, Section 18, Township 106 North, Range 31 West of the Fifth Principal Meridian, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 6; thence West, along the South line of said Lot 6, a distance of 316.80 feet to the point of beginning of the tract to be described; thence North, at right angles to said South line of Government Lot 6, a distance of 639 feet, more or less, to the Southeasterly boundary of St. James Creek; thence Southwesterly, along said Southeasterly boundary of St. James Creek, a distance of 766 feet, more or less, to a point on said South line of Government Lot 6; thence East, along said South line, a distance of 411 feet, more or less, to the point of beginning.

AND

That part of Government Lots 2, 3, 6, and 7, Section 18, Township 106 North, Range 31 West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 6; thence on an assumed bearing of South 90 degrees 00 minutes West, along the South line of said Government Lot 6, a distance of 794.80 feet to the point of beginning of the tract to be described; thence North 0 degrees 00 minutes East, a distance of 982.30 feet to the Southeasterly right-of-way line of a railroad; thence North 63 degrees 31 minutes East, along said Southeasterly right-of-way line, a distance of 1,137 feet, more or less, to the Southeasterly boundary of St. James Creek; thence Southwesterly, along said Southeasterly boundary of St. James Creek, a distance of 1,774 feet, more or less, to the South line of said Government Lot 6; thence South 90 degrees 00 minutes West, along said South line, a distance of 67 feet, more or less, to the point of beginning.

Subject to a utility, drainage, and access easement in favor of the City of St. James over the West 50 feet thereof.

EXCEPTING THEREFROM: That part of Government Lots Two (2) and Seven (7), in Section Eighteen (18), Township One Hundred Six (106) North, Range Thirty-one (31) West, Watonwan County, Minnesota, described as follows: Commencing at the Northwest Corner of Section Eighteen (18); thence North 89 degrees 30 minutes 30 seconds East 2610.17 feet along the North line of Section Eighteen (18) to the Northwest corner of Government Lot Two (2); thence South 0 degrees 9 minutes 14 seconds West along the West line of Government Lot Two (2) a distance of 1,244.64 feet to the southerly right-of-way line of the C.St.P.M.&O. Railroad and the point of beginning; thence continuing South 0 degrees 09 minutes 14 seconds West 646.00 feet to a point on the southerly bank of St. James Creek; thence North 32 degrees 56 minutes 44 seconds East

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540.30 feet; thence North 0 degrees 09 minutes 14 seconds East 340.00 feet to the southerly right-of-way line of the C.St.P.M.&O. Railroad; thence South 63 degrees 06 minutes 50 seconds West 328.00 feet to the point of beginning; the four corners of which tract are marked by judicial landmarks.