

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: May 26, 2026
RE: Special Use Permit – 73384 345th St

Applicant

MARK ANDERSON
ADDRESS – 73384 345TH ST

Request

The applicant is requesting a special use permit to allow for an auto salvage yard in the General Industrial District (I-2).

Proposal

Applicant desires to continue the use of an auto salvage yard in the General Industrial District. The use is permitted in the City Code through a special use permit. Special use permits are not transferred between property owners.

The property at 73384 345th St was purchased by 4 Sons Properties c/o Mark Anderson on January 1, 2026.

Location

The property located at 73384 345th St legally described as

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 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.

The property is surrounded by I-2 “General Industrial District” (north, west), and R-1 (south). The property extends outside of the city limits to the east.

Existing Land Use

The property has been used as an auto salvage yard in the past.

Recommendations

Staff recommendation is approval.

Exhibits

Exhibit 1 – Zoning Request Application

Exhibit 2 – Notice of Public Hearing

Exhibit 3 – 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.

§ 156.054 SPECIAL USE PERMIT.

(A) *Criteria for granting special use permits.* In granting a special use permit, the Council shall consider the advice, and recommendations, of the Planning and Zoning Commission, and 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. Among other things, the Council shall make the following findings, where applicable:

(1) The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities that serve, or are proposed to serve, the area;

(2) The use will be sufficiently compatible, or separated by distance or screening, from adjacent residentially zoned, or used, land so that existing homes will not be depreciated in value, nor will the use deter development of vacant land;

(3) The structure and site have an appearance that will not have an adverse effect upon adjacent residential properties;

(4) The use is reasonably related to the overall needs of the city, and to the existing land use;

(5) The use is consistent with the purposes of the zoning code, and the purposes of the zoning district in which the applicant intends to locate the proposed use;

- (6) The use is not in conflict with policies of the city;
- (7) The use will not cause traffic hazards or congestion;
- (8) The use will not cause air, noise, water, or visual pollution; and

(9) Adequate utilities, access roads, drainage, and necessary facilities have been, or will be, provided.

(B) *Additional conditions.* In addition to the standards and requirements expressly specified in this chapter, the Council may impose additional conditions which it considers necessary to protect the surrounding area, and/or the community as a whole. These conditions may include, but are not limited to, the following:

- (1) Increasing the required lot size or yard dimension;
- (2) Limiting the height, size, or location of buildings;
- (3) Controlling the location, and number, of vehicle access points;
- (4) Increasing the street width;
- (5) Increasing the number of required off-street parking spaces;
- (6) Limiting the number, size, location, or lighting of signs;
- (7) Requiring diking, fencing, screening, landscaping, or other facilities to protect adjacent, or nearby, property;
- (8) Designating sites for open space;
- (9) Imposing time limitations on the use;
- (10) Modifications of waste treatment and water supply facilities;
- (11) Limitations on period of use, occupancy, and operation;
- (12) Imposition of operational controls, sureties, and deed restrictions;
- (13) Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures; and
- (14) Flood proofing measures, in accordance with the *State Building Code* and this chapter. The applicant shall submit a plan, or document, certified by a registered, professional engineer, or architect, that the flood proofing measures are consistent with the regulatory flood protection elevation, and associated flood factors for the particular area.

(C) *Procedure.* The procedure for obtaining a special use permit is as follows:

- (1) The property owner, or his or her agent, shall meet with the Zoning Administrator to explain the situation, learn the procedures, and obtain an application form;
- (2) The applicant shall file the completed application form, together with the required exhibits, with the Zoning Administrator, and shall pay a filing fee as established by the Council. If the application and submittals are complete, this date shall be the official submission date. If the application, or submittals, are not complete, the Zoning Administrator will notify the applicant of the deficiencies within ten days;
- (3) The Zoning Administrator shall transmit the application to the Planning and Zoning Commission, and shall notify all property owners within 350 feet of the outer boundaries of the property in question. However, failure of any property owner to receive the notification shall not invalidate the proceedings;

(4) The Zoning Administrator shall set the date for a public hearing, and shall have notice of the hearing published at least once in the legal newspaper, not less than ten days, and not more than 30 days, prior to the hearing;

(5) The Planning and Zoning Commission shall hold the public hearing, and then shall study the application to determine possible adverse effects of the proposed special use, and to determine what additional requirements may be necessary (approval, denial, or approval with special conditions) to the Council within 30 to 40 days of the official submission date;

(6) The Council shall take appropriate action on the request for a special use permit within 20 to 30 days of receiving the recommendations by the Planning and Zoning Commission, or, ultimately, within 60 days of the official submission date. If it grants the special use permit, the Council may impose conditions (including time limits) it considers necessary to protect the public health, safety, and welfare, and the conditions may include a time limit for the use to exist, or operate;

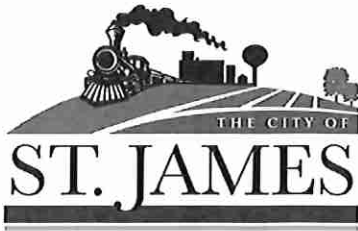
(7) Where a special use permit has been issued pursuant to the provisions of this chapter, the permit shall become null and void without further action by the Planning and Zoning Commission, or the Council, unless work thereon commences within one year of the date of granting the special use. **The special use permit shall not be assignable.** A special use permit shall be deemed to authorize one particular use, and shall expire if the use is discontinued for more than six consecutive months;

(8) In the event that the applicant violates any of the conditions set forth in this permit, the Council shall have the authority to revoke the special use permit;

(9) If an applicant requests that a special meeting be scheduled, the applicant shall bear the full cost for the special meeting. The fee for special meetings shall be set by the Council; and

(10) No application of a property owner for a special use shall be considered by the Planning and Zoning Commission within a one-year period following a denial for such a request, except the Planning and Zoning Commission may permit a new application if, in its opinion, new evidence, or a change in circumstances, warrants it.

(Prior Code, § 11.80)



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

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

Applicant: Name: Mark Anderson
Mailing Address: 47440 164th St. Madelia mn 56062
Phone Number: 507-630-0505
Email: _____

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

73384 345th St. St. James MN 56081

Parcel ID: R20.018.0900

Description of area affected: property contains salvage yard uses

Present Zone I-2

Present Set-back _____

Present Use Auto Salvage yard

Proposed Zone (if different) _____

Proposed Set-back (if different) _____

Proposed Use (if different) _____

Request
allow for auto salvage yard

Attached drawing of request

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

9/23/26
Date

Mark W Anderson
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.



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 Tuesday, May 26th, 2026 at 5:15 p.m. at the Saint James City Hall located at 1205 6th Avenue South, Saint James, Minnesota, for the following purpose:

To consider a request for a special use permit from 4 Sons Properties LLC C/O Mark Anderson, for the property located at 73384 345th St legally described as

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 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.

The request is to allow for a salvage yard in a I-2 “General Industrial District”.

All persons are invited to attend the May 26, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

Dated May 14, 2026.

Brianna Sanders
Zoning Administrator

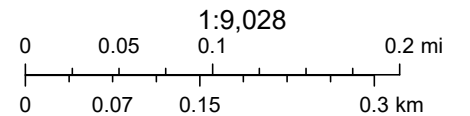
Publish May 14, 2026: St. James Plaindealer

SUP - Auto Salvage Yard



5/14/2026, 9:09:26 AM

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor