

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Amanda Knoll, City Manager
DATE: October 26, 2026
RE: Sign Permit – Plaza Jalisco Co

Applicant

PLAZA JALISCO CO

ADDRESS – 608 1ST AVENUE SOUTH

CONTACT – EVERARDO MAGALIANES

Request

The applicant is requesting a sign permit to install a wall-mounted electronic message sign at 608 1st Avenue South. The proposed sign includes electronic scrolling capabilities.

Location

The property is located in the downtown General Business District (B-3).

Existing Land Use

The property is being used for commercial business purposes.

City Code

§ 156.002 – Rules and Definitions

SIGN, ON-PREMISES. A sign advertising a business, commodity, service, or entertainment offered upon the same premises on which the sign is located.

SIGN, WALL. A sign affixed to an exterior wall of a building and flush against it.

SIGN, ELECTRONIC MESSAGE. A sign whose message may be changed at intervals by electronic process or remote control, with movement limited to periodic changes of information at a constant light level.

§ 156.033 – Signs

(C) Permit Required for Signs. A permit is required to erect a sign unless exempted by ordinance. The proposed sign plan must be received by the Planning and Zoning Commission and approved by the City Council before installation.

(E)(3) Maximum Sign Surface Area – Business Districts. The total allowable on-premises sign area is based on lot frontage or building frontage, subject to the ordinance's calculation requirements and maximum limitations.

(E)(5) Wall Sign Surface Area. The sign surface area of a sign located on a building wall may not exceed 50% of the total surface area of the wall.

(G)(5) Building Walls. A sign attached to a building may not project more than 12 inches from the building wall.

(J)(4) Flashing Lights. Signs containing flashing or intermittent lights, or lights of changing intensity, are prohibited except for signs indicating time, date, or weather conditions.

(K)(2) Animated Display Boards. Animated display boards are prohibited.

(K)(12) Motion Signs. Motion signs and flashing signs are prohibited, except for qualifying time and temperature signs displaying a constant message rather than a moving message.

(O) Sign Material Standards in Business Districts. Permanent signs in the B-3 district must be constructed of durable, weather-resistant materials appropriate for long-term outdoor use.

Recommendations

The City Code recognizes electronic message signs that display information changing periodically at a constant light level. However, the ordinance also prohibits animated display boards, motion signs, and flashing signs.

The proposed wall-mounted electronic sign may be permissible if configured to display stationary messages that change periodically without scrolling, animation, flashing, or prohibited variations in lighting intensity.

The city currently has other electronic signs operating within the downtown business district, including signs with scrolling capabilities. These existing signs raise questions regarding historical approvals, ordinance interpretation, and consistent application of the City's sign regulations.

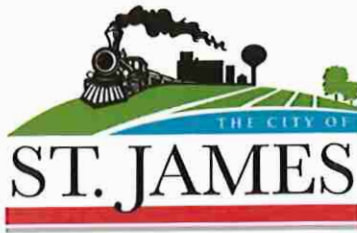
The Commission should evaluate the proposed sign based on the current ordinance, including the proposed display operation, dimensions, mounting location, construction materials, and applicable sign-area limitations.

Staff recommends that the Planning Commission review the proposed sign permit for compliance with § 156.033 and consider recommending approval to the City Council **subject to the following conditions:**

1. The electronic display shall operate with stationary messages that change periodically, without continuous scrolling, animation, flashing, or prohibited changes in light intensity.
2. The sign shall comply with applicable wall-sign area, projection, mounting, and material requirements.
3. Final sign dimensions, specifications, and display settings shall be verified by City staff before permit issuance.

Exhibits

Exhibit A – Sign Permit Application



CITY OF ST. JAMES APPLICATION FOR A SIGN PERMIT

Name of Applicant: Everardo Magallanes Hildago
Address: 608 1st Ave. S.
City/State/Zip: St. James, MN, 56081
Phone Number: 644-318-2037
Address of Sign (if different from above): 608 1st ave S.

- ☐ Wall sign
☒ Wall sign with illumination (lights)
☐ Free-standing or monument sign
☐ Free-standing or monument sign with illumination (lights)

Application Permit Fee (\$50.00): ☒ PAID AV Initial by City Staff

The information below can be found on <https://beacon.schneidercorp.com>

Legal Description of Property: 201001550

Parcel ID 201001550

Evidence of ownership or enforceable option: ☐ submitted ☐ not submitted

Current Zoning District of Property: Commercial

Provide a brief narrative description of the existing signage on-site and of the signage improvements proposed in this application (use a separate sheet of paper if needed):

Applicant has provided a photo or drawing of sign. ☐ complete ☐ incomplete

Sketch Plan Submitted on: / / Value of proposed work: \$1,147.00

Dimensions of Sign: 77 x 20 inches

Sketch Plan information to be provided:

1. North arrow and parcel boundaries drawn to scale (preferably 1"=100')
2. Location of existing buildings, their size, use, and setbacks from parcel boundary lines, existing signage on site, existing driveway locations, existing streets/roads on or immediately adjacent to the parcel, existing easements, power utility poles/underground utility lines on or serving the parcel, and existing parcel areas
3. Location of proposed signage, the type of signage carrier (freestanding, attached to building), the message display area, a description of any proposed lighting if external lighting sources are to be used, the location of the lighting source, and distances of all signage elements from parcel boundary lines;
4. A line drawing of the new sign, message display area, with dimensions
5. Identification of adjacent landowners

Information supplied was: ☐ complete ☐ incomplete _____ initialed by City Staff

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

10/01/2026
Date


Signature of Person Filing Application

Watsonwan County, MN

Summary

Parcel ID 201001550
Property Address 608 FIRST AVE S
ST JAMES MN 56081
Sec/Twp/Rng N/A
Brief Tax Description ORIGINAL - ST JAMES CITY LOT-008 BLOCK-017
(Note: Not to be used on legal documents)
Deeded Acres 0.00
Class 233 - (NON-HSTD) 3A COMMERCIAL LAND AND BUILDING
District (2001) CITY OF ST JAMES-0840
School District 0840

[View Map](#)



Placement
of
Sign

Owners

Primary Owner
PLAZA JALISCO CO
C/O EVERARDO MAGALLANES HILDAG
608 FIRST AVE S
ST JAMES MN 56081

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	ST JAMES COMMERCIAL	0	25	125	0	3,125.000	S
Total						3,125.000	

Buildings

Building 1
Year Built 1889
Architecture
Above Grade Living Area 3025
Construction Quality 03
Foundation Type POURED CON
Frame Type Frame with Concrete (C)
Exterior Walls FACE BRICK
Roof Structure FLAT
Roof Cover
Interior Walls DRYWALL
Floor Cover CLAY TILE
Heat FORCED AIR
Air Conditioning CEN EVAPOR
Bedrooms 0
Bathrooms
Stories 1

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
Y	WD	U	6/19/2017	PLAZA JALISCO CO	LOS POTROS MEXICAN RESTAURANT	\$138,000	\$138,000	680900
Y	WD	U	6/19/2017	PLAZA JALISCO CO	LOS POTROS MEXICAN RESTAURANT & CANTINA	\$138,000	\$138,000	680900
N	WD	U	8/1/2013	LOS POTROS MEXICAN RESTAURANT & CANTINA	608 REALTY LLC	\$92,500	\$92,500	307741
N	WD	Q	1/6/2012	BAO SHENG,XU	BRIONES,MARIA	\$43,000	\$43,000	337857
N	WD	Q	10/16/2006	BRIONES,MARIA	JOHNSON,DENNIS	\$33,500	\$30,500	183541
Y	WD	U	3/11/2004	JOHNSON,DENNIS	JOHNSON,HARRY	\$1	\$1	959555

⊞ There are other parcels involved in one or more of the above sales:

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$58,800	\$58,800	\$58,800	\$52,200	\$52,200
+ Estimated Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$68,800	\$68,800	\$68,800	\$62,200	\$62,200

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$68,800	\$68,800	\$62,200	\$62,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$68,800	\$68,800	\$62,200	\$62,200
Net Taxes Due	\$1,426.00	\$1,286.00	\$1,195.00	\$1,423.00
+ Special Assessments	\$38.00	\$38.00	\$35.00	\$35.00
= Total Taxes Due	\$1,464.00	\$1,324.00	\$1,230.00	\$1,458.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
146503		4/14/2026	\$0.00	\$0.00	(\$1,464.00)
132211		4/11/2025	\$0.00	\$0.00	(\$1,324.00)
113268		4/12/2024	\$0.00	\$0.00	(\$1,230.00)
98726		4/14/2023	\$0.00	\$0.00	(\$1,458.00)
85671		4/21/2022	\$0.00	\$0.00	(\$1,770.00)
71376	237979	4/20/2021	\$0.00	\$0.00	(\$1,690.00)

Tax Payments

If not making a current tax payment, please contact 507-375-1210 prior to making payment. Penalties are not displaying on delinquent parcels.

[Pay taxes online](#)

To make payments for multiple tax years please contact the Treasurer's office at (507) 375-1210 prior to making payment.

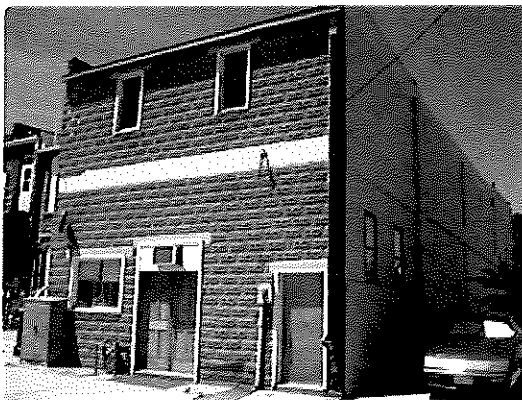
Tax Statements

[2016 \(PDF\)](#)
[2017 \(PDF\)](#)
[2018 \(PDF\)](#)
[2019 \(PDF\)](#)
[2020 \(PDF\)](#)
[2021 \(PDF\)](#)
[2022 \(PDF\)](#)
[2023 \(PDF\)](#)
[2024 \(PDF\)](#)
[2025 \(PDF\)](#)
[2026 \(PDF\)](#)

Valuation Notices

[2025 \(PDF\)](#)
[2026 \(PDF\)](#)

Photos



Sketches

104.0'	
25.0'	RESTAURANTS 1893 2600sf
RESTAURANTS 1842 425sf	
17.0'	
25.0'	

No data available for the following modules: Extra Features, Taxes Unpaid.

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