

State of Minnesota
County of Watonwan

RESOLUTION NO. 03.25.05

**GRANTING SPECIAL USE PERMIT TO ALLOW FOR STORAGE OF
GASOLINE IN A I-2 “GENERAL INDUSTRIAL DISTRICT”**

WHEREAS, Elite Green Lawn and Landscaping, LLC (“Applicant”) submitted an application requesting approval of a special use permit to allow for storage of gasoline through a fuel tank on a Property located at 922 5th Ave North which is legally described as:

SEE EXHIBIT A

WHEREAS, a public hearing before the St. James Planning Commission was held January 24, 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 construct a fuel tank for the storage of gasoline at the Property;

WHEREAS, the St. James City Code § 156.029 requires a special use permit in order that the Council may have assurance that fire, explosion, or water or soil contamination hazards are not present.

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

- 1) The Applicant has stated that a containment dike will be constructed around the fuel tank.
- 2) The Planning Commission determined that the diking specified in the application is adequate to prevent fire, explosion, or contamination of water or soil.
- 3) 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 storage of gasoline at the Property located at 922 5th Ave N in St. James, Minnesota.

Adopted this 4th day of March 2025.

Christopher Whitehead, Mayor

Attest:

Kristin Hurley, City Clerk

“EXHIBIT A”

That part of the North Half of the Southeast Quarter of Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the most Easterly corner of Block 2 of the Original Plat of St. James, according to the recorded plat thereof; thence on an assumed bearing of North 27 degrees 08 minutes 22 seconds West, along the northeasterly line of said Block 2 and its northwesterly extension (along being the southwesterly line of 10th Street), a distance of 370.85 feet to an iron located at the intersection of said southwesterly line of 10th Street and a line drawn parallel with and distant 50 feet northwesterly, measured at right angles, from the centerline of the railroad main track, said iron monument being the point of beginning of the tract to be described; thence continuing North 27 degrees 08 minutes 22 seconds West, along said southwesterly line of 10th Street, a distance of 100.00 feet to an iron monument; thence North 39 degrees 56 minutes 34 seconds West, along said southwesterly line of 10th Street, a distance of 112.82 feet to an iron monument located on the southeasterly line of 5th Avenue, said line also being a line drawn parallel with and distant 260 feet northwesterly (as measured at right angles) from the centerline of the railroad main track; thence South 62 degrees 53 minutes 09 seconds West, along the southeasterly line of said 5th Avenue and said parallel line, a distance of 292.01 feet to an iron monument located at the northeast corner of a tract as recorded in Doc. No. 179534; thence South 2 degrees 06 minutes 55 seconds West, along the east line of said tract, a distance of 70.00 feet to the southeast corner of said tract; thence South 87 degrees 53 minutes East a distance of 50.00 feet to an iron monument; thence South 5 degrees 00 minutes East a distance of 50.00 feet to an iron monument; thence South 27 degrees 06 minutes 51 seconds East a distance of 78.14 feet to an iron monument located on a line drawn parallel with and 50 feet northwesterly (as measured at right angles) from the centerline of the railroad main track, thence North 62 degrees 53 minutes 09 seconds East, along said parallel line, a distance of 326.49 feet to the point of beginning, containing 1.545 acres, subject to easements now of record in said county and state..