



## CITY OF ST. JAMES PLANNING COMMISSION REQUEST

Application for: _____ Variance	\$150.00 plus 2.00 per notice
_____ Rezoning	\$150.00 plus 2.00 per notice
_____ Ordinance Change	\$150.00 plus 2.00 per notice
<u>X</u> _____ Special Use Permit	\$150.00 plus 2.00 per notice
_____ Annexation Petition	\$5.00/acre (min \$150 – max \$600)
_____ Lot Division/Property Split	\$150.00 plus 2.00 per notice
_____ Plat Subdivision – Prelim	\$75 plus 2.00 per notice
_____ Plat Subdivision – Final	\$75 plus 2.00 per notice
_____ Vacation initiated by citizen petitioner	\$150.00 plus 2.00 per notice
_____ Notification billing	\$2.00 for each required notice

Applicant: Name: Elite Green Lawn + Landscape LLC (Douglas Jones)  
Mailing Address: 1013 Westwood drive St. James MN 56081  
Phone Number: 507 - 327 - 4796  
Email: elitegreennlawnlandscape@gmail.com

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

922 Fifth Ave. North St. James MN 56081

Parcel ID: 200131000

Description of area affected: \_\_\_\_\_

Present Zone 3A Commercial Land + Building

Present Set-back \_\_\_\_\_

Present Use Lawn Care Storage

Proposed Zone (if different) \_\_\_\_\_

Proposed Set-back (if different) \_\_\_\_\_

Proposed Use (if different) \_\_\_\_\_

**Request**

I would like to put a fuel tank on the South East corner of the block building. I would have the tank in a concrete spill container which I would put a cover over the top and all the power to the pump would be inside of locked building to prevent theft.

☐ Attached drawing of request

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

1-21-25

Date



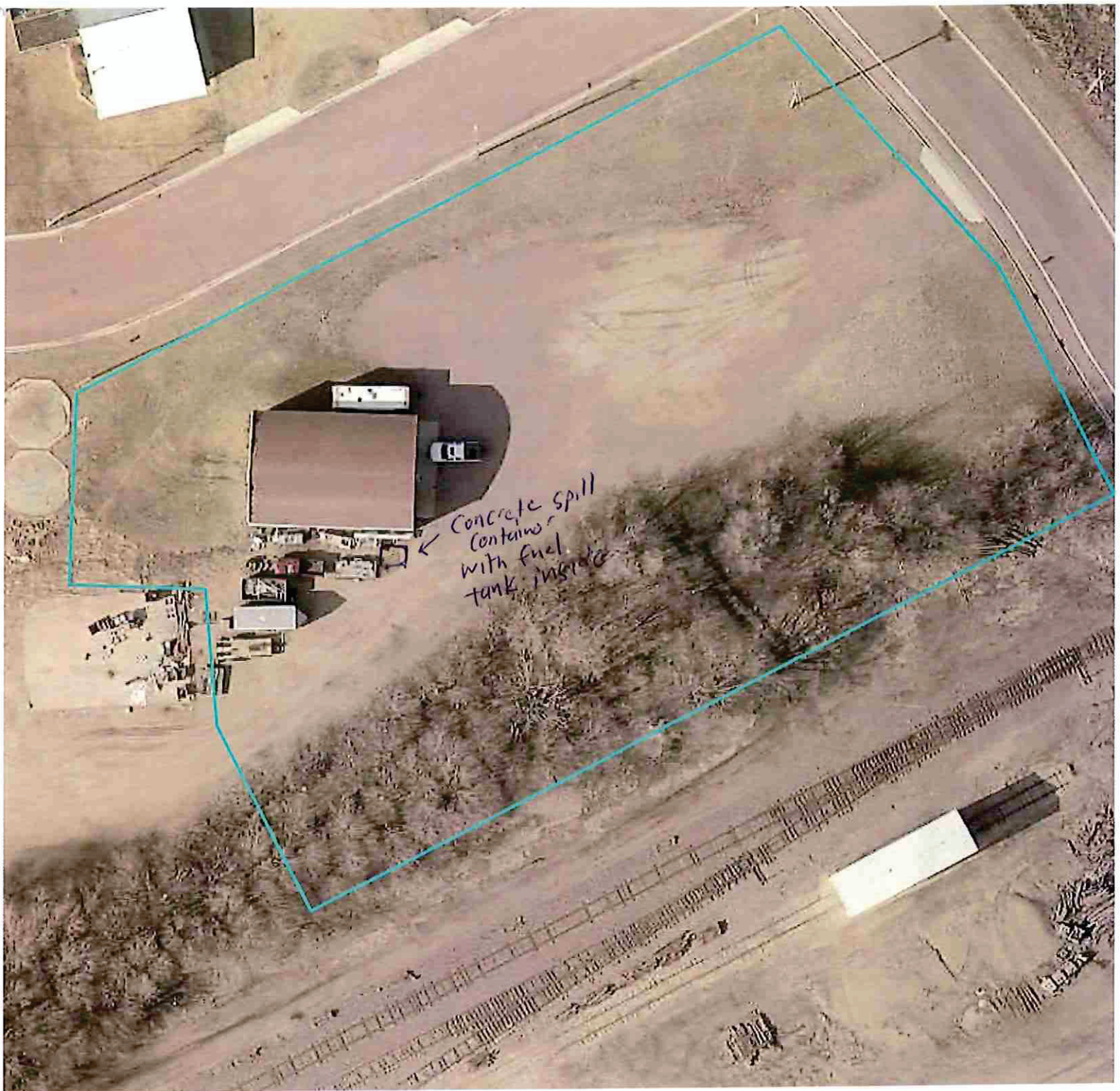
Signature of Person Filing Application

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 Tuesday 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.







This is <sup>what</sup> ~~what~~ the spill containment  
looks like with the tank inside of it  
which is large enough to hold the spilled  
fuel in the unlikely event of a spill, I would  
also like to put a roof over the top of  
the tank.





City of St. James

1205 6<sup>th</sup> Ave S. | PO Box 70 | St. James, MN 56081

P. 507 -375 -3241 | F. 507 -375 -4376 | [www.ci.stjames.mn.us](http://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 Monday, February 24, 2025 at 5:15 p.m. at the Saint James City Hall located at 1205 6<sup>th</sup> Avenue South, Saint James, Minnesota, for the following purpose:

To consider a request for a special use permit from Elite Green Lawn and Landscaping LLC, for the property located at 922 5<sup>th</sup> Ave North legally described as 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. The request is to allow for a fuel tank in a I-2 "General Industrial District".

All persons are invited to attend the February 24, 2025 Public Hearing and to present their views relating to this request either orally or in writing.

Dated this 7<sup>th</sup> Day of February, 2025

Brianna Sanders  
Zoning Administrator

Publish February 13, 2025: St. James Plaindealer

# ArcGIS Web Map



2/10/2025, 1:46:54 PM

☐ Parcels

