

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: August 31, 2026
RE: Sign Permit – 510 1st Ave South

Applicant

GM SUPERMARKET
CONTACT: ROBERTO VICENTE TEMA AGUILON
ADDRESS: 510 1ST AVE SOUTH

Request

The applicant is requesting a sign permit to display their business name of “GM Supermarket”. The sign is anticipated to be a wall painted sign.

Proposal

Applicant desires to construct signage to display their organization name and design. The sign does not exceed 10% of the building frontage area. The northern wall of the building has a frontage length of approximately 25 feet. The sign will be approximately 3 ft by 6 ft.

Location

The property is located in a B-3 “General Business District”. is surrounded by B-3 (east, south, west, north).

Existing Land Use

The parcels is proposed to be used for a food market.

Recommendations

Staff recommendation is approval

Exhibits

Exhibit 7 –Sign Permit Application

City Code

Section 156.002 defines an on-premise sign, which is proposed, as a sign advertising a business, commodity, service, or entertainment, offered upon the same premises on which the sign is located.

§ 156.033 SIGNS.

(C) *Permit required for signs.* A permit shall be required to erect any sign in the city, unless exempted above. No sign shall be erected by any person until the plan for the proposed sign has been received by the Planning and Zoning Commission, and approved by the Council. Permit fees shall be determined by the Council.

(E) *Total sign surface area (on-premises signage).*

(1) *Total surface area; exceeding limitations.* Unless otherwise provided in this section, the total surface area devoted to all signs on any lot shall not exceed the limitations set forth in this section, and all signs, except temporary signs, shall be included in this calculation.

(2) *Maximum sign surface area; residential districts.* Unless otherwise provided in this section, the maximum sign surface area permitted on any lot in any residential district is four square feet.

(3) *Maximum sign surface area; business districts.* Subject to the other provisions of this section, the maximum on-premises sign surface area permitted on any lot in any business district shall be determined as follows:

(a) The total sign surface area allowed shall be two square feet per linear foot of lot street frontage, or 10% of the building frontage area, or 75 square feet in area, whichever is greater. Only one face of a double faced, or V-type, sign shall be considered in determining the display surface area;

(b) For uses on corner lots, the frontage measurement to be used in the signage area calculation shall be the smallest dimension. In this case, the business owner shall be permitted to have two equivalent signs, one facing each street, subject to other regulations contained herein; and

(c) The maximum on-premises sign surface area on any lot in any business district shall be 200 square feet, unless specified differently in other sections.

(4) *Maximum sign surface area; industrial districts.* Subject to other provisions of this section, the maximum sign surface area on any lot in any industrial district shall be determined by multiplying the number of linear feet of street frontage of the lot by three feet, or 20% of the building frontage, or 300 square feet, whichever is greater.

(5) *Sign surface area; wall of structure.* The sign surface area of any sign located on a wall of a structure may not exceed 50% of the total surface area of the wall on which the sign is located.

(J) *Sign illumination and signs containing lights.*

(1) *General.* Unless otherwise prohibited by this section, signs may be illuminated if the illumination is in accordance with this section.

(2) *Lighting.* Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign, and does not shine directly into a public right-of-way or residential premises.

(3) *Illuminated tubings, or strings of light.* Illuminated tubings, or strings of lights, that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.

(4) *Flashing lights.* No sign may contain, or be illuminated, by flashing or intermittent lights, or lights of changing degrees of intensity, except signs indicating the time, date, or weather conditions.

GENERAL BUSINESS DISTRICT (B-3)

§ 156.130 PURPOSE.

The B-3 (General Business) District is intended for retail stores and office space which are mutually compatible, and can benefit from, and contribute to, a compact shopping area serving the city or region. No off-street parking standards are required in this district.

(Prior Code, § 11.31) (Ord. 165, second series, passed 7-5-2000)

§ 156.131 PERMITTED USES.

The following are permitted uses in the B-3 District:

- (A) Retail stores, including antique shops, gift or jewelry stores, clothing stores, department stores, shoe sales, drug stores, video rental stores, book and stationary stores, hardware stores, sporting goods stores, bicycle sales and service, furniture sales and other household furnishing sales, hobby stores, appliance stores, paint and wallpaper sales, and other retail sales uses similar in nature;
- (B) Bakeries, grocery stores, or other retail food sales, excluding drive-in service;
- (C) Personal services, including banks and loan associations, barber and beauty shops, dry cleaners, tailor shops and leather repair shops, small appliance repair shops, and other similar service types conducted with a building;
- (D) Professional services including lawyer offices, accountants, employment agencies, and other business offices of a similar nature;
- (E) Restaurants, cafes, taverns, and liquor stores; provided, they are not a drive-in style service;
- (F) Clinics or medical services for people only, and dentist offices;
- (G) Business or trade schools;
- (H) Theaters, museums, art gallery, or sales;
- (I) Health clubs or gyms;
- (J) Post office, municipal offices, or other governmental office uses, or community centers; and
- (K) Other retail sales, on-site food service, personal, or professional, services, and business offices that would be of a similar nature to those listed above, and are not excluded by other sections of this chapter.

(Prior Code, § 11.31) (Ord. 211, second series, passed 1-15-2008)

§ 156.132 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-3 District: Any use that is clearly incidental to the primary use, and conforms to applicable performance standards listed elsewhere in this chapter.

(Prior Code, § 11.31)

§ 156.133 SPECIAL USES.

The following are special uses in the B-3 District: retail stores including antique shops, gift or jewelry stores, clothing stores, department stores, shoe sales, drug stores, video rental stores, book and stationary stores, hardware stores, sporting goods stores, bicycle sales and service, furniture sales and other furnishing sales, hobby stores, appliance stores, paint and wallpaper sales, secondhand merchandise, and other retail sales uses similar in nature.

(Prior Code, § 11.31) (Ord. 211, second series, passed 1-15-2008)

§ 156.134 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

The following are the lot area, width, and minimum setback standards in the B-3 District:

- (A) No setback requirements, no minimum lot size requirement, no minimum lot width requirement, and no lot coverage restrictions; and
- (B) Height regulations: 45 feet.

(Prior Code, § 11.31)

§ 156.135 ADDITIONAL REQUIREMENTS.

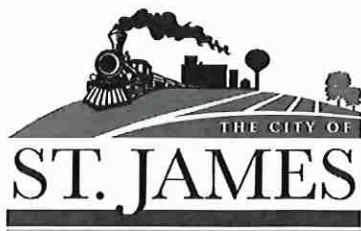
No off-street parking standards are required in this district. Developments in this district are subject to performance standards regarding signage, screening of storage areas, loading spaces, and other requirements as detailed in §§ [71.20](#), [156.020](#) through [156.038](#).

(Prior Code, § 11.31) (Ord. 165, second series, passed 7-5-2000)

§ 156.136 SIGNS PERMITTED TO PROJECT OVER PUBLIC RIGHT-OF-WAY.

An awning, canopy, sign, or marquee suspended from a building may extend over the public right-of-way eight feet, and not closer than four feet of the curb line extended. The structure shall not be less than eight feet from the sidewalk or ground grade line.

(Prior Code, § 11.31) (Ord. 168, second series, passed 1-2-2001)



CITY OF ST. JAMES

APPLICATION FOR A SIGN PERMIT

Mailing Address
715 10th Ave N.
St. James, MN

Name of Applicant: Roberto Vicente Tama Aguilon

Address: 510 1st ave S st james

City/State/Zip: st james MN 56081

Phone Number: 507 - 822 - 4060

Address of Sign (if different from above): 510 1st ave S st james MN 56081



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: _____

Parcel ID 201001340

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

Current Zoning District of Property: _____

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): _____

No current sign onsite, adding attached sign
3x6 ft,

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

Sketch Plan Submitted on: ____ / ____ / ____

Value of proposed work: \$400

Dimensions of Sign: _____

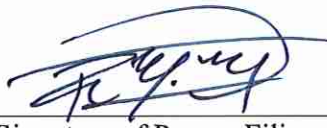
Sketch Plan information to be provided:

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.

07-29-2026
Date


Signature of Person Filing Application

Last revised 2/13/2023

Watonwan County, MN

Summary

Parcel ID 201001340
Property Address 510 FIRST AVE S
 ST JAMES MN 56081
Sec/Twp/Rng N/A
Brief ORIGINAL - ST JAMES CITY LOT-004 BLOCK-016 E20; W1/2 OF ADJ VAC
Tax Description ALLEY
 (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](#)



Owners

Primary Owner
CASTILLO PROPERTIES LLC
 33466 725TH AVE
 ST JAMES MN 56081

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	ST JAMES COMMERCIAL	0	25	140	0	3,500.000	S
Total						3,500.000	

Buildings

Building 1
Year Built 1910
Architecture
Above Grade Living Area 2000
Construction Quality 02
Foundation Type ROCK/POUR
Frame Type Frame with Concrete (C)
Exterior Walls FACE BRICK
Roof Structure FLAT
Roof Cover
Interior Walls PANEL
Floor Cover VINYL ASB
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
N	WD	U	8/30/2022	CASTILLO PROPERTIES LLC	FIRST NATIONAL BANK	\$30,000	\$30,000	1461365
N	WD	Q	3/7/2008	CAMPILLO,LIZBETH & FRANCISCO	NORDBY,MICHAEL & CHRISTINE	\$33,000	\$33,000	667779
N	WD	Q	12/1/1998	NORDBY,MICHAEL	HELLER,DENNIS & LENORA	\$27,000	\$27,000	661698
N	WD	U	1/31/1997	HELLER,LENORA J & DENNIS R	FIRST NATIONAL BANK AT ST JAMES	\$22,000	\$22,000	453619

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$20,700	\$20,700	\$20,700	\$21,600	\$21,600
+ Estimated Land Value	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$31,900	\$31,900	\$31,900	\$32,800	\$32,800

GM

Supermarket