

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: August 31, 2026
RE: Rezoning – 309 Armstrong Blvd N

Applicant

MICHAEL MENSSEN
ADDRESS – 301 ARMSTRONG BLVD N

Request

The applicant is requesting a change in the zoning designation for the parcel from a I-2 “General Industrial District” to B-2 “Service Business District”. The applicant asked for a special use permit to be process in connection with the rezoning request. The special use permit is for the single family residential use in the building.

Proposal

The building has been recently renovated to separate some of the space into separated rooms.

Location

The property is located at 309 Armstrong Blvd N legally described as That part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 3 of Block 70 of the First Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 27 degrees 06 minutes 48 seconds East, along the southwesterly line of Armstrong Boulevard, a distance of 90.65 feet to an iron monument; thence South 62 degrees 53 minutes 12 seconds West a distance of 130.00 feet to an iron monument; thence North 27 degrees 06 minutes 48 seconds West a distance of 44.00 feet to an iron monument; thence North 45 degrees 00 minutes West a distance of 49.02 feet to an iron monument located on the southeast line of said Lot 3; thence North 62 degrees 53 minutes 12 seconds East, along said southeast line, a distance of 145.06 feet to the point of beginning.

Existing Land Use

The building is zoned as a I-2 “General Industrial District”. The surrounding zoning designations include B-2 (north, south) and city-owned (east, west).

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.

(Prior Code, § 11.41)

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

<i>Setback, Lot Size</i>	<i>Setback Standard</i>
Front, side, and rear yard	25 feet from any residential district lot line
Height regulations	75 feet
Lot coverage	No maximum
Minimum lot area or width requirement	None

(Prior Code, § 11.41)

§ 156.195 ADDITIONAL REQUIREMENTS.

Development occurring in this District shall meet applicable criteria as found in

§§ [71.20](#), [156.020](#) through [156.038](#).

(Prior Code, § 11.41) (Ord. 165, second series, passed 7-5-2000)

§ 156.110 PURPOSE.

The B-2 (Service Business) District is intended for commercial activities which might be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, and other characteristics inherent in these uses.

(Prior Code, § 11.30)

§ 156.111 PERMITTED USES.

The following are permitted uses in the B-2 District:

- (A) Restaurants or taverns;
- (B) Indoor recreational or leisure activities, such as bowling, pool halls, skating rinks, or other similar kinds of uses;
- (C) Retail sales of groceries, meats, vegetables, fruit, or other food products, frozen food storage locker establishments, and variety stores;
- (D) Retail sales, including service and repair of household appliances, including computers, audio equipment, televisions, washers, dryers, dishwashers, air conditioners, and other similar household items;
- (E) Secondhand merchandise retail sales;
- (F) Cabinet maker, carpentry shop, furniture or upholstering repair shops, and artisan production shop;
- (G) Dry cleaning establishments, and self service laundromats;
- (H) Plumbers, heating system contractors shops, sales, and showrooms, and general contractors' shops;
- (I) Copy shops;
- (J) Bakeries;
- (K) Funeral homes;
- (L) Motels or hotels;
- (M) Newspaper distribution centers;
- (N) Convention halls, or civic centers;
- (O) Municipal and government buildings, or public utility structures; and
- (P) Other business activities of a similar character.

(Prior Code, § 11.30)

§ 156.112 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the B-2 District: Uses customarily incidental to the permitted uses including outside vending machines, telephone booths, and screened storage areas.

(Prior Code, § 11.30)

§ 156.113 SPECIAL USES.

The following are special uses in the B-2 District:

- (A) Drive-in restaurants;
- (B) Lumber yards;
- (C) Greenhouses, landscape nurseries, and garden stores;
- (D) Miniature golf courses, golf driving ranges, and archery ranges;
- (E) Marine and boat sales, and servicing businesses;
- (F) New, or used, automobile and truck sales and service, and storage lots;
- (G) Auto service stations, auto convenience markets, car wash business, and auto repair shops;
- (H) Animal hospitals, veterinary clinics, and kennels;
- (I) Self service storage facilities; and
- (J) Other business activities of a similar character.

(Prior Code, § 11.30)

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

Setback, Lot Size	Size Standard
Front yard setback	No front yard setback required
Height regulations	45 feet
Lot coverage	50% maximum lot coverage by buildings
Minimum lot area	No minimum lot size required in this district
Minimum lot width	No minimum lot width required in this district
Rear yard setback	20 feet
Side yard setback	No side yard setback required*
Notes to Table: Except on lots abutting lots zoned residential, then the side yard standard that applies to that residential lot shall apply.	

(Prior Code, § 11.30)

§ 156.115 ADDITIONAL REQUIREMENTS.

Developments occurring in this district shall meet applicable criteria as found in §§ [71.20](#), 156.020 through 156.038, such as signage regulations, parking standards, screening requirements, landscaping standards, or others as appropriate.

JUN 29 2026



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

BY: AVERA

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

Applicant: Name: Michael Menssen
Mailing Address: 914 4th St S
Phone Number: 507-621-0539
Email: mrmenissen@earthlink.net

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

309 Armstrong Blvd N

Parcel ID: 202761420

Description of area affected: _____

1st addition 90.65' X 130' on Armstrong Blvd N, Adj to block 70

Present Zone I-2

Present Set-back _____

Present Use Vacant building

Proposed Zone (if different) B-2

Proposed Set-back (if different) _____

Proposed Use (if different) Residential and business

Request

I am requesting a rezoning of 309 Armstrong Blvd N from industrial 2 to Business 2

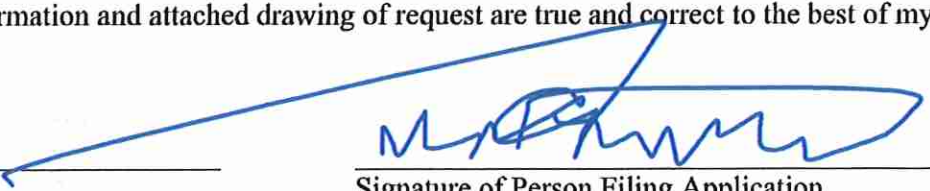
I am also requesting a variance on the property to allow a single-family residence in part of the building along with my business on the property.

☒ Attached drawing of request

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

6-29-26

Date


Signature of Person Filing Application

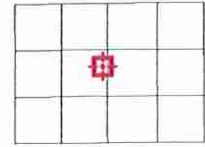
HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's 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.



Overview



Legend

-  RR_Rights_of_Way
-  Political Townships
-  Parcels
-  USPLS Sections
-  Corporation Limits
-  Subdivisions
-  Blocks
-  Lots
-  Road Rights of Way
-  Government Lots
-  Qtrr Qtrr Sections
-  Qtrr Sections

Parcel ID	202761420	Alternate ID	n/a	Owner Address	MICHAEL J MENSSSEN
Sec/Twp/Rng	--	Class	203 - 1A/1B/4B1 RESIDENTIAL 1-3 UNITS		23 SIXTH AVE S
Property Address	309 ARMSTRONG BLVD N	Acres	0.2786		ST JAMES, MN 56081
	ST JAMES				
District	2001				
Brief Tax Description	FIRST ADDITION 90.65' X 130' ON ARM BLVD N ADJ TO BLK 70				
	(Note: Not to be used on legal documents)				

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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 Monday, August 31, 2026, at 5:15 p.m. at City Hall located at 1205 6th Ave S, St. James, Minnesota, for the following purpose:

To consider a request for rezoning from I-2 “General Industrial District” to B-2 “Service Business District” and for a special use permit for the property located at 309 Armstrong Blvd N owned by Michael Menssen. The property is legally described as That part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 3 of Block 70 of the First Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 27 degrees 06 minutes 48 seconds East, along the southwesterly line of Armstrong Boulevard, a distance of 90.65 feet to an iron monument; thence South 62 degrees 53 minutes 12 seconds West a distance of 130.00 feet to an iron monument; thence North 27 degrees 06 minutes 48 seconds West a distance of 44.00 feet to an iron monument; thence North 45 degrees 00 minutes West a distance of 49.02 feet to an iron monument located on the southeast line of said Lot 3; thence North 62 degrees 53 minutes 12 seconds East, along said southeast line, a distance of 145.06 feet to the point of beginning. The special use permit would allow for residential use in a B-2 “Service Business District”.

All persons are invited to attend the August 31, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

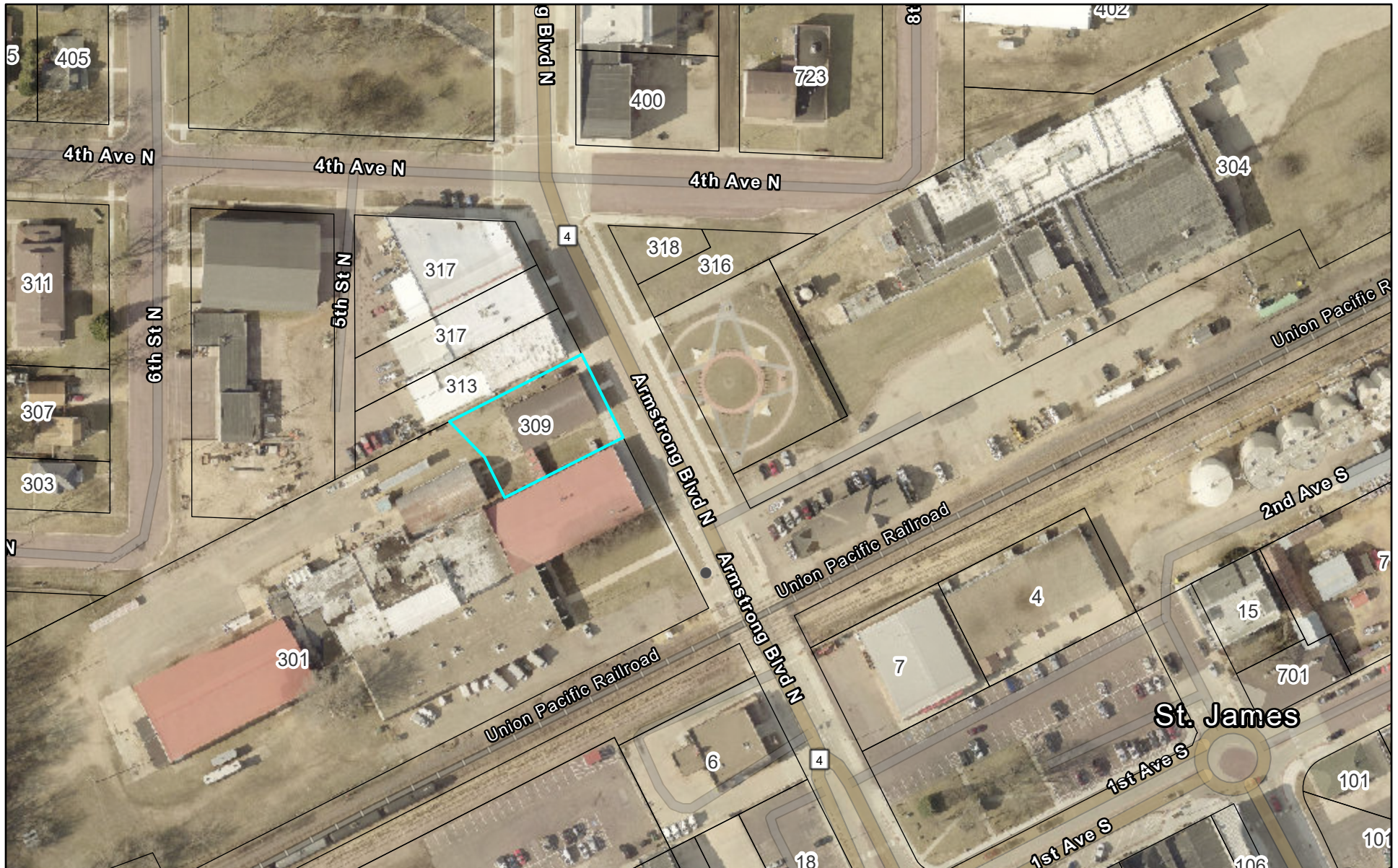
Dated this 20th Day of August 2026.

Brianna Sanders
Zoning Administrator

Publish August 20, 2026: St. James Plaindealer

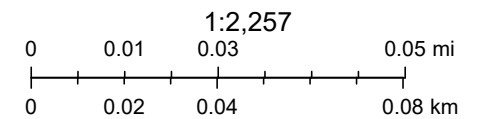
Rezoning 309 Armstrong Blvd N

EXHIBIT 3



7/17/2026, 9:17:23 AM

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