

State of Minnesota
County of Watonwan

RESOLUTION NO. 09.26.06

**RESOLUTION GRANTING SPECIAL USE PERMIT TO ALLOW FOR A SINGLE
FAMILY RESIDENTIAL USE IN A B-2 “SERVICE BUSINESS DISTRICT”**

WHEREAS, Michael Menssen (“Applicant”) submitted an application requesting approval of a special use permit to allow for single family residential use on a Property owned by the Applicant located at 309 Armstrong Blvd North which is legally described as:

“EXHIBIT A”

WHEREAS, a public hearing before the St. James Planning Commission was held August 31, 2026 for the purpose of hearing the request for a special use permit at the property located in a B-2 “Service Business District”; and

WHEREAS, the Applicant desires to convert a commercial building into a mixed-use for both commercial business and single-family dwelling; and

WHEREAS, the St. James City Code §156.054 describes the criteria for granting special use permits and ensures the City Council will consider the effect of the proposed use on the comprehensive plan and upon the health, safety, morals, and general welfare of occupants of the surrounding area; and

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

1. It was the finding of the Planning Commission that the special use permit should be granted contingent on the rezoning of the property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF ST. JAMES, MINNESOTA:**

1. The City of St. James is hereby granting a special use permit to convert a commercial building into a mixed-use for both commercial business and single-family dwelling at the Property located at 309 Armstrong Blvd North in St. James, Minnesota.

Adopted by the City Council this 15th day of September 2026.

Christopher Whitehead, Mayor

RESOLUTION NO.: 09.26.06

ATTEST:

Kristin Hurley, City Clerk-Treasurer

“EXHIBIT A”

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.