

State of Minnesota
County of Watonwan

RESOLUTION NO. 07.25.11

**RESOLUTION GRANTING A SPECIAL USE PERMIT TO ALLOW
RESIDENTIAL RENTAL USE ON THE MAIN LEVEL OF A BUILDING
LOCATED IN A GENERAL BUSINESS DISTRICT (B-3)**

WHEREAS, Zachery Romsdahl (“Applicant”) submitted an application requesting the approval of a special use permit on a property owned by the Applicant located at 600 1st Avenue South which is legally described as follows (“Property”):

**LOTS ELEVEN (11), TWELVE (12), BLOCK SEVENTEEN (17) IN THE
ORIGINAL ADDITION TO THE CITY OF ST. JAMES, WATONWAN
COUNTY, MINNESOTA**

WHEREAS, a public hearing before the St. James Planning Commission was held June 30, 2025, for the purpose of hearing the request from the Applicant for a special use permit; and

WHEREAS, the Applicant desires to residential rental use on the main level of a commercial building; and

WHEREAS, the Property is located in a General Business District (B-3); and

WHEREAS, the St. James City Code § 156.133 lists uses that would require a special use permit on Property; and

WHEREAS, based upon the factual findings, the Planning Commission has recommended approval of said special use permit, with the following conditions:

- 1) The three business office spaces on 1st AVENUE SOUTH remain for business use;
- 2) The sole space on ARMSTRONG BOULEVARD SOUTH will be used for residential rental use;
- 3) No additional expansion of the apartment space on the main level at this parcel will be allowed;
- 4) The sidewalk in front of the residential space will remain clear for pedestrian traffic.

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

- 1) The City of St. James is hereby granting approval of a special use permit with conditions to Zacery Romsdahl for the residential rental use on the main level of a commercial building at the Property located at 600 1st Avenue South in St. James, Minnesota.

Adopted by the City Council this 15th day of July 2025.

Christopher Whitehead, Mayor

Attest:

Kristin Hurley, City Clerk - Treasurer

Published: _____

Filed: _____

Effective Date: July 15, 2025