

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: June 30, 2025
RE: Special Use Permit – 600 1st Ave S

Applicant

ZACHARY ROMSDAHL
ADDRESS – 600 1st Ave S

Request

The applicant is requesting a special use permit to allow for residential rental use on the main level of a building located in a General Business District (B-3).

Proposal

Applicant desires to operate a rental unit on the main floor of a commercial building. The proposed location of the apartment unit is located at 105 Armstrong Blvd S. The space was converted into an apartment during 2020 to accommodate a tenant due to medical reasons by the previous owners.

A special use permit was approved for Palzar Investments at this location in 2022. Special use permits are not transferrable between owners. The new owner needed to reapply to continue this use. The property was transferred in September of 2024.

Location

The property is located at 600 1st Ave S legally described as Lots 11, 12 Block 17 in the Original Addition to the City of St. James, Watonwan County.

The property is in a B-3 General Business District. The surrounding zoning designations include B-3 to the east, south and west and city-owned to the north.

Existing Land Use

The parcel has business operating on the main floor including Resilient Nutrition and St. James Tobacco. There are approximately 9-10 apartments on the second and third floors of this building.

City Code

§ 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](#).

Exhibits

Exhibit 5 – Special Use Permit Application

Exhibit 6 – Property Map



CITY OF ST. JAMES
PLANNING COMMISSION REQUEST

EXHIBIT 5

Application Fee	Variable	\$1,000.00 plus 2.00 per notice
Rezoning		\$1,000.00 plus 2.00 per notice
Ordinance Change		\$1,000.00 plus 2.00 per notice
<input checked="" type="checkbox"/> Special Use Permit		\$1,000.00 plus 2.00 per notice
Amendment Petition		\$5,000.00 (min \$1,500 — max \$10,000)
Lot Division/Property Split		\$1,500.00 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		\$1,500.00 plus 2.00 per notice
Notification billing		\$2.00 for each required notice

Applicant Name: Zach Romsdahl
Mailing Address: 820 5th St N Saint James MN 56081
Phone Number: 507-995-8130
Email: zachromsdahl11@gmail.com

Property Address (if different from Applicant's address):
600 1st ave S

Parcel ID: 201001580

Description of area affected: Currently being used as a rental property instead of the commercial space that it was originally zoned

Present Zone _____

Present Set-back _____

Present Use Rental Unit

Proposed Zone (if different) _____

Proposed Set-back (if different) _____

Proposed Use (if different) _____

Request

To keep as a rental unit

☐ Attached drawing of request

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

06/03/2025

Date

[Signature]

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 the next 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 fee must 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.



City of St. James

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NOTICE OF PUBLIC HEARING ST. JAMES PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that the St. James Planning Commission will meet on Monday, June 30, 2025, at 5:15 p.m. at the Saint James City Hall located at 1205 6th Ave South, Saint James, Minnesota, to hold a public hearing for the following purposes:

- 1) To consider a variance request from Michael and Autumn Morrow for property located at 310 3rd St. N. legally described as Lots Seven (7), Eight (8), And Nine (9); West 10' Of Adjacent Vacated Alley, Block Seventy-Three (73) Of First Addition to The City of St. James, Watonwan County, Minnesota. The variance request is to grant a fence with a maximum of 6-foot in height in the front yard setback area in a One- and Two-Family Residential District (R-1) per St. James City Code §156.030 (C)(1).
- 2) To consider a request for a special use permit from Zachary Romsdahl, for the property located at 600 First Avenue South legally described as Lots 11, 12 Block 17 in the Original Addition to the City of Saint James, Watonwan County. The request is to allow for residential rental use on the main level of the building located in a General Business District (B-3) per St. James City Code §156.133.

All persons are invited to attend the June 30, 2025, public hearing and to present their views relating to these requests either orally or in writing.

Dated this 12th Day of June 2025.

Brianna Sanders
Zoning Administrator

Publish June 12, 2025: St. James Plaindealer

Property Map of 600 First Ave S

Property is indicated by circle.

