

**Minutes of St. James Planning Commission held
Tuesday, February 28, 2023
Fire Hall 5:15PM**

Present: Dwight Kuehl, Jon Wilson, Jim Paulson, Gene Hildebrandt, Dan Dorschner

Members Absent: Steve Lanoue, Bob Rinne

Others Present: EDA Director Brianna Sanders, City Attorney Steve Sunde, Karla Doll, Jaren Lokre

The meeting was called to order at 5:17pm on February 28, 2023. There were no additions to the agenda.

Motion by Wilson, second by Paulson: To approve the minutes of the regular meeting of Tuesday, January 31, 2023. MC.

There was discussion regarding the St. James Police Department replaced the old City Hall sign with the St. James Police Department.

Motion by Hildebrandt, second by Paulson: To approve the sign permit request by St. James Police Department at 124 Armstrong Blvd S. MC.

Motion by Wilson, second by Paulson: To open public hearing for the lot division applied for by Jaren Lokre at 5:20pm. MC.

There was discussion regarding the size of the lots after the division. The lots will be 22,651 square feet and 17,859 square feet. Jaren Lokre gave testimony and described his desire for the lot division. It is desired to divide the lot for the purpose of running two separate businesses on each parcel. It was noted by Lokre that all of the surrounding parcels are designated the same as the parcel in question. The zoning designation at the time of this discussion is a Service Business District.

Motion by Paulson, second by Hildebrandt: To close public hearing for the lot division applied for by Jaren Lokre at 5:25pm. MC.

Sanders brought the question of permitted uses for each parcel to the Planning Commission's attention. The north parcel, approximately 17,859 square feet, will have a house and a garage structure after the division of the lot. In the zoning request application, it was stated that the house would be used for a home business. There is concern that this structure is being used as a

residence in a business district which may cause a case of split zoning in the future. Sunde has advised the same. Kuehl stated that these parcels have been used as a residence in a business district in previous years.

Motion by Paulson, second by Hildebrandt: To approve the lot division request by Jaren Lokre at 306 Tiell Drive. MC.

Motion by Hildebrandt, second by Wilson: To adjourn the meeting at 5:33pm. MC.

Respectfully submitted,

Brianna Sanders
Economic Development Director