

**Minutes of St. James Planning Commission held
Wednesday, July 26, 2023
City Hall 5:15PM**

Present: Dwight Kuehl, Gene Hildebrandt, Dan Dorschner, Steve Lanoue, Bob Rinne

Members Absent: Jon Wilson, Jim Paulson,

Others Present: Zoning Administrator Brianna Sanders, City Attorney Steve Sunde

The meeting was called to order at 5:15pm on July 26, 2023. There were no additions to the agenda.

Motion by Hildebrandt, second by Dorschner: To approve the minutes of the regular meeting of Tuesday, February 28, 2023. MC.

There was discussion regarding the Floodplains Ordinances. Sanders stated that the Floodplains Management Regulations needed to be updated per the requirement set by FEMA. The DNR sent a draft ordinance for the Planning Commission to review and there were some guidelines that were optional for the Planning Commission to decide to include. There were questions as to where the floodplains were in St. James which Sanders pointed to the link that the DNR provided for the preliminary floodplains map. It was also questioned as to how many residents were impacted by the floodplains. Sanders stated that there wasn't information provided on this. There was discussion as to the reason behind the Floodplains Management Regulations. To which, Sunde stated that it was for insurance purposes. The Planning Commission was favorable towards the draft provided to the DNR.

There was discussion regarding the Nuisance Ordinance as it pertains to the health and safety hazards of commercial buildings. It was suggested that the ordinance include some provision on the ability for the city to repair commercial buildings that pose a health and safety concern to the community. Sanders provided the Minnesota State Statutes 463.15- 463.21 regarding this issue. It is the recommendation of Sanders that the Planning Commission use the procedure pursuant to the State Statute on this matter. There was a question whether there could be an ordinance that applies a penalty to buildings that are not being used for a permitted purpose or to empty buildings. There was an additional question regarding whether an extra property tax could be apply to buildings not being used for a business purpose. Sunde stated that he would look into the possibility of a penalty or property tax for empty buildings.

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

Respectfully submitted,

Brianna Sanders
Zoning Administrator