

**Minutes of St. James Planning Commission held  
Tuesday, December 20, 2023  
City Hall 5:15PM**

**Present:** Dwight Kuehl, Gene Hildebrandt, Steve Lanoue, Jon Wilson, Jim Paulson, Dan Dorschner, Bob Rinne

**Members Absent:**

**Others Present:** Zoning Administrator Brianna Sanders

The meeting was called to order at 5:15pm on December 20, 2023. There were no additions to the agenda.

**Motion** by Hildebrandt, second by Lanoue: To approve the minutes of the regular meeting of Tuesday, November 28, 2023. MC 7-0.

**Motion** by Paulson, second by Wilson: To open public hearing for the special use permit at 225 Armstrong Blvd S at 5:15pm. MC 7-0.

The special use permit was reviewed. The event center has been in use for a few months. It was determined that a special use permit wasn't previously granted when a proposed buyer asked regarding the zoning of the property.

**Motion** by Paulson, second by Hildebrandt: To close the public hearing for the special use permit at 225 Armstrong Blvd S at 5:18pm. MC 7-0.

**Motion** by Dorschner, second by Paulson: To approve the special use permit at 225 Armstrong Blvd S. MC 7-0.

The draft amendments to the nuisance ordinance was reviewed. There was discussion surrounding the ordinance and the abandoned buildings with city limits. Members of the Commission felt that the amendments were favorable and should be seen by the city council.

The Planning Commission Terms were reviewed. The 2024 meeting dates for the Planning Commission were reviewed.

**Motion** by Hildebrandt, second by Lanoue: To adjourn the meeting at 5:37pm. MC 7-0.

Respectfully submitted,

Brianna Sanders  
Zoning Administrator