

**Minutes of St. James Planning Commission held  
Tuesday, March 26, 2024  
City Hall 5:15PM**

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

**Members Absent:**

**Others Present:** Zoning Administrator Brianna Sanders, City Attorney Michael Kircher

The meeting was called to order at 5:15pm on March 26, 2024. There were no additions to the agenda.

**Motion** by Dorschner, second by Paulson: To approve the minutes of the regular meeting of Tuesday, January 30, 2024. MC 7-0.

**Motion** by Hildebrandt, second by Wilson: To open the public hearing at 5:15pm for the lot division request at 1121 1<sup>st</sup> Ave South. MC 7-0.

The lot division request for 1121 1st Ave South was reviewed. The request includes the division of a 1.19 acres parcel from the property. The 1.19 acres parcel includes the primary residence. The remaining acres are used primarily for agricultural purposes. There was a discussion about whether the property is in a conservation reserve program. The property owner said that it is within a conservation reserve program for a few more years. It was stated that the property is zoned R-1 and so are the surrounding parcels.

**Motion** by Rinne, second by Lanoue: To close the public hearing at 5:21pm for the lot division request at 1121 1<sup>st</sup> Ave South. MC 7-0.

**Motion** by Hildebrandt, second by Lanoue: To approve the lot division by Bradley Kuebler located at 1121 1<sup>st</sup> Ave South. MC 7-0.

**Motion** by Dorschner, second by Wilson: To adjourn the meeting at 5:23pm. MC 7-0.

Respectfully submitted,

Brianna Sanders  
Zoning Administrator