

**Minutes of St. James Planning Commission held  
Tuesday, July 30, 2024  
City Hall 5:15PM**

**Present:** Dwight Kuehl, Jon Wilson, Gene Hildebrandt, Steve Lanoue, Jim Paulson

**Members Absent:** Dan Dorschner, Bob Rinne

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

The meeting was called to order at 5:15pm on July 30, 2024. There were no additions to the agenda.

**Motion** by Lanoue, seconded by Paulson: To approve the minutes of the regular meeting of Tuesday, April 30, 2024. MC 5-0.

**Motion** by Wilson, seconded by Hildebrandt: To approve the minutes of the electronic vote on June 12, 2024. MC 5-0.

**Motion** by Hildebrandt, seconded by Paulson: To close the regular meeting and open the public hearing for the variance request at 41 7<sup>th</sup> Ave South at 5:15pm. MC 5-0.

The variance request was reviewed. There was a question whether the shed to be placed within the setbacks would have a cement footing. Keith Davis stated that there will be concrete flooring underneath the proposed shed. There was a question on how the property owner would have the concrete piped into the back corner of their lot for the concrete flooring. Keith Davis stated that they'll either pipe it in or find another way to bring the concrete into their back yard. It was stated by the neighbor to the north of the property that their driveway could not handle a truck of that size to pipe concrete in. The neighbor stated that the piping would not be allowed through their property. There was a question regarding the utility easement. Keith Davis stated that there is a wire going through their backyard. Sanders stated that prior to pouring any concrete the property owner will need to do a gopher call. Sanders further stated that the proposed shed will be in approximately the same location as the existing shed. Keith Davis confirmed this statement.

**Motion** by Hildebrandt, seconded by Wilson: To close the public hearing for the variance request at 41 7<sup>th</sup> Ave South and open the regular meeting at 5:20pm. MC 5-0.

**Motion** by Wilson, seconded by Lanoue: To approve the variance request of a 3-foot side yard setback from the east property line and a 7-foot rear yard setback from the north property line at 41 7<sup>th</sup> Ave South. MC 5-0.

The sign permit by the St. James Light and Power was reviewed. There was a comment made that the new location of the sign would help guide people to the correct entrance.

**Motion** by Lanoue, seconded by Paulson: To approve the sign permit by the City of St. James Light and Power at 304 6<sup>th</sup> St North. MC 5-0.

**Motion** by Kuehl, seconded by Hildebrandt: To adjourn the meeting at 5:23pm. MC 5-0.

Respectfully submitted,

Brianna Sanders  
Zoning Administrator