

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

the North 27' of Lot 5 and Lot 6 except the North 250', Block 1, Venstar Subdivision (1711 Premier Dr)

Has applied for a conditional use permit to allow outside storage in the B-3, Highway Business, District; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY 64-22), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of July, 2022, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. Outdoor storage, conforming to Mankato City Code, is considered a conditional use in the B-3, Highway Commercial District.
2. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City.
3. When implemented with the proposed recommendations, the proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services and there are no proposed changes.
5. When implemented with the recommended conditions, there are no known undue traffic congestion issues caused by the proposal.
6. There are no significant historical and architectural resources associated with the site.
7. There are no significant natural and environmental features on the property.
8. When implemented with the recommended conditions, the proposed use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.
9. When implemented with the recommended conditions, the proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been

modified through the planned development process or the granting of a variance.

10. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the conditional use permit to allow outside storage in the B-3, Highway Business, District be approved subject to the following conditions:

1. The outdoor storage area shall be fully enclosed with either fencing or gates to achieve the requirements in Mankato City Code section 10.82 and the standard of the Highway Gateway District Standards.
2. Outdoor display areas shall achieve the criteria in Mankato City Code section 10.82 and are not allowed in the noted storage area.
3. This conditional use permit does not allow the operation of a general contracting construction company, or other uses that are not permitted within the B-3 zoning district.
4. If exterior lighting is installed in conjunction with the proposal, it shall conform to the standards in Mankato City Code.
5. Outdoor storage authorized with this conditional use permit is limited to the approximate 42' X 32' area identified on the southwest side of the building on the site plan as, "Supply Storage." Outdoor storage in any other areas is prohibited.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk