

**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:

Lot 5, Lewis and Meaghers Subdivision (609 S. Front Street).

Has applied for a conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe; 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 33-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 24th day of July, 2024, 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. The proposed use, a restaurant, in the Central Business District-Fringe, CBD-F, zoning district is considered a Conditional Use Permit in Mankato City Code.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as the proposed project. No changes are proposed to the public street system. The property was previously used as a restaurant.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe be approved subject to the following conditions:

1. Prior to the occupancy of the structure, the applicant/property owner shall provide a lease for the off-street parking stalls or have petitioned and received approval to join the Downtown Parking District.
2. The applicant shall obtain a license to encroach on all proposed private encroachments on the public right of way.
3. No outside storage of any material is allowed.
4. All refuse containers shall be fully enclosed in conformance with Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.
5. The applicant shall obtain a separate sign permit, and the proposed signage must conform to Mankato City Code.
6. If the applicant proposes to serve alcohol in the future, the applicant shall work with the Department of Safety on a liquor license agreement. The agreement will require City Council approval prior to serving alcohol.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk