

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CERTIFICATE OF DESIGN COMPLIANCE UNDER
THE MANKATO ZONING ORDINANCE**

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

Lot 1, Block 1, Elwin Addition No.4. (1511 Adams Street).

Has applied for a certificate of design compliance for the construction of a new,
approximately 5,500 square foot structure in the Highway Gateway Overlay
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 40-24), a
copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of
September 2024, following proper notice, held a public hearing regarding the request,
and following said public hearing, adopted a recommendation that the request for a
certificate of design compliance 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 conforms with the standards set forth in the B-1
Community Business District.
2. The proposal, when including the implementation of the required
conditions, conforms to Mankato City Code section 10.48 Highway
Gateway Overlay District.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of
Mankato that the certificate of design compliance to allow for the construction of a new
approximately 5,500 square foot structure in the Highway Gateway Overlay District be
approved subject to the following conditions:

1. The applicant shall construct the building per the plans approved by the
Mankato City Council.
2. The applicant shall provide bicycle parking as per Mankato City Code section
10.85.
3. A sign permit will be required for all proposed exterior signage and shall
adhere to Mankato City Code Section 10.87.
4. The dumpster enclosure shall be fully screened and shall achieve Mankato
City Code standards.
5. The generator on site shall be fully screened in accordance with Mankato
City Code.
6. Landscaping shall be installed in accordance with City Code Section 10.48.

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7. Lighting shall conform with Mankato City Code Section 10.89. The applicant shall revise the photometric plan to show lighting levels at the property line to meet the requirements set forth in the code. Lighting levels at the property line may not exceed ½ foot candle. This shall be provided at the time of building permit submission.
8. At the time of building permit submission, the applicant shall provide all exterior light fixture cut sheets. All lighting shall conform to Mankato City Code section 10.89.
9. The use of the future addition shall be a permitted use within the B-1, Community Business District.
10. The applicant shall be a willing participant in the creation of a snow storage easement agreement provided by the City to allow for snow storage to the 30 feet to the south of Elwin Road.
11. The future additions' exterior finishes shall be in keeping with the approved elevation on the north side of the building.
12. If a nuisance is reported because of noise from the generator, the applicant is responsible for conducting a noise study to ensure that Minnesota Noise Standards 7030 are being met.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk