

**RESOLUTION OF THE MANKATO PLANNING COMMISSION
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:

The eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition (1921 Adams Street).

Has applied for a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new play place 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 44-24); and

WHEREAS, the Mankato City Code Section 10.48 Subpart 3. Plan Review states that for projects with an estimated cost in excess of one hundred thousand dollars (\$100,000) and less than five hundred thousand dollars (\$500,000), the Planning Commission shall review the activity to determine whether the proposed project meets the intent and requirements of this section; and

WHEREAS, the Planning Commission of the City, on the 20th day of November 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, based upon the Planning Agency report and recommendation, the Planning Commission hereby finds that:

1. The property is located in the Highway Gateway Overlay District and the proposed value of the project does not exceed \$500,000. By Mankato City Code Chapter 10.48, this project only requires review by the Planning Commission.
2. The request is in keeping with the standards set forth in the B-3 Highway Business District.
3. The proposal, which includes implementation of the required conditions, conforms to Mankato City Code section 10.48 - Highway Gateway Overlay District.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Mankato that the certificate of design compliance to allow for an approximately 832 square foot play place addition on the western side of the existing structure in the Highway Gateway Overlay District be approved subject to the following conditions:

1. At the time when sidewalk improvements take place along Adams Street, the applicant shall serve as a willing petitioner for said improvements.

Resolution Certificate of Design Compliance

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2. Applicant shall provide a copy of the access agreement demonstrating that the neighboring property at 1901 Adams Street agrees to all existing and proposed encroachments.
3. All new exterior light fixtures shall be full cut-off fixtures and lighting levels at the property line may not exceed ½ foot candle. All lighting shall meet City Code Section 10.89. prior to issuance of the certificate of occupancy.
4. Signage shall require a separate sign permit prior to fabrication or installation. All signage, both permanent and temporary, shall adhere to Mankato City Code Section 10.87.
5. Landscaping shall be installed in accordance with City Code Sections 10.48. and 10.88. prior to issuance of the certificate of occupancy.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

John Zehnder
Chair

ATTEST: _____
Mark Konz
Secretary of Planning Commission