

**RESOLUTION OF THE MANKATO CITY COUNCIL  
GRANTING AN AMENDMENT TO 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 north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

Has applied for an amendment to a certificate of design compliance for a new  
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 01-25), a copy of  
which has been presented to the City Council; and

**WHEREAS**, the Planning Commission of the City, on the 22<sup>nd</sup> day of January  
2025, following proper notice, held a public hearing regarding the request, and following  
said public hearing, adopted a recommendation that the request for an amendment to  
the certificate of design compliance be approved with conditions; 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** that the City Council of the City of  
Mankato that the amendment to the certificate of design compliance in the Highway  
Gateway Overlay District be approved subject to the following conditions:

1. Bicycle parking shall be provided in conformance with Mankato City Code.
2. The applicant shall provide a photometric plan showing lighting levels at the  
property line that conform to City of Mankato 10.89 standards.
3. The applicant shall provide lighting cut sheets for all proposed exterior light  
fixtures, and the fixtures shall conform to Mankato City Code standards.
4. The applicant shall provide a landscaping plan which achieves Mankato City  
Code sections 10.48 for screening and section 10.88. The plan shall be  
provided with the request for a building permit application.
5. Prior to the installation of any signage, a development sign plan shall be  
submitted for review and approval.
6. Prior to the fabrication or installation of any signage, a City of Mankato sign  
permit shall be in place.
7. Snow storage as proposed on the adjacent vacant lot shall not be located in  
the sight triangle.

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8. The elevations shall conform to the submitted elevations approved by the Planning Commission.
9. All new exterior finishes shall conform to the Mankato City Code. Exterior architectural metal panels shall have concealed fasteners and shall not be exposed.

This resolution shall become effective immediately upon passage.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Najwa Massad  
Mayor

ATTEST: \_\_\_\_\_  
Rena Kopischke, MMC  
City Clerk