

**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 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

Has applied for a conditional use permit to allow the addition of the new drive-thru/pick-up window at an existing restaurant operation; 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 06-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of February, 2025, 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 development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of the conditional use permit.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow the addition of the new drive-thru/pick-up window at an existing restaurant operation be approved subject to the following conditions:

1. Prior to installing of signage, a separate sign permit shall be obtained for each proposed sign.
2. Landscaping shall be installed in accordance with City Code. A detailed landscaping plan, including proposed vegetation types and sizes, shall be submitted for review and approval prior at the time of building permit application submission. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, a minimum of 4' and a maximum of 8' in height, along all the drive through areas, and the parking lot. In addition, landscaping shall be provided in accordance with section 10.88. This shall include, but not be limited to, 6' tall evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree, 2 ½" caliper, per 50 lineal feet of lot perimeter length.

3. Applicants shall supplement the existing landscaping with the new landscaping plan to help buffer the residential use on the frontage of the property. A landscaping plan shall be submitted at the time of building permit submittal that meets Mankato City Code.
4. If the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.
5. If parking becomes an issue, the resolution shall occur privately among tenants and owners.
6. If new exterior light fixtures are proposed, lighting shall achieve Mankato City Code including, but not limited to full-cut, fully shielded fixtures and a photometric plan shall be provided that demonstrates conformance with Mankato City Code.
7. Bicycle parking shall be provided per Mankato City Code.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk