

**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:

The East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 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 04-25), 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 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. 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.
4. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system and the property was previously used as a restaurant.
5. The proposed outdoor patio space will be constructed entirely within private property and will not encroach into the public Right-of-Way.

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 issuance of a certificate of occupancy for the structure, the applicant shall provide a lease for the minimum required off-street parking stalls. Parking stalls shall be provided within 500 feet of the subject use.

2. If said minimum required off-street parking stalls are no longer provided due to modification or termination of the lease, the applicant/property owner shall provide notice to City Staff and secure alternative parking opportunities.
3. Parking lots associated with use of the property shall be striped in accordance with Mankato City Code Section 10.85.
4. A pedestrian access route along West Liberty Street shall be maintained, with a minimum of a 5-foot setback from the back of the curb.
5. When the patio is disassembled for the season and not in use, all patio related furniture, fencing, etc. must be stored indoors or at an off-site location. Exterior storage of patio components when not in use is prohibited.
6. All refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.
7. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
8. If the applicant proposes to serve alcohol in the future, the applicant shall work with the City Clerk 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 _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk