

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT AND A VARIANCE UNDER THE
MANKATO ZONING ORDINANCE**

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

Lots 3 and 5 (**Abstract**) and Lot 4 (**Torrens**), Block 16, Mankato City, Blue Earth County (R01.09.07.206.004, R01.09.07.206.005, R01.09.07.206.006) (1416, 1420, 1430 2nd Avenue).

Has applied for a variance from Mankato City Code Chapter 10, Article 2, Division 5, Sec. 10-169 to decrease the rear yard setback from the required 49.5 feet to 25.36 feet in the R-3, Limited Multiple-Family Dwelling District, and a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple-Family Dwelling zoning 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 (CY43-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of August, 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 and variance 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, for the conditional use permit, that:

1. The proposed use, a non-commercial recreational use, is considered a conditional use in the R-3 zoning district.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Medium Density Residential", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development will be served by public utilities.
5. The proposal will not cause undue traffic congestion, according to the trip generation memo provided. A condition is included herein that in the event that traffic impacts occur, the applicant will be required to study and implement mitigation strategies.
6. There are no known historical or architectural resources on the site.
7. There are no known environmentally sensitive areas on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.

9. 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.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds, for the variance, that:

1. The use allowed by the variance is a reasonable use.
2. The necessity of the variance arises out of the unique conditions of the lot not created by the property owner. The site was the location of a previous demolition building site, and the unknown fill types present challenges to locating the new structure over those previous building site locations.
3. The variance achieves the essential character of the neighborhood. In addition to existing residential homes, there are existing industrial buildings located in the neighborhood, some of which are located at, or very near, the property line.
4. The variance is in harmony with the intent of the ordinance because the new use is considered a conditional use within the district, and there are existing industrial-type structures and uses in the neighborhood.
5. The variance is consistent with the comprehensive plan because the land use is considered "medium density" and the zoning is proposed to be R-3, Limited Multiple Family Dwelling District. The applicant is proposing to use the property in a manner allowed a conditional use within the subject zoning district, and is requesting flexibility from the setbacks in the R-3 district.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit and variance be approved subject to the following conditions:

1. The operation shall be, and remain, private and shall be non-commercial.
2. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant/property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petitioner for the costs associated with any recommended geometry or traffic control improvements.
3. All existing, unused public utility services shall be removed and vacated at the service main.
4. The exterior finishes shall conform to the franchise coloring standards contained in Mankato City Code.
5. Prior to the fabrication or installation of any signage at the site, a sign permit shall be issued. All signage shall conform to the standards in the Mankato City Code.

6. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code.
7. The development shall conform to Mankato City Code noise standards and to Minnesota Rule 7030 noise standards. In the event that noise issues arise, the applicant will be required to provide a noise study that demonstrates site conformance and implement any recommended mitigation strategies for site conformance to the noise standards.
8. Any refuse and recyclable material containers stored outdoors shall be fully enclosed in accordance with Mankato City Code standards.
9. The facility will be used for private recreational practices. Tournaments, meets, or other events that involve spectators and additional occupants will require an amendment to the conditional use permit, which will allow a review of necessary additional parking for additional occupants.
10. All future uses operating at the facility will be required to adhere to the standards of the R-3 zoning district.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk