

**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:

part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Has applied for a conditional use permit to allow for a display area and retail sales in a warehouse space and a professional service office exceeding 10,000 Sq. Ft. in floor area within the M-1, Light Industrial 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 33-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 23rd day of July, 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 of a showroom is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed use of a professional service office exceeding 10,000 Sq. Ft. in floor area is considered a Conditional Use in the M-1, Light Industrial zoning district.
3. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Light Industrial".
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227 Street until which time the adjacent western property is annexed and developed.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code required setbacks and provide wetland signage.
8. It will not cause a negative cumulative effect and effect on the City as a whole.

9. To the extent known, the development 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.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow for a display area and retail sales in a warehouse space and a professional service office exceeding 10,000 Sq. Ft. in floor area within the M-1, Light Industrial District be approved subject to the following conditions:

1. The applicant shall provide bike parking that conforms to Mankato City Code.
2. This conditional use permit allows the following uses in the M-1 and PI District within this development (except for Adult Uses provided they comply with all other requirements of the Code): professional service offices larger than 10,000 sq. ft. of floor area, and warehousing & wholesale businesses. Any further uses within this development are subject to further review & approval.
3. The applicant shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
4. A building permit and a plan review must be conducted for each build-out and each proposed use.
5. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code.
6. Parking stalls shall be hard-surfaced and striped.
7. All exterior finishes shall conform to the Mankato City Code.
8. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.
9. The applicant shall have approval from the FAA prior to application for a building permit for each structure.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk