

**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 Two (2), Block One (1), Vogel Addition to the City of Mankato (2205 7th Avenue; PID R01.09.06.182.007) **(Torrens)**

AND

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 21, Germania Park Addition, together with: (i) vacated South Germania Street adjacent thereto; (ii) the east half of the vacated alley adjacent thereto; (iii) the west half of vacated Sixth Avenue adjacent thereto; and Lots 9, 10, 11, 12, 13, 14, 15, and 16, Block 12, Germania Park Addition, together with (i) the west half of vacated alley adjacent thereto; (ii) vacated South Germania Street adjacent thereto; (iii) the east half of the vacated Sixth Avenue adjacent thereto; and (iv) the vacated alley lying North of said Lot 12. (2204 6th Avenue; R01.09.06.183.004)

(Abstract)

Has applied for a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, 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 (CY 50-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 24th day of September, 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 unenclosed storage of material, products and equipment is considered a Conditional Use in the PI, Planned Industrial Zoning District.
2. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City. The underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal does not cause undue traffic congestion. Access will not be modified as part of the proposed project.

5. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
6. There are no known historical or architectural resources on the site.
7. There are no known significant natural or environmental features on the property.
8. It will not cause a negative cumulative effect or effect on the City as a whole.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The existing fence near the northern property line is fencing for the U.S. Hwy 14 Right-of-Way.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, Zoning District be approved subject to the following conditions:

1. Outdoor storage is limited to operable equipment only. Inoperable or unlicensed equipment will not be permitted. Wrecked, dismantled, partially dismantled, inoperative, or abandoned vehicles or machinery shall be prohibited.
2. The outdoor storage of any refuse or waste material must conform to section 11-32 and section 10-1743, including full enclosure of any refuse containers.
3. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
4. The applicant shall obtain an industrial stormwater permit prior to future expansion of the area labeled "future storage area" on Doc. #C100.
5. The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code.
6. On-site lighting shall conform to the lighting standards in the Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.
7. Landscaping shall be installed in conformance with the Mankato City Code and in accordance with an approved landscaping plan prior to issuance of a certificate of occupancy.
8. The proposed gate located along Cleveland Street shall be required to remain in an open position during business hours, and when deliveries/pick-ups are planned to occur.
9. If traffic associated with the usage of the property causes undue traffic concerns on Cleveland Street or 7th Avenue, the applicant shall be required to complete a traffic study and make the recommended modifications needed to mitigate these conditions.
10. The applicant shall obtain a survey prior to any fence installation to ensure it does not encroach into state highway right-of-way. Additionally, proposed fencing shall not attach to the existing MnDOT fence located along the northerly property line unless prior approval is obtained from MnDOT.

11. If drainage associated with snow storage within the existing grassy area impacts adjacent properties or public ROW, an alternative snow storage/removal plan shall be provided and approved.
12. Noise levels shall conform to Minnesota Administrative Rules Chapter 7030, Noise Pollution Control, and all other applicable noise regulations.
13. A minimum of three off-street bicycle parking spaces shall be provided on site.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk