

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A VARIANCE UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the owner of the following described real estate located in Mankato, Minnesota, to wit:

Lots 17-22, Block 5, Groh Farm Subdivision (Currently addressed as: 3120, 3122, 3124, 3126, 3130, 3132, 3134, 3136, 3200, 3202, 3204, 3206, 3210, 3212, 3214, 3216, 3220, 3222, 3224, 3226, 3230, 3232 Bassett Drive and 1120, 1124 Fraser Lane)

Has applied for a for a variance from Chapter 10, Article VIII, Division 1, Sec.10-1059 of the Mankato City Code to increase the number of units in a building from 4 to 5 in the Shoreland District; and

WHEREAS, the Director of Community Development of the City of Mankato has completed a review of the application and made a report pertaining to said request (CYV 02-26), a copy of which has been presented to the City Council; and

WHEREAS, the Director of Community Development of the City of Mankato, on the 28th day of January, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, provided a recommendation that the variance request be approved with conditions; and

WHEREAS, the City Council find the property owner has demonstrated a practical difficulty in complying with Chapter 10, Article VIII, Division 1, Sec.10-1059 of the Mankato City Code and finds:

1. The property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance. The variance achieves the reasonableness standard as the request does not further overcrowd the lots from what is allowed in the underlying, non-conforming R-3 lot standards, the proposal will not further degrade the sewage standards on the lots, the naturally occurring vegetation on the lots will not change, the overall impervious surface on the subject parcels will not be impacted and thus the stormwater runoff will not be substantially altered, and the overall open areas provided by the lots will be increased.
2. The plight of the property is due to circumstances unique to the property not created by the property owner. The variance achieves the uniqueness standard as the lot was platted in 2021, prior to the implementation of the current shoreland standards. With the introduction of the unique platting type of the Common Interest Community, the applicant is seeking relief that would allow an increase in density, but not the full allowable 8-units on the subject parcel.

3. The variance, if granted, will not alter the essential character of the locality. The variance achieves the essential character standard as other surrounding residential dwellings are similar in style and material. Further, changes in the footprint related to the proposed 5-unit building style are planned to decrease the impervious coverage of the subject site, which may be beneficial to the flow of water over and through the site. Impacts to water quality, habitat, and vegetation may benefit the public water because of the decrease in impervious coverage and the increase in open space. Changes in appearance from the water will be relatively unaffected.
4. The proposed variance is in harmony with the general purposed and intent of the zoning ordinance as amended from time to time. The purposes and intent of the Shoreland Overlay District is to provide standards, as the uncontrolled use of shorelands in the city affects the public health, safety and general welfare by contributing to the pollution of public waters and impairing the local tax base. The standards aim to regulate the subdivision, use and development of the shorelands of public waters and, thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands and provide for the wise use of waters and related land resources. With the reduction in the footprint of the building area, linked with the reduction in imperious coverage, and the increase in open area, the proposal is in harmony with the purpose and intent of the ordinance.
5. The proposed variance is consistent with the comprehensive plan of the City of Mankato as amended from time to time. The comprehensive plan addresses properties and their use. The land use zoning designates the zoning district as R-3, Limited Multiple Family dwelling district. The R-3 district outlines permitted uses within the district as dwellings, including multiple family dwellings not to exceed eight units in one building or on one lot. The City's comprehensive Land Use Plan identifies the subject parcels as "high density residential. Further, Goal 1 in the 2025 – 2029 City of Mankato Strategic Plan, provides that the outcome is to create diverse types of housing. The action outlined in said plan is the review and update of the development code to reduce barriers to housing development. While the intent is not to remove the shoreland standards, the consideration for a variance in this unique circumstance reduces the barrier for the construction of additional, diverse housing units within the city.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Mankato, that the request for a variance to increase the number of units in a building from 4 to 5 in the Shoreland District be approved subject to the following conditions:

1. The plans as approved shall be implemented. Any further changes or deviations will require additional review and approval.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk