

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

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

Lot 2, Block 2 and the north 132.20 feet of Lot 1, Block 2, Mills Addition to Mankato (1831 Premier Drive) **(Abstract)**

Has applied for a conditional use to allow a drive-through with driving lanes situated between the building and the property frontage within the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of a new, approximately 6,830 square foot structure in the Highway Gateway Overlay 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 01-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 28th day of January 2026, 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 certificate of design compliance 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 request is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The property is bordered on all sides by commercially zoned lands.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as the submission conforms to Mankato City Code criteria for off-street parking and driving areas. The applicant has provided a traffic analysis that demonstrates no significant issues with respect to trip generation, site operations and overall traffic impact to the area.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. The proposal will not jeopardize the public's health, safety, or general welfare.

9. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000, which, by Mankato City Code Ch. 10, requires a review of the Planning Commission and City Council.
10. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick, stone, EIFS, glass and metal. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use to allow a drive-through with driving lanes between the building and the property frontage within the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of a new structure in the Highway Gateway Overlay District be approved subject to the following conditions:

1. The applicant shall provide a truck maneuverability plan to ensure adequate circulation is provided throughout the site.
2. Prior to the fabrication or installation of any signage, the applicant shall obtain sign permits, at which time, sight distance triangles will be confirmed & verified.
3. The applicant shall provide a continuous sidewalk along the east side of Premier Drive on the subject property. A temporary, mid-block pedestrian crossing should be provided, and will remain as an interim condition until a future connection of the sidewalk on both ends occurs in the future. An alternative would be to provide a direct connection to the adjacent trail.
4. All elevations shall be evaluated and adjusted as necessary to achieve the exterior building material standards in the gateway district at the time of building permit submission.
5. A landscaping plan achieving the standards in the Mankato City Code shall be provided at the time of building permit submission.
6. Applicant shall provide a photometric plan that demonstrates conformance to Mankato City Code standards.
7. All light fixtures shall achieve Mankato City standards including, but not limited to, full-cut, fully shielded style fixtures.

This resolution shall become effective immediately upon passage.

Passed this _____ day of _____ 2026.

Najwa Massad
Mayor

Attest: _____
Renae Kopischke, MMC
City Clerk