

**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:

The middle one-third of Lot 2, Block 17, Map of Mankato. (321 N. Riverfront Dr).
Abstract

Has applied for a Conditional Use Permit to allow for a play café in the CBD-F, Central Business District Fringe 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 30-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 22nd day of July, 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 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 use, a café, also referenced in the Code as a restaurant, is one of the conditional uses listed in CBD-F, central business district fringe, zone district.
2. The request is in keeping with the comprehensive planning policies of the city as identified uses and policies associated with each use are outlined.
3. The proposed use, when considered with the recommended conditions, does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services.
5. The proposed use does not cause undue traffic congestion.
6. The subject site is part of the North Front Street Commercial Historic District as listed on the National Register of Historic Places. The property is referenced in the registry as "A. M. Klages Grocery". There are no exterior modifications proposed for the property and, thus, no impacts to the historic and architectural features of the property.
7. There are no impacts to natural or environmental features associated with the subject site.
8. The proposal will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole.

9. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare, and conditions of approval are outlined here to address any operational issues that may present themselves with the proposed use.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow for a play café in the CBD-F, Central Business District Fringe Zoning District be approved subject to the following conditions:

1. If a bike rack is not currently available for the subject property, one shall be installed in accordance with Mankato City Code.
2. If a dumpster is proposed, it shall meet the criteria in the Mankato City Code.
3. Prior to the fabrication or installation of signage, a sign permit shall be in place.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk