

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A 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 1, Block 1, Mankato Clinic Third Addition, City of Mankato, Blue Earth
County (1411 Premier Dr). Abstract

Has applied for a certificate of design compliance to allow for expansion of an
existing structure located within 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 31-26), 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
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 property is located in the Highway Gateway Overlay District and the
proposed value of the project exceeds \$500,000.
2. The proposed development, with inclusion and implementation of the
recommended conditions, conforms to the standards of the Highway
Gateway Overlay District.
3. The design of building elevations conforms to the guidelines in the
underlying districts as proposed. All sides of the building visible to the
public will be treated consistently with the materials, color, scale, and
architectural features of the existing buildings.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of
Mankato that the certificate of design compliance to allow for expansion of an existing
structure located within the Highway Gateway Overlay District be approved subject to
the following conditions:

1. All alterations and additions to existing elevations of the building shall be
treated consistently with quality materials and finishes that achieve the
standards of the Highway Gateway Overlay District.
2. Minor changes to the exterior materials due to product availability associated
with this request may be authorized by the City Manager or designee.

Resolution Certificate of Design Compliance

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Changes must be similar to the original product, style, shape and color and subject to review and approval.

3. Rooftop mechanical screening shall conform to Sec.10-1745 of the Mankato City Code and to the Highway Gateway Overlay District standards. All mechanical equipment located on the roof of any building exceeding six (6) feet in height, shall be completely screened to the full height of such equipment by a parapet wall or other screening structure constructed of the same or similar materials as the principal building facade.
4. All mechanical equipment located on the subject property shall be perpetually screened according to Mankato City Code Chapter 10.
5. Dumpster enclosures shall be fully screened in conformance with Mankato City Code standards.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk