

**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, Alexia Subdivision (184 St. Andrews Drive) (PID
R010909126033). Abstract

Has applied for a certificate of design compliance for a new, approximately
9,360 square foot structure to be located 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 34-26), 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 proposed development, including the implementation of the
recommended conditions, conforms to the standards of the Highway
Gateway Overlay District, as noted under the Mankato City Code.
2. The applicant is proposing to utilize efficiencies in development by
connecting to public utilities, storm water, and access. There is a
proposed temporary driveway that will accommodate access for clients
and staff off the existing St. Andrews.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of
Mankato that the certificate of design compliance to allow for a new, approximately
9,360 square foot structure to be located in the Highway Gateway Overlay District be
approved subject to the following conditions:

1. The applicant shall continue to work with City Engineering and Public Works
staff to ensure all conditions are met.
2. Submitted finishes shall not be changed without requiring an amendment to
the Certificate of Design Compliance.
3. All equipment shall be screened according to Mankato City Code Chapter
10.

Resolution Certificate of Design Compliance

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4. 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.
5. If a dumpster enclosure is ever installed on the subject property, it shall be fully screened in accordance with Mankato City Code standards.
6. Parking lot shall be screened according to Mankato City Code Chapter 10.
7. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
8. The applicant shall submit the final civil plans for Department of Public Works review and approval.
9. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Drive.
10. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk