

Americans with Disabilities Act (ADA) Considerations:

Individuals receiving treatment for substance use disorders are afforded protections under federal civil rights laws, including the Americans with Disabilities Act (ADA). Individuals who are in recovery, participating in treatment, or have a history of substance use disorder are recognized as individuals with disabilities under these laws.

The proposed facility will provide outpatient counseling, education, relapse prevention services, peer recovery support, and other evidence-based treatment services licensed through the Minnesota Department of Human Services under Chapter 245G. The facility is intended to improve public health outcomes by providing access to treatment and recovery resources within the local community.

Federal law requires local governments to evaluate land use applications based on objective land-use criteria and substantial evidence. Decisions regarding treatment facilities may not be based on stereotypes, stigma, or generalized fears regarding individuals seeking recovery services. Courts have consistently held that community opposition alone is not sufficient grounds to deny a permit when concerns are unsupported by factual evidence.

The proposed use is compatible with the existing character of the property. The site has historically operated as a church and community gathering place, supporting significant public assembly, traffic, parking demands, and institutional use. The transition to a licensed outpatient treatment facility represents a continuation of community-serving activities while maintaining the existing building and site improvements.

The facility is expected to generate predictable and managed traffic patterns during standard business hours. Unlike periodic large gatherings historically associated with church functions, outpatient services are delivered through scheduled appointments and structured programming, resulting in a controlled flow of visitors throughout the day.

Mankato Chemical Health is committed to compliance with all applicable ADA accessibility requirements. Existing and future site improvements will provide accessible parking, accessible routes, accessible building entrances, and accessible restroom facilities to ensure equal access for all participants and visitors.

Approval of this Conditional Use Permit would further improve public health objectives by increasing access to treatment services, reducing barriers to recovery, and allowing individuals with disabilities related to substance use disorders to receive services within their own community. The proposed use is consistent with the goals of promoting health, safety, and welfare while preserving the character of the surrounding neighborhood.