

Westman, Molly

From: Amy Lencowski [REDACTED]
Sent: Tuesday, June 16, 2026 4:32 PM
To: Westman, Molly
Cc: Laven, Mike; Mettler, Kevin; Melby-Kelley, Jenn; Hatanpa, Jessica; Dieken, Dennis; McLaughlin, Michael; Massad, Najwa; Sharon Taylor
Subject: Opposition to CUP Request for 114 Pohl Road

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To the Members of the Planning Commission and City Council,

Please accept this email as part of the public record regarding the Conditional Use Permit request for 114 Pohl Road.

I have lived in my home since October 2015. My husband and I chose this neighborhood because of its quiet residential character. My husband grew up in the Twin Cities metro area, while I am originally from Sleepy Eye, and Mankato felt like the perfect compromise – a city large enough to offer opportunities and amenities, yet small enough to maintain the sense of community and peaceful atmosphere we both valued. When we purchased our home, we did so with the understanding that we were investing in an R-1 one-family residential neighborhood where that character would be protected and preserved.

I want to be clear that my opposition to this Conditional Use Permit is not opposition to addiction treatment or mental health services. These services are important and needed in our community. My concern is whether this particular use is appropriate in an R-1 residential district.

The proposal before you is not simply a continuation of the current use of the property. It is a licensed outpatient Substance Use Disorder treatment center and medical clinic serving adults with substance use and co-occurring mental health concerns. While the existing church use is primarily limited to weekends and community gatherings, the proposed use introduces weekday business operations, client appointments, increased traffic, expanded parking demands, and other activities that are fundamentally different from the character of a residential neighborhood.

I am also concerned about the precedent this approval could set. The R-1 zoning district exists to protect neighborhoods like ours from uses that are more appropriately located in commercial, office, or medical districts. Once exceptions are routinely granted, residents may understandably question whether the protections of residential zoning will continue to mean what they have historically meant.

There are commercial and medical areas throughout Mankato that are designed to accommodate clinics and treatment facilities. These areas already provide the infrastructure, parking, traffic patterns, and surrounding land uses that are better suited to this type of operation.

For all of these reasons, I respectfully but firmly urge the Planning Commission and City Council to reject and deny the Conditional Use Permit request for Mankato Chemical Health at 114 Pohl Road.

I believe this proposed use is incompatible with the intended purpose of an R-1 one-family residential district and would alter the character of the neighborhood that residents like myself have invested in and relied upon for years.

I ask that the City preserve the integrity of this residential neighborhood and deny this application.

Thank you for your time and consideration.

Sincerely,

Amy Lencowski
Resident since 2015