

Conditional Use Permit Application

1. General Description of the Proposed Conditional Use

The subject property at 114 Pohl Road, Mankato MN, is currently owned and occupied by Hope Interfaith Center, which operates under an existing Conditional Use Permit for use as a church and spiritual center. Hope Interfaith Center currently provides spiritual services, counseling, and small gatherings at the property. As part of the proposed arrangement, Hope Interfaith Center will remain in the building and continue to utilize designated space, for its ongoing spiritual and community-based activities until August 1st, 2026.

JAF Properties LLC has formally purchased and closed on the property at 114 Pohl Rd on 6/3/2026 and is requesting approval for a Conditional Use Permit to operate a licensed Outpatient Substance Use Disorder (SUD) treatment center. (Mankato Chemical Health). This is not a residential program and no one will live in the property. Mankato Chemical Health will employ 6-8 staff members who will be onsite at all times.

The proposed use will provide professional healthcare services to adults seeking treatment and support for substance use and co-occurring mental health concerns. Services will be delivered by licensed and credentialed professionals in a structured outpatient setting and may include:

- Comprehensive substance use assessments
- Individual counseling
- Group counseling (Mon, Tues, Thurs 830am-1230pm and 430pm-830pm)
- Intensive Outpatient Programming (IOP)
- Relapse prevention education
- Family education and support
- Coordination with medical and psychiatric providers
- Medication management partnerships with qualified providers
- Holistic services such as mindfulness, nutrition education, acupuncture, and wellness-based recovery support

The facility is licensed by the Minnesota Department of Human Services under Minnesota Statutes Chapter 245G.

Operational Characteristics

- **Client Population:** Adults receiving outpatient treatment services for substance use and mental health disorders.
- **Hours of Operation:** Primarily weekday business hours, with some early morning or evening appointments as needed.
- **Staffing:** Licensed Alcohol and Drug Counselors (LADC), mental health professionals, and administrative staff, we have 6-8 staff onsite during operating hours.
- **Traffic Impact:** Comparable to other professional office or healthcare uses.

- **Parking:** Existing onsite parking is sufficient to accommodate staff and client visits. Parking lot will have handicapped stall and re-striping completed, and hedges are in place to the surrounding residential properties.
- **Noise and Activity:** Minimal; services occur in private offices and group rooms in a quiet, clinical environment, however we will plan to use the outdoor space for groups and activities, none of which will occur after dark in the evenings.
- **Appointments:** All clients attending this location will have scheduled appointments.
- **Medications:** We do not disperse any type of medication out of this clinic including Methadone/ Suboxone.
- **Exterior Changes:** No significant exterior modifications are proposed beyond standard signage, landscaping, maintenance, painting exterior, and a privacy fence (to be built)
- **Signage:** I will submit a permit to update the current sign with the new business name.
- **Garbage:** Bins are kept out of site. I will submit a permit if I need to build an enclosure.

Compatibility with Surrounding Area

The proposed use is consistent with other healthcare, counseling, and community service uses. The facility will operate as a professional office and treatment center, generating limited traffic and no industrial activity, odors, or noise. The use promotes public health and safety by expanding access to treatment and recovery services for community members.

The proposed operation will not negatively affect neighboring properties and is expected to enhance the community by providing needed healthcare services in a safe, supportive, and professionally managed environment.

2. Variance Statement

No variance is requested as part of this application.

The proposed use is permitted through the Conditional Use Permit process and is intended to comply with all applicable zoning, parking, building, and safety requirements.

If, during review by City staff, any specific dimensional or site-related requirements are identified that cannot be met under the existing zoning regulations, the applicant understands that a separate variance application may be required.

At this time, however, the applicant is not aware of any need for a variance.