



CITY OF MARSHALL

AGENDA ITEM REPORT

COUNCIL 7/22/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, July 22, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of Ordinance amending Section 86-1 Definitions to address Sober Houses.
Background Information:	<p>Last year, several inquiries were made about the opening of “sober homes” in town, and one is already in existence. The State of Minnesota has recently passed a law that added a definition for them and certain requirements. However, sober homes are not state licensed facilities, unlike group homes and other residential programs. In reality, this means that a “sober home” is just a rental property where several unrelated adults live. Since the City has removed a limit on the number of such unrelated adults in a rental unit, the only limit left is the maximum number of people (two) per bedroom from the current City Housing Code.</p> <p>In staff’s view, “sober homes” are, for all practical purposes, residential facilities and should be treated as such. Proposed Ordinance change makes sure that no more than six people will be living in a single-family house if it becomes a “sober home.” Residential facilities serving six or fewer individuals are required by State Statutes to be a permitted use in single family residence districts. Since there is some movement to introduce licensing for “sober homes” on the state level, this change will be in line if this happens.</p> <p>At its May 27, 2025, meeting, the Legislation and Ordinance committee reviewed this change and recommended approval.</p> <p>The Planning Commission conducted a public hearing on June 11, 2025, and unanimously recommended approval.</p> <p>The Ordinance amending Section 86-1 Definitions to address Sober Houses was introduced at the July 8, 2025, Council meeting.</p>
Fiscal Impact:	None
Alternative/ Variations:	None recommended
Recommendations:	Planning Commission and staff recommend that the Council adopt the Ordinance 25-005, which is the ordinance amending Section 86-1 Definitions to address Sober Houses.