



CITY OF MARSHALL

AGENDA ITEM REPORT

PC 6/11/25

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, June 11, 2025
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Conduct a public hearing on 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>
Fiscal Impact:	None
Alternative/ Variations:	None recommended.
Recommendations:	<ol style="list-style-type: none"> 1. Close public hearing 2. Staff recommends the recommendation to the City Council approving the revisions amending Sections 86-1 Definitions to incorporate “sober homes” as recommended by staff.