



BELLE PLAINE PLANNING & ZONING COMMISSION
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JANUARY 9, 2017
6:30 P.M.

6:30
P.M.

1. CALL TO ORDER. 1.1. Roll Call.

2. APPROVAL OF AGENDA.

ELECTION OF OFFICERS.

1. Chair
2. Vice Chair
3. Secretary

3. APPROVAL OF MINUTES.

3.1. Regular Session Minutes of December 12, 2016.

6:35
P.M.

4. RECOGNITION OF INVOLVED CITIZENS.

5. BUSINESS.

- 5.1. Planning and Zoning Commission Annual Report.
- 5.2. Discussion: Signs for Home Occupations.
- 5.3. Discussion: Indoor Firing Ranges.
- 5.4. Discussion: 2017 Goals.
- 5.5. Discussion: Future Land Use – Commerce Drive West & Highway 169 N & E

6. ADMINISTRATIVE REPORTS.

- 6.1. Commissioner Comments.
- 6.2. Director's Report.
- 6.3. Upcoming Meetings.
 1. Next Regular Meeting, 6:30 p.m., Monday, February 13, 2017.

7. ADJOURNMENT.

There may be a quorum of the Belle Plaine City Council present at the meeting.



MEMORANDUM

DATE: January 9, 2017
TO: Chairperson Hvidsten, PC Commissioners, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.1 2016 Annual Report of the Planning and Zoning Commission

REQUEST: Final Discussion Regarding 2016 Annual Report

GENERAL INFORMATION

Those attending the December PC meeting reviewed a draft annual report of Planning Commission activities. The report is intended to reflect on business conducted over the past year and consider goals for 2017. After being accepted by the Commission the report will be offered to the City Council for consideration of acceptance.

Final review and comment by the PC is kindly requested.

Planning and Zoning Commission

2016 Annual Report



PLANNING AND ZONING COMMISSION ANNUAL REPORT: 2016

As a means of reflection and consideration of goal setting for 2017, the following is a report on Planning and Zoning Commission activity in 2016. This report will also be offered to the City Council for consideration of acceptance.

PURPOSE:

The City of Belle Plaine has established the Planning and Zoning Commission as provided under Minn. Stat. §462.354, Subd. 1(2). The Commission is advisory to the City Council and supported by Community Development Department staff.

With assistance from the Community Development Department, the Commission is responsible for development and administration of the Comprehensive Plan, land use (zoning) standards, platting and subdivision standards, and it functions as the Board of Zoning Appeals and Adjustments (variances, appeals).

The Commission functions in three distinct capacities:

1. Planning capacity: The Commission assists the City Council in establishing a vision for the community and guides the steps necessary to reach that vision (Comprehensive Plan: *Destination 2040*).
2. Legislative capacity: The Commission studies regulations and proposes changes as needed to achieve the vision contained in the Comprehensive Plan.
3. Regulatory capacity: The Commission applies the ordinances and rules to specific situations in fulfillment of the vision encompassed in the Comprehensive Plan.

2016 APPOINTMENTS:

The following appointments to the Planning Commission were effective in 2016:

| | | |
|-----------------------|-------------------------------|-----------------------------|
| Nate Hvidsten (Chair) | Ashby Carter | Brittney Cotner |
| Anthony Hetzel | Ashton Pankonin | Henry Pressley (CC Liaison) |
| Joe Lenz (Alternate) | Catherine Tarbell (Alternate) | |

The following officers were elected by the Planning Commission in 2016:

| | |
|-------------|-----------------|
| Chair: | Nate Hvidsten |
| Vice Chair: | Anthony Hetzel |
| Secretary: | Ashton Pankonin |

2016 MEETING DATES:

The Belle Plaine Planning Commission volunteers met 19 times in 2016. Regular meetings are held the second Monday of each month at 6:30 p.m. in the Council Chambers at the Belle Plaine City Hall. In 2016 the PC held twelve regular meetings, two joint meetings with the Council, one special meeting, and participated in four quarterly meetings relating to *Destination 2040* (Comprehensive Plan update process).

CORE INITIATIVES AND STRATEGIC DIRECTIONS:

The Planning and Zoning Commission pursues the following priorities:

1. Consistent, balanced, and methodical administration of the zoning ordinance in response to property owner requests for: rezoning, variance, conditional use permit, and interim use permit issuance.
2. Consistent, balanced, and methodical administration of the subdivision ordinance in response to property owner/developer requests for plat approval and minor subdivisions.
3. Active participation in *Destination 2040*, an ongoing comprehensive plan update effort and administration and implementation of the 2008 Comprehensive Plan.
4. Establishment of relevant land use and subdivision regulations that relate to existing conditions and the vision identified within the Comprehensive Plan.
5. Creation of a detailed, accurate, and permanent record for each land use and subdivision request to be retained at City Hall for future reference and/or establishment of a common rationale for reviewing requests and administering applicable ordinances.

PLANNING ACTIVITIES: 2016

Over the past year the Planning and Zoning Commission functioned in its planning capacity when supporting *Destination 2040 Belle Plaine* the City's comprehensive plan update process.

- January 11, 2016: The PC reviewed maps contained in the 2008 Comprehensive Plan.
- March 9, 2016: Joint Council, Board, Committee, and Commission meeting. Kick off of *Destination 2040*. Introductory session and sharing of information from each appointed group.
- March 14, 2016: The PC discussed the approach to *Destination 2040*. Consensus is to approach the update as a means of validating previous planning while adjusting when needed. Overall, the conclusions of the 2008 plan appear to be valid.
- April 11, 2016: The PC discussed 'big-picture' items related to *Destination 2040*, including anticipated outcomes, major themes and organizing principles.

- May 9, 2016: The PC held a hearing on a minor comprehensive plan amendment for the Ridgeview Medical Center and Lutheran Home project. The minor amendment updated planned land use within the project area. The Council authorized the minor amendment on May 16th. The minor amendment was accepted by the Metropolitan Council on June 8th and placed into effect by the City Council later that month.
- June 8, 2016: Joint Council, Board, Committee, and Commission meeting for *Destination 2040*. Meeting topic was land use and the meeting featured several role-playing scenarios focused on residential, commercial, and industrial uses, housing, and community character.
- September 14, 2016: Joint Council, Board, Committee, and Commission meeting for *Destination 2040*. Meeting focus was parks and place-making; those attending went on a mobile tour of attendee's favorite places/spaces.
- December 7, 2016: Joint Council, Board, Committee, and Commission meeting for *Destination 2040*. Meeting focus was transportation.

LEGISLATIVE ACTIVITIES: 2016

The following code updates/amendments were developed, processed, and recommended by the Planning Commission in 2016 when functioning in its legislative capacity. Ordinances once generated were heard in public and then forwarded to the Mayor and City Council for consideration of approval. The typical process followed included: issue identification, research, review of intent, review of impact on properties in Belle Plaine, revision/adjustment, and public hearing.

- January 11, 2016: The PC held a public hearing on proposed Ordinance 16-01 a complete repeal and replacement of rental housing standards. Ordinance 16-01 removed provisions relating to the building code from the zoning standards, added tenant registry standards, and places responsibility for tenant behavior with the landlord. The PC recommended the Council approve the repeal/replace. Council approval occurred on January 19th.
- April 11, 2016: The PC held a public hearing on proposed Ordinance 16-05 relating to fences in the Downtown. The Code amendment was initiated by the Design Committee to regulate fences in the Downtown to promote fence materials, heights, and types consistent with a pedestrian friendly environment and corridor. Council approved Ordinance 16-05 on April 18th.
- June 7, 2016: The PC held a public hearing on proposed Ordinance 16-07 establishing criteria for solar energy systems (SES). Under the Ordinance accessory SES are allowed throughout the City under specific performance criteria. Ground mounted SES as a principal use are allowed in the A-2 Rural Residential District under an interim use permit. Council approved the SES standards on June 20th.
- July 11, 2016: The PC held a public hearing on proposed Ordinance 16-11 relating to temporary family healthcare dwelling units. Governor Dayton signed a law requiring cities to allow temporary 'drop homes' unless the local jurisdiction opted out of the law. The PC reviewed the law and due to several issues arising from the statutory language

recommended the Council opt out of the law. The Council approved the Ordinance July 17th.

- November 14, 2016: The PC held a public hearing on proposed Ordinance 16-12 relating to repeal and replacement of bluff preservation standards. The language review was initiated after application of existing standards proved problematic due to lack of definition. The updated language adds several definitions, continues to prohibit development of bluffs and bluff impact zones, and recommends curtailed development on very steep slopes. Council approved the proposed bluff preservation standards on November 21st.

REGULATORY ACTIVITIES: 2016

Several land use and subdivision applications were processed by the Planning Commission in 2016 functioning in its regulatory capacity. Public hearings were held and recommendations were made to the City Council. The City Council may rule against a Planning Commission recommendation.

- January 11, 2016: The Planning Commission reviewed a minor subdivision request for 412 Elm Street. The PC recommended Council approval.
- January 11, 2016: The Planning Commission reviewed a concept plan for Ridgeview Health Campus and recommended approval of the concept to the Council.
- January 11, 2016: The Planning Commission conducted a public hearing on a conditional use permit (CUP) request by the owner of property at 106 Main Street East. The CUP was for the establishment of an apartment in the Central Business District. The PC recommended the City Council approve the request based on several conditions.
- May 9, 2016: The PC held a public hearing on a request for a front yard setback variance at 100 Oakwood Drive. The PC tabled action pending receipt of additional information.
- May 9, 2016: The PC held a public hearing on requests for: (a) rezoning, (b) preliminary PUD plan, and (c) preliminary plat for Ridgeview Health Campus. Following the hearing and discussion the Commission recommended conditional approval of all three requests.
- June 7, 2016: The PC held a public hearing on a variance request for a second driveway at 840 Court Street East. The PC recommended the Council deny the variance based on itemized findings of fact.
- June 7, 2016: The PC held a public hearing on a CUP request for used auto sales at 405 Enterprise Drive. The Commission recommended the City Council approve the request based on several conditions.
- June 7, 2016: The Planning Commission reviewed a final PUD plan and final plat for Ridgeview Health Campus. Approval of the final plan/plat was recommended.

- June 7, 2016: The Commission continued discussion on a variance to front yard setback at 100 Oakwood Drive. The Commission recommended denial of the variance request based on specific findings. The Council approved the variance based on several conditions.
- June 20, 2016: The Commission reviewed a revised final PUD plan and replat for Ridgeview Health Campus. The PC recommended the Council approve the plan/replat.
- July 11, 2016: The Commission held a public hearing on requests for expansion of an existing non-conformance (setback) and a conditional use permit for a detached accessory structure exceeding 900 square feet. The requests related to property in a residential district at 140 Walnut Street South. The Commission recommended approval of the CUP and denial of the non-conformance expansion request. The Council approved both actions.
- September 12, 2016: The PC held a hearing on a preliminary plat entitled “Buesgens Commercial Center”. The Commission recommended conditional approval to the City Council.
- October 10, 2016: The Planning Commission held a public hearing on setback and lot coverage variances for property at 148 Meridian Street South. The variances were needed to accommodate a proposed garage at a property that did not have an existing garage. The PC recommended conditional approval of the variance requests.
- October 10, 2016: The Commission held a public hearing on an interim use permit (IUP) request for a ground-mounted, utility scale solar energy system at 1300 South Street West. Additionally, a variance request to allow above ground (as opposed to buried) power lines was also reviewed. The Commission recommended the Council approve both requests with specified conditions.
- November 14, 2016: The PC held a hearing regarding a request for a conditional use permit and variance related to a small events center at 229 Meridian Street North. The PC recommended approval of the requests with specified conditions.
- The Commission also discussed second driveways and parking pad standards at several meetings. The Commission opted to retain existing code language regarding both.

PLANNING GOALS: 2016

The Planning Commission established the following goals for the calendar year 2016 at a meeting on February 8th:

Planning function

- Initiate the 2040 Comprehensive Plan update (later dubbed ‘*Destination 2040*’).

Legislative function

- Proceed with drafting of solar energy standards – both accessory and principal uses.
- Consider updating sign ordinance to reference commercial and non-commercial speech and to remove references to specific classifications of signs.
- Review code for housekeeping issues as become apparent.
- As time permits review code standards to determine compliance with state/federal rules.

Regulatory function

- Review requests for platting, variances, rezoning, text amendment, and conditional use permits in a timely, consistent, and professional manner with the process prescribed by the zoning and/or subdivision ordinance.
- Implement strategies within the Comprehensive Plan relating to land use and subdivision of property.



MEMORANDUM

DATE: January 9, 2017
TO: Chairperson Hvidsten, PC Commissioners, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.2 Discussion: Signs Associated with Home Occupations

REQUEST: Discussion Home Occupation Sign Size

GENERAL INFORMATION

At the December meeting Commissioners had general discussion regarding an inquiry from an entrepreneur starting a home-based bakery business. She would like to provide signage to alert customers of where the establishment is located and would ultimately like to expand into a local commercial space. At this time the Code (attached) allows a home occupation to have one nameplate type sign not exceeding one square foot. No other signage is allowed. The entrepreneur I spoke with noted such a sign is difficult to find online without requiring a custom order. She would like to have an 18" X 21. 5" sign in her yard relating to the business.

The PC requested additional information be provided for the January meeting. One specific request was to verify language used in Orono. The Orono City Code as of the date of this letter requires: *"There shall be no exterior signage or display, or interior signs or display which are visible from outside the dwelling, except that a single nameplate sign of not more than two square feet in area per surface, nor more than two surfaces, may be placed on the property. Such sign, if displayed, shall include only the name of property owner and the site address, and shall not identify the type of business."*

In my experience, the existing standard is quite restrictive when compared to allowances in other communities. I have reached out to planners in all other Scott County cities and the County regarding their standards. As I am drafting this letter a week early (out of office week of January 3rd) I don't have responses from all the other cities available. Those responding are itemized below; I will plan to bring any additional feedback directly to the meeting.

From Kyle Sobota at Shakopee: *"We don't allow signs for businesses in residential districts. Our interpretation is that a nameplate sign would be if I had a "The Sobota's" sign at my house. We don't specify that a nameplate is on a wall or freestanding, so either is permitted."*

From Laura Holey in Jordan: *"We allow a 4 sq.ft sign in our residential districts and it is described as one nameplate sign for each dwelling which shall not exceed two surfaces. Such sign may indicate the name of the occupant, address, and type of home occupation."* I asked about definition of nameplate sign and if it would be interpreted as needing to be attached to the house. Laura responded *"I would think it would need to be fixed to the building but I would allow a projecting sign as well, I don't think a free standing sign fits the code's intent or description."*

From Casey McCabe in Prior Lake: *"Cynthia, Prior Lake's home occupation signage requirements are similar to BP's. Here is what our ordinance says: **Home Occupation Signs:** Signs shall be permitted for the purpose of identifying a home occupation business. Said sign shall be non-illuminated, shall be limited to one sign per residential property, shall be attached to the wall of a dwelling and shall not exceed two (2) square feet."* I asked about any issues with requiring sign to be attached to the building wall. Casey responded: *"I am not aware of any*

issues with attaching to a dwelling but we also don't aggressively enforce this particular ordinance so maybe there are some freestanding signs or signs larger than allowed out there. We do not require a permit for a home occupation sign so we don't really track them. One of our goals for 2017 is to revise the home occupation section of our ordinance. It is very restrictive the way it is currently written and most home occupations probably don't comply with the current language. The main concern is that the home occupation isn't visible from the street or disrupting the neighbors but trying to write that into an ordinance can eliminate a lot of home occupations. It is a tough ordinance to write to cover all situations but what we have now isn't working well."

From Terri Dill in Savage: *"Our sign regulations for home occupations are very similar – one non-illuminated sign not exceeding two square feet is allowed and the sign must be mounted flat against the wall of the primary structure. We also do not require a sign permit for this type of signage."*

ACTION

Review and discussion of the existing standard is kindly requested. It would appear the one square foot size limit in our existing code is a bit restrictive comparatively speaking. The issue of freestanding versus affixed to the dwelling appears to be relatively consistent – fixed to wall.

SECTION 1107.16 HOME OCCUPATIONS.

1107.16 SUBD. 1. PURPOSE. The purpose of this Section is to provide a means through the establishment of specific standards and procedures by which home occupations can be conducted in residential neighborhoods without jeopardizing the residential character or health, safety and general welfare of the surrounding neighborhood.

1107.16 SUBD. 2. APPLICATION. Subject to the non-conforming use provision of this Section, all occupations conducted in the home shall comply with the provisions of this Section. This Section shall not be construed; however, to apply to home occupations accessory to farming.

1107.16 SUBD. 3. HOME OCCUPATION REQUIREMENTS.

1. Home Occupations shall comply with all of the following requirements:

- A. No Home Occupation shall produce light glare, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
- B. No equipment shall be used in the Home Occupation which will create electrical interference to surrounding properties.
- C. Any Home Occupation shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.
- D. No Home Occupation shall require internal or external alterations or involve construction features not customarily found in dwellings, except where required to comply with local and state fire and police recommendations.
- E. There shall be no exterior storage of equipment or materials used in the Home Occupation, except personal automobiles used in the home occupation may be parked on the site.
- F. The Home Occupation shall meet all applicable fire and building codes, City ordinances, and County and State requirements.
- G. Only one sign shall be permitted. Such sign shall be a non-illuminated nameplate of not more than one square foot in area, and shall be attached to the entrance of the dwelling.
- H. No Home Occupation shall be conducted between the hours of 10:00 P.M. and 7:00 A.M. which allows for customers or any on-street parking facilities during that period of time.

- I. Only one other person beyond those who customarily reside on the premises shall be employed.
- J. All Home Occupations shall be conducted entirely within the principal building and shall not be conducted in an accessory building.
- K. Home Occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway, or garage.
- L. No sale of products or merchandise shall occur on the property other than that which is incidental to the Home Occupation, except that merchandise which may be sold via electronic medium, provided customers do not come to the Home Occupation premises for any part of the transaction.

1107.16 SUBD 4. PROHIBITED USES.

The following uses have a tendency to be too intense or potentially disruptive for home occupations and thereby adversely affect residential areas. The following uses are specifically prohibited as Home Occupations:

- A. Repair services of all kinds, including auto repair, appliance repair and small engine repair.
- B. Music, dance or exercise instruction which provides instruction to groups of more than two individuals at a time.
- C. Medical and dental offices.
- D. Mortuaries.
- E. Kennels.
- F. Automobile and equipment sales.
- G. Machine shops, welding, or manufacturing.
- H. Any home occupation which involves the use of hazardous materials or activities; or which adversely impacts governmental facilities and services.
- I. Any other uses that do not comply with the conditions established for home occupations.

1107.16 SUBD. 5. NON-CONFORMING USE.

Home Occupations lawfully existing on the effective date of this Ordinance may continue as non-conforming uses. Expansion of a Non-Conforming Home Occupation is prohibited. Any existing Legal Non-Conforming Home Occupation that is discontinued for a period of more than one (1) year, or is in violation of the provisions of the Ordinance under which it was initially established, shall be brought into conformity with the provisions of this Section.

1107.16 SUBD. 6. INSPECTION.

The City hereby reserves the right upon any home occupation to inspect the premises in which the occupation is being conducted to ensure compliance and the provisions of this

Section.

1107.16 SUBD. 7. VIOLATION

1. Home Occupations may operate as long as the residence complies with the provisions of this Section. At such time as the city has reason to believe a violation has occurred, the property owner shall be notified to cease the operation of the violating activities, or request a hearing before Board of Adjustment and Appeals to consider the matter pursuant to Chapter 2, Section 206.00.

(Ord. 14-06, Section 1107.16, Adopted October 20, 2014.)



MEMORANDUM

DATE: January 9, 2-017
TO: Chairperson Hvidsten, PC Commissioners, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.3 Discussion: Indoor Firing Ranges

REQUEST: Discussion Allowing Indoor Firing Ranges/Operational Parameters

GENERAL INFORMATION

At the December meeting Commissioners had brief discussion regarding the possibility of allowing indoor firing ranges in certain areas under certain conditions. The Commission requested the item be placed on the January agenda for additional discussion.

Indoor firing ranges and associated enabling code language are quite common in Minnesota metropolitan areas. For background for discussion I offer the following:

1. I inquired of Police Chief Stolee if he had any concerns or comments regarding indoor firing ranges. Chief Stolee notes they are quite common as conceal and carry permits are commonplace. He opined ranges may be more appropriate in industrial or highway commercial areas as opposed to Downtown.
2. I followed up with the cities of Chanhassen, Burnsville, and Robbinsdale all which have gun shops/indoor ranges. Comments/code standards are attached.
3. I've attached language from St. Joseph City Code which I helped develop, it is the second version of language included in the Code relating to ranges. The current language is streamlined from what was originally placed into effect and was developed with participation from the owner of a gun shop/range. Indoor firing ranges are allowed in the light industrial district under CUP.
4. I've attached language from the Jordan City Code.
5. I've attached three news media reports from various outlets (not all independent) regarding ranges and gun shops. I found the information interesting.

This item is for review and discussion.

Follow Up From Cities With Indoor Firing Ranges

Chanhassen Standards:

“Gun Range, Indoor” allowed under CUP in the Community Commercial District (e.g. highway commercial) and the Industrial Office Park District.

(NOTE: following are specific standards for CUP)

Sec. 20-298.5. - Gun range, indoor.

1. The gun range shall not be located on any lot adjacent to an existing residential district.
2. The gun range when established shall not be located within 1,000 lineal feet, measured from building to building, of an establishment licensed to dispense intoxicating or non-intoxicating liquor. Indoor gun ranges shall not sell or dispense intoxicating liquors, nor shall they be in a building which contains a business that sells or dispenses non-intoxicating or intoxicating liquors.
3. The use, occupancy and construction of the building shall conform to the Minnesota State Building Code.
4. The building and method of operation shall comply with M.S. Ch. 87A.
5. The building and method of operation shall conform to the applicable Minnesota Pollution Control Agency, Environmental Protection Agency, and OSHA standards for indoor ventilation, emission into the atmosphere, indoor sound levels, lead containment and outside noise standards.
6. The design and construction of the gun range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the gun range shall be certified by a registered engineer in the State of Minnesota. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.
7. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the gun range.
8. Firearms shall not be stored on the premises when the range is closed for business, unless they are stored in an acceptable gun safe or other secure locking device.
9. On-site supervision shall be supplied at all times by an adult who is an experienced range operator. The range operator shall be responsible for the conduct of their place of business and the conditions of safety and order in the place of business and on the premises.
10. Each range shall have a clear and concise safety plan. The plan must be signed, published, and reviewed at specific intervals and distributed to all range users to study and use.
11. The range operator shall provide and maintain proof of liability insurance which shall require the insurer notify the city manager in writing of cancellation of the policy, a change in the limit of the policy, and/or a change in policy ownership. Said policy shall be available for inspection by the city manager and/or his/her assigns at all times.

Follow Up From Cities With Indoor Firing Ranges

12. On-site instruction shall be given only by firearms instructors certified within the prior five years by an organization or government entity that has been approved by the Minnesota Department of Public Safety. Current certificates for firearms instructors shall be on display in a conspicuous location in the premises and available for public inspection.
 13. An outside security plan for the general grounds shall be submitted to the city for review and approval.
 14. The transport of firearms on the premises, to the premises, and from the premises shall conform to state law.
 15. Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class which is supervised by an adult instructor.
 16. In the industrial office park district, retail sales and rental shall be limited to gun-related material and equipment with a maximum display area of 20 percent of the floor area.
 17. In multi-tenant buildings, the gun range shall be soundproofed to prevent the sound from being heard by persons in adjoining units.
- (Ord. No. 527, § 2, 8-22-11)

Burnsville Standards:

Allowed under CUP in the Industrial Park District & the Gateway Industrial Heavy District.

Robbinsdale Standards:

None. The gun store in the concentrated commercial district has long been in existence and has been treated as an allowed use. No other standards in existence.

- b) Commercial activities relating to production systems, structural maintenance programs or the construction industry.
- c) Service structures, public or private, designed and used to serve the uses in the surrounding area, such as electric power substation, telephone buildings, deep wells, elevated tanks and similar structures and uses.
- d) Biotechnology and health science research, development, manufacturing, and/or production facilities including but not limited to devices, products, components, and services whether organic or inorganic in nature.
- e) Commercial/Industrial Planned Unit Development.
- f) When property within a Light Industrial District abuts County State Aid Highway 75:
 - 1. Motels
 - 2. Gasoline service stations
 - 3. Restaurant or supper clubs
 - 4. Drive-in establishments, provided that an internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles.
 - 5. Open sales or temporary rental lots
- g) **Indoor Firing Range provided that:**
 - 1. The firing range shall not be located on any lot adjacent to an existing Residential, Educational/Ecclesiastical or Public District unless the facility is separated by a public right-of-way.
 - 2. The firing Range shall not be located within one thousand (1,000) lineal feet, measured from building to building, of an existing firing range or establishment licensed to dispense intoxicating or non-intoxicating liquor, nor shall they be in a building that dispenses liquor.
 - 3. The building and method of operation shall conform with the applicable Minnesota Pollution Control Agency, Environmental Protection Agency, and OSHA standards for indoor ventilation, emission into the atmosphere, indoor sound levels, lead containment and outside noise standards.

4. The design and construction of the firing range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the firing range shall be certified by a registered engineer in the State of Minnesota. The certified plans shall include the specifications and construction of the bullet trap (s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.
5. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.
6. Firearms shall not be stored on the premises when the range is closed for Business, unless they are stored in a secured vault.
7. On-site supervision shall be supplied at all times by an adult with credentials as a range operator. The range operator shall be responsible for the conduct of their place of business and the conditions of safety and order in the place of business and on the premises.
8. On site instruction shall be given only by Certified Firearms Instructors. Current certificates for firearms instructors shall be on display in a conspicuous location in the premises and available for public inspection at all times.
9. The transport of firearms on the premises, to the premises and from the premises shall conform to State Law.
10. Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class or using the facility provided they are supervised by an adult instructor.

Subd. 5: Lot Area Requirements.

- a) Minimum Lot Size: One (1) acre (43,560 square feet). Minimum lot width one hundred (100) feet.
- b) Impervious surfaces shall not exceed 80% of the lot area. Impervious surfaces shall include all structures, parking spaces and driveway connecting the parking space with a street or alley.

Subd. 6: Setback Requirements. No part of the structure including footings, soffits, gutters or other overhangs shall encroach on easement areas.

Front Yard Setbacks.

(F) Firing range. An indoor facility where firearms are discharged at targets and which is designed so that projectiles fired from firearms at targets are prevented, by means of backstops, berms, or other barriers, from going beyond the walls of the facility; provided:

(1) The firing range shall not be located on any lot adjacent to an existing residential district.

(2) The firing range shall not be located within 1,000 lineal feet, measured from building to building, licensed to dispense intoxicating or non-intoxicating liquor, nor shall they be in a building that dispenses liquor.

(3) The use, occupancy and construction of the building shall conform to the Minnesota State Building Code.

(4) The building and method of operation shall comply with M.S. Chapter 87A.

(5) The building and method of operation shall conform with the applicable Minnesota Pollution Control Agency, Environmental Protection Agency, and OSHA standards for indoor ventilation, emission into the atmosphere, indoor sound levels, lead containment and outside noise standards.

(6) The design and construction of the firing range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the firing range shall be certified by a registered engineer in the State of Minnesota. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.

(7) No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.

(8) A written log of range users shall be maintained by the range operator and available for inspection by the city at any/all times. The name and address of the user shall be verified by photo identification. The log shall include, but not be limited to the following:

(a) Name, address and phone number of the range user.

(b) Time and date the user was in the range.

(9) Firearms shall not be stored on the premises when the range is closed for business, unless they are stored in an acceptable gun safe. An acceptable gun safe shall meet ALL of the following standards:

(a) Shall be able to fully contain firearms and provide for their secure storage.

(b) Shall have a locking system consisting of, at minimum, a mechanical or electronic combination lock. The mechanical or electronic combination lock utilized by the safe shall have at least 10,000 possible combinations consisting of a minimum of 3 numbers, letters, or symbols. The lock shall be protected by a casehardened (Rockwell C 60+) drill resistant steel plate, or drill resistant material of equivalent strength.

(c) Boltwork shall consist of a minimum of 3 steel locking bolts of at least ½ inch thickness that intrude from the door of the safe into the body of the safe or from the body of the safe into the door of the safe, which are operated by a separate handle and secured by a lock.

(d) A gun safe shall be capable of repeated use. The exterior walls shall be constructed of a minimum of 12-gauge thick steel for a single-walled safe, or the sum of the steel walls shall add up to at least .100 inches for safes with 2 walls. Doors shall be constructed of a minimum of 1 layer of 7-gauge steel plate reinforced construction or at least 2 layers of a minimum 12-gauge steel compound construction.

(e) Door hinges shall be protected to prevent the removal of the door. Protective features include, but are not limited to, hinges not exposed to the outside, interlocking door designs, dead bars, jeweler's lugs, and active or inactive locking bolts.

(10) On-site supervision shall be supplied at all times by an adult with credentials as a range operator. The range operator shall be responsible for the conduct of their place of business and the conditions of safety and order in the place of business and on the premises.

(11) The applicant shall provide and maintain proof of liability insurance which shall require the insurer notify the City Administrator in writing within 10 business days of cancellation of the policy, a change in the limit of the policy and/or a change in policy ownership. Said policy shall be available for inspection by the City Administrator and/or his/her assigns at all times.

(12) On site instruction shall be given only by certified firearms instructors. Current certificates for firearms instructors shall be on display in a conspicuous location in the premises and available for public inspection at all times.

(13) An outside security plan for the general grounds shall be submitted to the City Administrator or designee for review and approval.

(14) The transport of firearms on the premises, to the premises and from the premises shall conform to state law.

(15) Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class which is supervised by an adult instructor.

(16) Required license(s) are obtained from the City of Jordan.

(17) The Council reserves the authority to review or modify the performance standards for the range.

Cocked, locked and ready to rock at new New Hope business

Published October 5, 2016 at 11:54 am

By [Gina Purcell](#)



Stock & Barrel Gun Club wants to provide a welcoming environment for all who visit and wants to be more than simply a gun range. The lounge areas are designed for those who want to enjoy a cup of coffee and mingle with staff members, friends or fellow shooters. (Submitted photo)

Hand on the grip. Finger on the trigger. Eye on the prize. Pull.

New Hope has a new business in town and it may not be what you expected.

Stock & Barrel Gun Club opened Sept. 24 at 5121 Winnetka Ave.

The New Hope club is the company's second location within six months, the first being its home base in Chanhassen.

When Sealed Mindset, the former gun range in New Hope, closed its doors, Stock & Barrel took advantage of the opportunity.

The gun club features a modern rustic lounge, merchandise and several options for shooting.

The idea is that visitors come in, enjoy some coffee, bring friends or neighbors, mingle with other visitors and, of course, do some shooting.

"We don't want to be a destination where people just come throw lead," said Kevin Vick, membership sales director.

The New Hope location includes a four-lane traditional shooting range with shooting benches and one-inch bulletproof glass dividing walls.

Unique to the New Hope location is a second shooting range with two targets and bullet-encapsulating rubber panels covering the walls. Lights in this range can be dimmed for low light

or no light shooting practice.

Stock & Barrel offers a variety of classes from basic handgun shooting and a permit to carry course to AR for defense and close quarters combat.

Currently, the club has around 800 members between the two locations.

“We’re exceeding all of our goals,” Vick said. “We planned the capacity to handle more people than this. We’ve hit these numbers much sooner than anticipated.”

Stock & Barrel has room at its New Hope location to expand if need be and the company is already opening other locations in the near future.

Stock & Barrel Gun Club’s New Hope location features a four-lane traditional shooting range with bulletproof glass dividers to encourage socialization among its members. (Submitted photo)

The company’s inception

Small business owners and childhood friends Chris Schutrop and Nick Dahlberg saw the public’s interest in firearms and firearm safety increasing but noticed something was missing.

The customer service, cleanliness and presentation of gun clubs in the metro were missing the mark.

So, they took it upon themselves to introduce a gun club unlike any other club.

“The whole focus is to bring safety education and training by utilizing customer service,” Vick said.

Stock & Barrel Gun Club sells firearms, firearm accessories, apparel, concealed carry purses and more. (Submitted photo)

A welcoming environment

Stock & Barrel wants to ensure that every person who walks through the door feels comfortable and welcome no matter their age, race or gender.

“We’re the range where women can walk in and start shooting and not have anyone with them,” Vick said.

According to Vick, more than 35 percent of the club’s members are women.

“Women are the fastest growing demographic in shooting sports,” he said.

Often, Vick said, women do not feel welcome and are talked down to at other facilities.

Mike Reilly, executive general manager, said staff members will not talk down to a customer and

will work with each customer at a level where the customer is comfortable.

“To meet the customer where they’re at is really important,” he said.

Additionally, Vick said, many gun clubs and shooting ranges fall short because their focus is pointed toward tactical fields such as military or law enforcement and not to the general public. Stock & Barrel, he said, has both tactical and practical training. Typically, those in the general public want to know how to defend themselves, their loved ones, their home and belongings. According to Reilly, using a firearm for protection is taught as a last resort, escaping the situation and calling 911 being the preferred option.

“We do anti-victim training,” he said.

Giving back

Stock & Barrel is more than a business, it is a nonprofit sponsor.

“We want to be a good citizen to the community,” Vick said.

January through June, Stock & Barrel hosts various events raising money for the Minnesota chapter of HopeKids, a nonprofit that provides ongoing events, activities and support to families who have a child with a life-threatening medical condition.

“It’s an amazing charity,” Reilly said.

A Stock & Barrel representative participates in HopeKids’ power lifting fundraiser and hosts date nights for the children’s parents or dad’s night out at the gun range.

From July through December, the company hosts events to raise money for Project Delta, a nonprofit that rescues shelter dogs, trains them as therapy dogs and provides them to veterans suffering from post traumatic stress and traumatic brain injury.

In addition, Stock & Barrel provides donations to various organizations throughout the year.

For more information about Stock & Barrel, visit stockandbarrel.com.

Contact Gina Purcell at gina.purcell@ecm-inc.com

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http://www.swnewsmedia.com/chanhassen_villager/news/local/indoor-gun-range-approved/article_c8ad2943-6bcf-5e54-9a75-f563d528387a.html

TOP STORY

Indoor gun range approved

By Richard Crawford editor@chanvillager.com Oct 27, 2015



Submitted photo

A photo provided by Stock and Barrel shows the type of gun range expected at the facility, which is projected to open next spring.

The number of firearms manufactured in the United States nearly doubled from 2010 to 2014, according to estimates from the Bureau of Alcohol, Tobacco and Firearms.

Developers of an indoor gun range in Chanhassen plan to tap into that growth and provide classes so gun owners are properly trained.

On Oct. 26 the Chanhassen City Council unanimously approved a 15,000-square-foot indoor gun range at 18832 Lake Drive East, in an office industrial building at Chanhassen East Business Center.

Chris Schutrop, with Stock and Barrel, said the indoor gun range would be the first in the southwest suburbs.

There are five indoor public gun ranges within 100 miles, the closest being in Robbinsdale, said Schutrop, an Eden Prairie resident who grew up in Chanhassen.

Currently, gun owners need to be members of private clubs, such as the Horse and Hunt Club in Prior Lake, and shoot outdoors for practice.

Schutrop said the goal is to open the indoor range next spring. He described the range as a high-end “guntry” club that will feel more like a country club than a typical gun range.

The staff will include former law enforcement officers and members of the military. Stock and Barrel also will offer a variety of gun-safety classes.

Schutrop said he believes the timing is right for opening more gun ranges because safety classes and training facilities haven’t keep pace with the explosive growth of gun ownership in recent years.

“We know that the people of the southwest metro already have keen interest in firearms,” according to a letter Schutrop sent to the city. “Gander Mountain has built the largest gun store in Minnesota here, and there are many other gun stores and firearms-related businesses. We want to provide a safe, comfortable location for the diverse and vibrant community of shooters, already in the area, to come and further their education and skill... we wish to do more than merely arm citizens, as the existing stores do; we wish to convey the deep and abiding love of law, civic responsibility, and ongoing practice to our guests, and to become the ambassadors to the fun and exciting world of shooting sports.”

Schutrop said the facility will use advanced soundproofing and the best and safest backstop and armor technology available.

The hours of operation will be 9 a.m. to 9 p.m. seven days a week. Peak hours are expected to be 6 to 8 p.m. weekdays and weekends.

Stock and Barrel estimates they will have 375 clients per week initially, growing to 750 per week after one year.

Stock and Barrel also seeks to make the gun range available to area law enforcement agencies during weekdays.

Although pricing isn't final, Schutrop said gun owners can use the facility on fee-per-use basis or buy annual memberships that would allow unlimited use of the range during normal business hours.

There also will be a higher-end membership that will feature a private entrance to the facility and use of private shooting bays, he said.

Schutrop said Stock and Barrel will have a similar feel to a higher-end range in Colorado. He said the goal is to open up additional indoor ranges in Minnesota and elsewhere.

Richard Crawford

'Just like a bowling alley': 'Upscale' gun ranges come to Twin Cities suburbs

Posted By [Tom Steward](#) On December 7, 2015 @ 6:00 am

MINNEAPOLIS — Guns are a contentious issue in a lot of places, but more Twin Cities suburbs are pulling the trigger on new indoor shooting ranges available to the public, doubling the number in the last two years. Six of 10 indoor gun ranges in the metro area have been approved since 2013, two in the past three months. The city of Ramsey even OK'd an 18,000 square foot range next to a [day care center](#) ^[1].

"There's been a surge in demand for shooting – a lot of new shooters, a lot of new women shooters," said Andrew Rothman, a firearms instructor and Minnesota Gun Owners Civil Rights Alliance president. "The trend has been toward more ranges, and the indoor ranges are getting nicer. They're getting more upscale." ^[2]

The often massive facilities offer more than target practice. They also feature sales of firearms and ammo, gun safety training, permit-to-carry classes and private shooting lanes. Once they get past noise and safety questions, cities typically treat the necessary permits and approvals as a straightforward business.

"Just like a bowling alley or a golf dome or something to that effect," said Oak Park Heights city administrator Eric Johnson about Range 082 Indoor Shooting's recent application. "As long as it's operated in accordance with the law, I can't imagine there's any issues, as long as they're building to the code and ordinance."



The latest thumbs up came in Chanhassen, where the city council recently unanimously approved Stock and Barrel gun range.

"We're going to build a world-class facility here," said Andrew Carter, Stock and Barrel co-owner. "Not just in state-of-the-art range equipment, but also in the feel and character of the retail or social spaces in our range. We want to reach people who just wouldn't be comfortable in a 'typical' gun range."

"It will be a very welcomed addition to the community," said Chanhassen mayor Denny Laufenburger in an October city council meeting. "But in no way does it relieve the citizens of Chanhassen of the responsibility to behave safely with and around firearms at all times."

RELATED: [Open season: MN legislator targets handgun permit class for fundraiser](#) ^[3]

The trend follows an explosion in [concealed carry permits](#) ^[4]. More than 200,000 Minnesotans now hold permits that allow them to carry handguns, twice as many as originally projected by the state. Personal safety and Second Amendment concerns drive the demand for more outlets.

"Politicians are openly taking aggressive stances hostile to our constitutionally guaranteed rights," Carter said. "So many members of the public feel that they need to buy a firearm now before legislatures (state or federal) make them illegal. The result is that these two forces have increased the demand for firearms, ammunition, training, and places to practice."

"I'm really looking forward to going and checking it out," said Chanhasen resident Martin Canell. "It's a great opportunity for people to be able to enjoy the sport they're investing in."

Statistics show soccer moms appear to becoming shooter moms, with almost 20 percent of permits held by women. Osseo Gun Club and Pro Shop offers [ladies-only classes](#) ^[5] and Friday date night \$22.95 specials with free pistol rental for couples.

"Our Ladies Night provides you the opportunity to try out many different type pistols all under the guidance of our friendly, knowledgeable staff," according to a blurb on the Osseo range's website. "Afterwards relax in our upscale lounge area and enjoy refreshments and conversation."

"Safe, responsible shooting is a part of our Minnesota heritage," said Rep. Cindy Pugh, R-Chanhasen, a conceal-carry permit holder, at the [city council meeting](#) ^[6]. "But without a place to go and shoot together as a family, how can our moms and dads pass down that heritage, that respect and that responsibility?"

Developers of the \$6 million Range 082 facility under construction in Oak Park Heights also see a big upside in competitive leagues, like those at bowling alleys.

"Back in the 1940s, '50s and '60s, there was always Thursday and Friday night bowling leagues," said Steve Erban, a designer with Out of the Box Architecture. "I think a facility like this one with the 39 ranges is going to be very acceptable to competition and team competition, and I see that growing all over Minnesota."

So far, there's only one notable exception to that growth. City officials in Stillwater shot down the Minnesota Shooting Academy in September. They plan to revisit zoning regulations and variances for shooting ranges.

"Yes, it's a sport, but also we're talking about the training that will come about with the law enforcement," said Stillwater city councilor Doug Menikheim at a September meeting. "That introduces the idea of self-defense and the application of lethal force. That's a long stretch for me beyond recreation and amusement."

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[1] day care center: <http://abcnewspapers.com/2014/02/07/indoor-gun-range-coming-to-ramsey/>

[2] Image: <http://watchdog.org/wp-content/blogs.dir/1/files/2015/12/gun-range-interior.jpg>

[3] **Open season: MN legislator targets handgun permit class for fundraiser:**
<http://watchdog.org/100847/open-season-mn-legislator-targets-handgun-permit-class-for-fundraiser/>

[4] concealed carry permits: <http://madfi.com/>

[5] ladies-only classes: <http://www.osseogunclub.com/ladies-night.html>

[6] city council meeting: <http://67.63.229.140/weblink/0/doc/495624/Page1.aspx>

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