



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-06, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SMALL GUNSMITHING BUSINESS TO BE OPERATED OUT OF A GARAGE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT LOCATED AT 799 101ST AVENUE NE. STORBECK WILLIAM A JR & DAWN M (CASE FILE NO. 19-0047/EES)

Planning Commission (Public Hearing)	12/10/19
City Council (Conditional Use Permit)	01/06/20
Action Deadline	02/20/20

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing. Two written comments were received indicating no opposition to the application.

William Storbeck wishes to operate a business involving machining and repairs of firearm components within the garage of his home. The zoning code allows for home occupations without conditional use permits when all code requirements are met and allows for deviation from the requirements with a conditional use permit. The applicant will meet all of the requirements of the code for a home occupation, except for the requirement regarding operating a business in the garage, which is the reason the CUP has been requested.

The business involves receiving materials through UPS and turning and machining components that are used in firearms with two lathes. The business does not involve fully functional firearms or ammunition.

There may be approximately 2 customers per month at the home in relation to the business. There is no outside storage of any material. The home itself will not be used for any of the processes of the home occupation. There are no other employees involved with this business other than the applicant.

The primary concern with the operation of businesses in the garage is the removal of required parking spaces. The applicant has a three car garage and will be using the back portion of the third stall for his business storage and operations. Therefore the required two garage spaces are still provided and additional storage is available for lawn equipment.

Based on the submitted narrative and floor plan the business will meet all code requirements, except for the use of garage space, which has been mitigated by limiting business operations to a portion of the third stall of the garage. Therefore staff is supportive of the request, subject to the conditions below, which largely reiterate the ordinance requirements.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Applicant Narrative

Floor Plan

Public Comments

WHEREAS, an application has been filed by Storbeck William A Jr & Dawn M as Conditional Use Permit Case File No. 19-0047; and

WHEREAS, said case involves the land described as follows:

LOT 1, BLOCK 1, HORTONS FIRST ADDITION, ANOKA COUNTY, MINNESOTA

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 10, 2019; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 33.11 of the Zoning Ordinance to allow for a small gunsmithing business operated out of a garage in an R-1 (Single Family) zoning district based on the following conditions:

1. Use of the garage for the business is limited to the space shown in the floor plan attached to the staff report.
2. No exterior storage is permitted.
3. No employees, other than the applicant, are allowed with this home occupation.
4. No more than four customers may enter the site daily.
5. Business limited to activities described in the narrative submitted to the Planning Department and may not involve fully functional firearms.

6. Applicant to secure any fire arms permits that may be required for this use.

PASSED by the City Council of the City of Blaine this 6th day of January, 2020.