

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION PUBLIC HEARING  
July 2, 2008**

The public hearing of the Planning Commission of Castle Rock Township was convened at the Castle Rock Town Hall on Wednesday July 2, 2008 at 7:00 p.m. Present were Norbert Kuhn Chair and Todd Sjostrand and Paul Irrthum Commissioners. Bob Dubbels Vice Chair was absent and Sandy Weber arrived at 8:00 p.m. Also present were Gary Pipho, Maralee Rother, Glen Dubbels, Jo Ann Dubbels, Troy Pearson, Pete Schaffer, David Fischer, Mikayla Fischer, Harry Hard, Candace Hard, Linda Craigie, William Craigie, Jon Kuhn and David Sodergren.

Chairman Norbert Kuhn called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

The purpose of the public hearing was to review an application from David Sodergren of Imagecowboys Inc., 899 Front Avenue St. Paul MN 55103 to rezone the property of the USA NIKE SITE located in Section 27 in Castle Rock Township from agricultural to commercial for the purpose to operate a law enforcement training center with three to five employees plus a short term dormitory.

Due to the fact that there were only three Commissioners present, Chairman Kuhn asked Maralee Rother if she would take the minutes of the meeting.

David Sodergren gave a presentation and showed by illustrations and maps the plans he has for operating a law enforcement training center. There will be an administration building with two offices and a gun vault. There will be air pistols, mock M-4 rifles, grenades (air soft) and shotguns with no real ammunition and lasers and optic cameras. Training weapons are marked with blue markings. The vault will have a double steel door and there will be bars on the windows. There will be an alarm system, security lights and video equipment. There will be night time exercises. Law enforcement officers will be here two or three weeks a year.

There will be an air-soft firing range in a tunnel which is 115 feet long. The barracks will be located behind the administration building and the intent is to bring back the existing property as it was when it was built. There will be rooms cleared in the short house. There is a good road system and there will be no tearing down of any of the buildings.

The barracks will have short term sleeping quarters with ten to thirty people, possibly two or three nights and days at a time. Fifty bunk beds and dressers and 39 beds have been purchased. The question was asked if this project would be considered with no beds and the answer was affirmative.

The fenced front property would be used for overflow parking and use of tents.

Mr. Sodergren had received a letter from the Township with a list of statements asking for information to complete the application. Chairman Kuhn asked Mr. Sodergren to respond to these which he did with the following information.

- 1. A survey of existing structures and facilities on the property, including dimensions and the identification of each building/facility. *Copies requested are with these minutes.***
- 2. Detailed site plans illustrating changes to buildings and facilities. 3. Detailed site plans illustrating proposed uses, indoor activity locations and outdoor activity locations. *There will be barracks, offices, short houses, no shooting zone, mess hall - - rambler home - - storage; dog***

*kennel - - prison situation; large garage - - motor pool and lawn mowers; acid watch building - - storage for vehicles and will add electricity.*

4. **Identify existing ISTS facilities (location(s) and design capacities) and domestic well(s) location and capacity.** *Septic system - - will design a new septic system. BIFFS is contracted for extra porta-potties. There is a well for the administrative building (101) and barracks (102).*
5. **Identify and describe existing and proposed parking facilities.** *Parking will be of the east side of the property within the fence and in the overflow in the front of property.*
6. **Identify who will operate the proposed training center.** *David Sodergren will own and operate the facility.*
7. **Identify the number of training personnel anticipated.** *Possibly 15 to 30 students on property at one time with 2 to 3 instructors. The number of training personnel will be determined by the client renting the facility.*
8. **Include credential/qualifications of those involved in the facility operations, training activities and education programs proposed.** *These will be determined by the departments using the facilities There are no credential/qualifications necessary for Mr. Sodergren to operate such a facility.*
9. **Define any certifications required to operate such a training facility and the receipt of anticipated receipt of any such certifications.** *The instructors will be qualified local police, county sheriff and federal law enforcement and military personnel.*
10. **Identify the specific city, county state and federal law enforcement and public safety agencies and potential frequency or percentage of time government officials are anticipated to use the facility.** *Any local, county and federal law enforcement and military agency. Frequency will be determined by each agency.*
11. **Identify the specific private security or private public safety entities and potential frequency or percentage of time private participants are anticipated to use the facility.** *This is determined by marketing the facility and what the individual agency needs for the training.*
12. **Identify the average and maximum number of personnel/trainees on a daily/weekly basis.** *The personal running the facilities (MNS40 workers) would be 2 to 5 people. Training personal would be determined by the Agency booking the facility.*
13. **Identify the locations for sleeping quarters and the average and maximum number of overnight guests.** *All sleeping quarters are housed in the barracks. That will be short term dormitory situations, average stays 1-2 days maximum 3-5 days. The barracks houses 39 beds with an average of 10 -20 guests. It is estimated that the barracks would be used for short term dorm use 4-8 weeks out of the year and 2-4 weekends per year.*
14. **Identify and describe the locations and numbers of indoor bathrooms and showers and any outdoor temporary facilities.** *The barracks have co-ed bath and shower facilities that accommodate nine personal at any one time. The administrative building has bathroom facilities that accommodate one. There is a contract with BIFFS Portable to supply portable restrooms for larger events. With the concern of asbestos, the Department of Health and Department of Dakota*

*County has issued letters regarding the matter. If the asbestos is not disturbed, it will remain in place.*

- 15. Identify and describe kitchens, food preparation and/or food catering facilities. *There is no kitchen facility on the property and there are no plans to have kitchen utilities. The plan is to cater meals through local restaurants. If facilities for a kitchen are needed, it will be done with the Planning Commission and Board of Supervisors for the appropriate planning and permitting.***
- 16. Provide detailed descriptions of vehicles and equipment intended to be housed on the property, including the proposed locations. *Vehicles on the property are: 2 -3 lawn mowers, 2-3 ATV's, 2 tractors, 3-6 trailer, 1 patrol car, 1 SWAT vehicle. The site plan shows the storage locations.***
- 17. Provide detailed descriptions of the proposed equipment, types of weapons, and ammunition to be kept on the property for training purposed and the storage locations and security system for such materials. *Only airsoft training weapons (high end BB guns) will be used and also 1-1 replica of Mil/LE service weapons. No real firearm ammunition will ever be used in training, range shooting or any other use related to training at MS40. There is a gun vault located in the administrative building and security will be provided by the system chosen for the facility. Biometric security will secure the gun vault with a double steel door system.***
- 18. Describe the types of equipment, types of weapons and ammunition that will be allowed to brought on site by visitors and the storage locations and security system for each materials brought in. *Mil/LE has the jurisdiction to carry real weaponry anywhere so they will have that right here also. All side arms will be checked in to a locker system located near the gun vault in a separate and secured room. The process includes double-checking at Administrative and triple checking on the field that they are training weapons only. The color coding is blue for the training weapons.***
- 19. Provide detailed descriptions of all proposed daytime outdoor activities, including location nature of activities, numbers of participants in each activity and the nature of the proposed use of equipment, weapons and ammunition. *The daytime activity will involve the use of squad cars, SWAT vehicles and other Mil/LE vehicles to be used on and off the road system of the entire base to conduct training exercises. Exercises will include the following but not limited to clearing buildings from vehicles, hostage negotiation, crowd control, sniper movement and set-up, felony car stops ect. Skills Training, hand-to-hand work, new product training, new personal training, incident review training, bomb squad walk thru training ect. The weapons are airsoft related training weapons and less lethal weapons I.E beanbags skip rounds ect. Other equipment would include but not be limited to comm. equipment, optical equipment and other tools of Mil/LE. The number of participants would be determined by the training and the trainers involved.***
- 20. Provide detailed descriptions of all proposed nighttime outdoor activities, including location, nature of activities, number of participants in each activity and the nature of the proposed use of equipment weapons and ammunition. *The nighttime outdoor activities will include but not limited to low light exercises, night vision training and testing, sniper movement and set-up, clearing building. Other equipment would include but not be limited to comm.. equipment, optical equipment and other tools of MIL/LE. The number of participants would be determined by the training and the trainers involved.***
- 21. Describe the anticipated levels of noise, dust, smoke and odors associated with any proposed outdoor activities. *Noise levels of proposed activities have been tested with the nearest neighbors***

*and there are no noise issues. Dust is no issue and smoke levels will be minimal and non-toxic using training materials. No odors are associated with any products to be used.*

- 22. Describe the locations, use and intensity of exterior building lighting and site lighting. *The administrative building has lighting now and the site plan shows other lighting.***
- 23. Describe any hazard materials or explosives proposed to be used or kept on the property. *There will be no explosives or shotgun shells on the property.***
- 24. Describe the potential use of the noncontiguous 7 acre parcel owned by Imagecowboys Inc. *This parcel will be used as a training field and there are no plans to build on the parcel.***
- 25. Describe the relationship or connection of the Minnesota Airsoft Association to the proposed use of the facility as an emergency response and law enforcement/military training facility. *The Minnesota Airsoft Association has written safety guidelines that govern the sport of airsoft in the state of Minnesota and MS40 will adopt these safety guidelines as those used during the training conducted at the base. All equipment has to be in a case.***
- 26. The application materials not a 3-7 year plan to complete the facility. Provide specific details of the plan, including what the initial use of the property is, when the initial use of the facility is requested for authorization, and what time frames and graduated activities are to be anticipated over the 7 year period. *David Sodergren is now paying the expenses for improvements. The initial use of the property is the development and remodel of the property to run a Mil/LE training center. At present it is being remodeled and tested to determine the design of the training center. At present the property is being used for storage. There should be a few graduated activities during the remodeling.***
- 27. Provide an explanation and description of all acronyms included in the application materials. *Acronyms are as follows: LE/Mil –Law Enforcement Military; EMT – Emergency Medical Tech; ERT – Emergency Response Team; MS40 - the name of the base; MAA –Minnesota Airsoft Association; MOUT Facility – Urban Training Facility; CQB – Close Combat Battle; SWAT - Special Weapons and Tactics; BATC –Basic Airsoft Training Course; Has/Mat – Hazardous/Materials; OPS - Operations***

Chairman Kuhn asked if there were any further questions. It was mentioned that a similar facility is located near Rosemount but it is neither regulated nor maintained. The property has been sold. Mr. Sodergren will be at the site most of the time. There will be no alcohol on the property. The employees are experienced with firearms. The question was asked regarding a missing gun and Mr. Sodergren explained that with the system as it will be set up, the employee would be the possible person to be suspected of the theft. The lighting will be considered for the neighbors. The Tower is owned Great River Energy and they have an easement to the property on which the tower stands. There are two training centers now one at Anoka and one at Camp Ripley. There will be no activity outside of the fence. Anyone is invited to attend and observe. The insurance covers remodeling, the property, the vehicles and a paint ball policy.

Compliments were made as how well the site has been cleaned up and also regarding the good work done on the property and the great relationship with the neighbors. Mr. Sodergren is willing to keep a good relationship with the community.

Discussion was held regarding on how to proceed with this application. The comp plan and ordinance will need to be considered.

**Paul Irrthum made a motion and Sandy Weber seconded that the Castle Rock Township Planning Commission will accept the application as completed as of July 2, 2008. Motion carried 4 ayes.**

**Sandy Weber made a motion and Pete Schaffer seconded that the Castle Rock Township Planning Commission will accept the proposed six month extension of Imagecowboys' application, with Castle Rock Township keeping David Sodergren's escrow of \$10.000 until December 29, 2008 at 7:00 p.m. Motion carried 4 ayes.**

**Paul Irrthum made a motion and Pete Schaffer seconded to adjourn. Motion carried 4 ayes.**

The meeting adjourned at 9:35 p.m.

Respectively submitted Maralee Rother