

Approved

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
October 26<sup>th</sup>, 2009 – 6:30 p.m.**

The Planning Commission of Castle Rock Township held a Public Hearing on Monday, October 26<sup>th</sup>, 2009 at 6:30 p.m. at the Town Hall. Present were Sandy Weber Chair, David Nicolai Vice Chair, Paul Irrthum, Todd SJORSTRAND and Mark Wagenknecht Commissioners, Jane Bistodeau Clerk. Also present were Mike Kiefer, Pete Schaffer, Eric Ruud, David Sodergren, Randy Becker, Drea Doffing, Jody Ludder, Troy Pearson, Glen Dubbels, David Fischer, Mikayla Fischer, and Mark Molitor.

Sandy Weber called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited.

Paul Irrthum removed himself from the table so there is no conflict of interest because Paul's property is across from David Sodergren's property.

Sandy Weber read the Public Hearing notice out loud for the audience. Notice is hereby given that the Planning Commission of Castle Rock Township will hold a public hearing on Monday, October 26, 2009 at 6:30 p.m. at the Castle Rock Town Hall, 2537 240th Street West (corner of 240th Street and Biscayne Avenue). The purpose of this hearing is to consider issuing a Conditional Use Permit to David Sodergren, Image Cowboys, Inc., 899 Front Avenue, St. Paul, MN 55103, to operate a law enforcement and emergency management training facility at the former NIKE base located at 1462 260<sup>th</sup> Street East. The property consists of a 26.61-acre parcel located in part of the Northeast Quarter of the Northeast Quarter of Section 27 and part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 113, Range 19 (PIN: 07-02700-010-03); and a 7.1-acre parcel located in part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 113, Range 19 (PIN: 07-02700-010-02). No written notices or phone calls were received at the town hall.

David Sodergren presented information on the Nike Army Air Missile Base including past history and uses. David purchased the base in April 2007.

Objective: provide emergency services, law enforcement/mil community and tactical training center.

Site Plan: David wants to remodel the dormitory. Zone 1, Zone 2, Zone 3 would be "shoot areas" Airsoft weapons with 6mm bio-degradable ammo would be used.

Hours of operation: 6:00 am-9:00 pm Mon-Sat, 9:00 pm-1:00 am Mon-Sat, 9:00 am-5:00 pm Sun.

Employees: 3-5

Training Weapons: non-lethal. Airsoft replicas, bb guns, skip rounds, thumper CO2 flash bangs.

Security: utilize existing fence around perimeter. Steel lockers for locking up law enforcement duty weapons.

Building Usage: Classrooms to seat 50, dormitory to sleep 50, shoot houses, pump house, kennel, fallout shelter, gun range.

Tactical Field Training: entire property will provide classroom opportunities

Dedicated OPFOR: stands for operation force. 3 tier, script dedicated program.

Future Goals: Mout Facility, field props, shoot houses/build outs, kitchen.

Mout Facility: 9-12 square blocks of addressed metal movable containers with 8-9 roads.

Dave presented MS40 coins to members of the audience as a “thank you” for attending the public hearing.

Questions and answers-

- 1) Brad Wayne, Captain-Dakota County Sheriff Dept.  
Who’s financing the set up of this project? *David Sodergren*. How will fees be charged to people using facility? *Not determined yet, probably on sliding scale.*
- 2) Dave Nicolai, Vice-Chair Planning Commission.  
Were the pictures in brochure taken on-site? *Most were*. Night ops, how many would there be? *10 or less, not loud*. Would products that are demo be sold on site? *No, people referred to manufacturer. Parts and airsoft tech on site for gun repair*. Class size 50 and 50 beds? *Class size closer to 25-30. A couple times a year would like to have an airsoft event weekend and allow overnight camping and stay in dormitory*. How much is the FPS (feet per second)? *Guns set under 450 fps to not break skin. At least 15’ rule shoot distance. Creating an environment that kids can use maybe once a month with rules for safety enforced*. What event was held a couple months back? *It was a swap meet/airsoft meet with \$20.00 donations (determined by Airsoft Assn) received to help cover port-o-potty expenses. David wants to create “baseball field” for emergency and/or law enforcement training. The facility is offered for use to independent users who bring in their own instructors. 3-5 employees would be for maintenance, administration and technicians. Dave explained about the research done on other Nike Base locations and their uses. No information provided on zoning on those properties.*
- 3) Mark Wagenknecht, Planning Commission.  
Are you planning on building a dog kennel? *There is already a 4 space kennel on the property now. Would like to remodel and have available for use with law enforcement training*. What are non-lethal options? *Mace, stun gun, etc.*
- 4) Todd Sjostrand, Planning Commission.  
Appreciates good presentation and supports concept of idea, but it does not fit as a conditional use permit. Todd recommends applying for a interim use permit.

Sandy Weber read out loud reasons for denial of the conditional use permit from Bob Bauer’s letter. David explained he would like a conditional use permit rather than an interim use permit so in the future he could either leave it to his children or sell the property with the CUP.

More comments:

Glen Dubbels: I’ve lived in Castle Rock 50 years, 10 years with the Army. I want good neighbors and think Dave should have a fair hearing. Glen is in favor of the operation.

Eric Ruud: I'm not impacted by property, but it is a unique piece of property and we must consider some use for the property.

Troy Pearson: Agrees with Eric Ruud. Make a decision best for the property and neighbors so its benefits all.

Mike Kiefer: Asked David Sodergren if Gary Pipho had given him permission to hold the May 9 swap meet as he stated? *David said he had discussed the event with Gary Pipho.*

Pete Schaffer: Would like the Planning Commission to ask Brad Wayne-Captain his opinion.

Brad Wayne, Captain: Dakota County would probably not use facility because they already have one at Flint Hills that is no charge where they can use their own service weapons. Brad also spoke with Emergency Management in Dakota County and said nobody from their department has ever spoken to David Sodergren.

Dave Nicolai: 50 beds, 50 in a classroom. The extra traffic would be bad for roads and with that many beds, dog kennel, camping, more CUPs would be needed.

**Dave Nicolai made a motion and Mark Wagenknecht seconded to deny the conditional use permit for a school/training center for the reasons stated in Bob Bauer's letter dated October 23, 2009:**

- **Schools, as contemplated in the Town's Zoning Ordinance, constitute elementary or high schools, or individuals under college age.**
- **The proposed tactical training center is inconsistent with the intent of the agricultural district as set forth in the Town's Zoning Ordinance.**
- **The use of a firing range is inconsistent with a "school use" and the intent behind the agricultural zoning district.**
- **The use of camping facilities on the property is inconsistent with a "school use" and the intent behind the agricultural zoning district**
- **Providing short-term (one to five-day) emergency services and accommodations as proposed by the applicant is not consistent with a "school use" and the intent behind the agricultural zoning district.**
- **The Applicant has proposed a kennel on the property which must be the subject of a separate application for a conditional use. No application has been submitted for any kennel use on the property.**
- **The Applicant proposes to construct a dormitory containing approximately 50 sleeping units. The Township is outside of the Metropolitan Urban Services Area ("MUSA") and the Applicant has not demonstrated that the property has the capability to handle the capacity for such dense and intense use of the property.**
- **The hours of operation proposed by the Applicant are inconsistent with a traditional "school use.**

**Motion carried 4 ayes, 1 abstain Paul Irrthum.**

**Dave Nicolai made a motion and Mark Wagenknecht seconded to adjourn. Motion carried 4 ayes.**

Meeting adjourned at 7:36 p.m.

Respectfully submitted,  
Jane Bistodeau Clerk