

Approved Minutes

City of Bloomington
Development Review Committee
June 23, 2015

McLeod Conference Room
 Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire), Chair 952-563-8965	Randy Quale (Parks & Rec) 952-563-8876
Kent Smith (Assessing) 952-563-8707	Lance Stangohr (Fire) 952-563-8968
Bruce Bunker (Engineering) 952-563-4546	Lisa Firth (Public Health) 952-563-8984
Michael Centinario (Planning) 952-563-8921	Heidi Miller (Police) 952-563-4975
Duke Johnson (Bldg & Insp) – 952-563-8959	

Item 2 - Formal	MAX Guns and Ammo
<i>Site address</i>	10750 Bloomington Ferry Road
<i>Application type</i>	Conditional Use Permit
<i>Staff contact</i>	Michael Centinario (Ext. 8921)
<i>Staff comments</i>	Mohannad Al Tqatqa is proposing a firearm retail store in an existing retail shopping center at 10750 Bloomington Ferry Road. Mr. Al Tqatqa has received approval from the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives, subject to the City's CUP being approved. Mr. Al Tqatqa has a contingent lease with the property owner for approximately 800 square feet of retail space.
<i>Plat name</i>	Lot 2, Block 1 Reserve Addition
<i>Decision maker</i>	Planning Commission
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1</i>	Mohannad “Max” Al Tqatqa > mhannad1981@hotmail.com > 763.999.0919
<i>Contact 1 address</i>	10431 Wyoming Ave. S., Bloomington, MN 55438

Guests Present:

Mohannad “Max” Al Tqatqa > mhannad1981@hotmail.com > 763.999.0919

Discussion/Comments:

- Michael Centinario (Planning) Reviewed proposal above.
- Randy Quale (Parks & Recreation) No comment.
- Kent Smith (Assessing) No comment.
- Duke Johnson (Building and Inspection)
 - This space will be used pretty much as it previously had been. For example, the former fitting room will now be used as a storage room.
 - Staff will have to decide if a building permit is needed.

- Gun powder will not be sold at this location.
- There are three existing sprinklers at this location.
- There will be one unisex bathroom.
- Laura McCarthy (Fire Marshal)
 - Need to be sure sprinkler system is Code compliant and is the proper density to support the storage of ammunition and other hazardous materials.
 - Have a sprinkler contractor evaluate the adequacy of the sprinkler system for the product being sold and stored.
 - Applicant needs to provide staff with a list of what they propose to stock and store at this location so they can determine if this will remain as B occupancy.
 - Applicant indicated he would be stocking shot gun shells and a small quantity for clay shooting. In hunting season they may increase the number of hunting shells, all dependent on customer demand. Their primary sales would be on-line.
- Heidi Miller (Police)
 - Asked for explanation as to how this store differs from other big stores such as Gander Mountain and Dicks Sporting Goods. The applicant explained their main focus will be marketing on-line business of antique and expensive guns. They also do consignment and will ship at a lower fee. The applicant said he can also ship orders because he is a dealer while the larger stores do not provide that service. What he can't find at a factory, he can most likely find on an auction website.
 - Since this business appears to be very similar to a pawn shop, the applicant should follow all of the rules and regulations of a pawn shop.
 - This location is near a school so signs should be posted stating that children must be accompanied by an adult. The applicant said he is aware that he is located near a school; however, there is no school located in the mall so ATF school zone guidelines have been met.
 - The proposed hours of operation will be from 9 a.m. to 6 p.m. They may change the hours to 9 a.m. to 9 p.m. depending on the demand.
 - The applicant will perform background checks on all of his employees.
 - A notice of procedures should be posted for customers coming to the store stating no shooting or target practice is allowed.
 - The applicant said he is working on an alarm system and there will be a camera outside and cameras inside the facility as well as an inside door detector.
 - It was recommended that a 180 degree eye viewer be installed by the back door and that there also be a door bell and video. May also want to consider a door bell on the front door when a customer enters.
 - The applicant stated that there will always be two staff people on duty at all times.
 - There will be a movement alarm installed.
 - All guns will be placed in a safe when the store closes. The safes will have alarms on them.
 - Applicant may also want to consider using mirrors inside the store.
- Bruce Bunker (Engineering)
 - Staff noticed the parking lot is in poor condition. If repaving, a parking lot permit may be required (reconstruction only).
 - No public sidewalks can be obstructed.
 - Bike rack must be provided, minimum 4 spaces located within 100' of entrance.

- Lisa Firth (Public Health)
 - Concerned with proximity of business to school but applicant has addressed that.
 - Happy to see a bike rack provided at this location.
 - Michael Centinario (Planning)
 - This type of Conditional Use Permit may be approved by the Planning Commission, subject to a three business day appeal window. Following a Planning Commission decision, the decision may be appealed by the applicant or by a member of the public. In the event of an appeal, the CUP would be reviewed by the City Council.
 - Because the use is a retail use, a parking analysis is not necessary. The parking demand would not be greater than compared to a different retail use.
 - A private school is located to the north of the retail center, so staff believes that the ATF school zone guidelines would apply to this store. The applicant stated that he identified the stores proximity to a school. The ATF indicated the store did not fall within a school zone because there was no school on shopping center site.
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