

**THIS ITEM HAS BEEN  
MICROFILMED**

TO: Planning Commission  
FROM: Jeanne A. Mabuth, Zoning Administrator  
DATE: September 14, 1983  
SUBJECT: #779 Donald W. Maas (Park Gun Club), 3660 Sixth Avenue  
North - Conditional Use Permit

Zoning District - RR-1B  
Applicable Ordinances - Ordinance 32.400-Conditional Use Permit Review  
Ordinance 34.821-Clubs, Companies, etc.

LIST OF EXHIBITS

Exhibit A - Application  
Exhibit B - Property Owner List  
Exhibit C - Plat Map  
Exhibit D - Septic Card - Site Plan  
Exhibit E - Survey  
Exhibit F - Original Conditional Use Permit Application  
Exhibit G - Approval of Conditional Use Permit

CURRENT APPLICATION

10420  
Applicant has filed a conditional use permit to allow the repair of west wall/foundation and to build an addition along the west side - approximately 20' x 20'. The addition will be built or extend from existing foundation and will not have a second story. The sole purpose of the new structure will be for storage of clay targets. The addition does not extend beyond the existing front line of the club house at 80'. In fact, the curving of the lot line along County Road 6 finds the addition 5' to 10' further away from the street lot line.

Staff sees no problem with the proposed improvement. The septic system is to the rear or northeast of the clubhouse - review Exhibit D. The addition will not affect the servicing of the well.

Review the original conditional use permit issued to the Park Gun Club (Exhibit F & G). We should check with applicant to see if the sound barrier trees were planted. The City has received no complaints concerning the operation of the Gun Club.

Compare the plat map and survey of the property. Note Starkey Road does not appear on the plat map. I will check with the Public Works Director to determine if 33' along the east border of the property should be quit claim deeded to the City.

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#779 Park Gun Club (Donald Maas)  
Conditional Use Permit  
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STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit for the Park Gun Club based on the following findings:

1. The proposed addition will not be in conflict with the intent and objectives of the RR-1B Zoning District nor of other applicable sections of the Orono Zoning Code.
2. The proposed addition will not allow a use of the property that will depreciate surrounding residential properties or be detrimental to the public, health, safety and welfare.
3. The club has operated for the past seven years under strict adherence to programmed shooting schedule.

Approval subject to the following conditions:

1. Staff to determine need for quit claim deed of 33' feet of right of way for Starkey Road.
2. Determine if tree barrier was planted.

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1779 PARK GUN CLUB/

Goetten moved to approve the conditional use permit for the Park Gun Club based on the following findings:

1. The proposed addition will not be in conflict with the intent and objectives of the RR-1B zoning district nor of other applicable sections of the Orono Zoning Code.
2. The proposed addition will not allow a use of the property that will depreciate surrounding residential properties or be detrimental to the public, health, safety and welfare.
3. The club has operated for the past seven years under strict adherence to programmed shooting schedule.

Approval is subject to the following conditions:

1. Staff to determine need for quit claim deed of 33' of right of way for Starkey Road.
2. Tree barrier was planted and to be maintained.

Kelley seconded. Vote: Ayes (7), Nays (0).

1780 GERALD BLOMS  
4195 FOREST LAKE DRIVE  
VARIANCE

Gerald Bloms was present.

Goetten noted that this was a 61% variance request.

Adams noted that he lives 1/2 block of this property and that he is in favor of this variance and has no objections as a neighbor. Adams noted that the spacing seems to be ok and that it would be an asset to the neighborhood to have a house on that lot.

Councilmember Grabek stated that he agrees with Adams and that by granting the variance it would be consistent with the development of other lots in the neighborhood.

Callahan noted that the other lots in the neighborhood are similar to area of this lot.

Rovegno moved to approve the area variance application of Gerald Bloms to permit construction of a new residence on Lot 6, Block 3, Forest Arms Country Club Addition based on the following findings:

1. The residential development of Lot 6 would be consistent with pattern of surrounding neighborhood development.



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Regular Meeting of the Orono Council, October 11, 1983

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RESOLUTION #1568  
#777 GLENN UPTON  
3685 NORTH SHORE DRIVE  
VARIANCE

Councilmember Frahm moved, Mayor Butler seconded to adopted an amended Resolution #1568, A Resolution Granting A Variance To Municipal Zoning Code Sections 34.201, 34.202 And 34.552, subject to stating that a variance to Section 32.371 is granted and this variance shall be permanent. Motion, Ayes (5) - (0).

✓  
#779 PARK GUN CLUB  
3660 SIXTH AVENUE NORTH  
CONDITIONAL USE PERMIT

Mabusth suggested this be tabled, applicant not present.

Mayor Butler moved, Councilmember Hammerel seconded to expand the review of the Conditional Use Permit to an annual basis and to table this Conditional Use Permit request. Motion, Ayes (5) - (0).

RESOLUTION #1569  
#781 RODNEY BURWELL  
1100 MILLSTON ROAD  
CONDITIONAL USE PERMIT  
AND VARIANCE

Zoning Administrator Mabusth reviewed with the City Council the application for Rodney Burwell.

Councilmember Hammerel moved, seconded by Councilmember Frahm to adopt Resolution #1569 Granting A Conditional Use Permit To Municipal Zoning Code Section 31.700 And A Variance To Municipal Zoning Code Section 31.831. Motion, (5) - Nays (0).

WEST HENNEPIN HUMAN SERVICES  
PLANNING BOARD

Diane Dunlap and Jean Kottemann, representatives to the West Hennepin Human Services Planning Board, were present and reported to the City Council the purpose and plans of the West Hennepin Human Services Planning Board. They also presented to the City Council their budget request for 1984 in the amount of \$854.00, which is based on the population of Orono, 12 1/2 Cper person.

The City Council thanked the representatives for their report and suggested that they keep the Council up to date of the services available to the citizens of Orono.