

From: [Derek Trout](#)
To: [Brian McCann](#)
Subject: Re: Home Occupation Permit - Site Plan/Narrative
Date: Friday, February 4, 2022 11:03:00 AM
Attachments: [image001.png](#)

Hi Brian,

You can feel free to call me any time today to take a credit card number over the phone for the application fee and the escrow.

I will have the site plan coming to you in my next email, as I am still fully designing it.

As for the full business description, I have that listed below:

Peace Keepers, Inc. is a small, home-based firearms, accessories (such as additional magazines, cases, slings etc), ammunition and training company. We hold all federal and state licensing required.

We sell firearms primarily online, with some buyers looking to take transfers on-site and occasionally purchase additional firearms on-site.

Our hours of operation are by-appointment only--we do not hold open hours. Typical hours we will accept appointments are from 8am-6pm Saturday and Sunday, and 5pm-7pm weekdays.

To include all deliveries and customers for the business, we plan to see around 2-3 vehicle trips per day on average. I have one person who helps me with business operations, and he is also a resident of Ramsey. I typically see him 2 days per week for business purposes. Many days we will see 0 vehicle trips, but we do occasionally see around 6 trips per day when we receive deliveries from multiple delivery services (UPS, FedEx, USPS, SpeeDee etc.). We do not use any specialized delivery services, only services which travel through this neighborhood on their normal route.

Our training is for Permit To Carry classes, which we are also licensed through the BCA to conduct. We generally conduct approximately 1 class a month on-site, which ranges from 8-20 students, most of which carpool. There are several months out of the year where we conduct no classes on-site. These classes tend to start between 10am-noon and last approximately 3 hours on-site. We then move to Total Defense or another shooting range to complete the shooting portion of the class. From there, the students return home. On occasion, we will conduct classes off-site. These classes vary in location, but are generally 75+ miles from Ramsey.

All business operations are planned to be completed in the newly built pole barn, which has a 16x24 section which has been built to be an office, inventory room. The pole barn is secured with electronic dead-bolts throughout, automatic-locking garage doors, 24/7 video surveillance at each entry, motion-sensing exterior lights and door/window sensors on every door and window. The office is a steel-constructed room with no windows. All business firearms will be stored in the secured office at all times. We will maintain a fire extinguisher rated for ammunition in the office as an additional measure of security.

I am an ammunition handler for the Minnesota National Guard and have been for the past 9

years, where I have received numerous awards for my knowledge of ammunition and weapons systems. I am further a registered HAZMAT certifier and understand the proper ways to store and secure hazardous materials, having certified HAZMAT shipments in multiple countries, ranging from small-arm ammunition to CAT 1 explosives, including C4, thermite grenades and various other ammunition. All ammunition which we plan to carry is HAZ C/D 1.4S, which can be purchased off-the-shelf at Cabelas, Wal-Mart, or any other location which carries ammunition. This ammunition can also be shipped via private carrier such as UPS or FedEx. I am more than willing to keep the Net Explosive Weight (N.E.W.) of all ammunition on-site posted at all times.

Respectfully,
Derek Trout
President,
Peace Keepers, Inc.

On Thu, Feb 3, 2022 at 6:33 PM Brian McCann <BMcCann@ci.ramsey.mn.us> wrote:

Hi Derek,

Thank you for submitting your application. As I stated on the phone a moment ago, we will need a narrative, the fees, and a site plan from you before we are able to continue. For your narrative, please include all aspects of your business – hours of operation, vehicle trips per day, what do you sell, training class information (number of attendees, duration, occurrence, when and where?), etc. For your site plan, you can use our [Site Plan Guide](#) to craft yours. Please note where on your property the aspects of your business are occurring, how much area, etc.

I will call later today for payment of the \$1,000 (\$200 non-refundable application fee, \$800 escrow). As I'm sure you're aware, if there are any funds left in the \$800 after the process is completed, those funds will be returned to you. If that \$800 balance goes over, it will need to be replenished to bring it back to \$0.

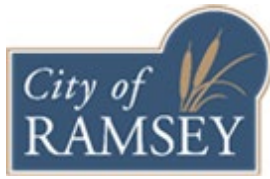
Please let me know if you have any questions.

Thank you,

Brian McCann | BMcCann@ci.ramsey.mn.us

City Planner | City of Ramsey

Phone: 763-433-9860 | Cell: 763-334-0062



7550 Sunwood Drive NW | Ramsey, MN 55303

www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.