

Email received 03/09/2022

Mr. Anderson, Mr. Hagen, Mr. McCann, Mayor Kuzma and Councilmembers:

RE: 6025 177th Lane NW, (Peacekeepers)

I just wanted to express the deep frustration and dismissive lack of neighbor concerns Council relayed last night.

We felt our legitimate concerns were not acknowledged and that Council did not look at this from an unbiased factual point.

Applicant has legitimately failed conditions of his HOP Level I; but yet City Staff and Council have still failed to address those facts. Shouldn't Applicant have to comply with his Level I before moving forward with a Level II?

The meeting seemed to deviate from the facts.

1. Commercial business in a residential area
2. Failure to comply with Level I, stating on-line only (see HOP I Conditions)
3. Safety of small children, dogs playing, and people walking; Applicant's wife and clients drive too fast for the neighborhood. The gun and building safety is a given.
4. The neighborhood is unlit, no street lights, outskirts, residential area

It's no longer a small business as the Applicant validates. Council's own statements that HOP's are to help small businesses get started with the hope for them to move to a more commercial setting.

This amended HOP level II request and it's original Level I HOP do the neighbors a great injustice and the City a great disservice.

Cordially,
Kelly Schmidt

Note: We would ask for these less invasive, neighbor impact conditions at a minimal.

1. The business be put on a 6 month trial period, if violations are met and corrected, inspections passed, then reapply for an amended Level II
2. The business be limited to standard business hours (8-5 M-F) Item 3 noncompliance
3. One Saturday a month 8-1 pm (ex. 1st Saturday)
4. Per Planning Commission, 6 car parking at pole building
5. Appointments could be outside the scope above, as only one vehicle at a time

Attachments: Applicant's conditional HOP Level I

Address petition to Deny HOP Level II

**A HOME OCCUPATION PERMIT TO ALLOW FIREARM SALES ON THE
PROPERTY LOCATED AT 6025 177TH LANE NW AND DECLARING TERMS OF
PERMIT**

WHEREAS, the City of Ramsey received an application from Derek Trout (the “Permittee”) requesting a Home Occupation Permit (the “Permit”) to operate a firearm sales business (the “Home Occupation”) in a detached single family home located on the property generally known as 6025 177th Lane NW and legally described as follows:

LOT 5 BLOCK 2 GREEN VALLEY ESTATES 2ND ADDITION; SUBJECT TO
EASEMENT OF RECORD

(the “Subject Property”); and

WHEREAS, Derek Trout owns and occupies the home on the Subject Property; and

WHEREAS, the Permittee shall be responsible for ensuring that the Home Occupation meets the requirements of this Permit and operates in a safe and responsible manner; and

WHEREAS, the Permittee has stated that he wishes to operate a firearms sales business (the “Home Occupation”) within an office inside the home and that the Permittee is the owner of the Home Occupation and will live in the residential dwelling unit on the Subject Property; and

WHEREAS, the Permittee has stated that the Home Occupation will be conducted in one office space in the home totaling 200 square feet; and

WHEREAS, the Permittee has stated that the gross living area of the dwelling unit is approximately 2,400 square feet; and

WHEREAS, the Permittee has stated that at least 400 square feet of garage space is reserved for indoor residential parking and storage related to the residential use on the Subject Property; and

WHEREAS, the Permittee has stated that there will be no structural additions or alteration to the dwelling unit or garage for the Home Occupation use; and

WHEREAS, the Permittee has stated that the Home Occupation will not employ anyone that does not live in the dwelling unit on the Subject Property; and

WHEREAS, the Permittee has stated that few, if any, customers or clients will come to the Subject Property; and

WHEREAS, the Permittee has stated that there will likely be regular mail and package drop-offs; and

WHEREAS, the Permittee has stated that no vehicles other than a private vehicle(s) would be used in conjunction with the Home Occupation and that the property will remain in accordance with City Code Section 117-355 entitled Residential Off-Street Parking; and

WHEREAS, the Permittee has stated that supplies and materials limited to firearms and a gun safe will be stored on the Subject Property as a result of the Home Occupation; and

WHEREAS, the Permittee has applied for and received a permit with the Minnesota ATF; and

WHEREAS, the Permittee has stated they have a locked gun safe where all firearms shall be stored; and

WHEREAS, the Permittee has stated that the Home Occupation is not subject to review by Anoka County Environmental Services; and

WHEREAS, the Ramsey Police Department has reviewed this request.

NOW THEREFORE, BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the City of Ramsey Community Development Department grants approval of a Home Occupation Permit (the '**Permit**') for a firearms sales business on the Subject Property contingent upon the following conditions:

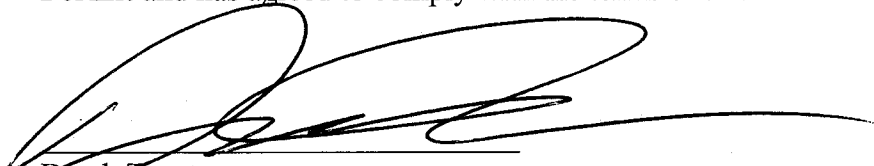
1. **That this agreement shall permit the operation of an online-only firearms sales business (the "Home Occupation") in the dwelling unit on the Subject Property.**
2. That the **Permittee** is allowed one (1) non-resident employee unless otherwise permitted by City Code. Notification must be given to the City if the **Permittee** will utilize non-resident employees and the **Permittee** shall obtain a new Home Occupation Permit if non-resident employees shall be utilized.
3. **That the combination of customer/client visits and/or deliveries to the Subject Property per standard eight (8) hour business day may not exceed two (2) round trips.**
4. The **Permittee** has stated that the majority of sales are done online, if this or any of the recital stated above changes, the **Permittee** shall reapply for a Home Occupation Permit with the City.
5. That the **Permittee** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs." The **Permittee** shall apply for any sign with the City of Ramsey.

6. That the **Permittee** agrees there will be no exterior evidence of the **Home Occupation** permitted on the **Subject Property** unless in compliance with Chapter 117-351 (Home Occupations) of City Code.
7. That the **Permittee** is responsible to verify and ensure that the structures(s) is compliant with all applicable state and local codes.
8. That should the **Permittee** die or should the **Subject Property** be sold, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the **Home Occupation**, written notice to that effect shall be given to the Zoning Administrator and the City Council may authorize continuation of the **Permit** without further hearing.
9. The **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be automatically terminated.
10. That the **Permittee** agrees that if the operation expands, they will notify the City of Ramsey and reapply for a **Permit**.
11. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
12. The **Permittee** shall be responsible for obtaining and having in full force and effect all applicable State, County, and City licenses. The **Permittee** must receive proper permitting through the ATF.
13. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
14. That the **Permittee** agrees that all drop-offs shall only be from USPS or other typical express delivery outfits that operate in residential areas.
15. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request to the **Permittee**.
16. That the **Permittee** agrees to take additional measures to secure the firearms for online sales, which must include a gun safe.
17. That the **Permittee** agrees to secure all firearms and will not leave firearms unattended. The **Permittee** agrees that when the **Permittee** is not in the vicinity of the firearms, they will be secured and stored properly. The **Permittee** agrees to notify the City of Ramsey Police Department and Community Development Department of any thefts or vandalism.
18. That this **Permit** does not give the **Permittee** or anyone onsite the authorization to test or discharge/shoot firearms onsite. All testing must be done off-site in a permitted location.

19. That if the City receives concerns or complaints from neighbors about traffic, noise, disruption to the neighborhood, or public nuisance concerns, the City will bring the permit forward for City Council review and possible revocation.
20. That **not meeting any of the conditions** listed above is grounds for **immediate** permit revocation.

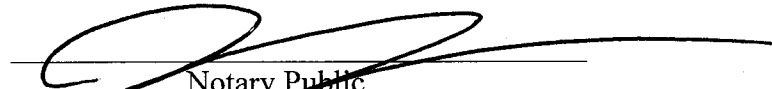
PERMITTEE:

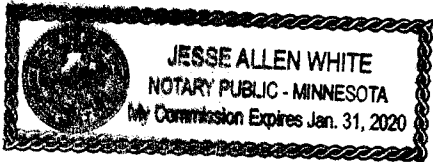
Derek Trout hereby acknowledges receipt of this **Permit** and has reviewed the conditions of this **Permit** and has agreed to comply with the terms of this **Permit**.


Derek Trout

STATE OF MINNESOTA)
) ss.
COUNTY OF Anoka)

On this 9 day of Sept, 2019, before me a Notary Public, personally appeared Derek Trout, to me known to be those described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public



6025 - 177th Lane NW
Neighborhood request/petition
to
Deny Home Occupation Level II request

3/9/22

13 Deny
2 Approve
1 Applicant
1 Stay out of it
3 Vacation

6000 177th Lane NW
5936 177th Lane NW
6001 177th Lane NW
6024 177th Lane NW
6100 177th Lane NW
17760 Sodium St NW
17836 Sodium St NW
17852 Sodium St NW
6112 178th Lane NW
6011 178th Lane NW
6003 178th Lane NW
17826 Potassium St NW
17757 Postassium St NW

Kelly & Mike Schmidt
Mike & Mary Mass
Arnie & Denise Cox
Phil & Sandy Fleming
Ashley Walsh
Bob & Jeanne Hoffman
Soren Kuehn
Luke & Wendy Nelson
Eric & Laura Renna
Dave & Kathleen Nelson
Mike & Deborah Kemp
Brian & Kathryn Heigl
Cheri Johnson

From: [Schmidt](#)
To: [Mark Kuzma](#); [Chris Riley](#); [Matt Woestehoff](#); [Dan Specht](#); [Debra Musgrove](#); [Chris Anderson](#); [Brian Hagen](#); [Brian McCann](#)
Subject: 6025 177th Lane NW
Date: Monday, March 14, 2022 11:17:17 AM
Attachments: [Conditional Use Permit \(PDF\) 202202181038486912.pdf](#)

City Staff, Mayor Kuzma and Councilmembers:

I have to bring this up once more, as it is written that HOP1 and HOP2 in the HOP City Guide, Item 3, of the Home Occupation Process that:

Properties located within at least 350 feet of the subject property will be notified of the request and the public hearing date.

This statement does not differentiate between Level I and/or Level II, in which the process was neglected and not followed correctly for the original HOP I. No neighbor notification was done.

I respectfully request that since the process failed at a City level in 2019 and with so much opposition, that this should be reconsidered and rejected.

We are well aware that staff has stated no notification was/is necessary for a HOP level I, but it clearly states both levels will need Item 3 notification and public hearings before the process is proposed to Council; which neglected due process.

Cordially

Kelly Schmidt

Attached: City of Ramsey Home Occupant Permit Guide (March 2016 revision)

To Whom it May Concern,

Good afternoon, I would like the opportunity to address a few things before the Mayor and City Council makes their official decisions regarding Derek Trout's Level 1 and Level 2 HOP permits.

With all the amendments and stipulations that are being considered and requested to be able to come to agreement on this approval I urge you to consider if he should be getting approved for this permit at all. Even with these additional conditions being added many of us in the neighborhood feel there are numerous concerns that have yet to be addressed by the City Council.

I must be very honest and upfront that it was disappointing to watch as only one of the Council members directly addressed the very serious concerns with Mr. Trout continuing to repeatedly violate his current permit and even some conditions of the level 2 HOP. These violations have occurred for over two months and are ongoing. He has been given two additional extensions to correct these violations since his 1st violation was documented on January 24th, 2022, and was originally given 14 days to correct these code violations. I am confused how he can be considered for approval for the next level permit if he has such little regard for the codes and regulations the city has set forth for the Level 1 permit that he agreed to (and failed to) abide by. There is photographic, documentation, written and verbal testimony and evidence given by numerous Ramsey citizens of this on-going behavior. Thus far he has had no accountability for violating the codes and regulations and continues to take advantage of this regularly. It seems counterintuitive to approve the next level permit.

What Mr. Trout is proposing and applying for is not a small home business endeavor. I strongly believe that when it is moved to a larger standing building detached from the house and a significant increase in product and in-person sales transactions are expected this should be looked at as a larger business and even walking the fine line to a commercial business endeavor on home/residential zoned land. This opens the door for anyone to have a separate building for a large or commercial business on their residential, home zoned property. Hopefully the Council will take this into consideration when making the decisions to approve or deny the Level 2 permit and whether to leave the Level 1 HOP permit in place.

I would finally like to re-address the safety and security concerns. I respectfully disagree that this is not the same as a gun collector or someone who simply has guns in their home. This is a very large storage facility stocking firearms, ammunition, and more. It is inviting and welcoming in strangers into a small, secluded residential neighborhood to look at and purchase large scale firearms and ammunition. As appreciative as I am of all Military Service members and the honor they bring to our country, Mr. Trout's military status, certifications, and education on gun handling and firearms training are irrelevant when considering his ability run a safe and secure business in a pole barn that is detached from his home occupancy on his residential lot. Even if he takes all the safety measures expected and even goes above and beyond those expectations there is no way of controlling the unknown and uncontrollable variables that are being brought into our neighborhood regularly. This is not a high security brick and mortar building in a high traffic, well light area. The risk is significantly higher for there to be danger, accidental incidents, and security issues for surrounding neighbors if his building was to get broken into or there was careless traffic coming in and out. We should not feel unsafe or anxious living in our own homes. My children should not feel anxious playing outside of the fence in our own backyard. My children should be able to walk/bike/scooter around the block without wondering if someone is speeding around the four blind corners we have. We acknowledge your time is incredibly valuable but please I urge you to take a look at our neighborhood for yourself and see if this is an appropriate and safe place to have a firearms, ammunition, and firearms training business.

We are not asking you to take away Mr. Trout's rights to own and operate a small in-home business or a larger commercial business. We are asking that you hold him accountable to upholding the codes and conditions of the permit he currently has and if he is looking to expand his small home business to take the appropriate route in finding a brick and mortar building in an appropriate and safe commercially zoned place to have his firearms business.

Thank you for taking your time to hear me out and for having the patience and understanding in listening to my and others' feedback on this matter. My hope is that we can all come together to make this work for everyone in the neighborhood.

From: [Eric Renna](#)
To: [Chris Anderson](#); [Brian McCann](#); [Mark Kuzma](#); [Ryan Heineman](#); [Chelsee Howell](#); [Matt Woestehoff](#); [Dan Specht](#); [Debra Musgrove](#); [Chris Riley](#)
Subject: Peacekeepers Inc LLC
Date: Monday, March 14, 2022 3:29:29 PM

Good afternoon City leaders,

I am writing this saying I am opposed to this HOP Level 2 permit for Peace Keepers Inc. The applicant who wants to expand into a pole barn has not abided by the conditions of the Level 1 HOP going back as far as 2019. So your answer is to just approve him for a level 2 HOP. Out of the 20 houses in our neighborhood only 2 other households besides Mr. Trout are in favor. I feel that we are not being heard or listened to and only Mr. Trout's position is being considered by some of the City Council members. The City Council keeps trying to compare what other approved Level 1 or 2 HOP's in the city currently and what you has been done for them. Every HOP is different and should be looked at as an individual entity. After doing more research, all of the other HOP permits approved are not operating in the same capacity that Mr. Trout is or conducting business in the same manner of the extensions he is applying for in his level 2 HOP permit. It is irresponsible of some of the City Council members to not acknowledge or address that there is a more security risk for a firearms and ammunition shop detached from the owner's home dwelling than there is for a piano teacher doing lessons out of her home. It also was brought up in the meeting what if he was a private collector and had that many guns or more. The difference is in that it would not be public knowledge that there are a large amounts of firearms and live ammunition in the house or in a building as well as added traffic/vehicles and strangers coming and going out of the neighborhood. The applicant has stated that he does not have it public with an address but I have attached a screenshot taken today of google stating there is a gun shop. I have also submitted other photos and documentation showing that he has had his address on his Facebook page and his webpage that has since been taken down. Also It was brought up by a couple council members about his military background and service. I as well as others are thankful for his service; many of us have family members past and current in the service. This should not be a determining factor in this case, if anything the service teaches you to have the utmost honor and respect for the regulations and authority. Mr. Trouts actions, behavior, and own statements have proven to be the opposite. In closing, I do hope you reconsider granting the level 2 HOP as it is not what most of the Ramsey citizens in this neighborhood want. Thank you for your time and consideration.

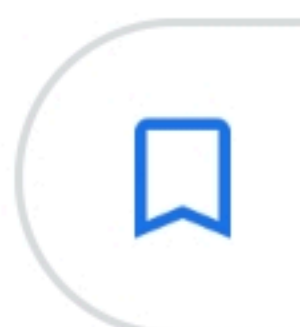
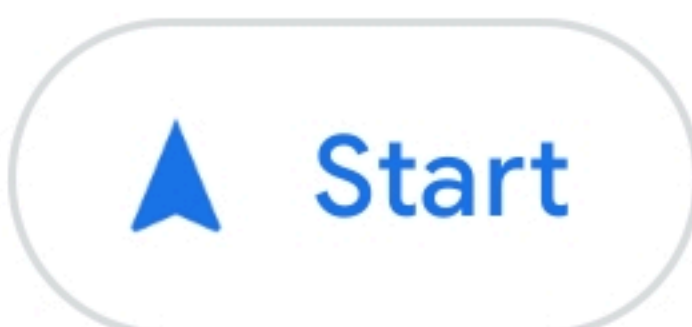
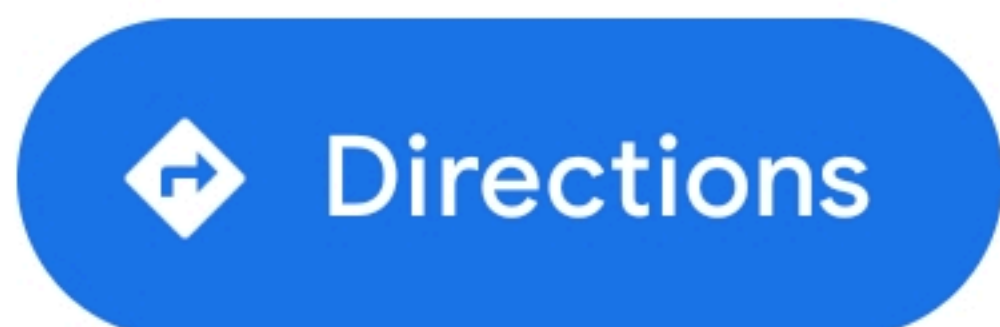
Eric Renna



Peace Keepers, Inc.

5.0 ★★★★★ (1)

Gun shop · 🚶 4 min



OVERVIEW

UPDATES

REVIEWS

ABOUT



6025 177th Ln NW, Ramsey, MN 55303



Health & safety: Appointment required



<https://m.facebook.com/PeaceKeepersM...>



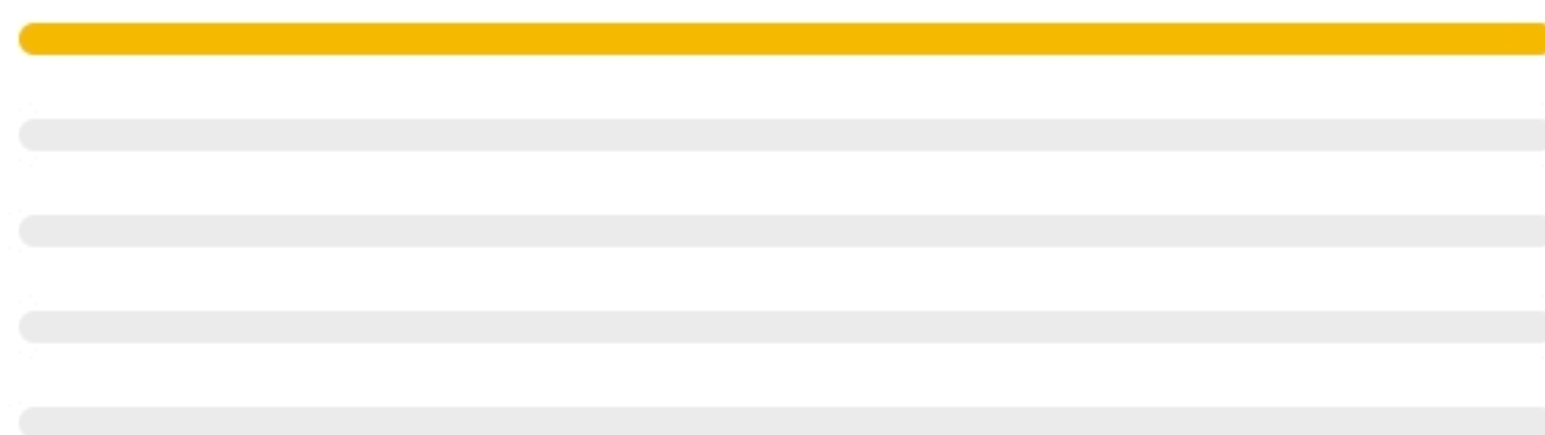
Suggest an edit

[See all](#)

5.0



(1)



[See all reviews](#)



Add photos

Questions & answers





Peace Keepers, Inc.


★ 5.0 (4) · Local Business

Closed now

Ramsey, Minnesota



Like

 **Book now**



1,124 people like this

Home

Posts

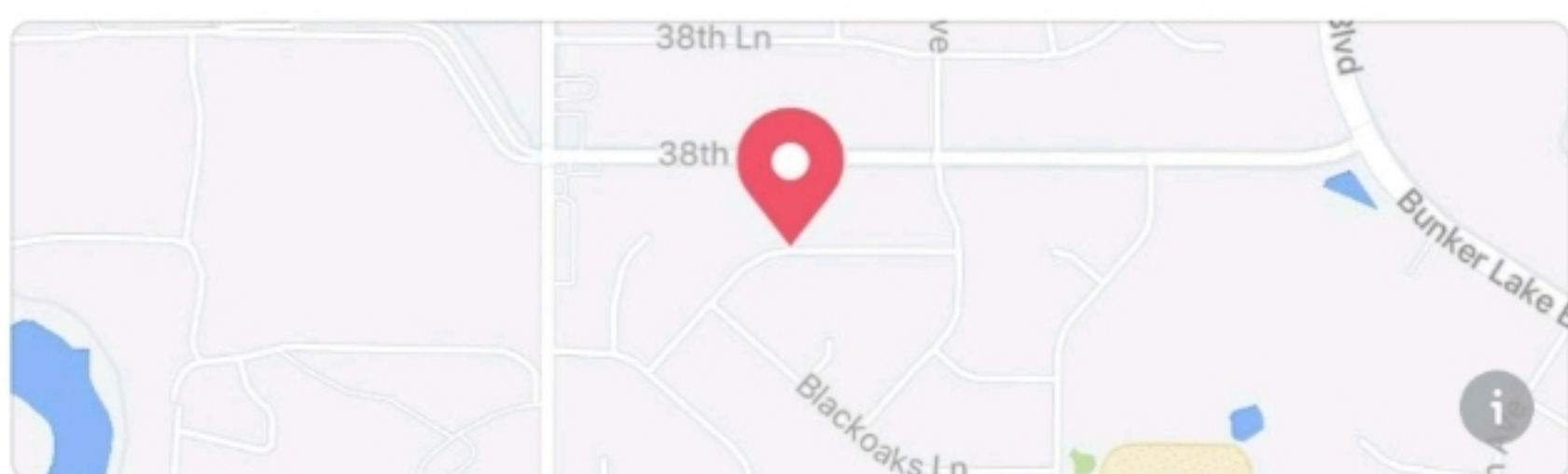
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Community


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 Ramsey, MN 55303

[GET DIRECTIONS](#)



 1 person checked in here

 <http://peace-keepers.square.site/>

 Typically **replies within a few hours**
[Send message](#)

 (763) 339-2679

 Local Business

 **Closed now** · 5 PM - 8 PM 

Monday **CLOSED**

Tuesday CLOSED

Wednesday 5 PM - 8 PM

Thursday CLOSED

Friday 5 PM - 8 PM

Saturday 10 AM - 8 PM

Sunday 10 AM - 8 PM



Permit To Carry - OSS

This event has ended

MN Permit To Carry Course. Includes tax and range fees.

— 1 +

This event is in the past.

Date & Time

Sat, Oct 30

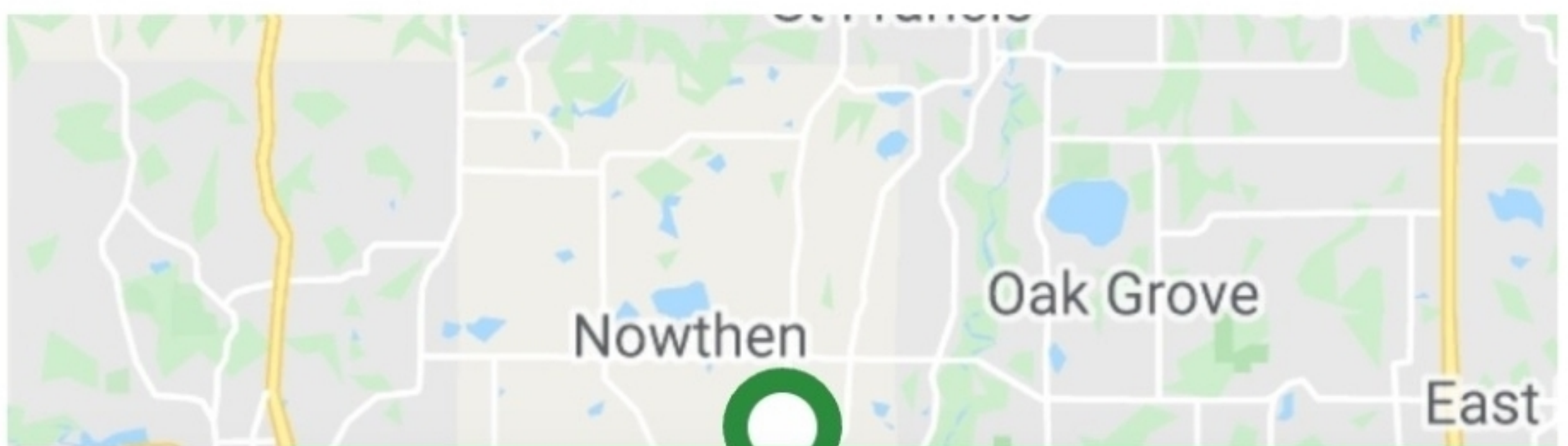
5:00 AM - 6:00 AM CST

Location

Peace Keepers, Inc. training site

6025 177th Lane Northwest

Ramsey, MN 55303





Ramsey

Minnesota 55303

Snow · 28°F
9:59 AM



Directions



Save



Nearby



Send to your phone



Share

Quick facts

Ramsey is a suburb 22 miles north-northwest of downtown Minneapolis in Anoka County, Minnesota, United States. The population was 23,668 at the 2010 census. It is a northwest suburb of the Twin Cities. [Wikipedia](#)

Hotels

About pricing ⓘ



\$109

Comfort Suites

4.2 ★

3 stars



\$69

Regency Inn & Suit...

2.6 ★

1 stars



Americ...

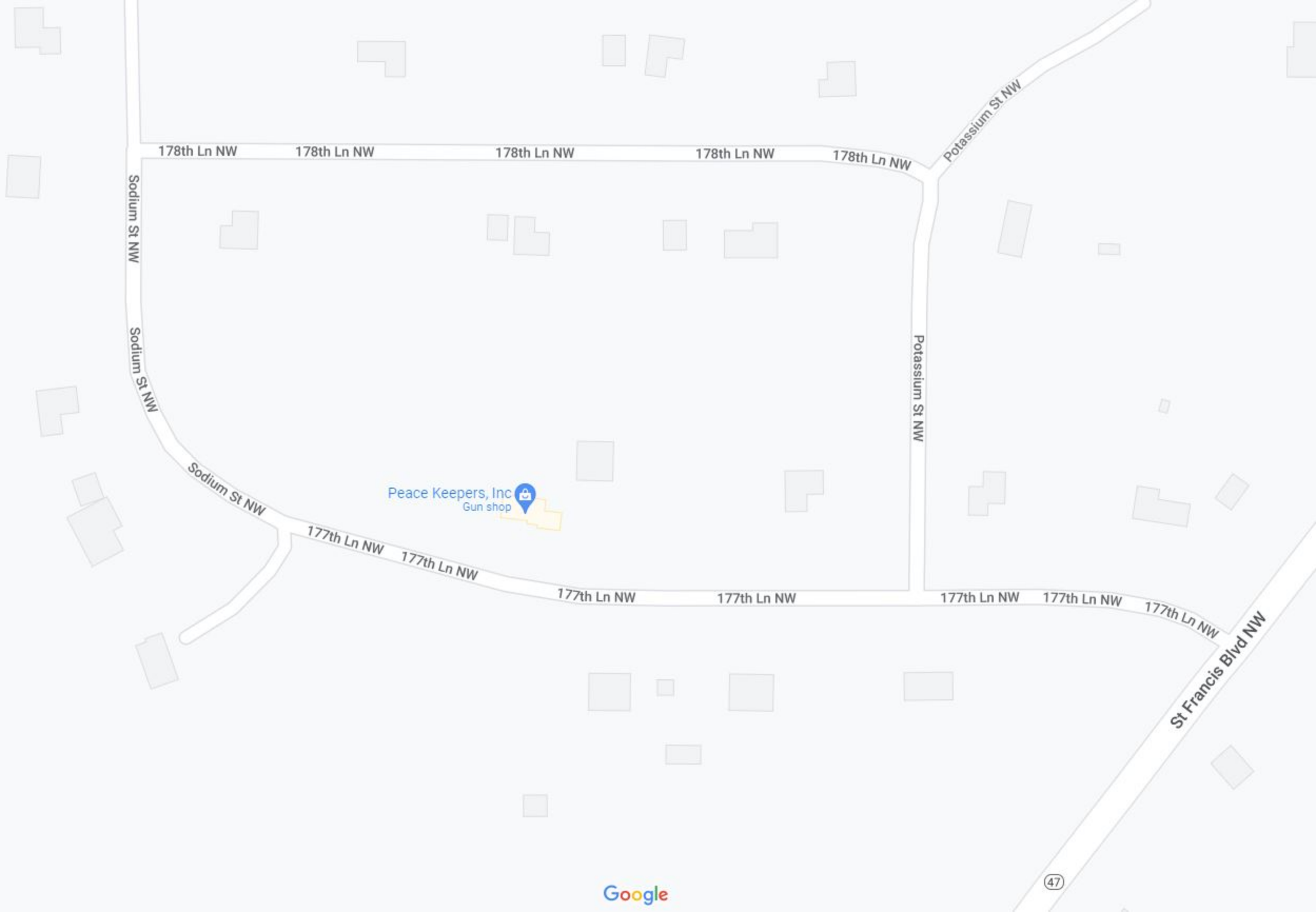
3.9 ★

2 stars

[View more hotels](#)



For







.380acp
Winchester
Silvertip

\$24.99

− 1 +

Only 4 remaining

How to get it

- Store pickup
Peace Keepers
6025 177th Ln NW Ramsey, MN



Add to Cart \$24.99

Description



PEACE  KEEPERS

FIREARMS & TRAINING



Blue Line Solutions ISSC Omni

\$279.00

- 1 +

Only 1 remaining

How to get it



Store pickup

Peace Keepers

6025 177th Ln NW Ramsey, MN

Description



Add to Cart \$279.00

Brand: ISSC