

## **OFFICIAL MINUTES**

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, May 6, 2025, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Emily Braun, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Billie Jo Hinrichs and Nick Schmeichel were present via telephone. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Sarah Wilson, Shane Andersen, Tyler Brockel, Andrew Austreim, Jacob Mills, Zach Pagel, Angie Boersma, David Kneip, Matthew Weiss, Sandra Callies, Samuel Krueger, Audra Fullerton, Gene Stegeman, Joshua Westwick, Debra Dominiack, Diane Kosbau, Benjamin Stout and Sue Engelman.

**Item #5c** – Tyler Brockel has applied for a Conditional Use Permit to operate a gun manufacturing business as a Major Home Occupation in a residential district. Staff recommended approval with the following conditions; the Conditional Use Permit is valid only for the current applicant at the current address of 2505 Larkspur Ridge Drive and is nontransferable, build or assembly classes shall be prohibited on the premises and the applicant must submit proof of all relevant licensing renewals every three years. This item was tabled at the April 1, 2025 meeting to allow the applicant to answer any staff inquiries.

(Schmeichel/Jamison) Motion to remove the Conditional Use Permit-Gunsmithing including staff recommendations from the table. All present voted aye. **MOTION CARRIED.**

(Limmer/Spear) Motion to approve the Conditional Use Permit-Gunsmithing including staff recommendations made April 1, 2025. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #5c** – Tyler Brockel has applied for a Conditional Use Permit to operate a gun manufacturing business as a Major Home Occupation in a residential district. Staff recommends approval with the following conditions; the Conditional Use Permit is valid only for the current applicant at the current address of 2505 Larkspur Ridge Drive and is nontransferable, build or assembly classes shall be prohibited on the premises and the applicant must submit proof of all relevant licensing renewals every three years. This item was tabled at the April 1, 2025 meeting to allow the applicant to answer staff inquiries.

Brockel explained that he has an existing federal firearms license and is currently performing build classes at another location in Brookings. He is seeking to utilize his home address to host the license and offering solely traveling classes with no classes or signage on the premises. Limmer asked the applicant if he had communicated with the nearby school and for any further information to settle concerns with the proximity to the school. Brockel stated all materials are made by third party shops and the assembly of firearms will not be completed on site. The addition of the business does not add to the amount of completed firearms in the vicinity of the school. He also had not spoken with the school district in regards to the request. Schmeichel asked what the city attorney's determination was regarding operating a federal firearm license within a school zone. Miller stated that he consulted with the City Attorney to confirm that this would be exempt from the federal law banning firearms within

1,000 feet of a school. Miller added that he had contacted the school who also asked to confirm if the application would meet state and federal laws. Aiken asked if there would be any manufacturing on site. Brockel stated that he himself has put together two firearms for charity in the past. Aiken inquired if he was ok with the staff recommendations. Brockel confirmed that he was ok with all the recommendations and that this was the first step of applying for the federal firearms license.