

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
MAY 3, 2011  
5:30 P.M.  
CITY HALL COUNCIL CHAMBERS**

**Present:** Jim Edgmond, Rochelle Conway, and Jane Reischauer.

**Excused:** Chairperson George Fisher and Larry Wolf.

**Staff Present:** Steve Boka, Director of Community Development  
Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development

Acting Chairperson Edgmond called the meeting to order at 5:30 p.m. Edgmond read the Mission Statement.

**Conditional Use Case No. 257, filed by Attorney Steve Kundel for Mr. and Mrs. Don Lewis and Mr. and Mrs. Delmar Lewis, to construct an indoor gun range at 810 Division Street. This constitutes a Conditional Use as a determination by the Board that the proposed use is of the same general character as other uses within this zoning classification as set out in City Code Title 10, Chapter 14, Section 2(B).** Steve Kundel, along with his clients, was present to discuss their proposal. Boka explained that the M-1 (Light Industrial) zoning classification was one of the more liberal classifications in the City. Kundel stated that any noises or disturbances from the gun range should fit into the M-1 class. The property is a series of several lots. The gun range would occupy the main building. A small storage building and two adjoining pole buildings will be removed. Significant interior modifications will be made including the installation of steel plating to insure bullets cannot escape. The building will have a storefront type layout.

Kundel submitted a letter of support that his clients had received from Muscatine County Sheriff Dave White. Kundel noted that law enforcement has expressed interest in the range. The closest ranges are in West Liberty and Louisa County – both outdoor. This indoor range would allow for training to be conducted year round. Muscatine Police Captain Steve Snider stated that there has been much discussion with the Lewis brothers regarding security. Snider noted that Lewis Industrial Services, owned by Don and Delmar, has provided reactive steel for the Police Department range. He also mentioned that shots fired at the Police Department range cannot be heard unless inside the building. Clyde Evans of 2015 West Bay Drive spoke on behalf of the Muscatine and Wilton Rifle Clubs of which he is a member. Evans stated there is no longer a range available in the area to accommodate the clubs. He said they have offered their support with NRA certified safety instructors. Muscatine Police Lieutenant Jeff Jirak spoke in support of the range. Jirak indicated that this would allow more training opportunities for officers. He acknowledged that most of the time training is not conducted October through spring due to weather restrictions of outdoor ranges. Mohammad Pasha stated that this is a good

location for safety training. He is a certified firearms instructor. Don Lewis told Board members that they have not received any negative feedback about their proposal.

Edgmond questioned if you will be able to hear the noises from the range outside the building. Don explained that they will provide sufficient insulation to prevent the noise from small arms exiting the building. He acknowledged that small pops may be heard from large arms. He stated if issues arose they would work to correct them. Edgmond asked what the plans were for exterior work. Don responded that there are some damages to the building that need to be repaired and two buildings that have become eye sores will be removed. They intend to make the area visibly appealing. Reischauer asked if there were any residences in the area. Don replied that there were three to four within 200 feet of the property lines. Boka noted that those neighbors were contacted about the proposal and no calls in opposition were received. Edgmond asked if hours of operation had been set. Don responded that they have not established hours of operation, as they don't have a feel for it yet. Reischauer motioned to approve the request citing that the proposed use for an indoor gun range is consistent with other uses in the M-1 zoning classification; second by Conway. All ayes, motion carried.

**Minutes:** Conway motioned to approve the minutes from the March 1, 2011, second by Reischauer. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary  
Director of Community Development

ATTEST:

Jim Edgmond  
Acting Chairperson