City of Grand Forks
Staff Report

Planning & Zoning Commission – August 5, 2026
City Council – August 17, 2026

Item 3-2 (Final) – Conditional Use Permit Request	
Title: Conditional Use Permit for Indoor Gun Range and shooting gallery in I-2 Heavy Industrial District	
Location: 2210 Mill Road	
Legal Description: Lot 1,2,3, and 4, Blk 1 Greenberg Industrial Sites	
Applicant: C B Armaments LLC DBA Brothers Firearm Shop	**Owner:** Steven Haney & Austin Cogil
Prepared By: Haylie Grasser, Planner	**Submitted By:** Ryan Brooks, Planning & Community Development Director
Purpose: Grant conditional use permit for 10 years for an indoor shooting range facility in the I-2 zoning district.	

Staff Recommendation
Staff recommends final approval of the Conditional Use Permit, subject to conditions shown on attached review copy. Recommend City Council grant approval.

Application Status
August 5, 2026 (Public Hearing) – Planning and Zoning Commission Recommended Action:
August 17, 2026 – City Council Action:

Existing	Proposed
Land Use: Manufacturing with accessory retail	**Land Use:** Firearm Shooting Range, with accessory retail
Zoning: I-2 Heavy Industrial	**Zoning:** No changed proposed
Uses Permitted: All uses permitted in I-2 district; Indoor shooting galleries and ranges as a conditional use	**Uses Permitted:** No change

Context
Adjacent Zoning Districts: Heavy Industrial **-** I-2
Adjacent Streets: Mill Road & N 20th St

Adjacent Bike/Ped Facilities: None
Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan
• Current use is consistent with Land Use Plan.

Background and Discussion

- The request is for a ten-year Conditional Use Permit to allow C B Armaments LLC, DBA Brothers Firearm Shop, to operate an indoor firearm shooting range facility in the I-2 zoning district. The business currently operates their firearms manufacturing facility with minor, accessory retail space in this location. They are seeking approval to expand their current operations to include range containers and offer an indoor gallery option for their customers and members. The individually built container ranges would be placed inside the existing building and are 100% contained, have EPA compliant HVAC, and filters and sound dampening to minimize impact to neighboring properties.

Planning Staff have reviewed the request with Building Safety Inspectors as well as Grand Forks Police Department and have established the conditions set forth in the permit to include:

Zoning Conditions:

- Phase 1 and 2 (indoor aspects) of request will only be considered at this time as the requested phase 3 outdoor galleries come with much more deliberation, review, and consideration. Outdoor galleries are not permitted as traditionally these have been open air scenarios; the applicant's proposal to place range containers outdoors blurs that understanding of intent so more review and understanding of how it works is needed. Planning staff feel that concentrating approvals now for the indoor areas where these containers will be used will provide city staff ample time to review in application and operation for staff to be better equipped to evaluate containers placed outdoors in the future.
    - GFPD concurred with Planning that the outdoor element should be evaluated separately and in the future.
- Parking for the facility – condition to pave 1.5 parking stalls per range bay required with phasing considered as follows:
    - Phase 1: 3 bays = 5 parking stalls and drive aisles to stalls to be paved with appropriate storm water facilities, within one year of certificate of occupancy issuance.
    - Phase 2: 6 additional bays, 9 additional stalls (14 total), drive aisles, and storm water facilities to be paved/hard surface at time of bays beginning operation.
- Follow all state and federal requirements for ranges.

Building Safety / Inspections Conditions:

- Provide stamped plans that meet the building and fire code requirements (construction, ventilation, etc.) for ranges as outline in the International Building Code and International Fire Code as adopted by City of Grand Forks.

Staff is recommending approval of the request.

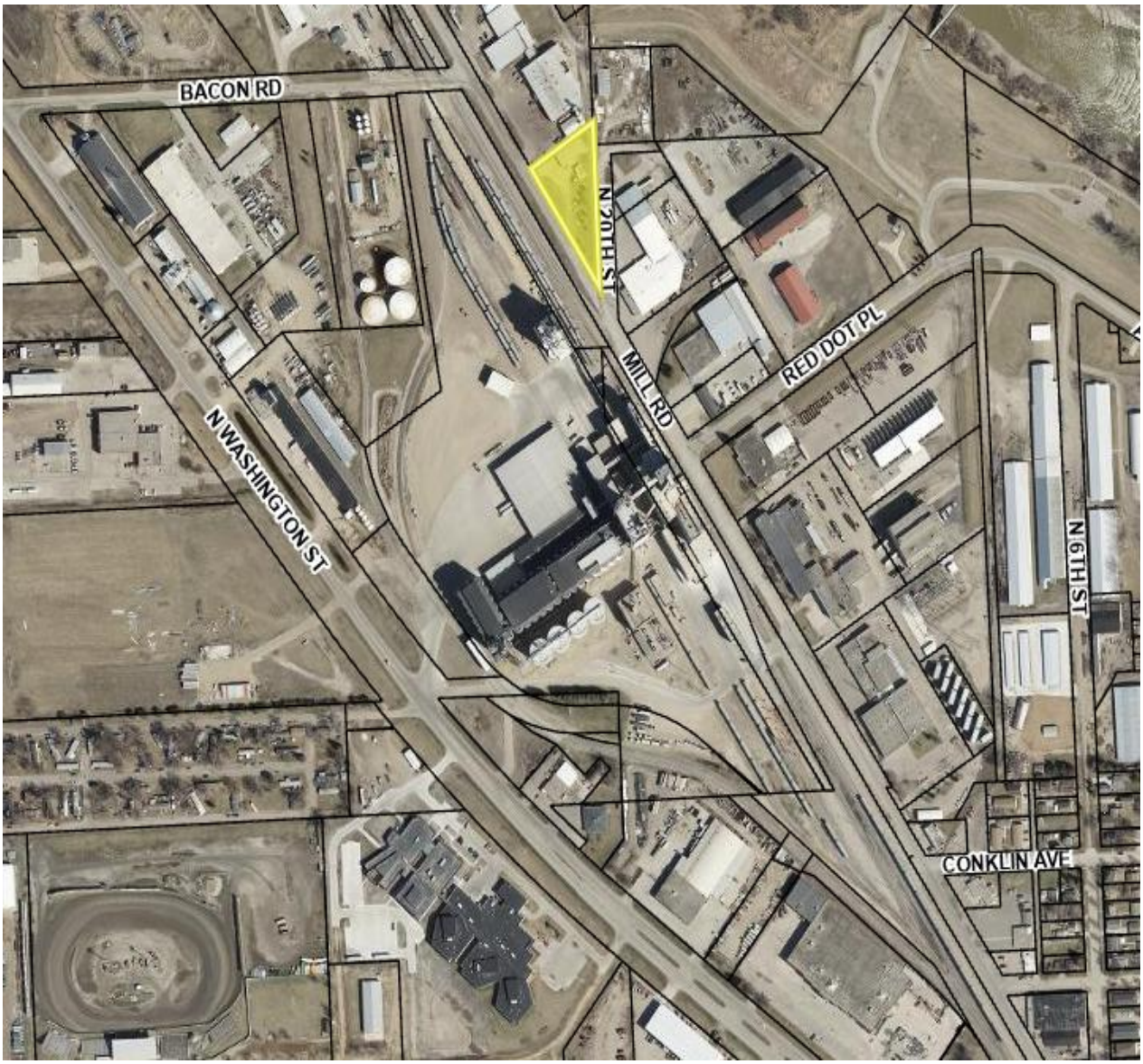
Notices
Grand Forks Herald Public Hearing Notice Published: July 22, 2026
Notices to Neighbors within 400ft: July 28, 2026
Comments Received: None at time of posting.

Findings of Fact

- A public hearing is required by the Planning and Zoning Commission prior to final approval of a CUP.
- 18-0703 Conditional Use Permit Procedure states "…planning and zoning commission shall not recommend the granting of a permit unless it finds that the establishment, maintenance, or conducting of the use for which a conditional use permit is sought will not under the circumstances of the particular case be detrimental to the health, safety, morals, comfort, convenience or welfare of the persons residing or working in the area adjacent to such use, or to the public welfare, or injurious to property or improvements in the area adjacent to such use. The planning commission may designate conditions and require guarantees in the granting of conditional use permits."
- Proposed CUP is for a period of 10 years with conditions to allow indoor ranges only, parking schedule, and to abide by state, federal and building code regulations for ranges.
- Planning & Zoning Commission and City Council may periodically review the conditional use permit and, if conditions established are not adhered to, the city council may revoke the permit (18-0703 (5)).
- City Council is required to give final approval of a CUP.

Attachments

- Brothers Firearm Shop Business Plan Narrative
- Draft CUP Permit


BACON RD
N 20TH ST
MILL RD
RED DOT PL
N WASHINGTON ST
N 16TH ST
CONKLIN AVE

Brothers Firearm Shop is a Disabled Veteran owned and operated specialty firearms retailer that was founded in 2015 with a goal to deliver the best possible customer service and firearm industry knowledge to the Greater Grand Forks area. Over the years, we have developed an extensive catalogue of distribution lines, industry contacts, and a remarkable customer base that has shown immense support. Ultimately, we would not be where we are today without them.

The next step in our journey as a company is to bring the first easily accessible, full service, Indoor Firearm Shooting Range to Grand Forks. Our goal is to provide a Membership Driven Business model that will allow us to provide a safe and controlled environment for both new and experienced shooters. In addition to the Indoor Range, we want to provide a dedicated Classroom space for Inhouse and other Local firearm instructors to use. We plan to accomplish this by executing a simple 3 phase plan that will allow us to grow and meet the demands of the community.

Phase 1: Implement one contained three lane shooting range indoors and finished classroom space to complement our current manufacturing and retail operations.

Phase 2: Add two additional three lane shooting ranges inside of the building, along with finishing the space to allow for staging and community gathering.

Phase 3: We can add up to six more shooting containers outdoors; this area will be hi-fenced with a controlled access point to ensure control and safety of the staff and customers.

“Each shooting range is 100% independently operable and mobile. With engineered HVAC systems for lead filtration, Heating and Cooling. They are also insulated for comfort and noise control.”

Who we are:

Travis Chiasson; Born and raised in Grand Forks ND, is a twelve-year MNARNG Disabled Combat Veteran who has deployed to Iraq and Kuwait. He was a 19D Cavalry Scout and served in leadership roles such as Team and Section Seargent. Additionally, Travis was assigned to Pine to Prairie Drug task force under ADSW orders to serve as an Intelligence analyst. Other jobs and duties included being a Small Arms Master Gunner, Personal Security Detail, and one of the Units Marksmanship Instructors.

Remi Brooke; Born and Raised in Grand Forks, ND, is a 19 year and serving NDARNG Disabled Veteran with a deployment to Kosovo with KFOR12, multiple deployments to Washington DC with Operation Noble Eagle. Other jobs and duties include certifying readiness on the Stinger Missile system, Primary Marksmanship Instruction, Range Safety Officer and Section Seargent. He will be competing in the 2026 Annual AG Combat Marksmanship Match.

Contact Information

Brothers Firearm Shop

2210 Mill Road, Grand Forks ND 58203

Store: 701-757-2112

Range Application Brothers Firearm Shop 2210 Mill Road
Grand Forks ND, 58203

Mission Statement

Brothers Firearm Shop will provide a safe welcoming and professional environment for individuals seeking to enhance their shooting skills whether for recreation, defense or duty.

We will be able to accomplish this by executing a “Three Phase” plan.

Phase 1: The installation of one MRT Groundhog 53ft Container Range inside the current building. This will allow us to learn, correct, or enhance any flaws in our points of control for safety, efficiency, and maximum revenue.

Phase 2: We will add two more MRT Ranges inside the building. Scaling slowly will allow us to meet the market's demand without overextending our resources. 3 MRT Ranges will allow us to facilitate 9 shooters at a time.

Phase 3: If necessary, we can add up to an additional 6 MRT Ranges on the outside of the south facing wall. The range area will be cordoned off, and access will only be from a manned control point. This will allow us to accommodate up to 27 total shooters at a time. The indoor/outdoor emplacement combination will maximize the functionality of our business model and facility layout.

This plan will bring a safe, educational, and necessary resource to the Greater Grand Forks area by allowing Brothers Firearm Shop to be the focal point of the shooting sports community.

See the attached documents for visual reference of layout during each phase.

Range Details

Range: MRT 53' Static Rifle Mobile Shooting Range

- Electronic keypad Locking system
- 3 Shooting Lanes
- Target Retrieval System
- Rubber Berm Bullet Trap
- Engineered HEPA Recirculating Air Filtration
- Climate Controlled
- Noise canceling insulation on walls, roof and sealed rubber floor.
- 50 Amp Single phase 208/220 Circuit
- 11 Yard shooting distance
- Control Room/RSO Station
- Supports NIJ-STD-108.01 7.62mm, 149 grain M80 FMJ and below
- Steel Rating: SR500 Steel Meeting NIJ Level III (STD-0108.01)

Each MRT range is 100% independently operational as a standalone unit. It is a 360-degree ballistic steel envelope that provides the highest level of protection from discharged munitions.
Additionally, each range is easily moved as necessary for expansion, layout changes or relocation purposes.

- Cleaning: Professional range cleaning completed every 300k Rounds fired per unit.

Safety Provisions

- **Range**
  - Supports NIJ-STD-108.01 7.62mm, 149 grain M80 FMJ and below
  - No Tracers or Armor Piercing Rounds will be allowed, additionally any type of munition disclosed in Grand Forks City code article 25. 21-2514.
    - Physical inspection of all ammunition will be required prior to entering the shooting facilities.
    - Contractual agreement and statement of understanding will be signed by the customer.
    - ALL AMMUNITION WILL BE LIMITED to 3500 FPS to ensure the integrity of the Ballistic steel.
  - Engineered HEPA Recirculating Air Filtration with AC/Heat: Air filtration system for safety and comfort.
  - Fire extinguishers and other fire mitigation support each rage and the rest of the facility.
  - Specialized Mats and Washing stations to minimize the transfer of lead and GSR outside of the facility.
  - Signage and Open-door policy to mitigate risk of suicidal ideations or acts.
    - Rental restrictions to individual shooters that are not current members or individuals who did not bring their own firearms.
    - Contractual agreement and statement of understanding will be signed by the customer.
    - Create a plan and SOP to deal with worst case scenarios.
  - Eye and Ear protection will be required at all times while on the shooting line.
  - Chamber flags will be required for all firearms not on the shooting line. This will aid in a visual inspection of the firearm from a safe distance.
  - ZERO Tolerance policy for smoking and alcohol use on site IAW; 25. 21-2507 and 25. 21-2508 Substances will be defined by 19-03.1 of the NDCC.
- **Staff**
  - Range Safety Officers
    - Basic Medical Training
    - Customer Relations/De-Escalations.
    - General Firearm Safety procedures.
    - Basic Fire Response
      - Fire Extinguisher Training
  - Medical: Staff will be trained in basic lifesaving medical practices and cognitive awareness.
      - Tourniquets
      - Pressure Bandages
      - Triage

        - Use of portable BAC testers or basic cognition tests for mind altering substances.
            - This will be agreed upon by contract in the waiver and membership signup. Refusal will result in permanent bans from the facility.
    - Emergency SOP: Staff will have explicit guidelines and operational requirements for dealing with emergencies to include Medical, Fire or Criminal/Active Shooters.
        - EMS Response
        - Evacuation Plans
        - Hide/Protect in Place
- **Emergency Services**
    - Establish plans and work with local Police, Fire, and Medical Response for any potential scenario.
    - Routinely conduct walk throughs and familiarize EMS with the layout, access points and potential pick-up spots.
    - Doors will be clearly marked and accessible for infiltration and exfiltration for EMS or Police Response.
- **Staff Protection**
    - Security System (Currently in place)
        - Infrared Motion Sensors
        - Glass Break Sensors
        - 4K Hi-Definition Cameras with audio and speakers.
        - Electronic Monitoring Services
        - Panic Buttons
    - Trained and certified or licensed staff are allowed to carry firearms while working.
        - Less Lethal options are available for trained staff.
        - Individual First aid kits for RSO
        - Larger Medical Kit prepped and stored at a known point.
            - Items clearly marked and organized, with internal routine inspections.
        - Personal Firearms must always remain holstered unless use of force requires them to be unholstered.

Ultimately, the aspect of safety is a never-ending circle of constant improvements and self-checks. We will be vigilant in the aspects of prevention, mitigation, and if necessary, recovery of any potential scenario we may face. The safety of our customers, staff, and community is of utmost importance to the functionality of our business model and essential for the continued success of our company.

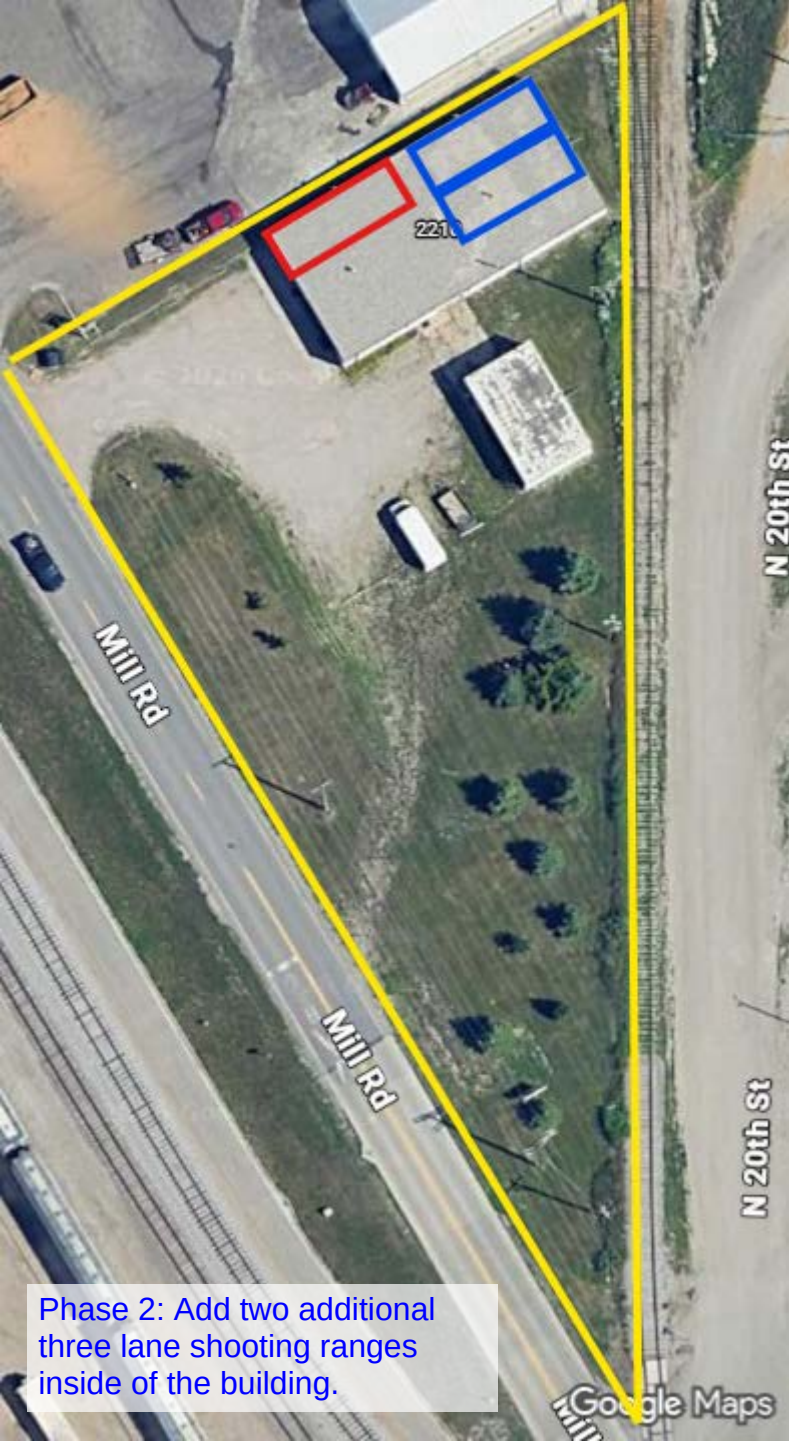
Community Focus

- **Membership**
  - The range will ONLY be open to members.
  - Memberships will be affordable and scalable to fit different budgets and lifestyles.
  - Requiring membership will allow us to establish tighter safety and control along with being able to maintain an accurate log of shooters, rounds fired and contact information.
  - The range will not be open to the public; however, the stores' services and products will be available to the public.
  - Not only will members have access to the range, depending on their chosen tier, they will be offered a suite of additional benefits to maximize their shooting experience.
- **Classroom**
  - We will have a clean, fully furnished classroom that will support local and in-house instructors for firearm-based courses.
  - Tables/Chairs
  - Large TV
  - Whiteboard
- **Classes offered through Local or in-house Instructors**
  - ND/MN Concealed Weapons Permits
  - ND Hunters Safety
  - Basic Firearm Introduction/Shooting
  - General Firearm Safety
- **Rentals**
  - Basic Firearm Rentals
  - Premium Firearm Rentals
  - All Rentals will require the purchase of ammunition from us, so we can monitor service life and round count for maintenance.
  - ALL rentals will be IAW Grand Forks Municipal Code: Article 25. 21-2514
  - We will reserve the right to refuse any rental for any purpose we deem necessary to protect the safety of the customers, staff or individuals.

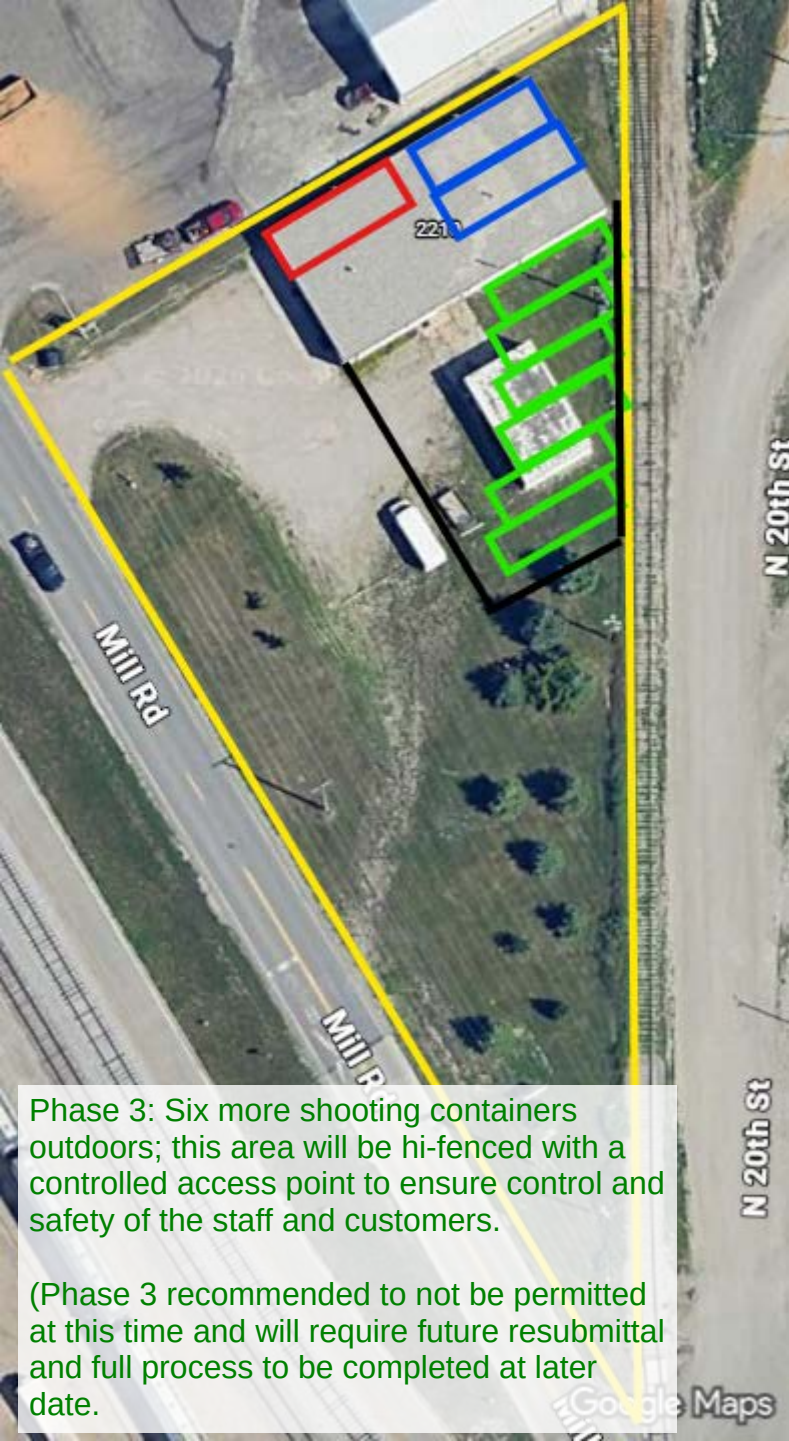
Compliance

- **BATFE Compliance**
  - We are a fully licensed FFL firearms retailer and manufacturer and have been involved with firearms related business since 2015.
  - Firearm Logbook and records keeping is IAW with ATF requirements.
  - See attached for supporting documents.
- **Grand Forks Municipal Code Article 25.- Shooting Ranges**
  - All operations will be IAW with Article 25. - Shooting Ranges of the Grand Forks Municipal code.
  - See attached for supporting documents.
- **ND Century Code**
  - Anything required by the ND Century code as outlined in Article 25 for the purposes of establishing definitions will be adhered to.
  - We will comply with NDCC as needed to remain operational and legal.

Phase 1: Implement one contained three lane shooting range indoors



Phase 2: Add two additional three lane shooting ranges inside of the building.



Phase 3: Six more shooting containers outdoors; this area will be hi-fenced with a controlled access point to ensure control and safety of the staff and customers.

(Phase 3 recommended to not be permitted at this time and will require future resubmittal and full process to be completed at later date.

BROTHERS FIREARM SHOP CONDITIONAL USE PERMIT

WHEREAS, C B Armaments LLC, DBA Brothers Firearm Shop, has applied for a Conditional Use Permit to conduct an indoor shooting gallery and range facility, and;

WHEREAS, Steven Haney and Austin Cogil are the owners of the parcel at the following described location:

2210 Mill Road

Lots 1, 2, 3, and 4, Blk 1, Greenberg's Industrial Sites to the City of Grand Forks, ND

WHEREAS, the recorded owner of the parcel has granted authorization for owners Travis Chiasson and Remi Brooke, C B Armaments LLC, to submit an application for a Conditional Use Permit to operate an indoor shooting range facility;

NOW THEREFORE, pursuant to the terms of Grand Forks City Code Chapter 18 Article 7, a new Conditional Use Permit is hereby approved for C B Armaments LLC, DBA Brothers Firearm Shop, upon the terms and subject to the conditions of this conditional use permit, with permission to operate an indoor shooting gallery and range facility at the following location:

2210 Mill Road

Lots 1, 2, 3, and 4, Block 1, Greenberg's Industrial Sites to the City of Grand Forks, ND

The Conditional Use Permit is granted for a term of ten (10) years with the term of this Conditional Use Permit to expire, subject to renewal thereof, on the 1st day of August 2036, but subject to review by the Grand Forks City Council upon sixty (60) days' written notice. The permit is further issued contingent upon the following;

1. The conditional use permit will be issued for a period of 10 years from the date of issuance conditioned upon full compliance with all established terms, conditions, and requirements, as the Council deems necessary or appropriate.
2. Operation must adhere to all applicable requirements of the city, county, state. and federal requirements and laws.
3. No outdoor operations are permitted on-site. Any request to expand the operations to include outdoor elements require resubmittal of request for Conditional Use Permit.
4. Parking Lot Improvements – facility will be required to follow a parking schedule of 1.5 parking stalls per range bay with phasing permitted as follows:
    a. Phase 1: Installation of three (3) range bays or containers, require five (5) parking stalls, accesses from roadways, drive aisles, and applicable storm water facilities are to be constructed within one (1) year of Certificate of Occupancy issuance for the operations.
    b. Phase 2: Installation of six (6) range bays or containers for a total of nine (9) range bays, require nine (9) additional parking stalls for a total of fourteen (14) parking stalls for the facility, along with drive aisles and applicable storm water facilities are to be constructed at the time of additional bays beginning operations and use.

Dated this _____ day of _____ , 2026.

_____
Brandon Bochenski, Mayor

ATTEST:

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Maureen Storstad, City Finance Director