

RESOLUTION 2025-26

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for a Boat & RV Storage – Freedom Storage on the following described property:

A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more fully described as follows: Beginning at a point 667.87 feet Westerly from the Northeast corner of the said Northeast Quarter; thence Westerly 1313.63 feet; then Southerly 1320.74 feet; then Easterly 1981.50 feet to a point on the East line of said Northeast Quarter; thence Northerly 404.91 feet along said East line of said Northeast Quarter; thence Westerly 664.00 feet; thence Northerly 913.47 feet to the Point of Beginning, less part thereof taken or used for road purposes

AND ALSO LESS THE FOUR PARCELS LISTED BELOW:

Parcel 1

The West 10 acres of the following described tract: Beginning at a point 667.87 feet Westerly from the Northeast corner of the said Northeast Quarter; thence Westerly 1313.63 feet; thence Southerly 1320.75 feet; thence Easterly 1981.50 feet to a point on the East line of said Northeast Quarter; thence Northerly 404.91 feet along said East line of said Northeast Quarter; thence Westerly 664.00 feet; thence Northerly 913.47 feet to the Point of Beginning,

Parcel 2

A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West, 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section; thence South 89°25' West, 329.63 feet to the True Point of Beginning; thence South 00°01'05" West, 1318.76 feet; thence South 89°18'20" West, 330.00 feet; thence North 00°04'06" East, 1319.42 feet; thence North 89°25' East, 328 feet to the True point of Beginning

Parcel 3

A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section; thence South 89°25' West, 657.63 feet to the True Point of Beginning; thence South 00°04'06" West, 1319.42 feet; thence South 89°18'20" West, 330.00 feet; thence North 00°09'17" East, 1320.06 feet; thence North 89°25' East, 328.00 feet to the True Point of Beginning,

Parcel 4

A tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM, more specifically described as follows: Commencing at a point South 89°25' West, 667.87 feet and South 00° West, 35 feet from the Northeast corner of said Quarter Section to the True Point of Beginning; thence South 00° West, 1318.13 feet; thence South 89°18'20" West, 329.22 feet; thence North 00°01'05" East, 1318.76 feet; thence North 89°25' East, 329.63 feet to the True Point of Beginning, in Leavenworth County, Kansas.

WHEREAS, a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 6th day of June, 2025, and

WHEREAS, the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 9th day of July, 2025; and

WHEREAS, the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 30th day of July, 2025, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS SITTING IN REGULAR SESSION DOES HEREBY RESOLVE:

1. Based upon the findings as set forth in the staff report and as adopted by the Planning Commission; and,
2. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
3. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 30th day of July, 2025, and incorporated herein by reference;

That Case No. DEV-25-069, Special Use Permit (SUP) for a Boat & RV Storage – Freedom Storage be conditionally approved subject to the performance and observation of the following conditions:

1. The SUP shall be limited to a period of ten (10) years.
2. This SUP is subject to revocation upon the violation or, or failure to comply with, any condition state herein
3. That no public nuisance be allowed or created upon the subject real property.
4. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
5. The Special Use Permit shall be subject to the written narrative and site plan provided on June 6, 2025.
6. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.
9. No on-street parking shall be allowed.
10. No additional exterior lighting other than normal yard lighting. All business lighting shall no net increase as measured at the property line.
11. Storage of all RV's, boats, and similar vehicles to be within an enclosed building.
12. Noise generated from the business shall be limited to 60 decibels as measured at the property line.
13. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The Freedom Storage/RV & Boat Storage, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.
14. By February 1st of each year, the owner(s) shall provide proof to the Leavenworth County Planning and Zoning Department that the Owners reported all boats and RV's stored on the property on January 1 of each year to the Leavenworth County Appraiser's Office.

Located in Section 15, Township 10 South, Range 22, in Leavenworth County, Kansas more commonly known as 22617 155th Street.



Fran Keppler
Fran Keppler, Leavenworth County Clerk

Adopted this 30th day of July, 2025
Board of County Commission
Leavenworth, County, Kansas

Mike Smith
Mike Smith, Chairman

Jeff Culbertson
Jeff Culbertson, Member

Vanessa Reid
Vanessa Reid, Member

Willie Dove
Willie Dove, Member

Mike Stieben
Mike Stieben, Member

