

## RESOLUTION 2017-45

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a custom cabinetry shop on the following described property:

A tract of land in the East ½ of the Northeast ¼ of Section 11, Township 10 South, Range 21 East of the Sixth P.M. described as follows: Commencing at a point on the Section line 350 feet South of the Northeast corner of said Section 11; thence 726 feet West parallel to the North line of Section 11, thence 600 feet South parallel to the East line of Section 11; thence East parallel to the North line of Section 11 to the East Section line; thence North along said Section line to the Point of Beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas, more commonly known as 23467 195<sup>th</sup> Street.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 5<sup>th</sup> day of May, 2017, and

WHEREAS, it is hereby found that 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 12<sup>th</sup> day of July, 2017; and

WHEREAS, it is hereby found that 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 27<sup>th</sup> day of July, 2017, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 27<sup>th</sup> day of July, 2017, and incorporated herein by reference;

That Case No. DEV-17-056 Special Use Permit for a custom cabinetry shop approved subject to the following conditions:

1. The SUP shall be limited to a period of fifteen (15) years.
2. The business shall be limited to the hours of 7am to 6pm, Monday through Saturday.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$633.48
4. The applicant shall provide a copy of liability insurance for a minimum coverage of \$1,000,000 with Leavenworth County listed as a policy holder.
5. The SUP shall be limited to six (6) employees other than family members.
6. The applicant shall adhere to the following memorandums:
  - a. Michael Swan – Planning and Zoning, June 8, 2017
  - b. Chuck Magaha – Emergency Management, December 9, 2016
7. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.

- 9. No retail sales of products from site.
- 10. This SUP shall be limited to the Narrative dated May 5, 2017 submitted with this application.
- 11. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in Section 11, Township 10 Range 21, also known as 23467 195<sup>th</sup> Street, parcel no. 141-11-0-00-00-012.01 in Leavenworth County, Kansas.

Adopted this 27<sup>th</sup> day of July, 2017  
Board of County Commission  
Leavenworth, County, Kansas

/s/ *Doug Smith*  
Doug Smith, Chairman

/s/ *Clyde D. Graeber*  
Clyde D. Graeber, Member

ATTEST

/s/ *Janet Klasinski*  
Janet Klasinski

/s/ *absent*  
Robert W. Holland, Member

