

RESOLUTION 2019-3

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for Home Remodeling and Light Construction Supply/Sales on the following described property:

A tract of land in the South Half of the Northeast Quarter of Section 29, Township 9 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas more commonly known as 25757 Tonganoxie Road.

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 14th day of November, 2018, 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 9th day of January, 2019; 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 30th day of January, 2019, 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 30th day of January, 2019, and incorporated herein by reference;

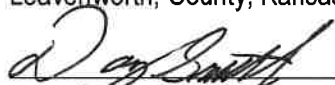
That Case No. DEV-18-101, Special Use Permit for Home Remodeling and Light Construction Supply/Sales, Willcott Woodworks is approved subject to the following conditions:

1. The SUP shall be limited to a period of 15 years.
2. The business shall be limited to the hours of 7 am to 6 pm daily.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$198.88.
4. The SUP shall be limited to 1 employee other than business owners.
5. The noise level shall be limited to 60 decibels at the property line.
6. The applicant shall adhere to the following memorandums:
 - a. Christa McGaha – Planning and Zoning, December 12, 2018
 - b. David Lutgen, P.E. – Public Works, November 29, 2018
 - c. Melissa Johnson – Codes Enforcement Officer, December 6, 2018
 - d. Chuck Magaha – Emergency Management, December 12, 2018
 - e. David Van Parys – County Counselor, November 29, 2018
 - f. Becky Fousek – Rural Water District No 8, November 29, 2018
 - g. Amanda Holloway – Free State Electric Cooperative, November 29, 2018
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. This SUP shall be limited to the Narrative dated November 14, 2018 submitted with this application.
- 10. 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 29, Township 9 Range 22 East, also known as 25757 Tonganoxie Road, parcel no. 109-29-0-00-00-007.00 in Leavenworth County, Kansas.

Adopted this 30th day of January, 2019
Board of County Commission
Leavenworth, County, Kansas



Doug Smith, Chairman

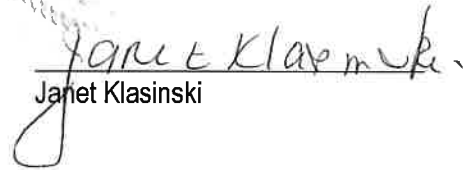


Jeff Culbertson, Member



Vicky Kaaz, Member





Janet Klasinski