

## RESOLUTION 2020-28

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an automotive repair shop– B&G Automotive on the following described property:

Lot 24, Westbrook Subdivision, Phase No. 2 in Leavenworth County, Kansas, also known as 20271 167<sup>th</sup> Street, Leavenworth, Kansas 66048.

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 25<sup>th</sup> day of June, 2020, 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 August, 2020; 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 2<sup>nd</sup> day of September, 2020, 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 2<sup>nd</sup> day of September, 2020, and incorporated herein by reference;

That Case No. DEV-20-090, Special Use Permit for an Automotive Repair Shop – B&G Automotive approved subject to the following conditions:

1. The SUP shall be limited to a period of three (3) years.
2. The business shall be limited to the hours of 8:00 AM until 5:30 PM Monday-Friday and 8:00 AM until 12:00PM Saturday.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$1,384.82.
4. The SUP shall be limited to two full-time employees and one part-time employee.
5. The applicant shall update the site plan to indicate a designated parking area. The parking area shall be sized for not more than five (5) vehicles. All vehicles shall be either contained within the shop or on the designated parking area.
6. There shall be no storage of parts or junk vehicles outside.
7. All floor drains connected to the septic system shall be capped or plugged. Other drains shall collect all automotive fluids for proper disposal.

8. There shall be no on-site retail sales.
9. The applicant shall adhere to the following memorandums:
  - a. Chuck Magaha – Emergency Management, July 15, 2020
10. 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.
11. No on-street parking shall be allowed.
12. This SUP shall be limited to the Narrative dated June 25, 2020 submitted with this application.
13. 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 331, Township 10 South, Range 22, also known as 20271 167<sup>th</sup> Street, parcel no. 158-33-0-00-00-010.01 in Leavenworth County, Kansas.

Adopted this 2<sup>nd</sup> day of September, 2020  
 Board of County Commission  
 Leavenworth, County, Kansas

  
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 Doug Smith, Chairman

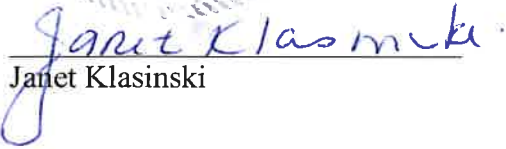
  
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 Jeff Culbertson, Member

  
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 Vicky Kaaz, Member

  
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 Chad Schimke, Member

  
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 Mike Stieben, Member



  
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 Janet Klasinski