

RESOLUTION 2021-12

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an Automotive Repair Facility – Polhemus Mechanic on the following described property:

A tract of land in the Northeast Quarter of Section 8, Township 9 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas

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 28th day of December, 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 10th day of March, 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 5th day of May, 2021, 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 5th day of May, 2020, and incorporated herein by reference;

That Case No. DEV-20-158, Special Use Permit an Automotive Repair Facility – Polhemus Mechanic approved subject to the following conditions:

1. The SUP shall be limited to a period of 10 (10) years.
2. The business shall be limited to the hours of 7:00 AM until 7:00 PM Monday-Saturday.
3. The SUP shall be limited to two full-time employees and one part-time employee.
4. 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.
5. There shall be no storage of parts or junk vehicles outside.
6. There shall be no more than six (6) vehicles stored at the site overnight.
7. The building shall be completed, including the flood, prior to business operations.
8. Noise levels at the property line shall not exceed 60 dbls.

9. There shall be no unregistered vehicles at the property.
10. All floor drains connected to the septic system shall be capped or plugged. Other drains shall collect all automotive fluids for proper disposal.
11. There shall be no on-site retail sales.
12. 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.
13. No on-street parking shall be allowed.
14. This SUP shall be limited to the Narrative dated December 22, 2020 submitted with this application.
15. 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 8, Township 9 South, Range 22, also known as 17405 Gatewood Street, parcel no. 103-08-0-00-00-015.06 in Leavenworth County, Kansas.

Adopted this 5th day of May, 2020
 Board of County Commission
 Leavenworth, County, Kansas



 Mike Smith, Chairman



 Jeff Culbertson, Member

absent

 Vicky Kaaz, Member

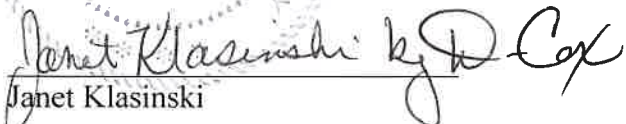


 Doug Smith, Member



 Mike Stieben, Member





 Janet Klasinski