

RESOLUTION 2022-07

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an Auto Service Station and Repair– Turkey Creek Cycles on the following described property:

A tract of land in the Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Ten (10), Range Twenty-Two (22) of the 6th P.M. of 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 16th day of December, 2021, 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 February, 2022; 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 2nd day of March, 2022, 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 2nd day of March, 2022, and incorporated herein by reference;

That Case No. DEV-21-203, Special Use Permit for an Auto Service Station and Repair– Turkey Creek approved subject to the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 6 am to 7 pm, Tuesday through Friday.
3. The SUP shall be limited to one full-time and one part-time, off-premises employees.
4. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, January 6, 2022
 - b. Mike Fulkerson – Consolidated Water District #1, December 20, 2021
5. No signage is allowed in the right-of-way. A wall sign is requested with the request and a sign permit will be required. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. Applicant shall not store equipment, parts, materials or junk vehicles outside.


8. Applicant shall properly dispose of used oils and parts.
9. There shall be no on-site retail sales.
10. Outdoor storage of vehicles, including motorcycles, related to the business is limited to no more than 5 vehicles.
11. This SUP shall be limited to the Narratives dated December 16, 2021, January 4, 2022 and January 11, 2022 submitted with this application.
12. 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. 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 25, Township 10 South, Range 22, also known as 20476 147th Street, parcel no. 157-25-0-00-00-012.00 in Leavenworth County, Kansas.

Adopted this 2nd day of March, 2022
 Board of County Commission
 Leavenworth, County, Kansas



 Mike Smith, Chairman



 Jeff Culbertson, Member



 Vicky Kaaz, Member



 Doug Smith, Member



 Mike Stieben, Member





 Janet Klasinski