

RESOLUTION 2026-05

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for an Event Center – M&K Estates LLC on the following described property:

A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 15; thence south 00 Degrees 07 Minutes 11 Seconds West on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet to a point of beginning; thence South 00 Degrees 07 Minutes 11 Seconds East on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet; thence North 89 Degrees 21 Minutes 12 Seconds West, a distance of 1328.61 feet; thence North 00 Degrees 04 Minutes 33 Seconds East, a distance of 328.42 feet; thence South 89 Degrees 21 Minutes 12 Seconds East, a distance of 1327.49 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

WHEREAS, a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 29th day of October, 2025, and

WHEREAS, 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 14th day of January, 2026; and

WHEREAS, 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 4th day of February, 2026, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS SITTING IN REGULAR SESSION DOES HEREBY RESOLVE:

1. Based upon the findings as set forth in the staff report and as amended and adopted by the Planning Commission; and,
2. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
3. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 4th day of February, 2026, and incorporated herein by reference;

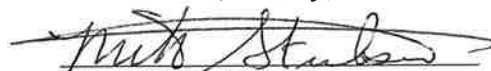
That Case No. DEV-25-124, Special Use Permit (SUP) for an Event Center – M&K Estates LLC be conditionally approved subject to the performance and observation of the following conditions:

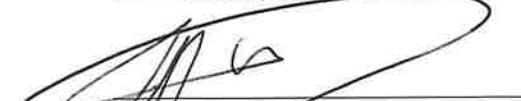
1. The SUP shall be limited to a period of ten (10) years.
2. The business hours shall be dependent upon the event. Events shall end by midnight, Friday and Saturday, and by 11 pm Sunday through Thursday.
3. The maximum occupancy for any event shall not exceed 200.
4. The SUP shall be limited to a total of four (4) employees, not including the business owners/family members or third-party vendors.
5. The number of events shall be limited to a maximum of eighty (80) per year.
6. Any noise generated by this Special Use Permit shall not exceed a decibel level of 60 as measured at

- the property line.
7. Lighting generated from the development shall be limited 0.00 foot-candles net gain, as measured at the property line.
 8. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
 9. No on-street parking shall be allowed.
 10. Alcohol sale or service shall not be provided by the owners until after October 2026 and until all local and state licensure has been approved and a copy provided to the Planning & Zoning Department.
 11. Private security shall be provided by the applicant for any event where alcohol is served.
 12. The applicant shall adhere to the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, October 30, 2025
 13. The Special Use Permit shall be subject to the application and written narrative provided on October 17, 2025 and as amended on November 13, 2025 and December 3, 2025.
 14. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
 15. That no public nuisance be allowed or created upon the subject real property.
 16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
 17. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. M&K Estates, LLC and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the County for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

Located in Section 15, Township 12 South, Range 21, in Leavenworth County, Kansas more commonly known as 12751 206th Street.

Adopted this 4th day of February, 2026
Board of County Commission
Leavenworth, County, Kansas


Mike Stieben, Chairman

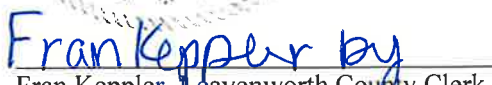

Jeff Culbertson, Member


Vanessa Reid, Member


Willie Dove, Member


Mike Smith, Member




Fran Keppler, Leavenworth County Clerk

