RESOLUTION 2026-14

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for an Auto Service Station & Repair Shop – Faster Dynamics on the following described property:

> Commencing at the Northwest corner of the Southwest Quarter of Section 34, Township 10 South, Range 21 East of the 6th PM, in Leavenworth County, Kansas; thence North 89'59'56" East, 990 feet to the point of beginning; thence South 00'16'56" West, 660 feet; thence North 89'59'56" East, 330 feet; thence North 00'16'56" East, 660 feet; thence South 89'59'56" West, 330 feet to the point of beginning, less any part thereof taken or used for road purposes

WHEREAS, a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 30th day of June, 2026, 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 12th day of August, 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 9th day of September, 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:

I. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings as set forth in the staff report and adopted by the Planning Commission and the findings of fact adopted by the Board of County Commission in regular session on the 9th day of September, 2026, and incorporated herein by reference, **Case No. DEV-26-091, Special Use Permit (SUP) for an auto service station & repair shop for Faster Dynamics is conditionally approved subject to the performance and observation of the conditions and stipulations set forth herein.**

II. The SUP granted in Section I. is hereby contingent upon the performance and observations of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violations shall constitute an additional basis for revocation:

1. The conditional special use permit is considered a type 3 and shall be limited to a period of 15 years.
2. The Special Use Permit shall be subject to the written narrative provided on July 21, 2026.
3. The business shall operate from 8:00AM until 2:00PM, Monday through Friday.
4. The applicant must comply with the following memorandums:
   Emergency Management – Chuck Magaha, dated June 30, 2026
5. 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.
6. 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.

7. No on-street parking shall be allowed.
8. No outdoor storage of materials or vehicles will be permitted.
9. Any light generated from the proposed business shall be limited to 0 foot-candles net gain, as measured from the property line.
10. Any noise generated form the proposed business shall be limited to 60 dBs, as measured from the property line.
11. No drains shall be permitted to be connected to a septic system.
12. If the applicant uses a dumpster, said dumpster shall be placed on the property and screened from the county roadway.
13. The use, storage and disposal of any chemicals, lubricants, oils, fluids or hazardous materials must comply with the all Local, State and Federal requirements.
14. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
15. The applicant shall not store or burn commercial waste on the property.
16. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.
17. Be able to employ 2 employees in addition to property owners.
18. Applicant shall not cause or allow any public nuisance to exist on the subject property
19. That the 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. Faster Dynamics, 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.
20. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.

Located in Section 34, Township 10 South, Range 21, in Leavenworth County, Kansas more commonly known as 20903 George Road.

CLERK OF LEAVENWORTH COUNTY SEAL KANSAS

ATTEST:

Fran Keppler

Fran Keppler, Leavenworth County Clerk

Adopted this 9th day of September, 2026
Board of County Commission
Leavenworth, County, Kansas

Mike Stieben, Chairman

Jeff Culbertson, Member

Vanessa Reid, Member

absent

Willie Dove, Member

Mike Smith, Member