



**To:** Franklin County Board of County Commissioners  
**From:** Nathan Boyd  
**Department:** Planning & Building  
**Date:** Wednesday, March 11, 2026

## AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2601-0067 (Crum) to rezone approximately 36.19 acres from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres from the A-1, Agricultural District to the R-E, Residential Estate District.

## BACKGROUND

The Planning Commission held a public hearing on February 19, 2026 to consider rezoning application #2601-0067 (Crum).

The property to be rezoned is commonly known as 2740 & 2742 Florida Road and are located on the West side of Florida Road and approximately one-quarter (1/4) mile North of Labette Road in the Southeast Quarter (SE ¼) of Section 09, Township 17 South, Range 18 East. A small portion of the newly created approximately 36.19 acre tract, near the Northern property line, is located within the Special Flood Hazard Area.

One lot would be approximately 11.91 acres in size and would be rezoned to the R-E, Residential Estate District. The remaining approximately 36.19 acres would no longer meet the minimum acres for the A-1, Agriculture District so it would be rezoned to the A-2, Transitional Agriculture District.

Back in 2022 the applicant filed a rezoning application to allow a boundary line adjustment to merge 12.00 acres with a landlocked approximately 38.00 acre tract in order to get access to build a new residence. The applicant now wants to rezone 11.91 acres back to the R-E, Residential Estate District to offer for sale. The survey depicts a 80 foot access to the approximate 36.19 acre tract so it won't be landlocked. The applicant plans to retain the 36.19 acres with the existing residence and outbuildings.

The existing residence has a water meter provided by Franklin County Rural Water District #4 and has a 1,500 gallon concrete septic tank with 2,400 square feet of 4 inch pipe & gravel in 3 foot wide trenches for on-site septic.

The newly created 11.91 acre tract is large enough in size to accommodate an in-ground septic system or a lagoon, whichever the soil profile states would need to be installed should the new owners want to develop on this tract. There is a letter attached from Rural Water District #4 stating they have the ability to provide a water meter to the approximately 11.91 acre tract.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2601-0067 (Crum) to rezone approximately 36.19 acres from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres from the A-1, Agricultural District to the R-E, Residential Estate District by a majority vote of those members present. Notice was sent to thirteen (13) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning and no one appeared at the public hearing.

#### **STAFF RECOMMENDATION**

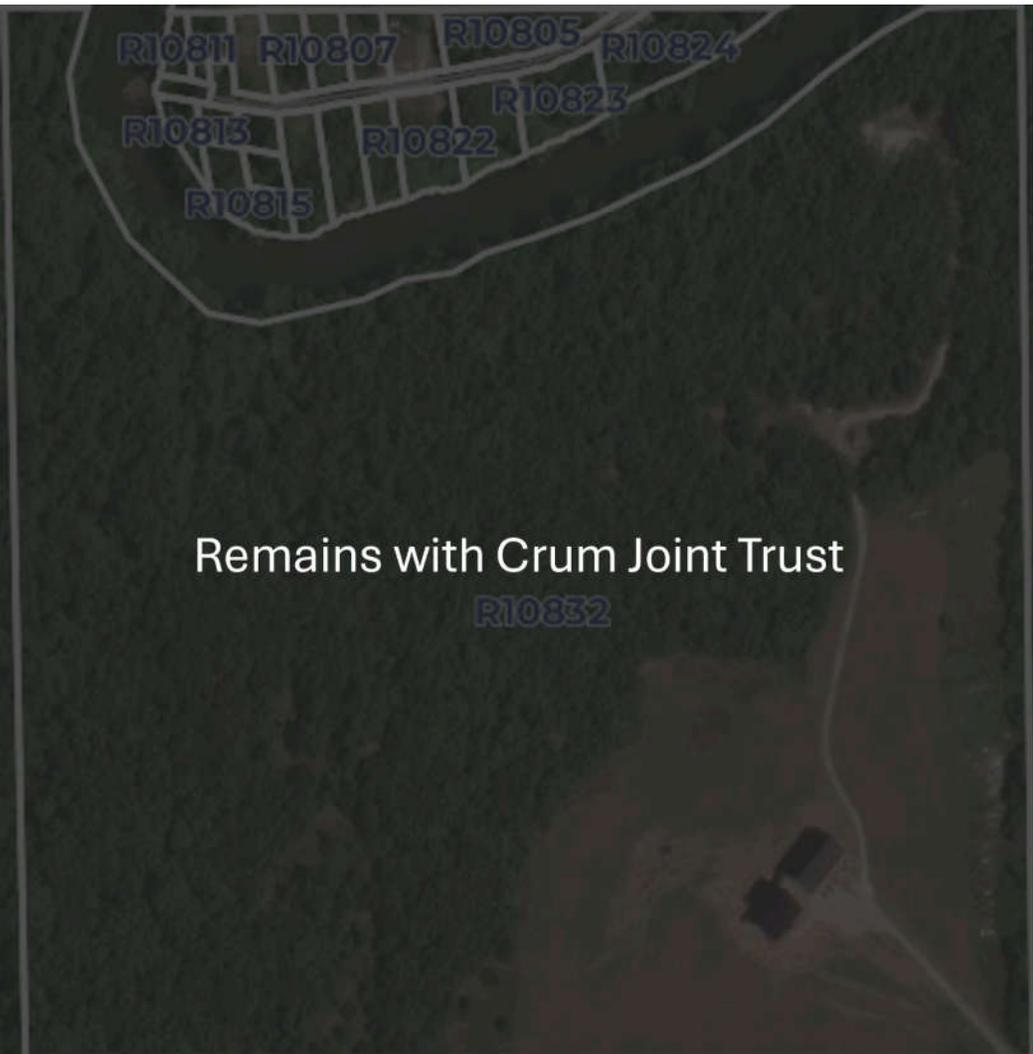
Staff recommends that the County Commissioners accept the Planning Commission's recommendation and adopt the attached resolution for the approval of rezoning application #2601-0067 (Crum) to rezone approximately 36.19 acres from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres from the A-1, Agricultural District to the R-E, Residential Estate District and to amend the Official County Zoning Map accordingly.

#### **SPECIFIC ACTION REQUESTED**

An Affirmative motion in support of the Planning Commission's recommendation would read as follows: "I make a motion to approve a rezoning application #2601-0067 (Crum) to rezone approximately 36.19 acres from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres from the A-1, Agricultural District to the R-E, Residential Estate District and to amend the Official County Zoning Map accordingly ".

#### **ATTACHMENTS**

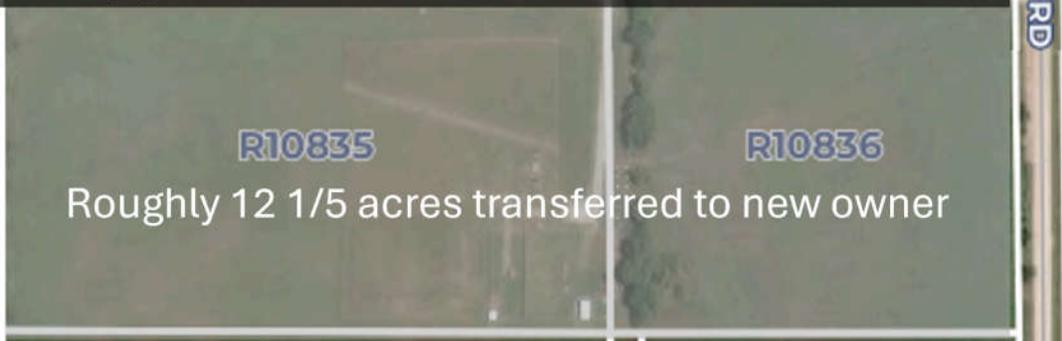
Applicant Site Plan  
Proof of Water  
Zoning Map  
Farmland Classification Map & Legend  
Floodplain & Road Surface Map  
Surrounding Subdivision Map  
Aerial Photo (2)  
Previous Survey  
Survey  
Resolution/s



Remains with Crum Joint Trust

R10832

R30755 Roughly 60' wide incl. road and utilities remains with Crum Joint Trust



R10835

R10836

Roughly 12 1/5 acres transferred to new owner



## **Rural Water District No. 4 - Franklin County, Kansas**

---

---

1506 Old Highway 50  
Williamsburg, Kansas 66095-0405

frcorwd4@yahoo.com

785-746-5571  
Fax No. 785-746-5529

January 21st, 2026.

Franklin County Planning & Building Dept.  
1428 S. Main Street, Suite 5  
Ottawa, KS 66067

To whom it may concern:

Please let this letter stand as acknowledgement that there is water availability for the following address 2740 Florida Rd, Pomona, KS 66076.

If you have any questions, please feel free to contact us.

Sincerely:

*Ellie Roecker*

Ellie Roecker  
Office Manager

# CRUM ZONING MAP



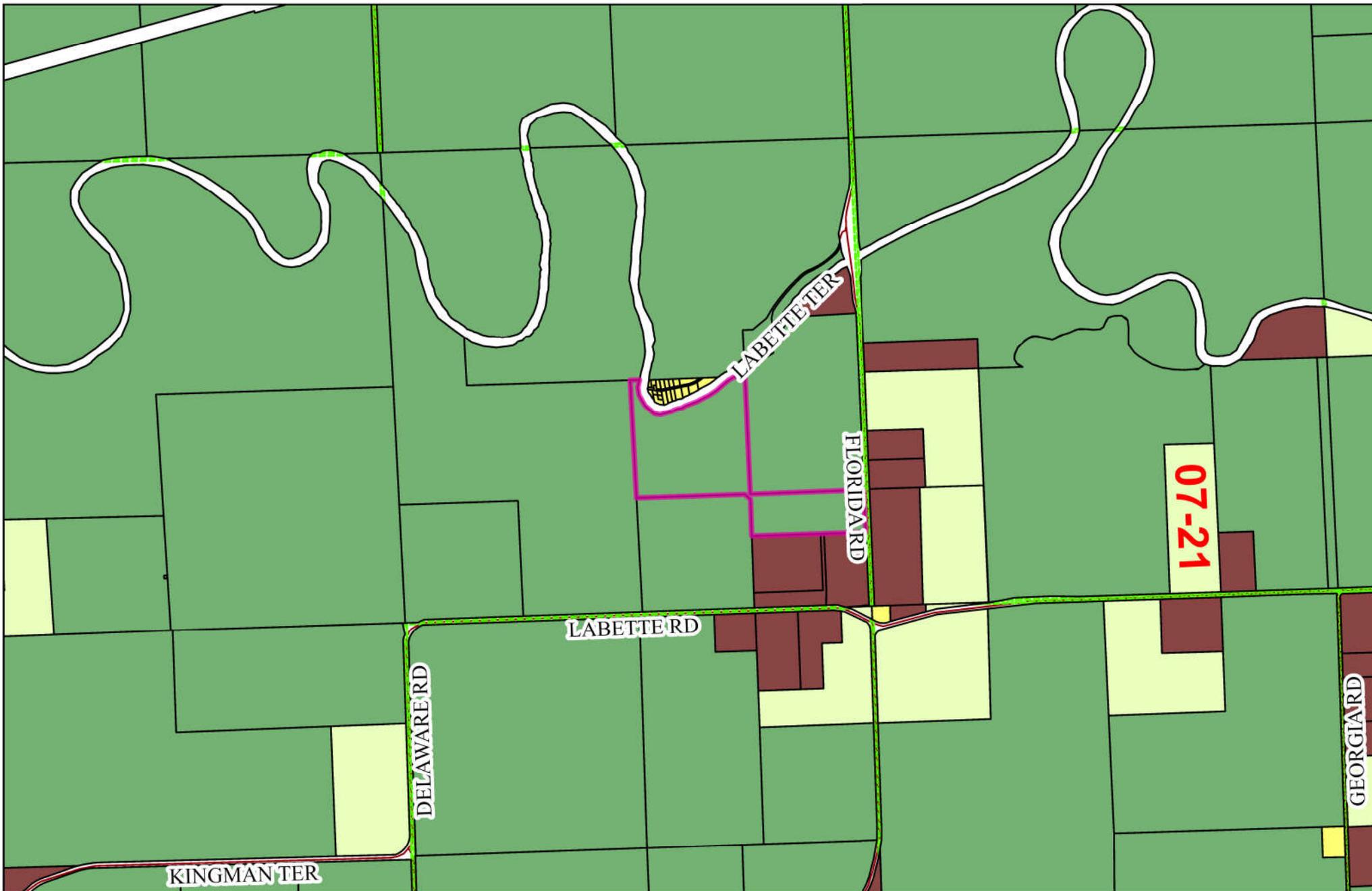
## Zoning Map

Agriculture

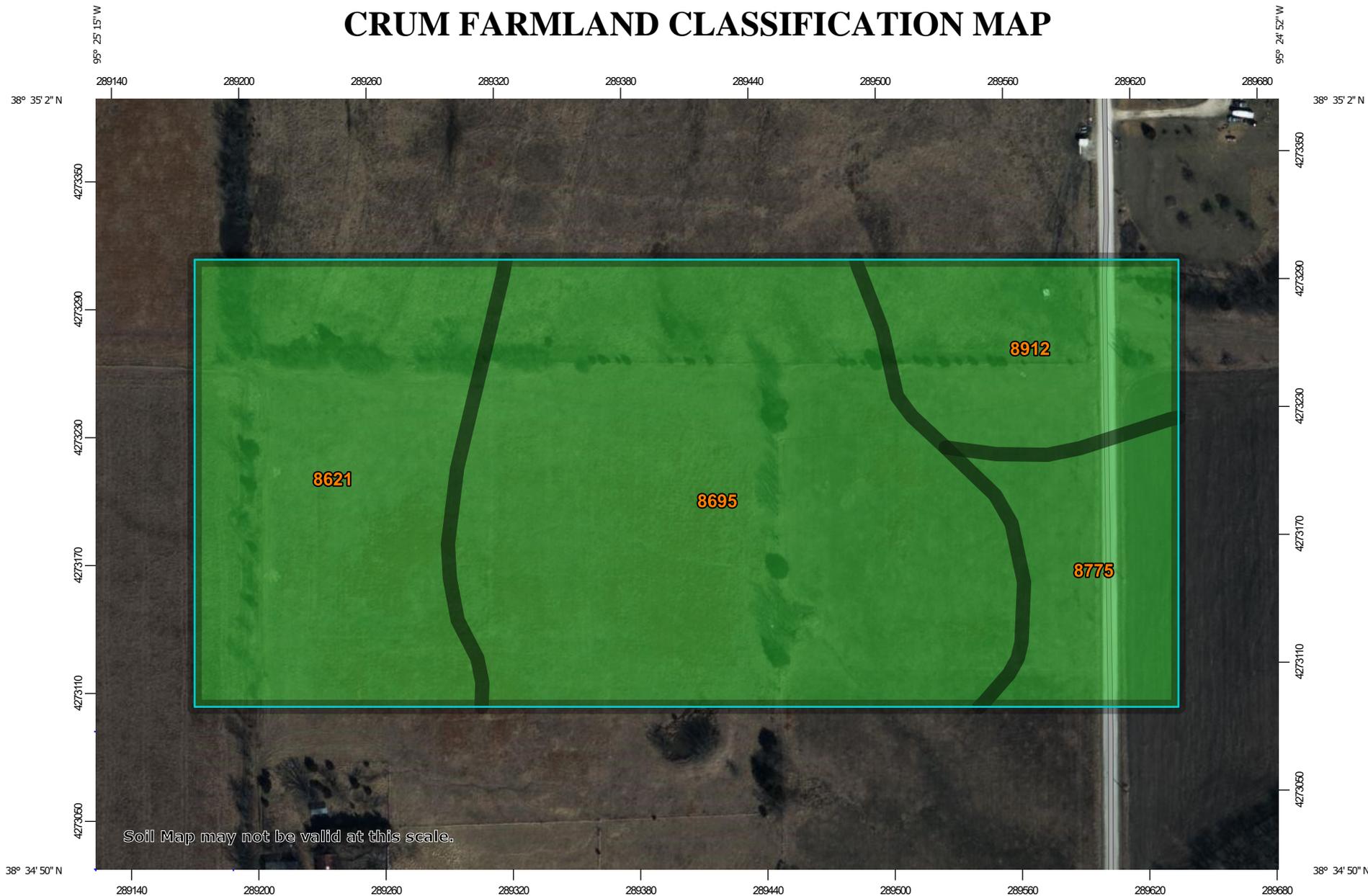
- Transitional Agriculture
- Commercial
- Highway Commercial
- Light Industrial

- Heavy Industrial
- Mobile Home Park
- Single Family

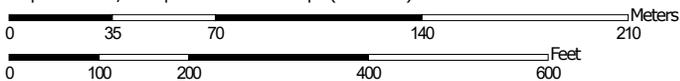
- Single Family Residential Three Acre
- Residential Estate
- City Zoning



# CRUM FARMLAND CLASSIFICATION MAP



Map Scale: 1:2,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8621	Bates loam, 1 to 3 percent slopes	All areas are prime farmland	6.8	28.0%
8695	Dennis-Bates complex, 3 to 7 percent slopes	All areas are prime farmland	11.9	49.5%
8775	Kenoma silt loam, 1 to 3 percent slopes	All areas are prime farmland	2.5	10.4%
8912	Summit silty clay loam, 3 to 7 percent slopes	All areas are prime farmland	2.9	12.1%
<b>Totals for Area of Interest</b>			<b>24.1</b>	<b>100.0%</b>

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

# Crum Road Surface & Floodplain Map

## ROAD SURFACE

- PAVED ROAD
- MIN. MAINT.
- GRAVEL

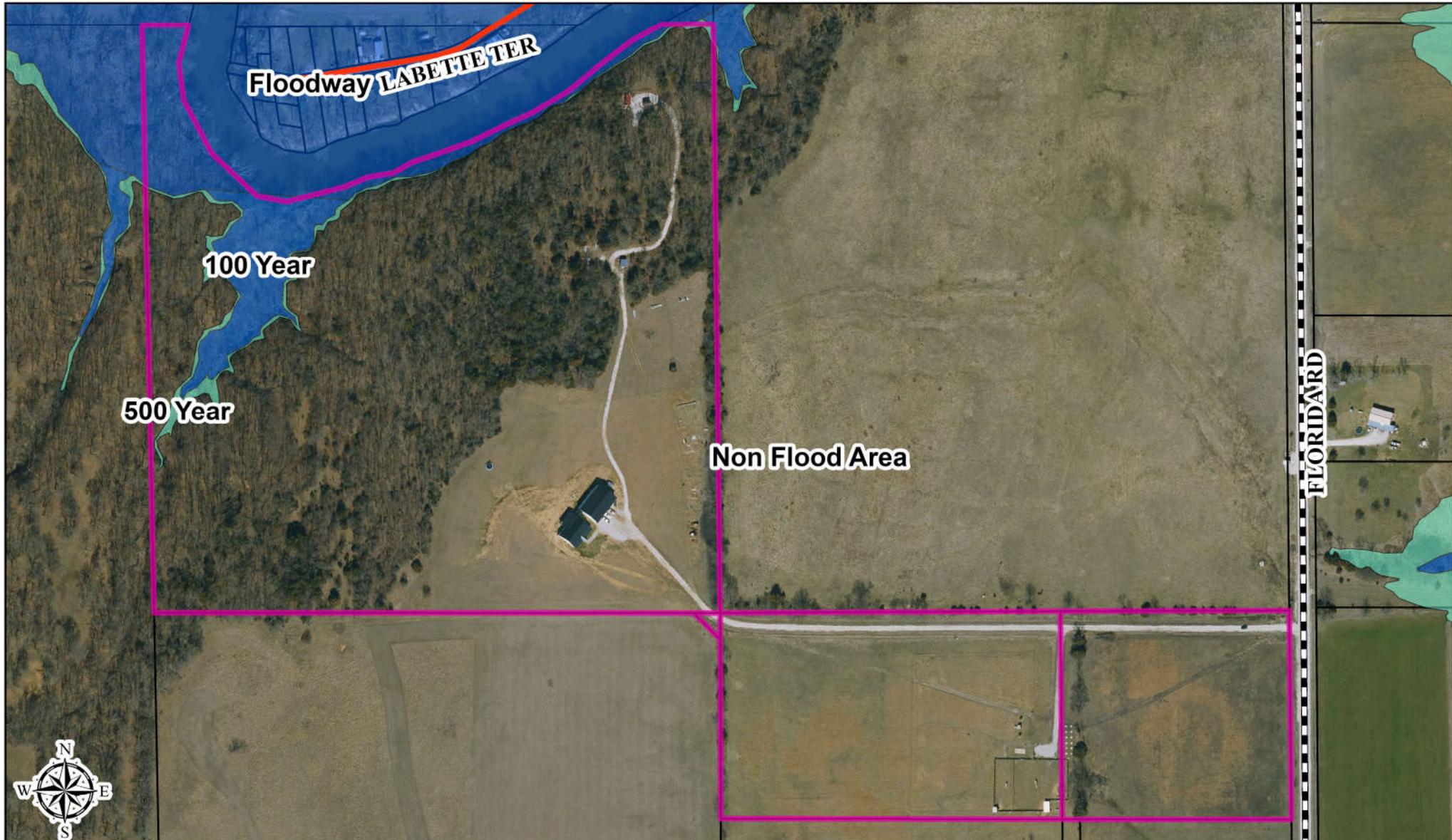
## ROAD\_SURFA

- Private Drive

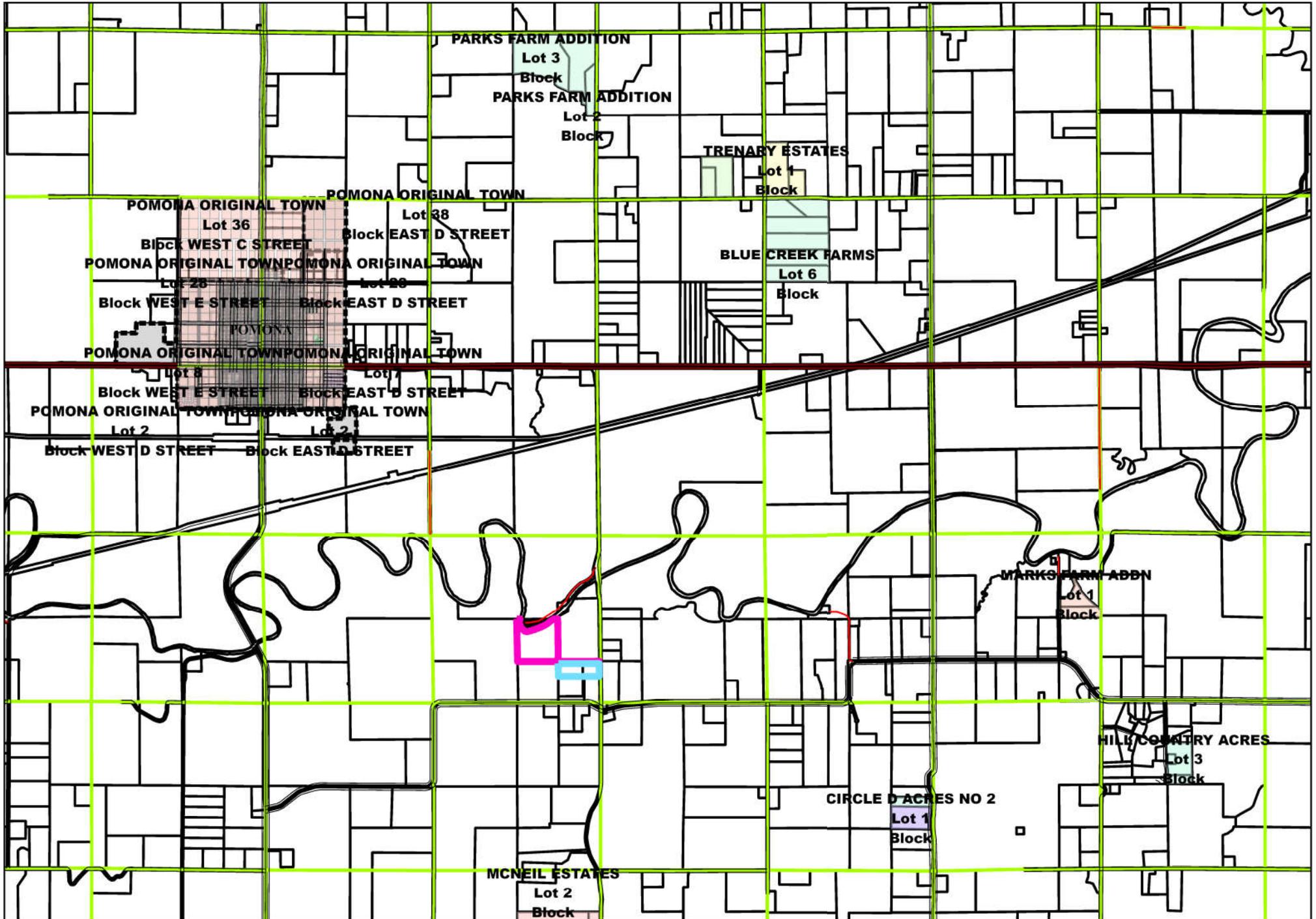
## Flood\_Year\_2022

- 500 Year

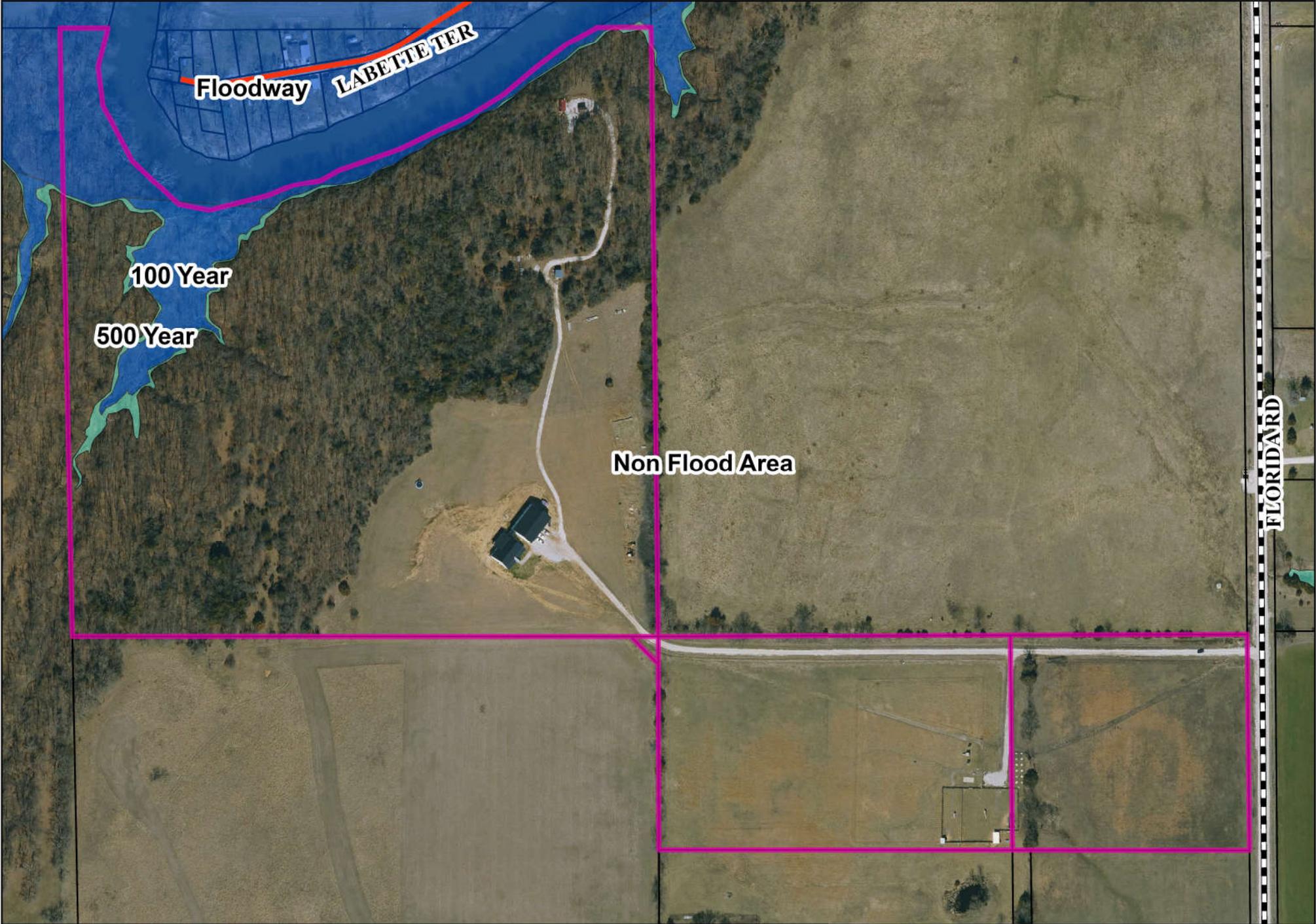
- Non Flood Area
- Reduced Flood Risk due to Levee
- 100 Year
- Floodway



# CRUM SURROUNDING SUBDIVISION MAP



# CRUM BEFORE LOT SPLIT





#3446

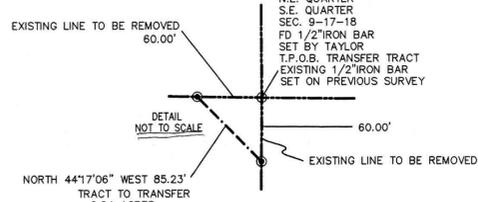
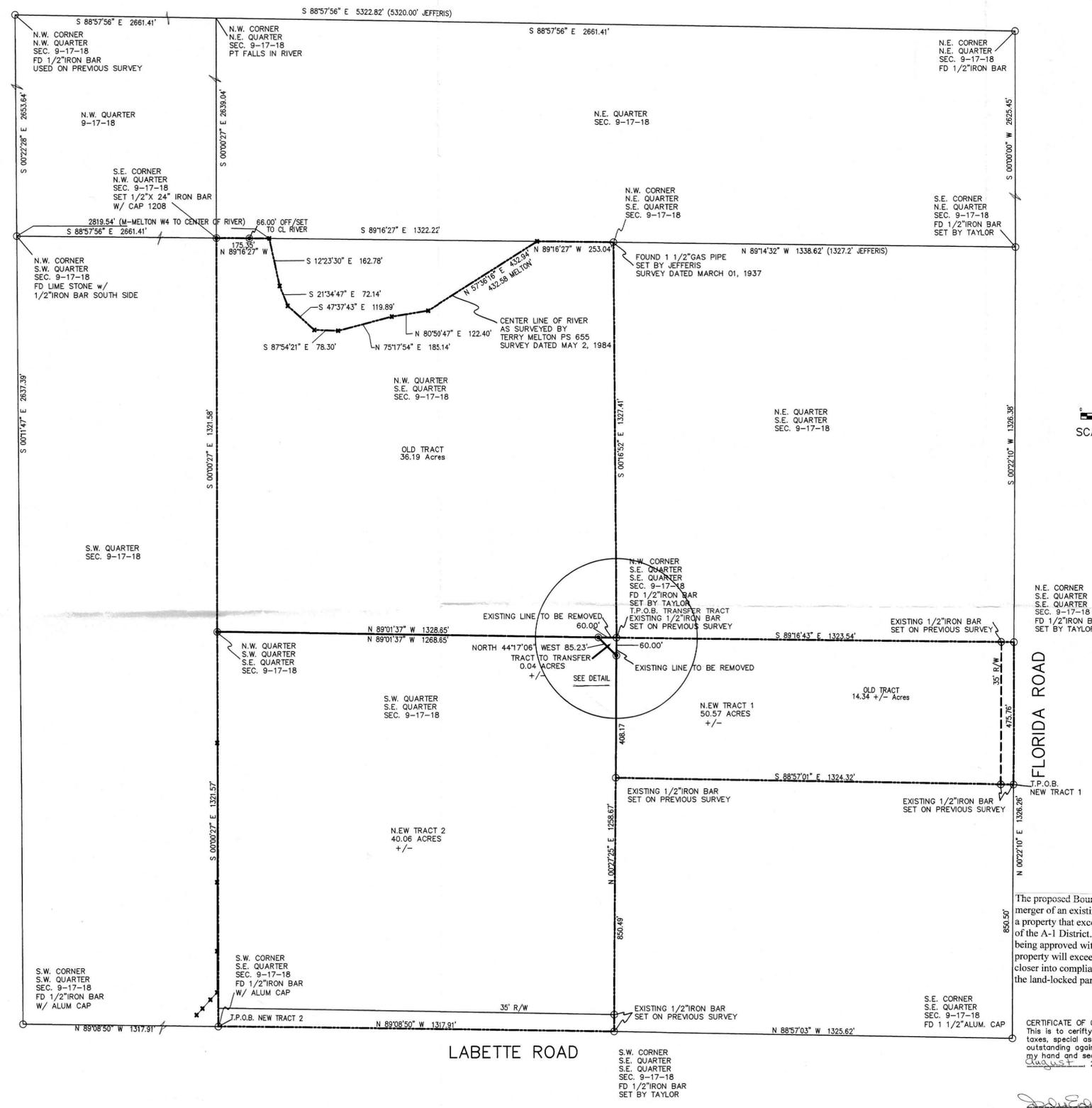
# PREVIOUS 2022 SURVEY

## BOUNDARY DESCRIPTION

**NEW TRACT 1**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, JULY 28, 2022, COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 850.50 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°57'01" WEST 1324.32 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°27'25" EAST 408.17 FEET ON SAID WEST LINE; THENCE NORTH 44°17'06" WEST 85.23 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°01'37" WEST 1268.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°00'27" WEST 1321.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 175.35 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE CENTER OF THE MARRIS DES CYGNES RIVER, AS SHOWN ON SURVEY BY MELTON DATED MAY 2, 1984; THENCE SOUTH 12°23'30" EAST 162.78 FEET AS PER MELTON SURVEY; THENCE SOUTH 21°34'47" EAST 72.14 FEET AS PER MELTON SURVEY; THENCE SOUTH 47°37'43" EAST 119.89 FEET AS PER MELTON SURVEY; THENCE SOUTH 87°54'21" EAST 78.30 FEET AS PER MELTON SURVEY; THENCE NORTH 75°17'54" EAST 185.14 FEET AS PER MELTON SURVEY; THENCE NORTH 80°50'47" EAST 122.40 FEET AS PER MELTON SURVEY; THENCE NORTH 57°30'16" EAST 432.58 FEET MELTON SURVEY TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 253.04 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°16'52" EAST 1327.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'43" EAST 1323.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°22'10" WEST 475.76 FEET TO THE POINT OF BEGINNING, CONTAINING 50.57 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

**TRACT TO TRANSFER**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, JULY 28, 2022, COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 1328.28 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°16'43" WEST 1323.54 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°27'25" WEST 60.00 FEET ON SAID WEST LINE; THENCE NORTH 44°17'06" WEST 85.23 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°01'37" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.04 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

**NEW TRACT 2**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, JULY 28, 2022, COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°00'27" WEST 1321.57 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°01'37" EAST 1268.65 FEET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 44°17'06" EAST 85.23 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 02°27'25" WEST 1258.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°08'50" WEST 1317.91 FEET TO THE POINT OF BEGINNING, CONTAINING 40.06 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.



The proposed Boundary Line Adjustment includes the merger of an existing land-locked parcel and will result in a property that exceeds the normal 4:1 depth-to-width ratio of the A-1 District. The Boundary Line Adjustment is being approved with consideration that while the new property will exceed the 4:1 ratio, it will bring a property closer into compliance with the regulations by removing the land-locked parcel. *KAC 8-4-2022*

CERTIFICATE OF COUNTY TREASURER  
 This is to certify that there are no unpaid taxes, special assessments or tax liens (including outstanding against this property. *August 2022*)  
 JOEY EDWARDS COUNTY TREASURER

**BOUNDARY LINE ADJUSTMENT SURVEY**  
 PORTION OF S.E. 1/4 SEC. 9-17-18  
 FRANKLIN COUNTY, KANSAS

<b>DRAWN BY :</b> BKC	<b>JOB No.</b> 22072073
<b>CHECKED BY :</b> BKC	<b>LATEST REVISION:</b> 3/28/2022
<b>PREPARED FOR:</b> MR. CRUM	

**CATES SURVEYING INC.**  
 Bryon K. Cates  
 Professional Surveying Services  
 790 Pawnee Rd. Pomona, KS 66076  
 Phone 785-566-3391 Fax 785-566-3391

FILED FOR RECORD  
 TIME 8:15 AM  
 AUG 05 2022  
 Slide Page 503 of 320  
 Bryon K. Cates  
 REGISTER OF DEEDS, FRANKLIN COUNTY, KANSAS  
 INSTRUMENT #

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF KANSAS AND THE RESULTS OF SAID SURVEY ARE PRESENTED IN THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.  
 BRYON K. CATES  
 REGISTERED SURVEYOR  
 KANSAS  
 DATE

**SURVEYOR'S NOTES**

- The bearings shown hereon are based on the East line of the Southeast Quarter being N 00°-22'-10" E.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

**SURVEYOR'S REVIEW**  
 This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.  
 James D. Schmitz 8/02/2022  
 Jeffrey Schmitz 727

**LEGEND**

- Existing Iron Rod Origin Unknown (unless noted)
- Set 1/2"x24" Iron Rod/Cap 1208 (unless otherwise noted)
- △ Section Corner Origin Unknown (unless noted)
- Boundary Line
- Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way

**PLANNING DIRECTOR**  
 I hereby certify that this Lot Split has been examined and found to comply with the Subdivision Regulation of Franklin County, Kansas, and is, therefore, approved for recording.  
 Signed the 11th day of August 2022.  
 KENNETH A. COOK PLANNING DIRECTOR



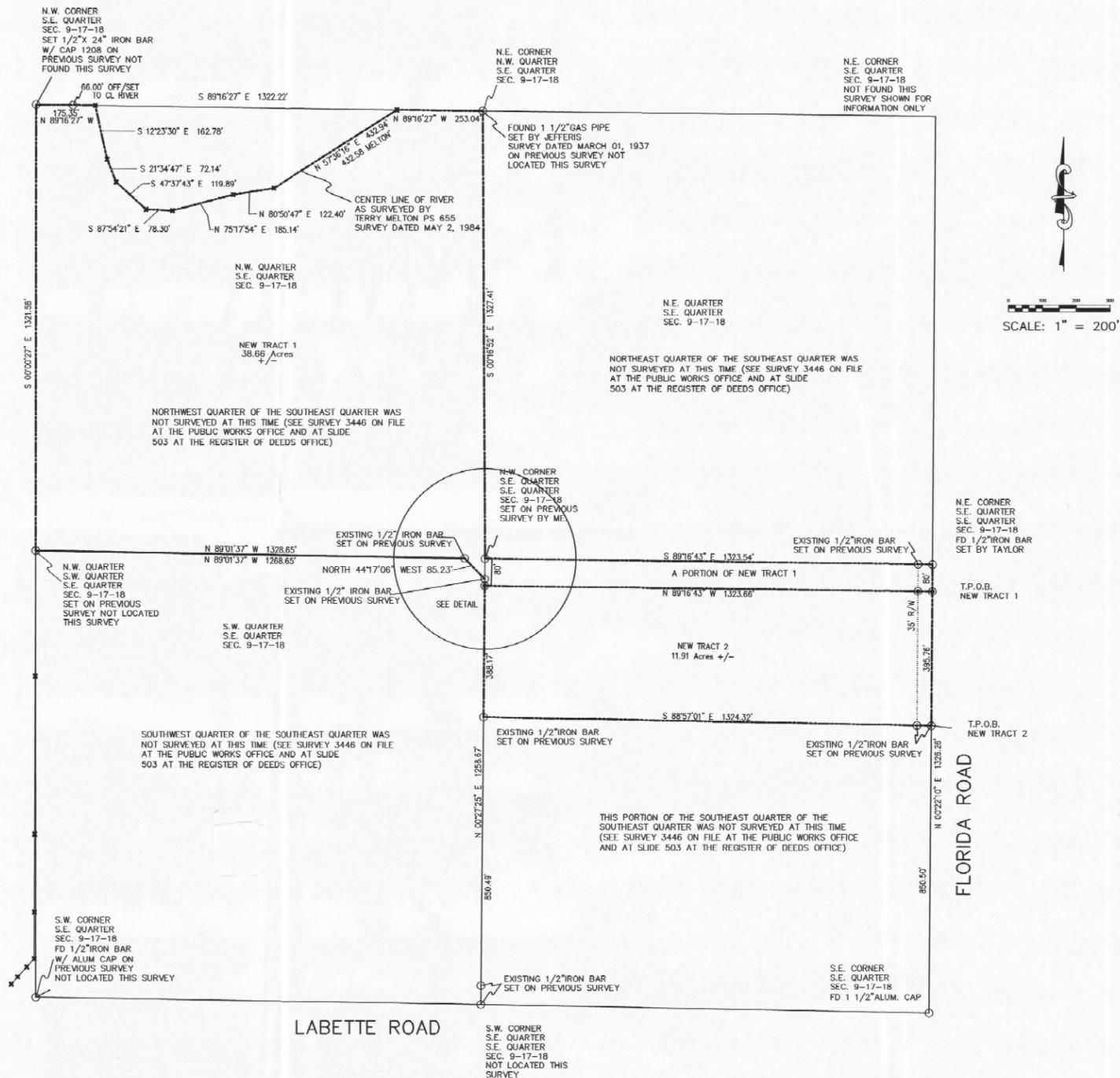
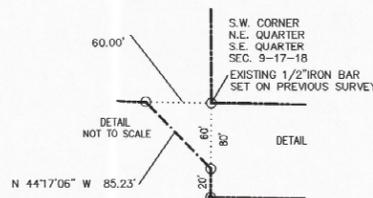
BOUNDARY DESCRIPTION

**NEW TRACT 1**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, FEBRUARY 23, 2026. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 1246.26 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°16'43" WEST 1323.66 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°27'25" EAST 20.00 FEET ON SAID WEST LINE; THENCE NORTH 44°17'06" WEST 85.23 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°01'37" WEST 1268.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°00'27" WEST 1321.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 175.35 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE CENTER OF THE MARRIS DES CYGNES RIVER, AS SHOWN ON SURVEY BY MELTON DATED MAY 2, 1984; THENCE SOUTH 12°23'30" EAST 162.78 FEET AS PER MELTON SURVEY; THENCE SOUTH 21°34'47" EAST 72.14 FEET AS PER MELTON SURVEY; THENCE SOUTH 47°37'43" EAST 119.89 FEET AS PER MELTON SURVEY; THENCE SOUTH 87°54'21" EAST 78.30 FEET AS PER MELTON SURVEY; THENCE NORTH 80°50'47" EAST 122.40 FEET AS PER MELTON SURVEY; THENCE NORTH 57°38'16" EAST 432.94 FEET (432.58 FEET MELTON SURVEY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 253.04 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°16'52" EAST 1327.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'43" EAST 1323.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°22'10" WEST 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36.19 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

**NEW TRACT 2**  
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, FEBRUARY 24, 2026. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 850.50 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°59'01" WEST 1324.32 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°27'25" EAST 398.17 FEET ON SAID WEST LINE; THENCE SOUTH 89°16'43" EAST 1323.66 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°22'10" WEST 395.76 FEET TO THE POINT OF BEGINNING, CONTAINING 11.91 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

CERTIFICATE OF COUNTY TREASURER  
 This is to certify that there are no unpaid taxes, special assessments or tax liens outstanding against this property. Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

MARILYN STEVENSON COUNTY TREASURER



REF. JOB No. 22072073

DRAWN BY :	JOB No.
BKC	26022350
CHECKED BY :	LATEST REVISION:
BKC	3/28/2022
PREPARED FOR:	
MR. CRUM	

**CATES SURVEYING INC.**  
 Bryon K. Cates  
 Professional Surveying Services  
 790 Pawnee Rd., Pomona, KS 66076  
 Phone 785-566-3391 Fax 785-566-3391

**LOT SPLIT SURVEY**  
 PORTION OF S.E. 1/4 SEC. 9-17-18  
 FRANKLIN COUNTY, KANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF KANSAS AND THE RESULTS OF SAID SURVEY ARE PRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BRYON K. CATES, PS 1208 DATE

SURVEYOR'S NOTES

- The bearings shown hereon are based on the East line of the Southeast Quarter being N 00°-22'-10" E.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

SURVEYOR'S REVIEW

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

TIM SLOAN DATE

LEGEND

- Existing Iron Rod Origin Unknown (unless noted)
- Set 1/2"x24" Iron Rod/Cap 1208 (unless otherwise noted)
- △ Section Corner Origin Unknown (unless noted)
- Boundary Line
- - - Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way

PLANNING DIRECTOR

I hereby certify that this Lot Split has been examined and found to comply with the Subdivision Regulation of Franklin County, Kansas, and is, therefore, approved for recording. Signed the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PLANNING DIRECTOR



**Board of County Commissioners  
Franklin County, Kansas**

**Resolution 26-**

---

**A RESOLUTION AMENDING THE  
OFFICIAL ZONING DISTRICT MAP OF FRANKLIN COUNTY, KANSAS**

WHEREAS, the Franklin County Planning Commission of Franklin County, Kansas, received an application for a Zone Change from Greg Crum to rezone approximately 36.19 acres, described as Tract 1, from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres, described as Tract 2, from the A-1, Agricultural District to the R-E, Residential Estate District. The property described below lies outside any incorporated city and is described as follows:

**NEW TRACT 1**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES PS 1208, FEBRUARY 23, 2026. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 1246.26 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°16'43" WEST 1323.66 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°27'25" EAST 20.00 FEET ON SAID WEST LINE; THENCE NORTH 44°17'06" WEST 85.23 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°01'37" WEST 1268.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°00'27" WEST 1321.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 175.35 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE CENTER OF THE MARAIS DES CYGNES RIVER, AS SHOWN ON SURVEY BY MELTON DATED MAY 2, 1984; THENCE SOUTH 12°23'30" EAST 162.78 FEET AS PER MELTON SURVEY; THENCE SOUTH 21°34'47" EAST 72.14 FEET AS PER MELTON SURVEY; THENCE SOUTH 47°37'43" EAST 119.89 FEET AS PER MELTON SURVEY; THENCE SOUTH 87°54'21" EAST 78.30 FEET AS PER MELTON SURVEY; THENCE NORTH 75°17'54" EAST 185.14 FEET AS PER MELTON SURVEY; THENCE NORTH 80°50'47" EAST 122.40 FEET AS PER MELTON SURVEY; THENCE NORTH 57°36'16" EAST 432.94 FEET (432.58 FEET MELTON SURVEY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'27" EAST 253.04 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°16'52" EAST 1327.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°16'43" EAST 1323.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°22'10" WEST 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36.19 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

**NEW TRACT 2**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST OF THE SIXTH P.M. AS WRITTEN BY BRYON K. CATES PS 1208, FEBRUARY 24, 2026. COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°22'10" EAST 850.50 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°57'01" WEST 1324.32 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF TYE SOUTHEAST QUARTER; THENCE NORTH 00°27'25" EAST 388.17 FEET ON SAID WEST LINE; THENCE SOUTH 89°16'43" EAST 1323.66 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°22'10" WEST 395.76 FEET TO THE POINT OF BEGINNING, CONTAINING 11.91 ACRES MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the January 28, 2026, notice of public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on February 19, 2026, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026, in regular session and by a majority vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Franklin County Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all public comments and concerns regarding said Zoning Change, find that the rezoning of said property would not be detrimental to the surrounding properties and would be in compliance with the provisions of K.S.A. 12-753, the purpose and intent of the Franklin County Comprehensive Plan and the general welfare of the citizens of Franklin County.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby approve the rezoning of the above-described tracts from the A-1, Agriculture District to the A-2, Transitional Agriculture District and from the A-1, Agriculture District to the R-E, Residential Estate District and that the Official Zoning District Map of Franklin County, Kansas be amended to reflect the approved zoning change.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 11<sup>th</sup> day of March 2026. This action shall become effective upon publication in the official county newspaper.

---

Sabrina Meador  
Chair

Received and recorded this the 11<sup>th</sup> day of March 2026.

---

Janet Paddock  
County Clerk



**Board of County Commissioners  
Franklin County, Kansas**

**Resolution 26-**

---

A RESOLUTION DENYING REZONING APPLICATION #2601-0067 (CRUM) TO REZONE APPROXIMATELY 36.19 ACRES FROM A-1, AGRICULTURE DISTRICT TO THE A-2, TRANSITIONAL AGRICULTURE DISTRICT AND TO REZONE APPROXIMATELY 11.91 ACRES FROM THE A-1, AGRICULTURAL DISTRICT TO THE R-E, RESIDENTIAL ESTATE DISTRICT.

WHEREAS Franklin County, Kansas is a county municipal government, organized pursuant to K.S.A. 19-101; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the January 28, 2026, notice of public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on February 19, 2026, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026, in regular session and by a majority vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Board of County Commissioners of Franklin County, after duly reviewing the recommendation of the Planning Commission together with all public comments for and against said Rezoning Application finds:

1. That the rezoning from "A-1" to "A-2" and from "A-1" to "R-E" is not consistent with the County Zoning Regulations.
2. That the rezoning from "A-1" to "A-2" and from "A-1" to "R-E" is not in conformance with and would not further enhance the County Comprehensive Plan.
3. That the rezoning from "A-1" to "A-2" and from "A-1" to "R-E" will unduly affect the character of the surrounding community.
4. That the rezoning from "A-1" to "A-2" and from "A-1" to "R-E" will impact property values of surrounding properties.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby deny rezoning application #2601-0067 (Crum) to rezone approximately 36.19 acres from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 11.91 acres from the A-1, Agricultural District to the R-E, Residential Estate District and.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 11<sup>th</sup> day of March 2026. This action shall become effective upon publication in the official county newspaper.

---

Sabrina Meador  
Chair

Received and recorded this the 11<sup>th</sup> day of March 2026.

---

Janet Paddock  
County Clerk