



To: Franklin County Board of County Commissioners
From: Nathan Boyd
Department: Planning & Building
Date: Wednesday, March 18, 2026

AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2512-0065 (Antoine) to rezone approximately 7.37 acres from the A-1, Agriculture District to the R-E, Residential Estate District.

BACKGROUND

The Planning Commission held a public hearing on February 19, 2026, to consider rezoning application #2512-0065 (Antoine).

The property is currently known as 4089 Utah Road and is located on the East side of Utah Road, South of Riley Road, in the Northwest Quarter (NW ¼) of Section 08, Township 16 South, Range 21 East. Approximately half (1/2) of the proposed 7.37 acre tract, located in the middle of the proposed tract, is located within the Special Flood Hazard Area.

The applicant is requesting to rezone approximately 7.37-acres, with the existing residence and outbuildings, from an A-1, Agricultural District to an R-E, Residential Estate District to allow for a lot split in order to sell to a family member. The owner would retain the remaining 98.46 for agricultural purposes.

The existing residence is currently served with a water meter provided by Franklin County Rural Water District #6 and has an existing on-site septic system.

This property was split before, back in 2007 (see previous survey attached) so the applicant has filed for a small subdivision plat, Fiehlers Fields, for future consideration.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2512-0065 (Antoine) to rezone approximately 7.37 acres from the A-1, Agriculture District to the R-E, Residential Estate District by a unanimous vote of those members present. Notice was sent to four (4) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning and no one appeared at the public.

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 #2512-0065 (Antoine) to rezone approximately 7.37 acres from the A-1, Agriculture 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 rezoning application #2512-0065 (Antoine) to rezone approximately 7.37 acres from the A-1, Agriculture District to the R-E, Residential Estate District and to amend the Official County Zoning Map accordingly".

ATTACHMENTS

Applicant Site Plan
Zoning Map
Farmland Classification Map & Legend
Floodplain and Road Surface Map
Surrounding Subdivision Map
Aerial Photo (2)
Previous 2007 Survey
Survey
Resolution/s

Franklin County Parcel Search

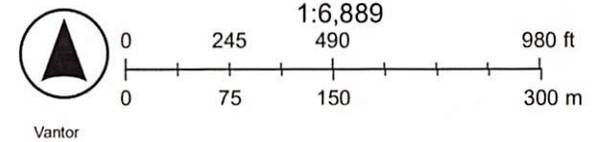


12/29/2025, 10:29:09 AM

- Parcels
- Roads
 - MIN MAINT ROAD
 - SECONDARY ROAD

- INTERSTATE HIGHWAY
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



ANTOINE ZONING MAP



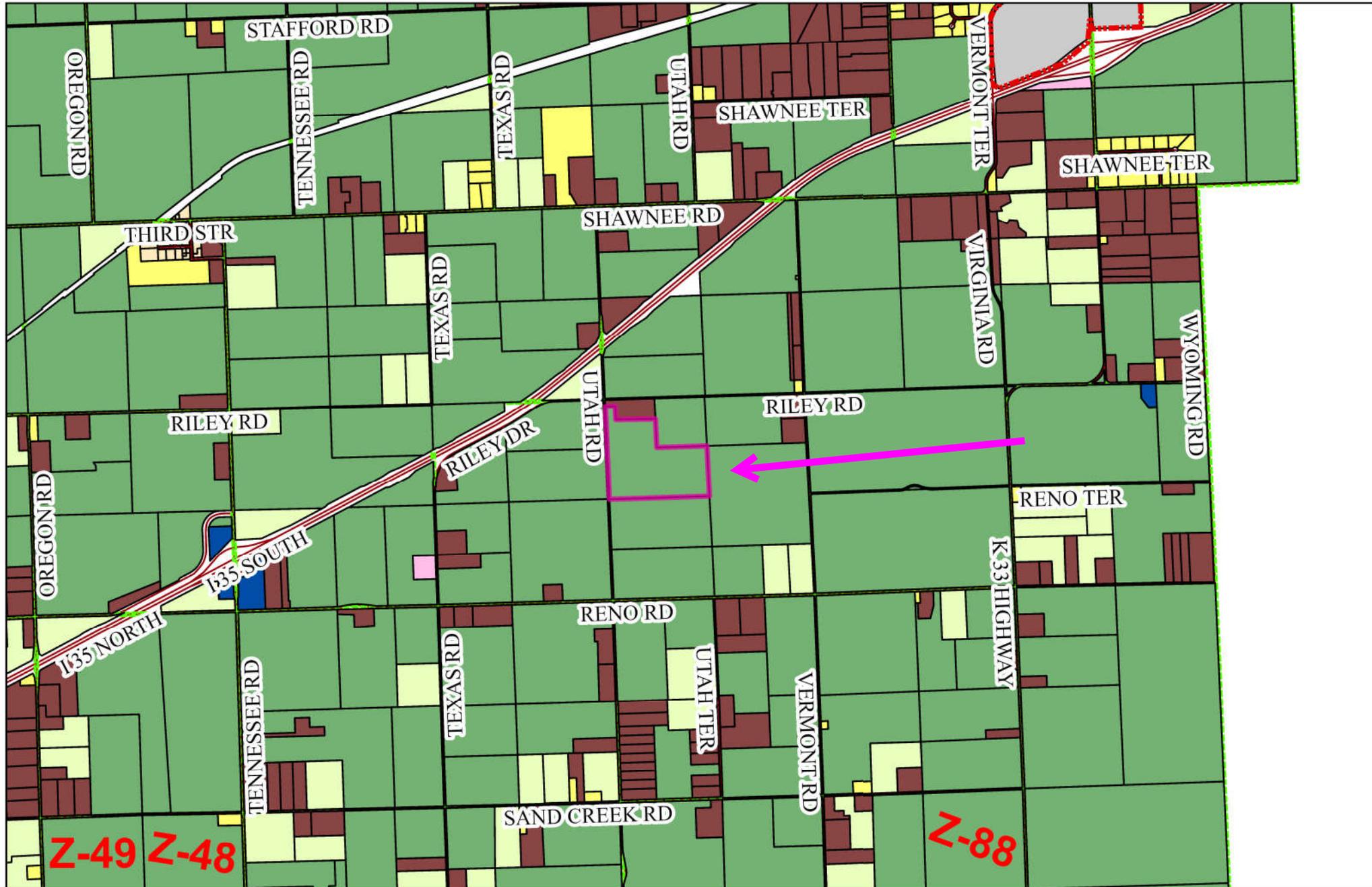
Zoning Map

Agriculture

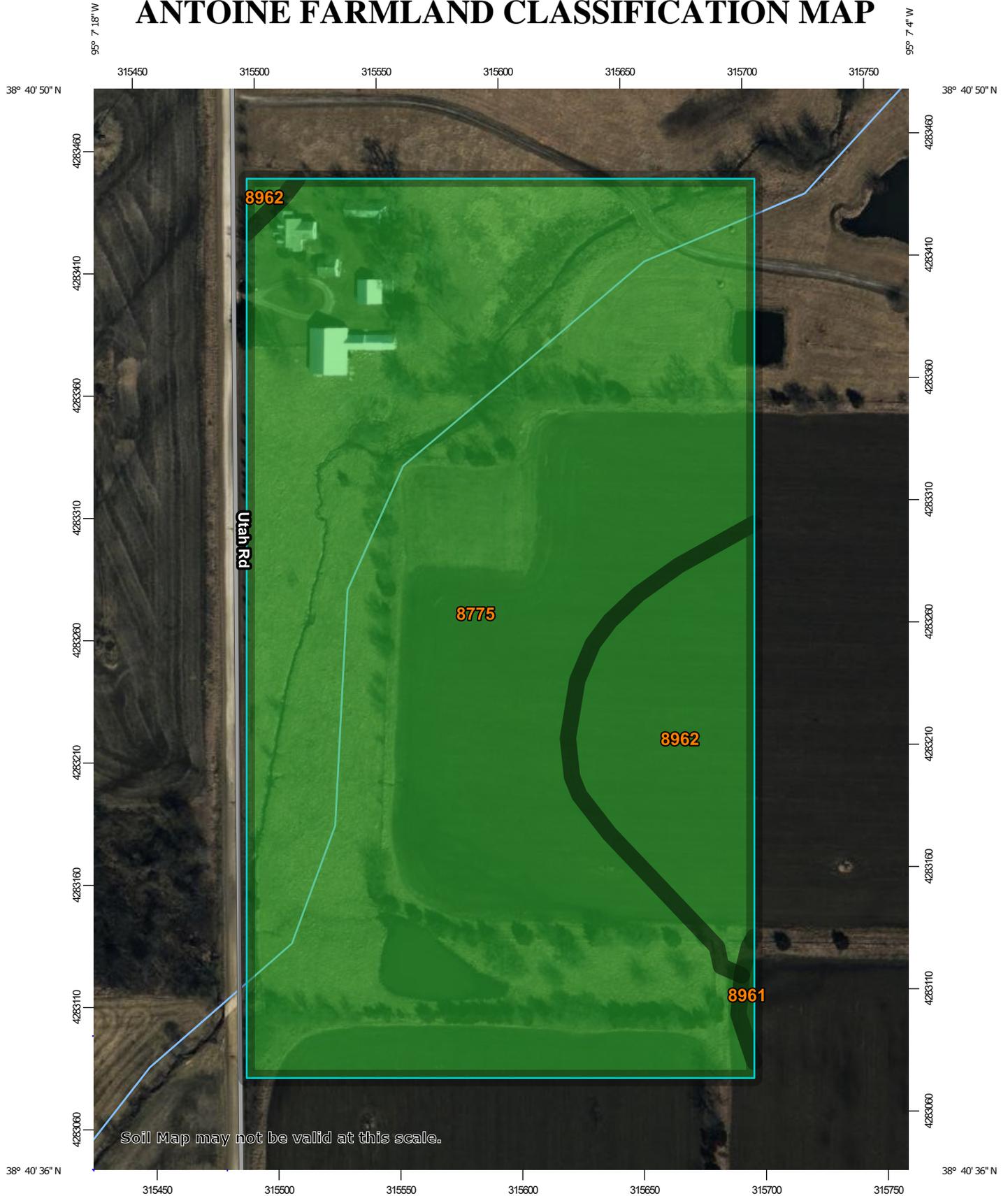
- Transitional Agriculture
- Commercial
- Highway Commercial
- Light Industrial

- Heavy Industrial
- Mobile Home Park
- Single Family

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



ANTOINE FARMLAND CLASSIFICATION MAP



Map Scale: 1:2,150 if printed on A portrait (8.5" x 11") sheet.



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8775	Kenoma silt loam, 1 to 3 percent slopes	All areas are prime farmland	16.6	87.3%
8961	Woodson silt loam, 0 to 1 percent slopes	All areas are prime farmland	0.1	0.3%
8962	Woodson silt loam, 1 to 3 percent slopes	All areas are prime farmland	2.4	12.5%
Totals for Area of Interest			19.0	100.0%

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.

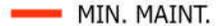
Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Antoine Road Surface & Floodplain Map

ROAD SURFACE

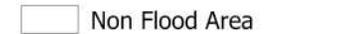
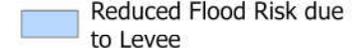
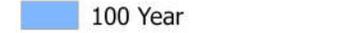
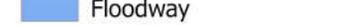
-  PAVED ROAD
-  MIN. MAINT.
-  GRAVEL

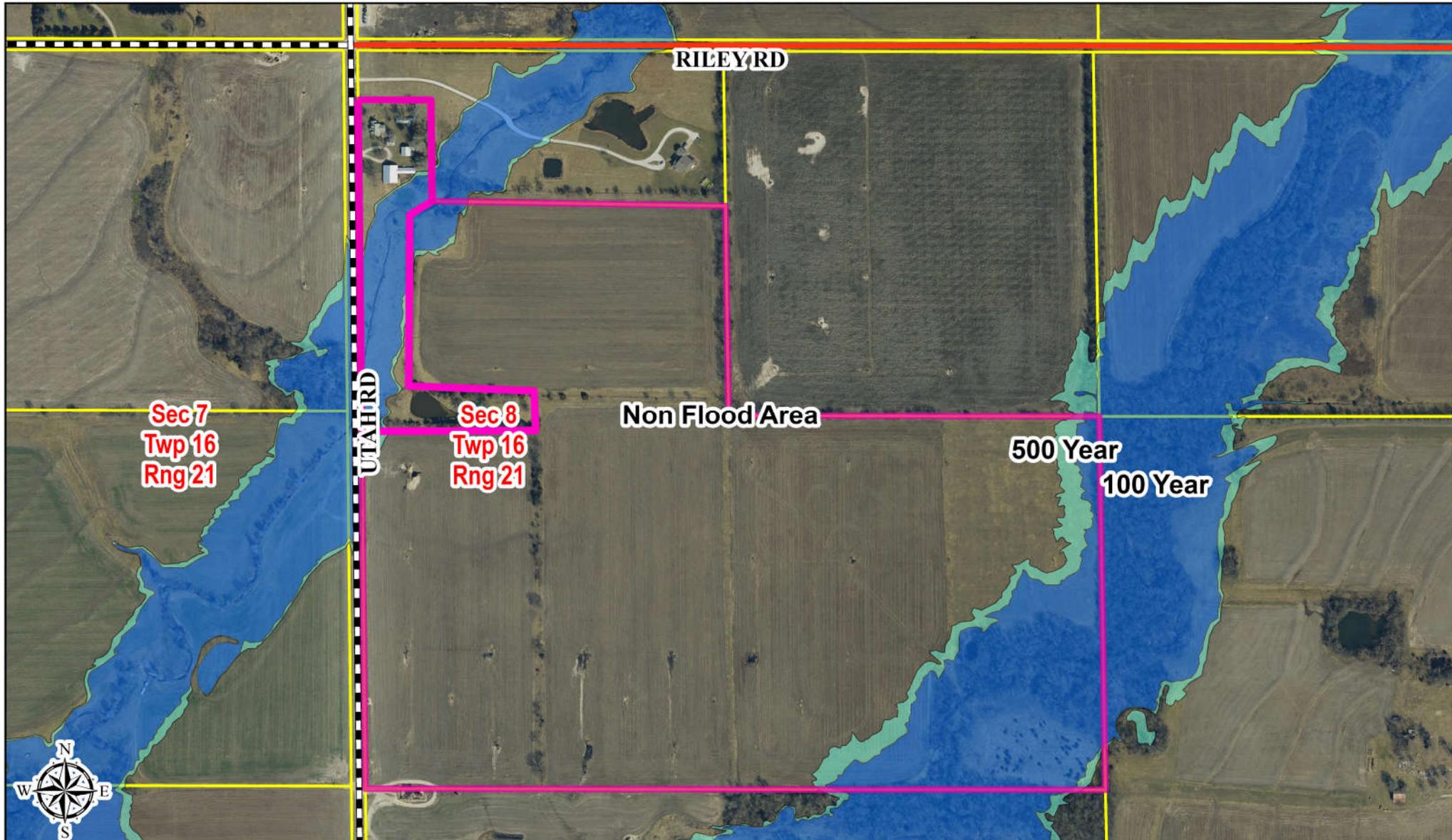
ROAD_SURFA

-  Private Drive

Flood_Year_2022

-  500 Year

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



Antoine Road Surface & Floodplain Map

ROAD SURFACE

- PAVED ROAD
- MIN. MAINT.
- GRAVEL

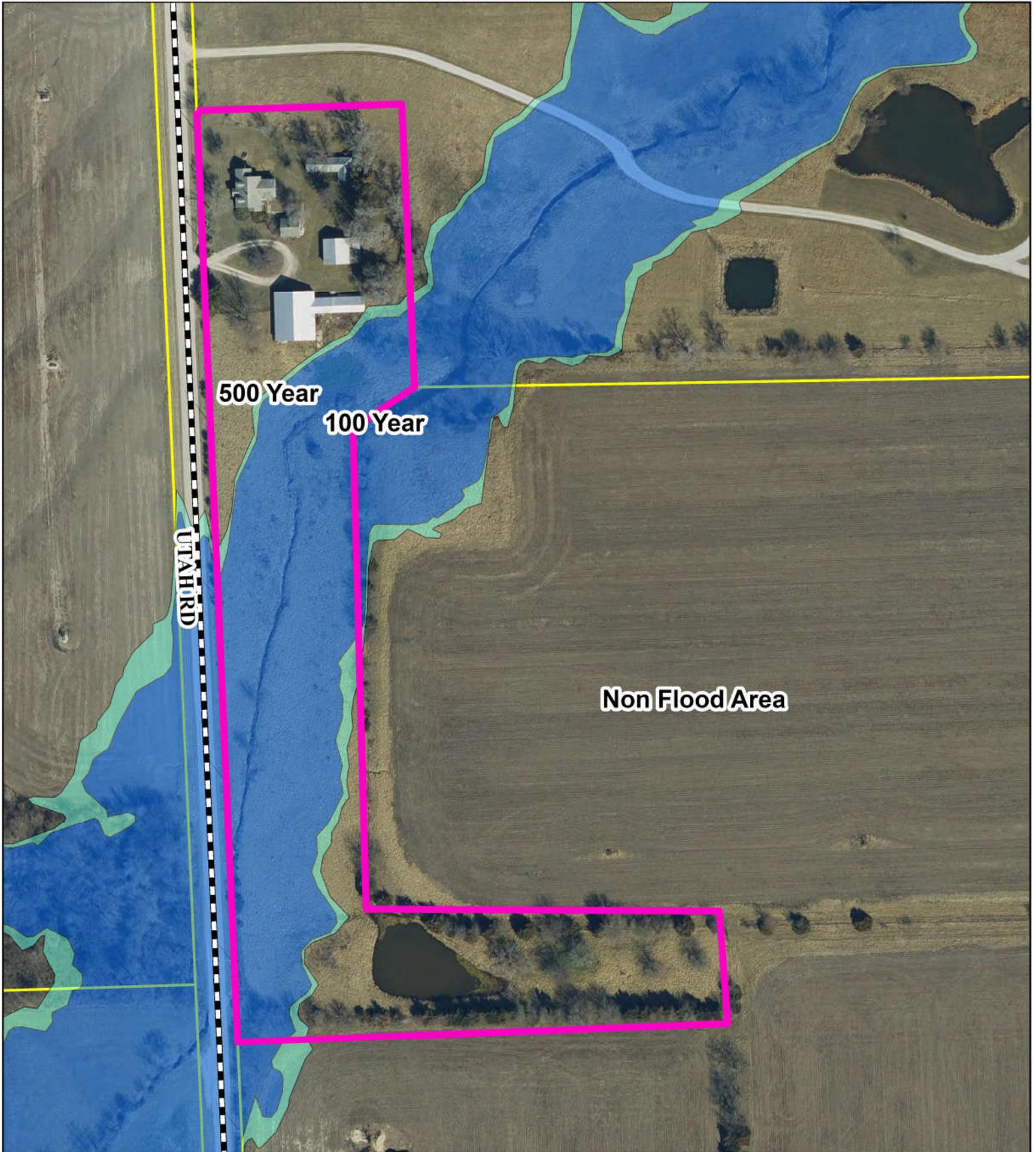
ROAD_SURFA

- Private Drive

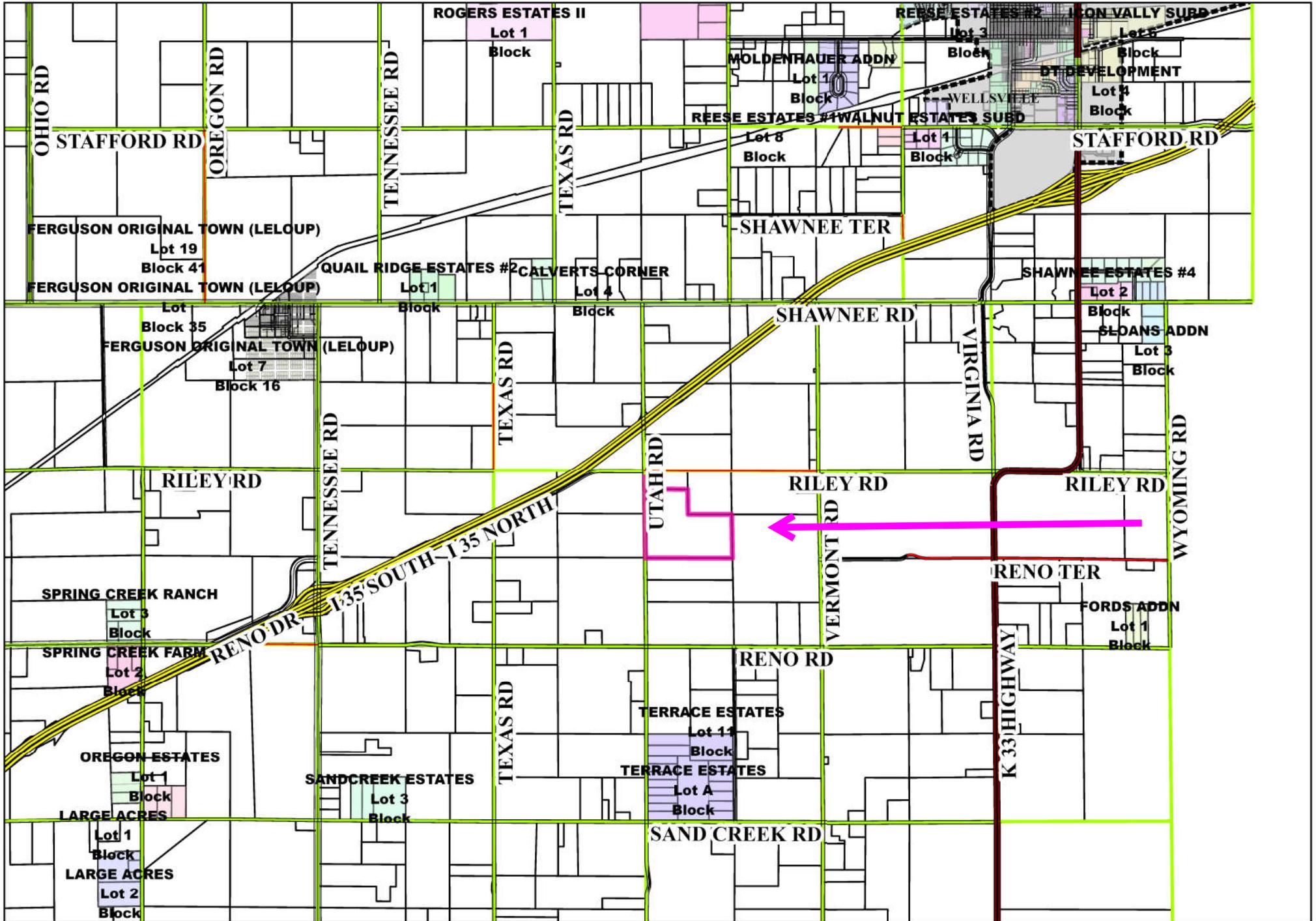
Flood_Year_2022

- 500 Year

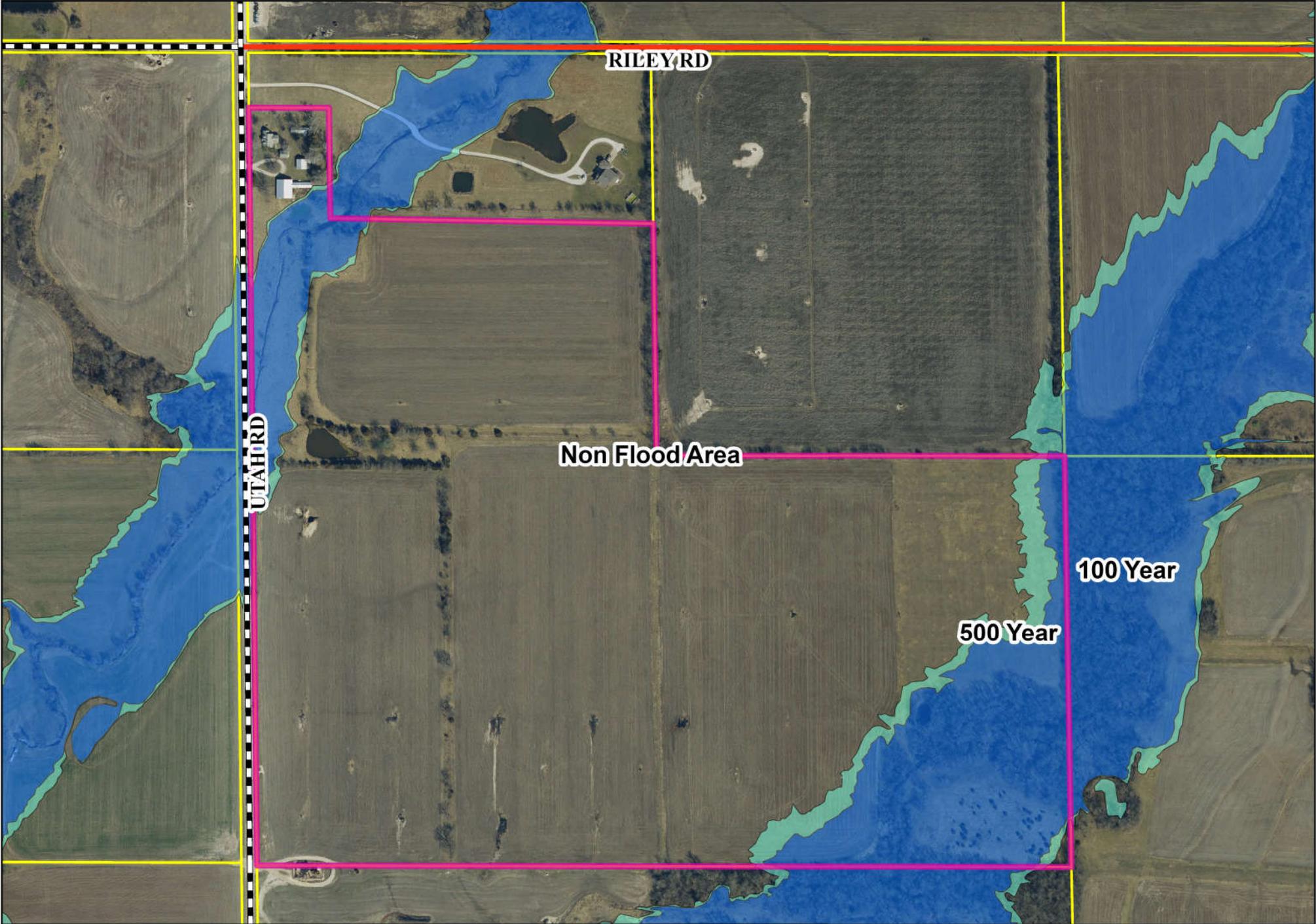
- Non Flood Area
- Reduced Flood Risk due to Levee
- 100 Year
- Floodway



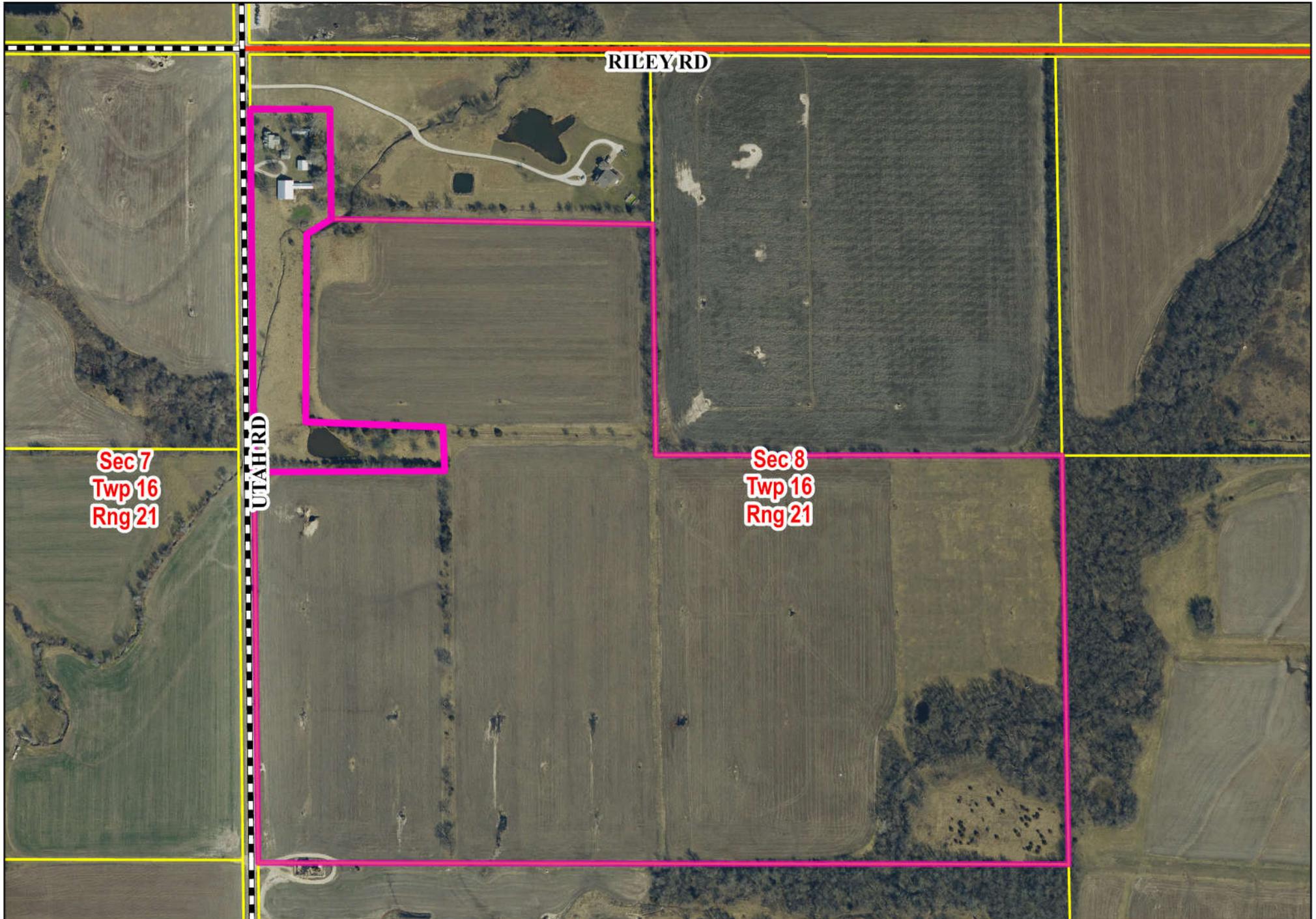
ANTOINE SURROUNDING SUBDIVISION MAP



ANTOINE BEFORE LOT SPLIT



ANTOINE AFTER LOT SPLIT



RILEY RD

UTAH RD

Sec 7
Twp 16
Rng 21

Sec 8
Twp 16
Rng 21

PLAT OF SURVEY

PREVIOUS 2007 SURVEY

ORIGINAL LEGAL DESCRIPTION TRACT A BK 270 PG 205

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, IN FRANKLIN COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE S00°02'14"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 207.42 FEET; THENCE S89°14'32"E PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 275.38 FEET; THENCE S00°02'14"E PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 155.51 FEET; THENCE S89°14'32"E PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 1043.36 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4; THENCE N00°09'41"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 362.94 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89°14'32"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1317.95 FEET TO THE POINT OF BEGINNING. CONTAINING 10.000 ACRES OF LAND MORE OR LESS.

TRACT B TO BE CONVEYED:

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, FRANKLIN COUNTY, KANSAS BEING DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE S00°02'14"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 207.42 FEET; THENCE S89°14'32"E PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 275.38 FEET; THENCE S00°02'14"E PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 155.51 FEET TO THE POINT OF BEGINNING; THENCE S00°02'14"E 202.44 FEET; THENCE S88°22'42"E 1044.17 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST 1/4; THENCE N00°09'24"W ALONG THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 218.19 FEET; THENCE N89°14'32"W PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4, 1043.36 FEET TO THE POINT OF BEGINNING. CONTAINING 5.038 ACRES OF LAND MORE OR LESS.

PROPOSED LEGAL TRACT A AND B

ALL THAT PART OF THE WEST 1/2 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, IN FRANKLIN COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE S00°02'14"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 207.42 FEET; THENCE S89°14'32"E PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 275.38 FEET; THENCE S00°02'14"E PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 357.95 FEET; THENCE S88°22'42"E 1044.17 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST 1/4; THENCE N00°09'41"W ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST 1/4, 581.13 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST 1/4; THENCE N89°14'32"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1317.95 FEET TO THE POINT OF BEGINNING. CONTAINING 15.038 ACRES OF LAND MORE OR LESS.

ORIGINAL LEGAL DESCRIPTION TRACT C SEE NOTE 2

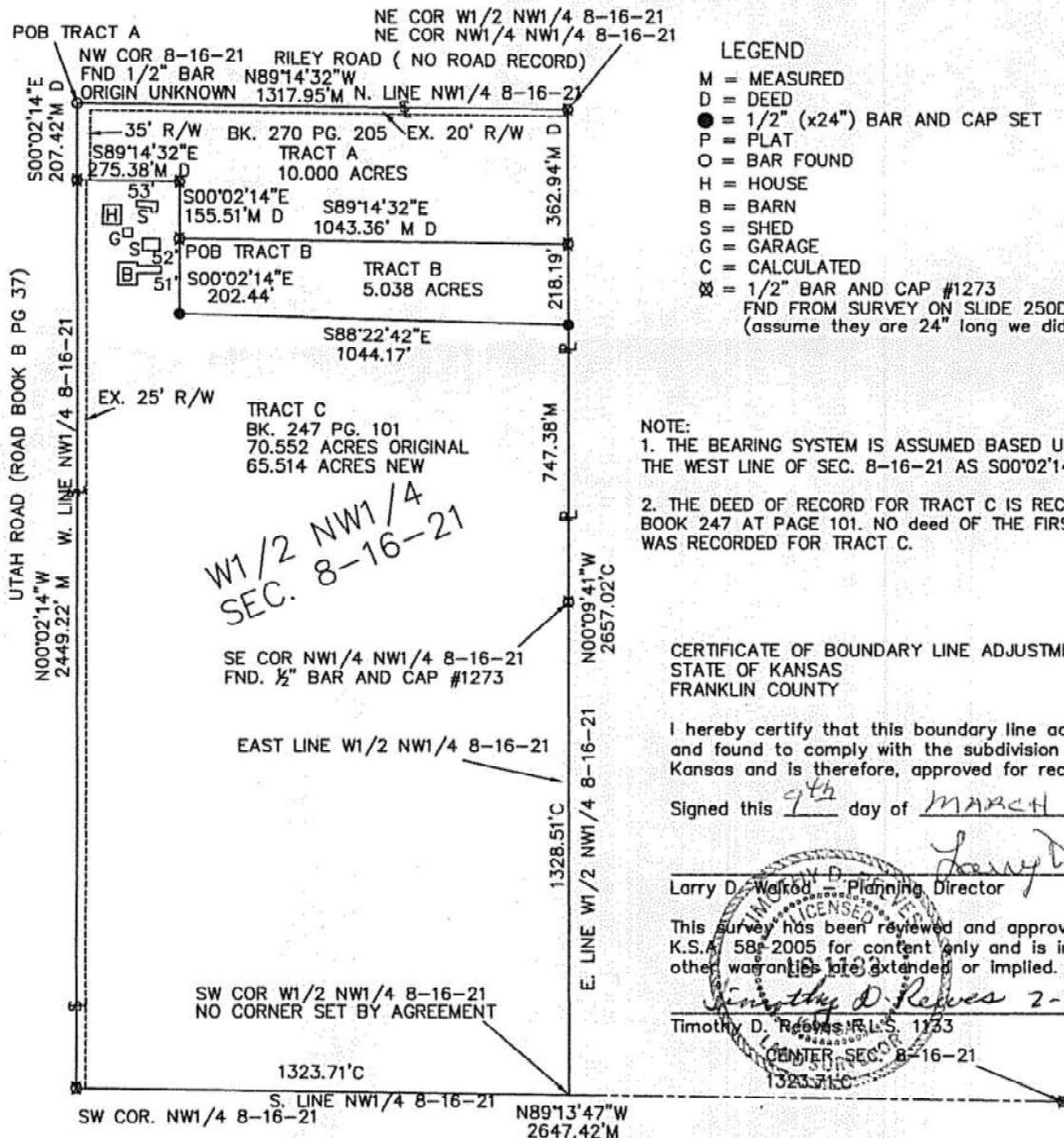
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, FRANKLIN COUNTY, KANSAS. (except that part recorded in bk 270 at page 205)

REMAINDER DESCRIPTION OF TRACT C

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, FRANKLIN COUNTY, KANSAS, EXCEPT:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, IN FRANKLIN COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE S00°02'14"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 207.42 FEET; THENCE S89°14'32"E PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 275.38 FEET; THENCE S00°02'14"E PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 357.95 FEET; THENCE S88°22'42"E 1044.17 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST 1/4; THENCE N00°09'41"W ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST 1/4, 581.13 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST 1/4; THENCE N89°14'32"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 1317.95 FEET TO THE POINT OF BEGINNING. CONTAINING 15.038 ACRES OF LAND MORE OR LESS.



LEGEND

- M = MEASURED
- D = DEED
- = 1/2" (x24") BAR AND CAP SET
- P = PLAT
- O = BAR FOUND
- H = HOUSE
- B = BARN
- S = SHED
- G = GARAGE
- C = CALCULATED
- ⊗ = 1/2" BAR AND CAP #1273
FND FROM SURVEY ON SLIDE 2500
(assume they are 24" long we did not dig them up)

NOTE:

1. THE BEARING SYSTEM IS ASSUMED BASED UPON HOLDING THE WEST LINE OF SEC. 8-16-21 AS S00°02'14"E.
2. THE DEED OF RECORD FOR TRACT C IS RECORDED IN BOOK 247 AT PAGE 101. NO DEED OF THE FIRST LOT SPLIT WAS RECORDED FOR TRACT C.

SCALE 1"=400'

CERTIFICATE OF BOUNDARY LINE ADJUSTMENT APPROVAL
STATE OF KANSAS
FRANKLIN COUNTY

I hereby certify that this boundary line adjustment has been examined and found to comply with the subdivision regulations of Franklin County, Kansas and is therefore, approved for recording.

Signed this 9th day of MARCH, 2007.

Larry D. Walker, Planning Director

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.

Timothy D. Reeves, R.L.S. 1133
2-23-07

REGISTERED SURVEYOR
CENTER SEC. 8-16-21
1323.71'C

FILED FOR RECORD
TIME 1:55 P.M.

MAR 13 2007

Book Slide Page 301F N
REGISTER OF DEEDS, FRANKLIN CO., KS
INSTRUMENT # 1866
20, 00

BOUNDARY LINE ADJUSTMENT
NW1/4 SEC. 8-16-21
WELLSVILLE, FRANKLIN COUNTY
KANSAS. 66092

I DO HEREBY CERTIFY TO JILL ANTOINE THAT I DID SURVEY THEREIN DESCRIBED TRACT OF LAND, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE NO.1, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDITIONS FOUND AT THAT TIME TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND BELIEFS.

GREG GRANT, L.S.-1273, OCTOBER 2, 2006
14343 2450 ROAD
FONTANA, KANSAS 66026
913-757-2310



CERTIFICATE OF SURVEY

TRACT 1

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH OF THE 40th STANDARD PARALLEL, RANGE 21 EAST OF THE 6th PRINCIPAL MERIDIAN, FRANKLIN COUNTY, KANSAS DESCRIBED BY GREG GRANT LS #1273 FEBRUARY 10, 2026 AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02°32'33" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 207.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°14'56" EAST A DISTANCE OF 275.36 FEET TO A 1/2" BAR 1273 CAP; THENCE SOUTH 02°34'03" EAST A DISTANCE OF 358.06 FEET TO A 1/2" BAR 1273 CAP THENCE NORTH 89°06'58" EAST A DISTANCE OF 99.58 FEET TO AN EXISTING FENCE; THENCE FOLLOWING SAID FENCE LINE WITH THE NEXT 9 COURSES; SOUTH 02°53'14" WEST A DISTANCE OF 37.69 FEET; SOUTH 89°21'57" WEST A DISTANCE OF 133.27 FEET; SOUTH 62°22'13" WEST A DISTANCE OF 18.83 FEET; SOUTH 00°16'56" EAST A DISTANCE OF 588.23 FEET; SOUTH 81°26'16" EAST A DISTANCE OF 280.82 FEET; NORTH 89°02'35" EAST A DISTANCE OF 171.13 FEET; SOUTH 11°45'53" EAST A DISTANCE OF 16.40 FEET; SOUTH 01°57'45" EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 88°44'43" WEST A DISTANCE OF 646.54 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02°32'33" WEST A DISTANCE OF 1141.64 FEET TO THE POINT OF BEGINNING. CONTAINING 7.37 ACRES OF LAND MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY AND ENCUMBRANCES OF RECORD.

REMAINDER TRACT

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH OF THE 40th STANDARD PARALLEL, RANGE 21 EAST OF THE 6th PRINCIPAL MERIDIAN, FRANKLIN COUNTY, KANSAS DESCRIBED BY GREG GRANT LS #1273 FEBRUARY 10, 2026 AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°15'45" EAST A DISTANCE OF 2647.41 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 02°47'33" EAST A DISTANCE OF 1328.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°15'09" WEST A DISTANCE OF 1320.73 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 02°40'02" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER A DISTANCE OF 747.39 FEET TO A 1/2" BAR 1273 CAP; THENCE SOUTH 89°06'58" WEST A DISTANCE OF 944.50 FEET TO A POINT IN AN EXISTING FENCE; THENCE FOLLOWING SAID FENCE LINE WITH THE NEXT 9 COURSES; SOUTH 02°53'14" WEST A DISTANCE OF 37.69 FEET; SOUTH 89°21'57" WEST A DISTANCE OF 133.27 FEET; SOUTH 62°22'13" WEST A DISTANCE OF 18.83 FEET; SOUTH 00°16'56" EAST A DISTANCE OF 588.23 FEET; SOUTH 81°26'16" EAST A DISTANCE OF 280.82 FEET; NORTH 89°02'35" EAST A DISTANCE OF 171.13 FEET; SOUTH 11°45'53" EAST A DISTANCE OF 16.40 FEET; SOUTH 01°57'45" EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 88°44'43" WEST A DISTANCE OF 646.54 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02°32'33" EAST A DISTANCE OF 1307.51 FEET TO THE POINT OF BEGINNING. CONTAINING 98.46 ACRES OF LAND MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY AND ENCUMBRANCES OF RECORD.

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

FIEHLER, DONALD D TRUST
4089 UTAH RD,
Wellsville, KS

I HEREBY CERTIFY, AS THE COUNTY TREASURER OF FRANKLIN COUNTY, KANSAS, THAT THERE ARE NO UNPAID TAXES, SPECIAL ASSESSMENTS, OR TAX LIENS OUTSTANDING AGAINST THIS PROPERTY AS

OF THIS _____, DAY OF _____, 2026.

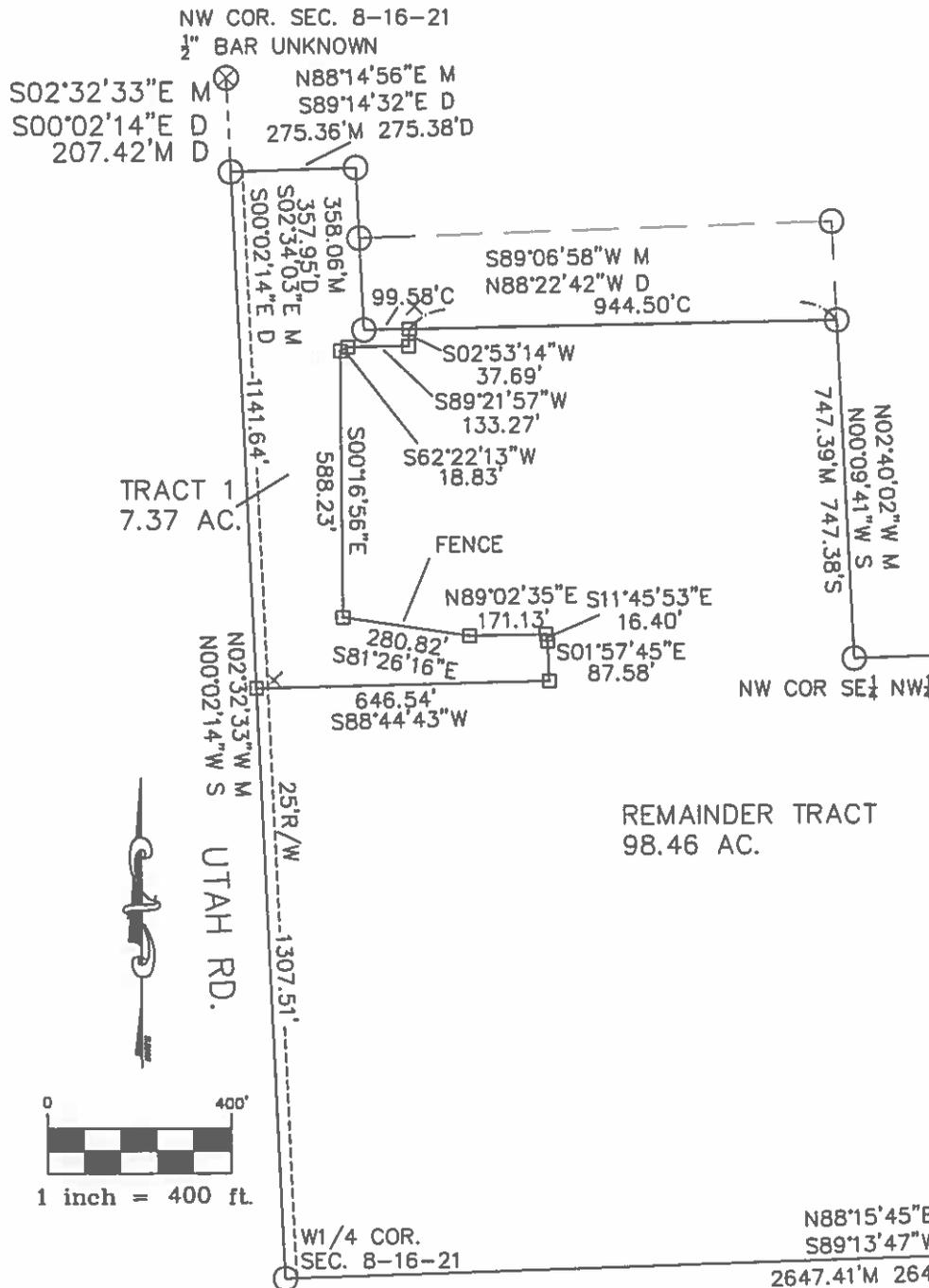
Marilyn Stevenson

S88°15'09"W M NE COR SE 1/4 NW 1/4
S89°14'10"E S
1320.73'M
1320.83'S

NO2°47'33"W M
1328.56'M
NO0°09'41"W S
1328.70'S

CENTER COR.
SEC. 8-16-21

N88°15'45"E M
S89°13'47"W S
2647.41'M 2647.42'S



LOT SPLIT _____
This Lot Split was approved by Planning and Zoning

this ____ day of _____, 2026

Approved by: _____

LEGEND

- M = MEASURED
- D = DEED
- = 1/2"x24" BAR 1273 SET
- P = PLAT
- O = 1/2 BAR LS 1273 FOUND
- C = CALCULATED
- S = LS SURVEY BY 1273 JAN. 2004



GREG GRANT LS-1273
FEBRUARY 12, 2026
14343 2450 ROAD
FONTANA, KANSAS 66026
913-757-2310



**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 Jill Antoine to rezone approximately 7.37 acres, described as Tract 1, from the A-1, Agriculture District to the R-E, Residential Estate District. The property described below lies outside any incorporated city and is described as follows:

TRACT 1

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH OF THE 40th STANDARD PARALLEL, RANGE 21 EAST OF THE 6th PRINCIPAL MERIDIAN, FRANKLIN COUNTY, KANSAS DESCRIBED BY GREG GRANT LS #1273 FEBRUARY 10, 2026 AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02°32'33" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 207.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°14'56" EAST A DISTANCE OF 275.36 FEET TO A ½" BAR 1273 CAP; THENCE SOUTH 02°34'03" EAST A DISTANCE OF 358.06 FEET TO A ½" BAR 1273 CAP; THENCE NORTH 89°06'58" EAST A DISTANCE OF 99.58 FEET TO AN EXISTING FENCE; THENCE FOLLOWING SAID FENCE LINE WITH THE NEXT 9 COURSES; SOUTH 02°53'14" WEST A DISTANCE OF 37.69 FEET; SOUTH 89°21'57" WEST A DISTANCE OF 133.27 FEET; SOUTH 62°22'13" WEST A DISTANCE OF 18.83 FEET; SOUTH 00°16'56" EAST A DISTANCE OF 588.23 FEET; SOUTH 81°26'16" EAST A DISTANCE OF 280.82 FEET; NORTH 89°02'35" EAST A DISTANCE OF 171.13 FEET; SOUTH 11°45'53" EAST A DISTANCE OF 16.40 FEET; SOUTH 01°57'45" EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 88°44'43" WEST A DISTANCE OF 646.54 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02°32'33" WEST A DISTANCE OF 1141.64 FEET TO THE POINT OF BEGINNING. CONTAINING 7.37 ACRES OF LAND MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY AND ENCUMBRANCES OF RECORD.

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 unanimous 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 tract 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 18th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 18th day of March 2026.

Janet Paddock
County Clerk



Franklin
COUNTY KANSAS

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

Resolution 26-

**A RESOLUTION DENYING REZONING APPLICATION #2512-0065 (ANTOINE)
TO REZONE APPROXIMATELY 7.37 ACRES FROM THE A-1, AGRICULTURE
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 unanimous 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 "R-E" is not consistent with the County Zoning Regulations.
2. That the rezoning 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 "R-E" will unduly affect the character of the surrounding community.
4. That the rezoning 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 #2512-0065 (Antoine) to rezone approximately 7.37 acres from the A-1, Agriculture District to the R-E, Residential Estate District.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners 18th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 18th day of March 2026.

Janet Paddock
County Clerk