

**BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS**

BOOK 286 PAGE 203

RESOLUTION NO. 18- 25

**A RESOLUTION APPROVING SPECIAL USE PERMIT #1803-1576 (DUECK.) FOR THE
OPERATION OF A WOODWORK SHOP IN AN "R-E" RESIDENTIAL ESTATE ZONING
DISTRICT**

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

WHEREAS, the Franklin County Board of County Commissioners did adopt Resolution # 23-91 creating the Franklin County Planning Commission as provided in K.S.A. 12-744; and

WHEREAS, the Franklin County Planning Commission did publish notice on April 24, 2018 that a public hearing would be held to consider Special Use Permit application #1803-1576 (Dueck.) as required by K.S.A. 12-757 and Article 19, Section 19-3.01 of the Franklin County Zoning Regulations; and

WHEREAS, the Planning Commission did on May 17, 2018 hold a public hearing for the consideration of Special Use Permit application #1803-1576 to permit the Operation of a Woodwork shop, and after reviewing and considering all reports and testimonies did, by a majority vote of those present, approve said Special Use Permit; and

WHEREAS, the Franklin County Board of County Commissioners did adopt Zoning Regulations on August 14th, 2002 which included Article 19, Section 19-1 through 19-5 setting out the procedures and basis for review in considering a Special Use Permit, including the following criteria:

- a. Whether the use is in compliance with, and would further enhance, the implementation of the adopted Comprehensive Plan;
- b. Whether the use complies with the purpose and intent of the adopted Zoning Regulations;
- c. Whether the use complies with other adopted standards of the County;
- d. Whether the use fits the character of the neighborhood;
- e. Whether the use would be unduly detrimental to surrounding properties and uses;
- f. The suitability of the subject property for the proposed use;
- g. Approval of mitigation measures to minimize impacts to surrounding properties or services;
- h. Recommendation of Professional Staff; 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 Special Use Permit finds:

1. That the Special Use Permit is consistent with the County Zoning Regulations
2. That the Special Use Permit is in conformance with, and would further enhance, the County Comprehensive Plan
3. That, as conditioned, the Special Use Permit will not overburden the County roads and other public services
4. That, as conditioned, the Special Use Permit will not unduly affect the character of the surrounding community
5. That, as conditioned, the Special Use Permit will not impact property values of the surrounding properties
6. That, as conditioned, the Special Use Permit will comply with all other County Codes and Regulations
7. That the subject property is suitable for the proposed use.

NOW, THEREFORE, Be It Resolved, that the Franklin County Board of County Commissioners does hereby approve Special Use Permit Application #1803-1576 (Dueck.) as follows:

Section 1: Special Use Permit #1803-1576 (Dueck.) is granted for the following described property:

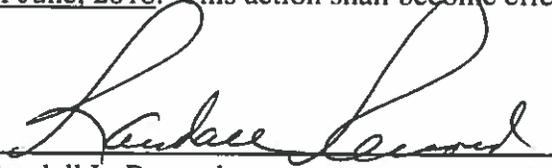
Commencing at the Northeast Corner (NE) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 26, Township 17 South, Range 20 East of the 6th P.M.; THENCE West 820 feet to the center of the Middle Creek; THENCE South 23 degrees 10 minutes West 320 feet to the center of the Middle Creek Bridge; THENCE South 72 degrees 30 minutes East 330 feet; THENCE North 73 degrees 10 minutes East 660 feet; THENCE North 200 feet to the Place of Beginning, in Franklin County Kansas.

Section 2: The real property described above shall be authorized to operate a woodwork shop pursuant to the Franklin County Zoning Regulations and the following conditions:

1. That the applicant shall obtain appropriate building permits for any new construction or re-construction of buildings subject to the Franklin County Building Codes.
2. That the woodwork shop for the production of table legs shall be operated by the owner and relatives and there shall be no other employees.
3. That there shall not be any outside storage of materials.
4. Signs may be permitted subject to the provisions set forth in Article 20 of the County Zoning Regulations.

- 5. That the hours of operation shall be limited from 7:00 a.m. to 7:00 p.m.
- 6. That the Special Use Permit shall become null and void by operation of law if the special use permit has not been initiated and utilized by commencing the activity at the specified site within one (1) year of the date of approval.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 6th day of June, 2018. This action shall become effective upon publication in the official county newspaper.



 Randall L. Renoud
 Chairman

Received and recorded this the 6th day of June, 2018.





 Janet Paddock
 County Clerk

FILED FOR RECORD
TIME 10:50

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 REGISTER OF DEEDS, FRANKLIN CO. KS
 INSTRUMENT # 1811

(Original compared with record)