



Franklin
COUNTY KANSAS
EST. 1854

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, KANSAS

RESOLUTION NO. 21- 49

A RESOLUTION APPROVING SPECIAL USE PERMIT APPLICATION #2109-1920 (WRAY'S WOODWORKING) TO PERMIT THE OPERATION OF A CABINET AND COUNTERTOP FABRICATION SHOP IN AN A-1 (AGRICULTURE) 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 September 25, 2021 that a public hearing would be held to consider Special Use Permit application #2109-1920 (Wray's Woodworking) as required by K.S.A. 12-757 and Article 23, Section 23-5.02 of the Franklin County Zoning Regulations; and

WHEREAS, the Planning Commission did on October 21, 2021 hold a public hearing for the consideration of Special Use Permit application #2109-1920 (Wray's Woodworking) to allow for the operation of a cabinet and countertop fabrication shop in an A-1 (Agriculture) Zoning District; and

WHEREAS, the Franklin County Board of County Commissioners did adopt Zoning Regulations on August 14th, 2002 which included Article 23, Section 23-1 through 23-5 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; and

WHEREAS, the Planning Commission, after due consideration of the criteria set forth in Article 23, Section 23-5.04 of the County Zoning Regulations, the relative factors of the Supreme Court case of Golden vs. City of Overland Park, together with all written reports and public testimony, the Planning Commission, by majority of its membership did find the following:

1. The proposed special use permit, as conditioned, adheres to Franklin County Zoning Regulations and can be considered as compatible with uses allowed in the district based upon the intensity described in the narrative.
2. Conditions imposed adequately reduce negative impacts on the surrounding neighborhood.
3. There is no evidence to suggest that the requested use will detrimentally affect nearby property values.
4. The proposed special use permit, as conditioned, adheres to the Franklin County Comprehensive Plan as an objective for Agricultural and Rural Preservation states that commercial and industrial development should be limited to "uses that support farming operations, garden centers, wood and stone work, micro-enterprises and the sale or display of craft or farm product.

NOW, THEREFORE, Be It Resolved, that the Franklin County Board of County Commissioners does hereby approve Special Use Permit Application #2109-1920 (Wray's Woodworking) as follows:

Section 1: Special Use Permit #2109-1920 (Wray's Woodworking) is granted for the following described properties:

The Southwest Quarter (SW ¼) of Section 27, Township 15 South, Range 18 East, containing 160 acres, more or less, all in Franklin County Kansas.

Section 2: The Special Use Permit for the real property described above shall be authorized for the operation of a cabinet and countertop fabrication shop in an A-1 (Agriculture) Zoning District pursuant to the Franklin County Zoning Regulations and the following conditions:

1. Except as amended by the conditions, the property shall be developed according to the site plan (Exhibit A) and narrative (Exhibit B) as attached hereto. No additional/change in uses or further expansion of the operation may occur.
2. Development shall comply with all sanitary, building, fire and other applicable county and state codes and permit requirements.
3. The proposed building shall match the front yard setback of existing shop building.
4. The storage of equipment and materials associated with the business shall be within a building.

5. All driveways and off-street parking areas shall be maintained with all weather, dust-free surfaces.
6. Any sign(s) used in conjunction with this Special Use Permit shall conform to the Franklin County Zoning Regulations.
7. Hours of operation shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
8. A maximum of twelve (12) employees are permitted.
9. The business owner must reside on the premises.
10. The Special Use Permit shall be null and void by operation of law if the Special Use Permit has not been initiated and utilized by commencing the activity or use at the site specified in said permit within one (1) year of the date of approval.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 10th day of November, 2021. This action shall become effective upon publication in the official county newspaper.


 Colton M. Waymire
 Chair

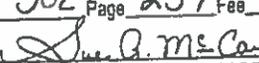
Received and recorded this the 10th day of November, 2021.




 Janet Paddock
 County Clerk

FILED FOR RECORD
TIME 11:10 A.M.

(Original compared with record)

Mhae NOV 10 2021
 Book 302 Page 257 Fee —

 REGISTER OF DEEDS, FRANKLIN CO., KS
 INSTRUMENT # 5184

FLORIDA TER

R1802

STAFFORD RD

R1826



Date Printed:
9/8/2021

New Building
40x100'
25'
Shop now
75'

This property ownership map is for appraisal purposes only. It is not intended for conveyances, nor is it a legal survey.

TO, PLANNING DIRECTOR,

WE ARE A SMALL FAMILY BUSINESS THAT MAKES CUSTOM KITCHEN CABINETS AND TOPS. WE NOW USE A SMALL PORTION OF EXISTING BUILDING TO CUT STONE TOPS AND USE WATER TO COOL BLADES ON SAWS. WATER AND CABINETS DO NOT WORK THE BEST TOGETHER, WE WOULD LIKE TO MOVE COUNTER TOP WORK TO ANOTHER BUILDING. WE ASK FOR A SPECIAL USE PERMIT FOR THIS BUILDING.

THANKS ,JERRY WRAY



WRAY'S WOODWORKING