



Franklin
COUNTY KANSAS
— | EST. 1857 | —

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, KANSAS

RESOLUTION NO. 22- 48

A RESOLUTION APPROVING SPECIAL USE PERMIT APPLICATION #2210-2005 (GEORGE) TO PERMIT THE PLACEMENT OF A 50-SQUARE FOOT BUSINESS SIGN IN THE 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 October 25, 2022 that a public hearing would be held to consider Special Use Permit application #2210-2005 (George) 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 November 17, 2022 hold a public hearing for the consideration of Special Use Permit application #2210-2005 (George) to allow the placement of a 50-square foot business sign in the 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 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 conformance 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, recommended with a unanimous vote of nine (9) in favor and zero (0) opposed, that the County Commission approve Special Use Permit #2210-2005, based on the following Findings and subject to the Conditions listed in Section 2 below:

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 by the applicant.
2. The limited nature of the proposed operation and 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 to allow activities that support farming activities, including the sale or display of craft or farm products.

NOW, THEREFORE, Be It Resolved, that the Franklin County Board of County Commissioners does hereby approve Special Use Permit Application #2210-2005 (George) as follows:

Section 1: Special Use Permit #2210-2005 (George) is granted for the following described properties:

Lot 3 of Section 33, Township 15S, Range 21E, containing 90.80 acres according to the Government Survey, Except commencing at the Northeast Corner of the North line of said Lot 3; Thence South 305 feet; Thence West 180 feet; Thence North 305 feet to the North line of said Lot 3; Thence East along the North line of said Lot 3 to the Place of Beginning, containing 1-1/4 acres, more or less; AND the North 1/2 of the Southwest 1/4 lying North of Interstate 35 Highway, according to the Government Survey, all in Franklin County, Kansas, subject to easements and restrictions as of record.

Section 2: The Special Use Permit for the real property described above shall be authorized for the placement of a 50-square foot business sign in the A-1, Agriculture Zoning District pursuant to the Franklin County Zoning Regulations and the following conditions:

1. This Special Use Permit allows for the construction of a 5-foot by 10-foot business sign with solar lights as described in the applicant's narrative and shall be developed according to the submitted narrative and site plan (Exhibit A), except as amended by the following conditions.
2. Lighting shall be oriented and shielded so as to not cause glare to traffic.

- 3. 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 7th day of December, 2022. This action shall become effective upon publication in the official county newspaper.

Roy C. Dunn
 Roy C. Dunn
 Chair

Received and recorded this the 7th day of December, 2022.

Janet Paddock
 Janet Paddock
 County Clerk



FILED FOR RECORD
 TIME 1:15 P.M.

misc. DEC 07 2022
 Book 307 Page 143 Fee —
Shirley A. McCarty
 REGISTER OF DEEDS, FRANKLIN CO., KS
 INSTRUMENT # 4540

7

George Farms and Homestead
4370 Vermont Ter, Wellsville, KS 66092
Derek and Morgan George
913-205-1149 or 913-219-4246

We are putting up a sign that will be located on our property near our silos. The sign will be about 5x10 foot in size. It will state our business name and legal products we sell: A2 dairy, pork, beef, and eggs.

The sign will be enlightened by solar lights that will be directed on the sign as to not be a distraction to any drivers.

Here is a mock up of the sign



Here is the location of the sign

