



**Franklin**  
COUNTY KANSAS

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

Resolution 23- *20*



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VICKI HUGHES  
REGISTER OF DEEDS  
FRANKLIN COUNTY, KANSAS  
INSTRUMENT # 2023-01626

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**A RESOLUTION APPROVING SPECIAL USE PERMIT APPLICATION #2303-2042  
(BRAYMAN) TO ALLOW FOR THE OPERATION OF A GROOMING FACILITY 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 March 29, 2023 that public hearing would be held to consider Special Use Permit application #2303-2042 (Brayman) 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 April 20, 2023 hold a public hearing for the consideration of Special Use Permit application #2303-2042 (Brayman) to allow for the operation of a grooming facility; and

WHEREAS, the Franklin County Board of County Commissioners did adopt Zoning Regulations on August 14<sup>th</sup>, 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. 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 #2303-2042 (Brayman) as follows:

Section 1: Special Use Permit #2303-2042 (Brayman) is granted for the following described property:

Beginning at the Southeast corner of the Northeast Quarter of Section 21, Township 15 South, Range 21 East of the 6<sup>th</sup> P.M., Franklin County, Kansas; thence North along the East line of said Northeast Quarter on a record bearing of North 00 degrees 00 minutes 06 seconds West a distance of 303.17 feet; thence South 89 degrees 34 minutes 42 seconds West a distance of 718.42 feet; thence South 00 degrees 00 minutes 06 seconds East a distance of 303.17 feet to the South line of said Northeast Quarter; thence North 89 degrees 34 minutes 42 seconds East, a distance of 718.42 feet to the point of beginning.

Section 2: The Special Use Permit for the real property described above shall be authorized for the operation of a grooming facility pursuant to the Franklin County Zoning Regulations and subject to the following conditions:

1. Except as amended by these conditions, the business shall be conducted according to the applicant's business plan, attached as Exhibit A.
2. Development of the site shall comply with all building, fire and other applicable county and state codes and permit requirements.
3. The washing of the pets shall be limited to dry shampooing. Any change to this activity shall be approved by the Environmental Health Department prior conducting the activity.
4. All hair, nails and other waste shall not be disposed into the septic system and shall be swept up and placed into the trash.
5. Hours of operation shall be conducted between the hours of 7:30 a.m. and 6:00 p.m.
6. That the total number of pets being groomed shall be limited to six (6) per day.
7. That a minimum of two (2) parking spaces be provided to serve the grooming salon facility.
8. Identification signs shall be permitted but not to exceed 20 square feet. Any sign(s) used in conjunction with this Special Use Permit shall conform to the Franklin County Zoning Regulations.
9. That 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 10<sup>th</sup> day of May, 2023. This action shall become effective upon publication in the official county newspaper.

Janne Dickinson

Janne Dickinson  
Chairman

Received and recorded this the 10<sup>th</sup> day of May, 2023.



Janet Paddock  
Janet Paddock  
County Clerk

Courtney Brayman  
[quickcourtney@gmail.com](mailto:quickcourtney@gmail.com)  
4806 K-33 Highway  
Wellsville, KS 66092  
(913) 907-0746  
March 09, 2023

# Ruff Cuts Grooming

## BUSINESS PLAN

### **Business Overview:**

Ruff Cuts Grooming provides an experience that is safe, clean, and quiet for all cats and dogs without the stress that large salons and corporate grooming facilities bring. Home-based, one-on-one grooming is a luxury service with many benefits. By having only one pet inside the shop at a time greatly reduces the stress, noise and anxiety many animals struggle with while at a grooming salon. Being one-on-one allows more time for personal touches, greater patience with struggling pets and an overall more positive experience for the pet, while also removing excess time spent in a cage and overall time spent at a grooming salon. Ruff Cuts Grooming is located right off K-33 Highway making it easy for clients to quickly drop off and pick up at their scheduled times.

### **Services Offered:**

I offer several grooming packages that include a variety of services which can include: full haircuts to the owners desire or a tidy up (including sanitary areas and paw pads for in between full haircuts), coat conditioning, dry shampooing, deshedding blow outs, demats, nail trims with or without a smooth finish dremel, teeth brushings, and ear cleanings. Each groom is finished with a spritz of dog/cat cologne and colorful bandana. I also offer puppy sessions to allow new puppies to slowly and comfortably get used to the grooming process.

My salon will operate by appointment only; ideally on Wednesdays and Sundays from 9:00 am to 3:00 pm accommodating 4-6 pets per day. To better accommodate all clients I do want to provide a flexible schedule so my days and hours of operation may fluctuate for each individual client's needs. I do not offer any kind of overnight, boarding, training or daycare services. My one-on-one services will keep traffic down to a minimum as to not to disturb my neighbors or flow of traffic on the roadways.

## **Management Team:**

Ruff Cuts grooming will be owned and operated by me, Courtney Brayman. I have spent my life surrounded by animals as a volunteer in shelters at a very young age to my very first job as a Kennel Helper at a veterinarian's office. Over the years I was mentored and trained as a professional groomer as well as a veterinary assistant working in several veterinarian offices. My love for animals didn't stop there as I attended Kansas State University and obtained a Bachelors in Science for Wildlife Biology, Conservation and Biodiversity. I then worked for Kansas Wildlife, Park and Tourism in land management. After that I took on an internship at Operation Wildlife helping to rehabilitate sick, injured and orphaned wild animals. Through all of my training, education and experience my life has always been drawn back to grooming and it has become one of my greatest passions.

## **Cost Projection:**

As with any new business start-up, I'll have many costs in front of me. Having a small, home-based grooming salon has been a dream of mine for a long time and one that I have been saving money towards over many years. I'll be using the \$8,000+/- I have saved to formally set up my business with insurance, licensing and other miscellaneous equipment I'll need and use on a daily basis to provide the services needed for pet grooming. However much of the equipment needed I have already acquired over the years throughout my career.

## **Industry Overview:**

Pet grooming is a growing and thriving industry as more people adopt and add pets to their families everyday. Recognizing that pet grooming is an important part of maintaining a pet's overall health and well-being is crucial to every animal as they grow from puppy to adulthood.

## **Target Market:**

My target market for one-on-one grooming is broad; cats and dogs offer people of all ages and paths of life with amazing comfort, bond, and companionship often not found anywhere else in life. Professional pet grooming appeals to a variety of people who have the income to spend on their pets such as, anyone who struggles to find the time, space, equipment, general knowledge or ability to properly maintain a pet's hair, skin and feet.

## **Plans for Growth:**

I plan to grow, as I am starting a new business, but still plan to stay small as I will always want to be able to accommodate all my clients in a timely manner. My first plan going forward is to register as an LLC, getting business insurance and setting up my grooming salon in our shop. From there, I'd like to start reaching out to the community and social media to bring awareness to this new local pet grooming facility. I plan on providing services 1-2 days a week by scheduled appointments only. I enjoy developing a bond with not only the pet, but also a trusting relationship with all my clients and want everyone to feel comfortable with all that I do.

## **Success Factors:**

Home-based one-on-one grooming is considered a luxury service that is not heavily offered in our area. Being located so close to a residential area, full of beloved pets is a great advantage to owners who are unable to travel far and knowing that their pet is being left in the safe hands of someone who loves animals just as much as they do will give every owner great peace of mind. Without the large overhead costs of a commercial space, I'm able to keep my prices affordable for every client while providing a high quality service and sustainable profit to allow myself to continue to offer services going forward.