



Franklin
COUNTY KANSAS

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

FILED FOR RECORD
05/27/2025 02:21 PM
VICKI HUGHES
REGISTER OF DEEDS
FRANKLIN COUNTY, KANSAS
INSTRUMENT # 2025-01489

Resolution 25- 17

A RESOLUTION APPROVING SPECIAL USE PERMIT #2503-0006 AMENDING SPECIAL USE PERMIT #1406-1279 TO ALLOW FOR THE STORAGE AND SALE OF LIVESTOCK AND FLATBED AGRICULTURAL TRAILERS IN AN A-2, TRANSITIONAL AGRICULTURE 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 26, 2025 that public hearing would be held to consider Special Use Permit application #2503-0006 (Ramshaw) amending Special Use Permit #1406-1279 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 17, 2025 hold a public hearing for the consideration of Special Use Permit #2503-0006 amending Special Use Permit #1406-1279 to allow for the storage and sale of livestock and flatbed agricultural trailers in an A-2, Transitional Agriculture 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 present 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

TX:4009766
100130919324



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 #2503-0006 (Ramshaw) amending Special Use Permit #1406-1279 to allow for the storage and sale of livestock and flatbed agricultural trailers in an A-2, Transitional Agriculture District as follows:

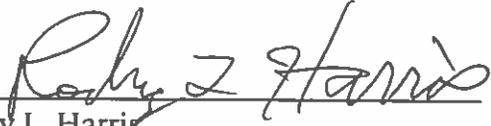
Section 1: Special Use Permit #2503-0006 (Ramshaw) is granted for the following described property:

THE EAST 50 ACRES OF THE N ½ OF NE ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 18 EAST OF THE 6TH P.M., IN FRANKLIN COUNTY, KANSAS, AS RECORDED IN BOOK 248 AT PAGE 222 IN THE FRANKLIN COUNTY REGISTER OF DEEDS OFFICE, EXCEPT THE FOLLOWING DESCRIBED TRACT: A TRACT IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 18 EAST OF THE 6TH P.M., FRANKLIN COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS PS ON APRIL 15, 2025 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE S. 89° 26' 48" W. (BASIS OF BEARINGS) ON THE NORTH LINE OF SAID NE ¼ FOR 888.50 FEET; THENCE S. 00° 14' 24" W. PARALLEL WITH THE EAST LINE OF SAID NE ¼ FOR 1030.00 FEET; THENCE N. 89° 26' 48" E. PARALLEL WITH THE NORTH LINE OF SAID NE ¼ FOR 888.50 FEET TO THE EAST LINE OF SAID NE ¼; THENCE N. 00° 14' 24" E. ON SAID EAST LINE FOR 1030.00 FEET TO THE POINT OF BEGINNING.

Section 2: The Special Use Permit for the real property described above shall be authorized for the storage and sale of livestock and flatbed agricultural trailers in an A-2, Transitional Agriculture District pursuant to the Franklin County Zoning Regulations and subject to the following conditions:

1. That the Special Use Permit is granted for the storage and sale of livestock and flatbed agricultural trailers. Any additional uses will require approval of an amended Special Use Permit and/or rezoning.
2. That the parking and storage areas shall be maintained with an all-weather surface and shall be kept in a weed (grass) free condition.
3. That the building be in compliance with the minimum standards of the 2003 Edition of the International Building Code.
4. That any signing shall comply with the provisions of Article 20 of the County Zoning Regulations.
5. 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 14th day of May 2025. This action shall become effective upon publication in the official county newspaper.



Rodney L. Harris
Chair

Received and recorded this 14th day of May 2025.



Janet Paddock
County Clerk