



MIAMI COUNTY PLANNING DEPARTMENT CONDITIONAL USE PERMIT

Name of ALL Applicant(s), Owner(s), and/or Agent(s). If necessary use a separate sheet of paper.

Name: Brad Goodart Name: _____
 Mailing Address: 26779 Waverly Road Mailing Address: _____
 City, State, Zip Code: Paola, KS 66071 City, State, Zip Code: _____
 Phone: 913-244-5299 Phone: _____
 Email: brad@goodartconstruction.com Email: _____

Surveyor/Engineer: Payne & Brockway
 Phone: 913-782-4800 Email: _____

Name of Conditional Use Permit (CUP): Contractors Shop

Vicinity: 26685 Waverly Road Paola KS 66071

S: 23 T: 16S R: 22E Township: Richland Zoning: CS

Water: Public Water District: RWD #2 Verification of water attached:

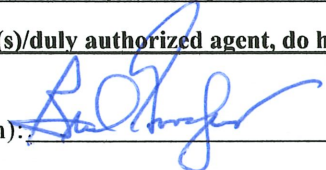
Road & Bridge minimum infrastructure verification attached: Shared Access

Deed(s) Attached: Site Plan: 2 Copies to Scale 1 Copy Reduced Size Affidavit of existing structure(s):

Narrative: Certified list of property owners within 1,000 feet Building Plans (if applicable)

- Prior to Submittal of Conditional Use Permit Application**
- An incomplete application cannot be accepted.
 - **ALL** fees must be paid prior to the CUP being presented to the Board of County Commission meeting.
 - Unforeseen circumstances do arise and could delay the CUP process.

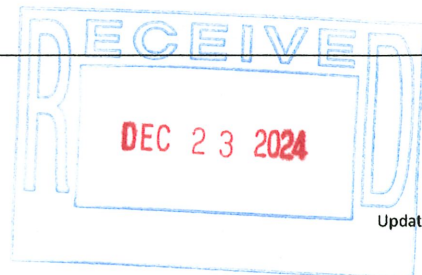
OWNER STATEMENT: I/We, the owner(s)/duly authorized agent, do hereby make application for a Conditional Use Permit described with this application.

Owner's Signature (all owners must sign):  Date: 12/23/24
 Owner's Signature: _____ Date: _____

OFFICE USE ONLY

Application #: 24005-CUP Application Fee: \$600
 Receipt # / Amt: 51056 / \$950.35 Notification / Publication Fee: \$40.00 / \$300.00
 Date Application Received: 12/23/2024 Postage for Surrounding property owners. ***
 Stormwater Plan/Report ***

*** Notification to surrounding property owners is the number of mailings multiplied by the current postage rate (calculated at the time of the application).
 Stormwater Review: The applicant is responsible for all costs associated with a 3rd party review of a Stormwater Plan/ Report. The applicant will be notified of all related costs to the stormwater review by the Planning Department and will need to submit payment upon notification. ***



Miami County Planning Commission,

This Conditional Use Permit application is an effort by Brad Goodart dba Goodart Construction Inc. to bring the property located at 26685 Waverly Road, Paola, KS into compliance with the current Miami County Zoning regulations.

I have operated a “Contractors Shop” on this property since 1996. We are a Concrete flatwork company. No construction is done on the property. We store equipment and park Medium Duty Trucks (4) on the property, shielded from the road view.

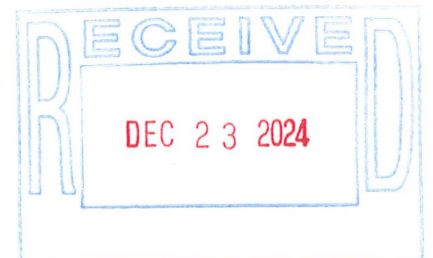
There are approximately 3-6 employees that come to the property Monday – Fridays. Our hours of operation is generally 6 – 3:30. Never do we have any public traffic.

The Impact to Surrounding Properties is negligible, to my knowledge there has never been a complaint. My personal residence is the property to the South, the East and North adjacent properties are owned by the US Corps of Engineers. Only the West side of Waverly Road has private ownership.

Waverly Road is a paved road.

All Utilities are currently on the property and adequate.

Due to the current economic climate, we have no current plans for alteration.



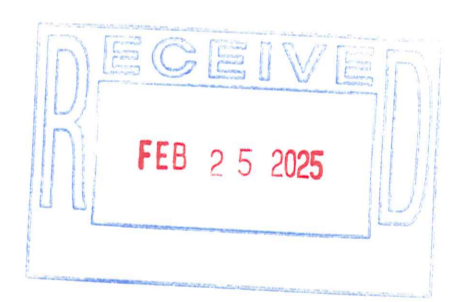
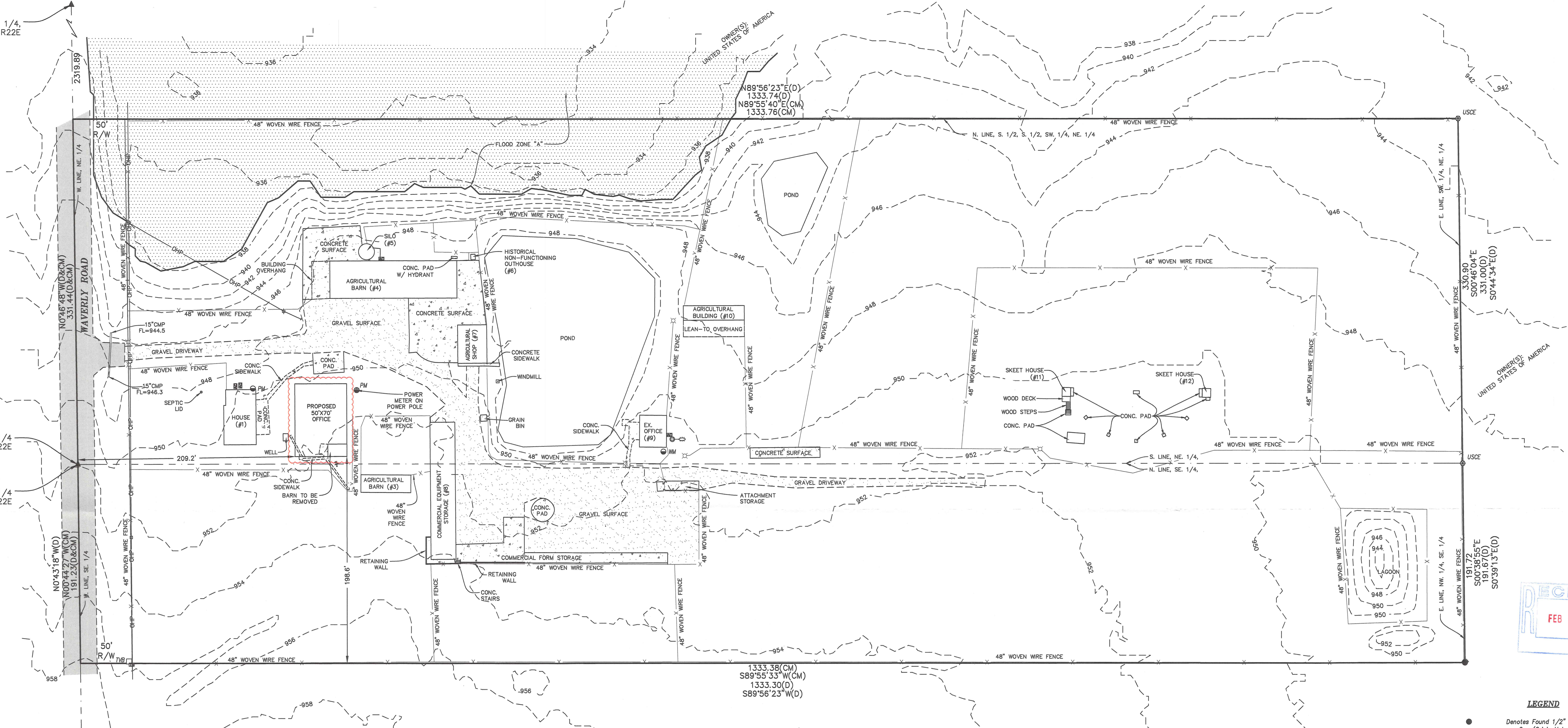
SURVEY EXISTING CONDITIONS

NW COR., NE. 1/4,
SEC. 23, T16S, R22E

SW COR., NE. 1/4
SEC. 23, T16S, R22E

NW COR., SE. 1/4
SEC. 23, T16S, R22E

SW COR., SE. 1/4
SEC. 23, T16S, R22E



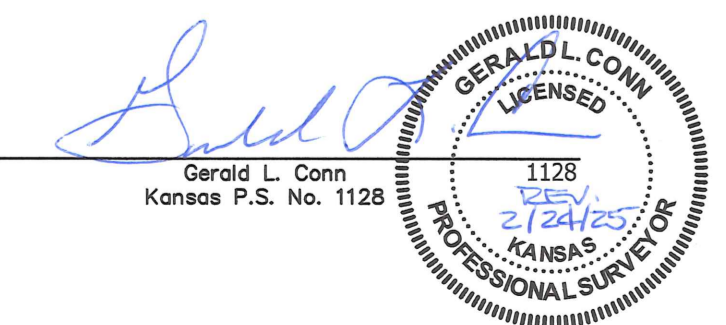
LEGEND

- Denotes Found 1/2" Rebar with Plastic Cap (Origin Unknown)
- ▲ USCE Denotes Found U.S. Corps of Engineers Map
- △ Denotes Found Section Corner (As Noted)
- ⊕ Denotes Power Pole
- ⊖ Denotes Electrical Meter
- ⊙ Denotes Light Pole with Concrete Base
- ⊚ Denotes Guy Anchor
- Denotes TV Cable Box
- ⊗ Denotes Telephone Box
- ⊕ Denotes Water Meter
- ⊖ Denotes Air Conditioning Unit
- ⊙ Denotes Gate Post
- ⊚ Denotes Satellite Dish
- ▨ Denotes Asphalt Pavement
- ▩ Denotes Concrete Pavement
- ▧ Denotes Gravel
- ⊖ Denotes Overhead Electrical Line
- ⊙ Denotes Wire Fence Line (As Noted)
- (CM) Denotes Calculated From Measured
- (D) Denotes Deeded Bearing or Distance

SURVEYOR'S NOTES:

1. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED BY THE OWNER AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THIS COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO EASEMENTS ARE SHOWN.
3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
4. CONTOURS SHOWN HEREON ARE FROM MIAMI COUNTY, KANSAS, GIS WEBSITE.
5. FLOOD NOTE: A PORTION OF THIS PROPERTY AS SHOWN LIES WITHIN FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 20121C0050D PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR MIAMI COUNTY, KANSAS, COMMUNITY NO. 200220, PANEL NO. 0050D AND DATED JANUARY 16, 2014.

THIS IS TO CERTIFY THAT ON NOVEMBER 6, 2024, THIS SURVEY WAS COMPLETED IN THE FIELD AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE INFORMATION AND DISTANCES ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY FOR: BRAD GOODART
26885 WAVERLY ROAD
PAOLA, KS 66071
TAX PROPERTY ID: 076230000013010

LEGAL DESCRIPTION
AS PER
KANSAS TRANSFER ON DEATH DEED
DOC. NO. 2015-04958

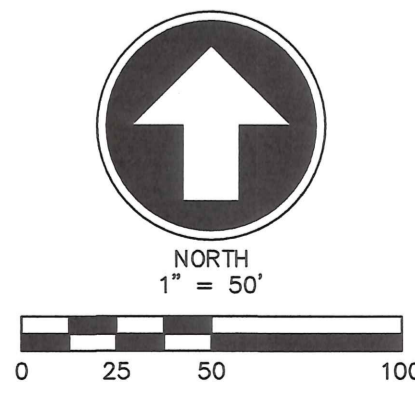
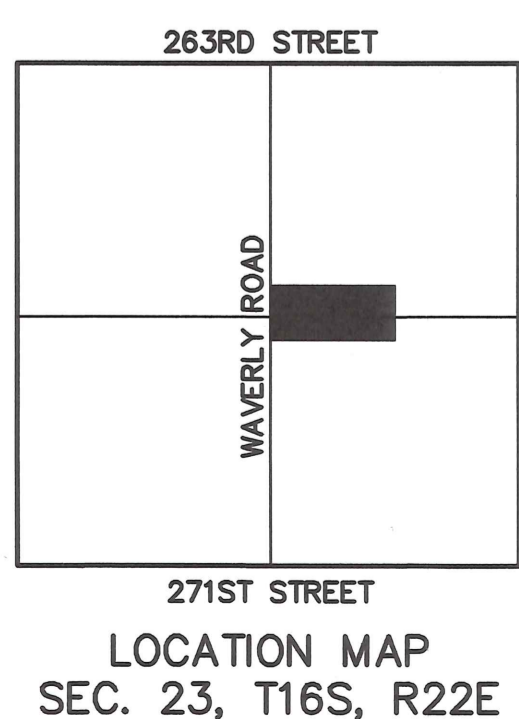
TRACT 1: FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 16, RANGE 22, THENCE NORTH 0°46'48" WEST 331.44 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH 89°56'23" EAST 1333.74 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID 1/4 SECTION, THENCE SOUTH 0°44'54" EAST 331.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID 1/4 SECTION, THENCE SOUTH 0°39'13" EAST 191.67 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 89°56'23" WEST 1333.30 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH 0°43'18" WEST 191.23 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING, MIAMI COUNTY, KANSAS. SUBJECT TO ANY PART THEREOF IN ROADS.

IMPERVIOUS/PERVIOUS AREA:
EXISTING
IMPERVIOUS - 27,305 SF OR 4.1% OF TRACT
PERVIOUS - 643,540 SF OR 95.9% OF TRACT

PROPOSED
IMPERVIOUS - 30,459 SF OR 4.5% OF TRACT
PERVIOUS - 640,388 SF OR 95.5% OF TRACT

NOTE:
ELEVATIONS ESTABLISHED FROM GPS & DERIVED FROM SMARTNET NORTH AMERICAN NETWORK, (NAVD 88).

REFERENCE SURVEY:
SURVEY BOOK H, PAGE 335



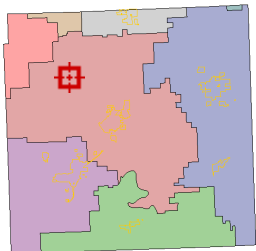
EXISTING CONDITIONS
PART E. 1/2, SEC. 23, T16S, R22E

Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061
PH: 913.783.4800 FAX: 913.783.0907
WWW.PAYNE-BROCKWAY.COM

DATE: 12/09/24
SCALE: 1"=50'
SHEET 1 OF 1



Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes

Parcel ID= 0762300000013010
 Acres= 15.36779806

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

Date created: 1/30/2025
 Last Data Uploaded: 1/30/2025 12:22:46 PM