



CITY OF
HERINGTON

17 NORTH BROADWAY • HERINGTON, KANSAS 67449

NAME	Elizabeth Beys	Cash - Check Credit Card - M.O. Auto Dep. - ACH
MAIL ADDRESS		
CITY STATE ZIP		
		REC'D BY <i>[Signature]</i>

FUND NAME	fund no.	DATE	00411
General	10	3/20/23	

REV. CODE	G/L	DESCRIPTION	AMOUNT
Conditional use permit		Variance AP fee	
		934 #3	
		10 11 400 315	

TOTAL AMOUNT ↑

May 23
Planning Commission
Meeting

City of Herington
INSTRUCTIONS TO APPLICANT

APPLICATION FOR CONDITIONAL USE

Conditional Use – A use of any building, structure or parcel of land approved by the Planning Commission that, by its nature, is perceived to require conditional care and attention in siting so as to assure compatibility with surrounding properties and uses. Conditional uses may have conditional conditions and safeguards attached to assure that the public interest is served.

1. The applicant must complete the attached application form. All blanks should be filled in and any not applicable should be completed with N/A.
2. The applicant shall submit a statement in writing, justifying the Conditional Use.
3. The applicant must provide names and addresses of all persons who are the owners of Record of property within 200 feet of the outer limits of the property.
4. The applicant shall prepare and submit, at the time of filing the application, a detailed plot plan drawn to scale. All existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways and other information which would be helpful to the Planning Commission in consideration of the application should be included.
5. The above-listed documents together with the nonrefundable fee of \$100.00 shall be submitted to the office of the City Clerk.

After the completed application and documents are received, all property owners within the 200-foot radius will be notified by mail and a hearing notice will be published in the local newspaper. The hearing date will be set no less than 20 days after the date of publication

APPLICATION FOR CONDITIONAL USE

1. Name of Applicant Elizabeth Beyer

Mailing Address 467 Hwy 77

Name of Authorized Agent Bret Beyer, Elizabeth Beyer

Mailing Address 620 N G St. Phone 785-258-0642

Relationship of applicant to property: Owner Tenant Lessee Other _____

2. The request is to open a tanning salon, massage, esthetics as well as smoothies, teas + shakes

For property located at 620 N G Street

And legally described as woods shop, residential home

In Herington, Kansas; and which is presently zoned residential

3. The applicant herein, or his authorized agent, acknowledges:

- A. That applicant has received an instruction sheet concerning the filing and hearing of this matter.
- B. That applicant has been advised of the fee requirements established; and that the appropriate fee is herewith tendered.

[Signature]
Applicant

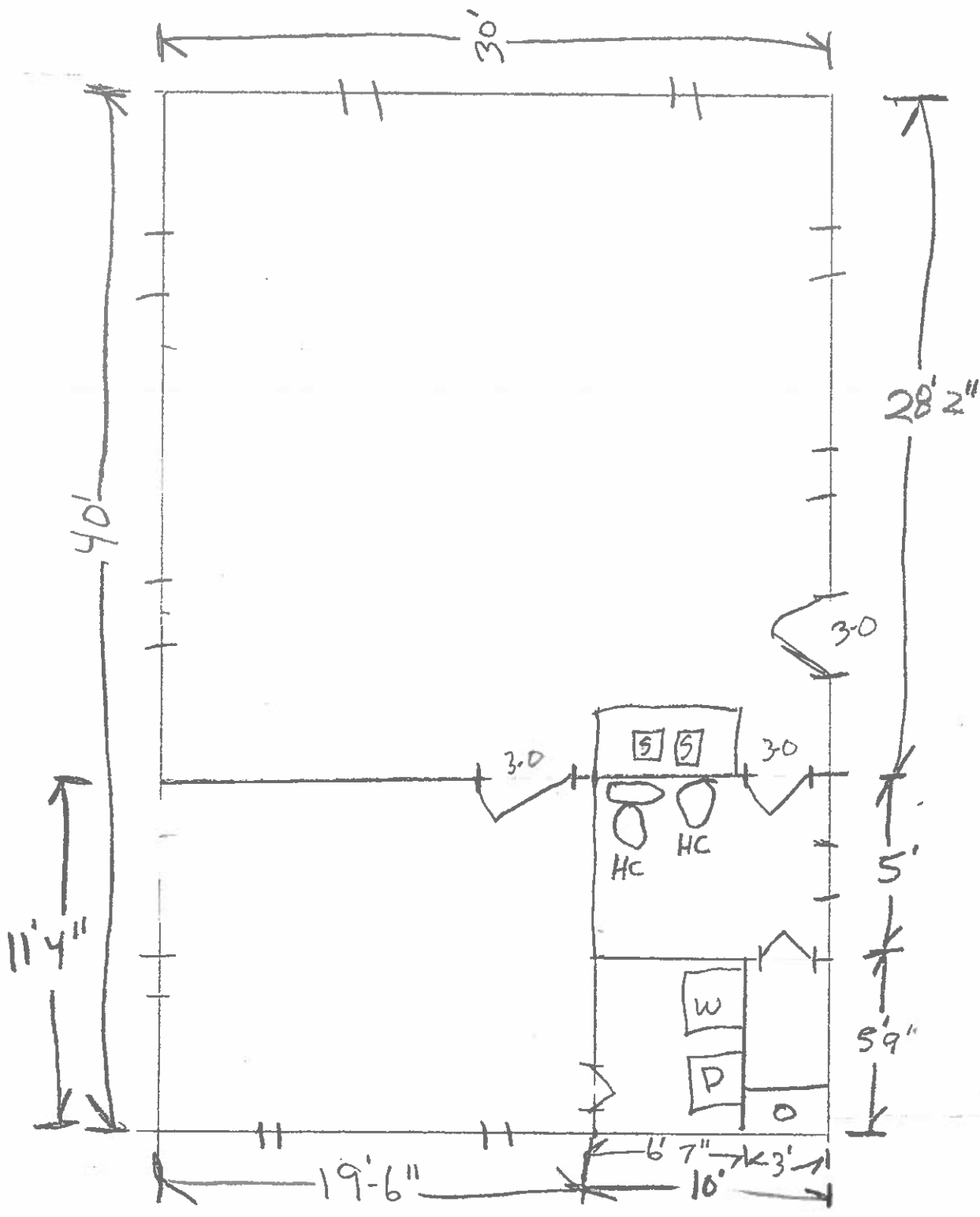
[Signature]
Authorized Agent

Office Use Only:

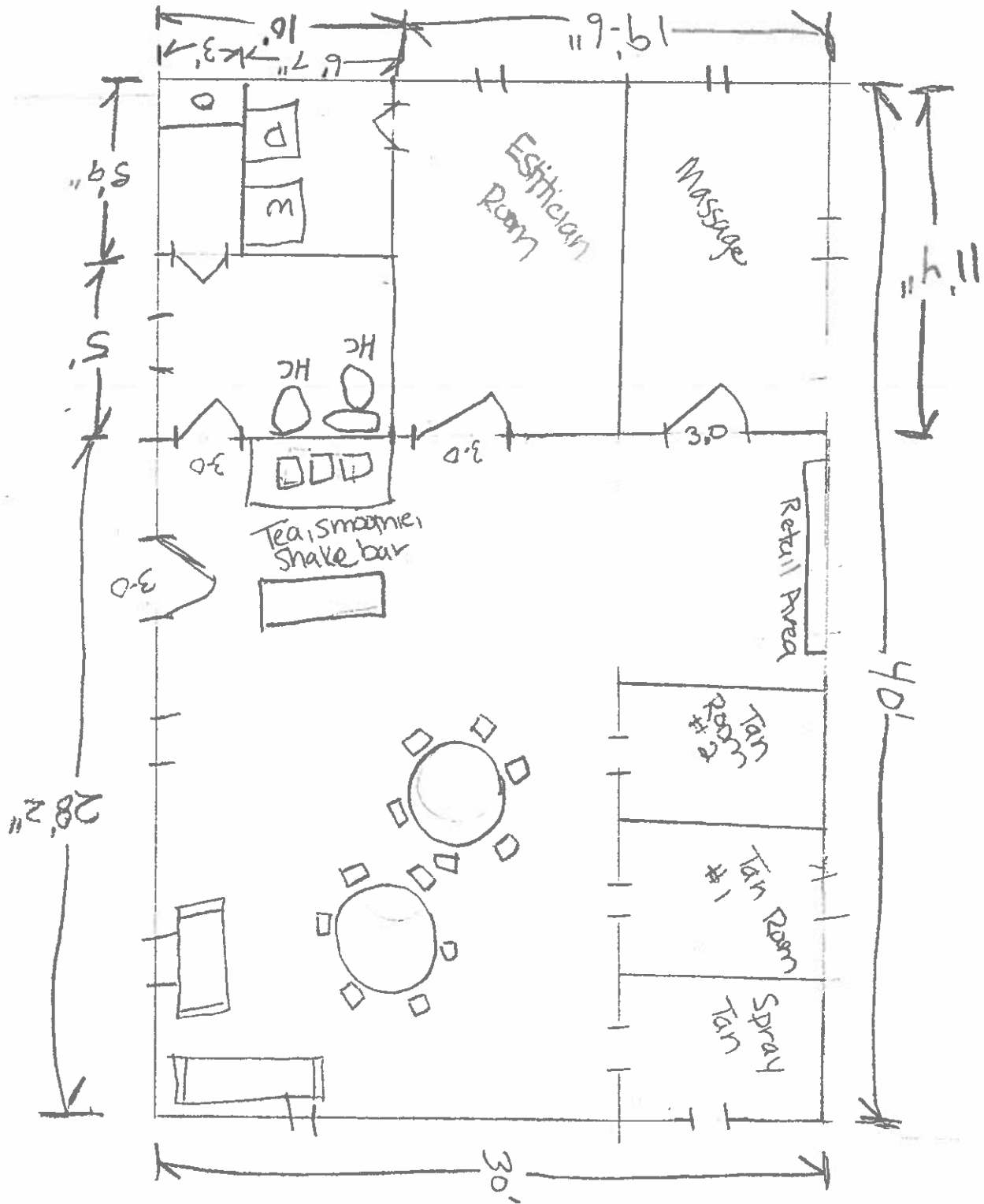
Received in office of the City Clerk _____, (a.m.) (p.m.)

_____, 20____, together with the appropriate fee of \$100.00.

Original Floorplan



Proposed Floorplan



3/20/2023

Application for Variance of 620 N G Street

To whom it may concern,

I am writing this letter in regard to the shop at 620 North G Street in Herington, KS 67449. It is part of the property owned by Bret and Lisa Beye.

My name is Elizabeth Beye, and I am a daughter of theirs. I currently own Luxe Downtown Salon and Spa in Herington, and am wanting to continue to bring things that Herington needs to town, as well as make good of the properties that we already have in the community. The shop that sits on my parent's acre, is 1200 square feet and was previously a temporary home while their house was built and now present day is a woods shop. While it isn't being used anymore I thought it would make the perfect space for the expansion that I have been wanting to do.

The road that they reside on was recently paved, and the location has its own driveway, as well as parking wide enough right outside the property for 4 cars side by side. The once house was built to fit in with all handicap accessibility needs making it the perfect place.

- A. This would be the perfect location as it is on land, and will not effect any surrounding neighbors. There will be minimal traffic, as we can only service if full 5 clients at once, and then with the wellness center that will bring in a few at a time to receive teas, smoothies. There is currently a salon in town that is also zoned for residential and it has been successful for years, and not brought any known issues to the neighborhood.
- B. This shop has its own driveway, is on at least a quarter of land, and will bring no issues to the current neighbor. Where the home sits there is a lot to east of land, west of land, property owners live to the south and to the north there is one home that is about 60 feet away. The structure is very sound as well and once had a family of six in it with small children. I believe that opening a business in it will bring less noise than that would have for the neighbors, as well as the current shop that is in it.
- C. This will allow some income revenue for the current property owners instead of a building that is currently not being used. It will also help the lessee as it is something I have been looking for, for some time and wanting to expand. I haven't found anything in town that I won't have to sink a lot of money into to get the doors open.
- D. Opening up The Lounge by Luxe Spa and Wellness Center will not adversely effect the public at all. It will benefit those in town and those that are traveling as it isn't far from the highway. It will bring services that we haven't had in this town in years if ever. We will offer sunless tanning, tanning, esthetic services, massage, teas, smoothies and shakes to better benefit the health of the community and bring more business into town. It will also offer some more jobs to those in or encourage those out of town to come work in the new building.
- E. We plan to use the business for only the things listed above. That will bring so much good to the community and offer one more place for those to come and relax, as well as get a healthy drink.

Please consider to switch this property to allow a business to operate. It is the perfect location and has the capability to be so much. I look forward to hearing from you, and hope that you see this a fit

location. If you have any further questions, or want to meet so we are able to go over more in detail plans, or to see the property reach out to me and I would be happy to show you the current building and what we plan to do with it.

Thanks,

Elizabeth Beye

A handwritten signature in black ink, appearing to read 'Elizabeth Beye', with a stylized flourish at the end.

785-366-6097

Micheal Frisbie
520 North G Street

Tim Rowe
604 North G Street

Robbin Bell
620 East Park

Nancy Quilman
618 East Vine Street

John D. Mosier, Trust
820 N D ST

Ben + Katy Castleberry
600 E Kirkland St.

(Published in the Dickinson County News-Times on April 19, 2023)

PUBLIC HEARING NOTICE

Notice is hereby given that the Planning Commission of the City of Herington, Kansas will hold a Public Hearing on a Conditional Use Permit for 620 N G Street Herington, KS 67449 pursuant to Section 19-101 of the Zoning Regulations for the City of Herington. The meeting is scheduled for Tuesday, May 23, 2023, at 12:00 p.m. or as soon thereafter as possible in the City Commission Room, at City Hall 17 N Broadway, Herington, Kansas.

Citizens who desire a copy of the conditional use permit request should contact Neighborhood Services Director, James Masters via phone at (785) 258-2271 or via email at inspector@cityofherington.com.

Upon request, special accommodations will be made for persons with disabilities.


James Masters, Neighborhood Services Director

April 11, 2023