

Members of the public wishing to speak during Public Comment or on Items of Business must register with the County Clerk prior to the beginning of the meeting.

AGENDA

BOARD OF FRANKLIN COUNTY COMMISSIONERS Wednesday, March 9, 2016 | 8:30 a.m.

TO BE HELD IN THE ANNEX COMMISSION CHAMBERS

A. CALL TO ORDER

B. ROLL CALL:

Waymire Howard Dunn Harris Renoud

C. PLEDGE OF ALLEGIANCE

D. INVOCATION:

1. Invocation Led By Rev. Larry Carrier, Ottawa Bible Church, Ottawa.

E. CORRESPONDENCE & ORGANIZATIONAL BUSINESS

F. PUBLIC COMMENT:

A citizen desiring to speak on an item not on the agenda may do so at this time. Discussion is limited to five minutes and the Commission will not take action or discuss items at this time. Discussion should be limited to matters of County Commission business and public comment is not permitted in regard to personnel matters or on pending legal matters. Items introduced under '**Public Comment**' may become agenda items at a later date.

G. CONSENT AGENDA:

Items listed on the '**Consent Agenda**' are considered routine and shall be enacted by one motion of the Board of Commissioners with no separate discussion. If separate discussion is desired by a member of the Governing Body, that item may be removed from the '**Consent Agenda**' and placed on the regular agenda '**Items of Business.**'

1. Consider And Approve Franklin County Minutes For March 2, 2016 And Commission Study Session For March 7, 2016.

2. Consider And Approve Claim Vouchers And Tax Change Orders.

H. ITEMS OF BUSINESS:

1. Approval Of Special Use Permit Application #1601-1378 (Camp

Chippewa) For The Placement Of Six (6) RV Pads For Additional Temporary Seasonal Housing And A 2,800 Gallon Holding Tank For On-Site Sanitation In An A- 1 (Agriculture) Zoning District. Larry Walrod, Planning And Building Director

Documents:

[03092016 1378 camp chippewa.pdf](#)

I. STAFF REPORTS

J. COMMISSIONER COMMENTS AND BOARD REPORTS

K. CONSIDER A MOTION FOR ADJOURNMENT

L. INFORMATION AND ANNOUNCEMENTS:

1. UpComing Events

- Management Luncheon on Mar. 9, 2016 in the Commission Chambers at Noon.
- Commission Meeting on Mar. 16, 2016 at 8:30 A.M.
- Joint City/County/School Board Luncheon on Mar. 16, 2016 at Franklin County Commission Chambers at Noon.
- Commission Study Session on Mar. 21, 2016 at 8:30 A.M.
- Commission Meeting on March 23, 2016 at 8:30 A.M.
- Commission Meeting on March 30, 2016 at 8:30 A.M.
- Commission Study Session on April 4, 2016 at 8:30 A.M.
- Commission Meeting on April 6, 2016 at 8:30 A.M.

Franklin County Agenda Cover Sheet



To: Franklin County Board of County Commissioners
From: Larry D. Walrod *LDW*
Department: Planning & Building
Date: Wednesday, March 9, 2016

AGENDA ITEM NARRATIVE

Approval of Special Use Permit Application #1601-1378 (Camp Chippewa) for the placement of six (6) RV Pads for Additional Temporary Seasonal Housing and a 2,800 Gallon Holding Tank for On-Site Sanitation in an A-1 (Agriculture) Zoning District.

BACKGROUND

The applicant is the site director of a Methodist Camp, which has been operating as Camp Chippewa since 1958. The subject property is located on the west side of Indiana Road and on the east side of Idaho Road between Labette Road and Kingman Road and is approximately 640 acres.

The applicant is proposing to place six (6) RV pads near an existing lodge to accommodate the growing number of volunteers and a NOMAD group that stays at the camp twice a year for approximately three weeks to do work on projects at the camp. NOMADS are typically retired couples that travel to different United Methodist Camps, Churches and various non-profit centers in their RVs to volunteer their time serving other communities. In the past they have parked their RVs at a nearby facility at the camp's expense.

The applicant is proposing to convert approximately 3 timbered acres of the existing 640 acre tract for use as a six (6) pad RV Park. Each pad would be graveled and served with electricity, water and sewage hook-ups. The gravel drives would be 70 feet long and 12 feet wide. The applicant is also proposing a new access road for easy access and the existing gravel road would be used to exit the area. A 2,800 gallon holding tank is what is proposed for a sanitation facility. A public water supply (Franklin County Rural Water District #4) currently serves the camps and the nearby Coldsmith Lodge Building.

Forty-eight (48) surrounding property owners were notified. Twelve (12) people signed-in and five (5) people spoke at the meeting concerned with the facility becoming a full time RV Park, water pressure and additional traffic.

The camp was in operation before the County Zoning Regulations were adopted and is considered to be a grandfathered non-conforming use. Article 19, Section 19-1.02 prohibits the expansion, enlargement, addition or alteration of a non-conforming use except as provided in Article 18 of the County Zoning Regulations. Due to the addition of the RV Park, the applicant must now obtain a Special Use Permit for the activities being conducted.

As previously stated, the applicant proposes to utilize a holding tank for the RV Park's sanitation system. Each space would be served with a hook-up to a 2,800 gallon holding tank. Article 7; Section 2.A of the County Sanitation Code permits the use of holding tanks for on-site sanitation for such uses as seasonal cabins, camping facilities, auctions, public or private schools, golf courses and similar recreational activities subject to the approval

of a Special Use Permit. Staff has determined that the proposed RV Park meets the criteria of the Sanitation Code for the use of a holding tank for sanitation purposes.

SPECIFIC ACTION REQUESTED

Staff recommends that the County Commissioners accept the Planning Commission's recommendation and approve Special Use Permit Application #1503-1332 (Old German Baptist Brethren Church) for hosting the 2016 Annual Conference of the Old German Baptist Brethren Church in an A-1 (Agriculture) Zoning District.

ATTACHMENTS

Letter from County Sanitarian
Site Plan
Letter from Applicant
United Methodist NOMADS RV Parking Guidelines
Aerial photos (3)
Resolution

FRANKLIN COUNTY, KANSAS
Department of Environmental Health
1428 S. Main Street, Suite #6
Ottawa, KS 66067
Office: (785) 229-3590 Fax: (785) 229-3504

2577 Idaho Road
Camp Chippawa

Proposed Installation of Holding Tank to service 6 RV Camp Sites.

On January 28, 2016, Guy Crabill Franklin County Sanitarian accompanied Larry Walrod, Franklin County Director of Planning and Zoning, to the referenced location and met with Mr. James Rickner, Camp Chippawa Site Director. The purpose of this visit was to discuss the proposed installation of a septic holding tank.

The proposed holding tank would be of a 2800 gallon capacity and would serve six campsites for Recreational Vehicles. Each campsite will be serviced by individual water hydrants. Recreational Vehicles would occupy the sites six weeks annually. Each site would be occupied by an average of two persons. These persons would be present in the capacity as camp councilors during the camping season.

An aerobic in-ground system was permitted by this office to service the camp swimming pool showers and bathrooms, in July of 2005. An examination of the soil profile performed at this location indicates shallow weathered limestone at a depth of 35 inches. The presence of shallow limestone necessitated the need for an aerobic treatment unit to assure adequate treatment of generated effluent.

A soil profile has not been performed in the vicinity of the proposed RV campsites, but examination of the soil Survey of Franklin County, indicates that shallow limestone may be present at the proposed RV site.

Due to the limited projected volume of wastewater to be generated annually, by the proposed RV campsite and limited separation distances, the option of installing a small on-site septic lagoon would be impractical as no wastewater would be generated 46 weeks out of the year.

Installing an on-site aerobic septic system would require an ongoing maintenance contract with the manufacturer. An on-site septic tank and required lateral line may not meet required separation distances from existing water wells. An on-site system septic system would not receiving wastewater during 46 weeks of a calendar year.

On on-site wastewater holding tank, with a capacity of 2800 gallons is currently the largest volume tank currently available for installation. If approved, such a tank would be required under the Franklin County 2015 Environmental Sanitation Code and State of Kansas Department of Health And Environment *Bulletin 4-2*

MINIMUM DESIGN STANDARDS FOR DESIGN AND CONSTRUCTION OF ONSITE WASTEWATER SYSTEMS to receive all generated wastewater. All generated sewage and greywater would be required to be plumbed to the holding tank. A holding tank would be required to have a high water alarm be installed in order to facilitate required pumping and proper disposal by a licensed wastewater hauler.

FRANKLIN COUNTY, KANSAS

Department of Environmental Health

1428 S. Main Street, Suite #6

Ottawa, KS 66067

Office: (785) 229-3590 Fax: (785) 229-3504

2577 Idaho Road

Camp Chippawa

If installation of the proposed holding tank were to be approved, the responsible parties will be required to apply for an on-site wastewater construction permit and submit all required documentation to this office prior to issuance of same. All work will be performed by a licensed on-site wastewater system installer and all work will be physically inspected by a qualified representative of the Office of Franklin County Environmental Health, prior to an Operational Permit being issued.

Guy S. Crabill R.S.

Franklin County Environmental Health

Labette Road

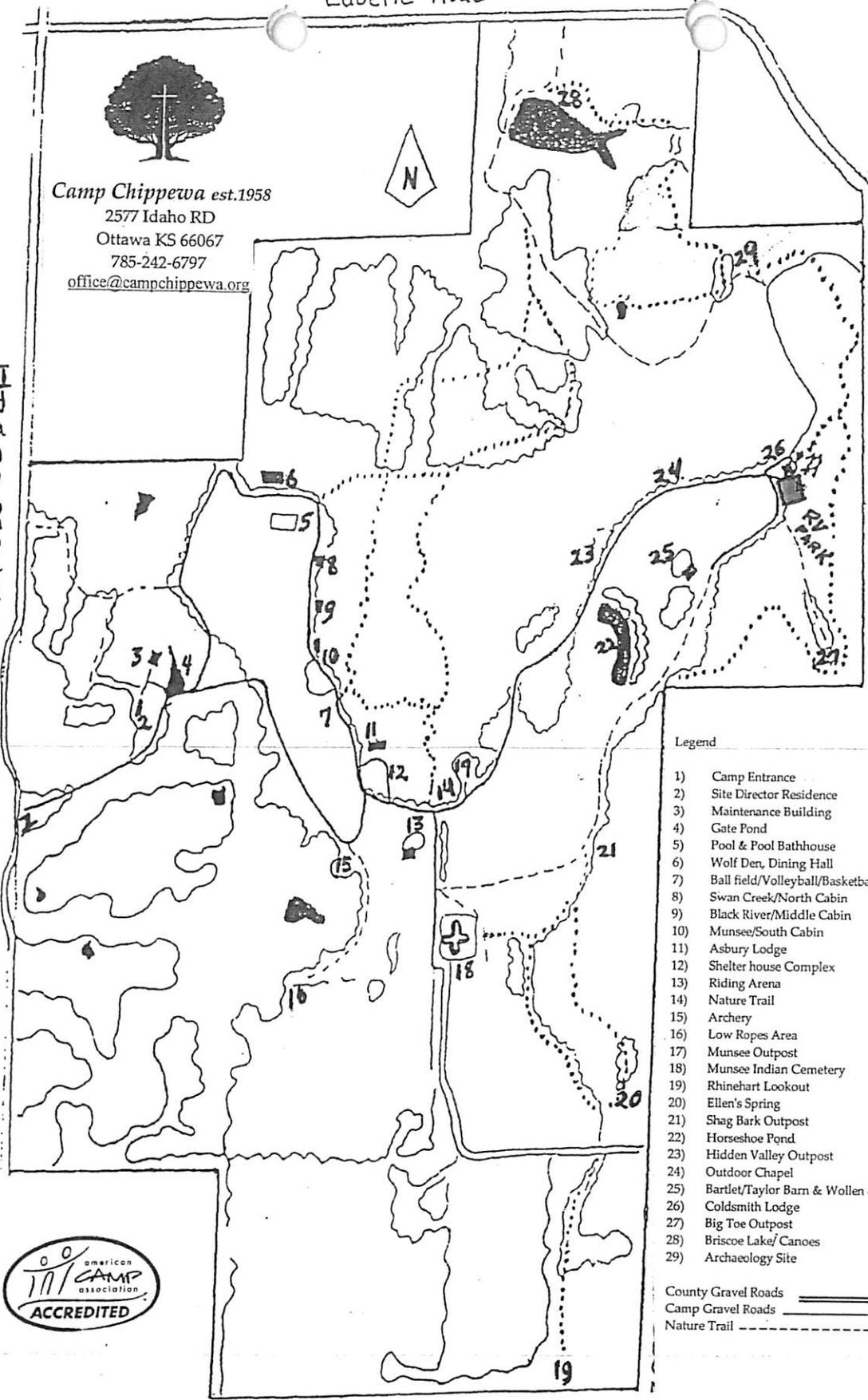


Camp Chippewa est.1958
2577 Idaho RD
Ottawa KS 66067
785-242-6797
office@campchippewa.org



Idaho Road

Highway Road



Legend

- 1) Camp Entrance
- 2) Site Director Residence
- 3) Maintenance Building
- 4) Gate Pond
- 5) Pool & Pool Bathhouse
- 6) Wolf Den, Dining Hall
- 7) Ball field/Volleyball/Basketball
- 8) Swan Creek/North Cabin
- 9) Black River/Middle Cabin
- 10) Munsee/South Cabin
- 11) Asbury Lodge
- 12) Shelter house Complex
- 13) Riding Arena
- 14) Nature Trail
- 15) Archery
- 16) Low Ropes Area
- 17) Munsee Outpost
- 18) Munsee Indian Cemetery
- 19) Rhinehart Lookout
- 20) Ellen's Spring
- 21) Shag Bark Outpost
- 22) Horseshoe Pond
- 23) Hidden Valley Outpost
- 24) Outdoor Chapel
- 25) Bartlet/Taylor Barn & Wollen & Crew Arena
- 26) Coldsmith Lodge
- 27) Big Toe Outpost
- 28) Briscoe Lake/ Canoes
- 29) Archaeology Site

County Gravel Roads

Camp Gravel Roads

Nature Trail



A Place Where Faith & Fun Come Together...

Telephone: (785) 242-6797

Fax: (785) 242-8525



www.CampChippewa.org

Email:
CampChippewa@GreatPlainsUMC.org

Jan. 15, 2016

Dear Franklin County Planning and Building Department,

Camp Chippewa would like to open an RV park near the Coldsmith Lodge to accommodate the growing number of volunteers and a NOMAD group that stays with us twice a year for three weeks to do work projects on site. The NOMADS are typically retired couples that travel to different United Methodist Camps, Churches and various non-profit centers to volunteer their time serving other people. Every fall and spring, twelve NOMAD members travel to our site in their RVs. In the past, they have parked their RVs at a nearby facility at the camp's expense.

If approved this proposal would allow Camp Chippewa to convert approximately 3 timbered acres of our 640 acre camping facility into a 6 pad RV park. Each pad would be a gravel section with electric, water, and sewage hook-ups.

The gravel drives would be 70ft long and 12ft wide. A new access road will also be put in for easy access and an existing gravel road would be used to exit the area. The electric will likely be installed by Gibson Electric to the codes specified by the County. All of the water lines and sewer lines will be installed by Loyd McCluree to the Counties specifications. A 2,800 gallon holding tank will also be installed by Loyd McCluree.

Your consideration in this matter is deeply appreciated.

 1-15-16
James Rickner
Site Director Camp Chippewa

United Methodist NOMADS RV Parking Guidelines

Section 1 - Purpose

The purpose of these guidelines is to set forth some important details in the building of Recreational Vehicle Parking sites for NOMADS volunteers; to provide a quality environment for those who will give of their time and talent, for as much as three weeks or longer; and to improve the Agency's facility. The successful NOMADS Agencies, those who host NOMADS year after year, are those who have taken the time to plan and build a well designed, quality RV site.

Section 2 - Parking Space

1. Parking pads should be 60 - 70 ft in length. This allows for longer RV's in addition to a tow vehicle. An alternative, if this length is not available, is to provide separate parking space for the towed or pull vehicle. If the parking pad is approached at right angles, each pad should be at an angle of approximately 45 degrees to allow for easier access to the pad. A pull-through space would be better if possible.
2. The pads should be 12 ft wide and at 20 ft spacing to allow for adequate room between each unit. Many RV's have slide outs on both sides. The pavement, concrete or gravel on the pad must be able to hold 32,000 pounds (the weight of some motorhomes) without the RV causing ruts on the pad. Leveling devices on motor homes and support blocks on 5th wheels need ample support without sinking.
3. Overhead clearance of tree limbs on all approach roads and parking pads should be at least 14 ft. Few, if any, trees should be close enough to infringe on the RV parking pads. Trees affect satellite and TV dish system reception.

Section 3 - Electrical

1. The minimum electrical service is 30 amps to each RV site. Wire size should be one size higher than recommended for residential, as this is considered a commercial site. Therefore #8 AWG (American Wire Gauge) copper wire should be used for each RV. If longer than 100 ft. from the panel, the next size should be used. All conduit above ground is to be at least EMT (Electrical Metallic Tubing). Underground can be placed in waterproof non-metallic conduit (gray PVC). See illustration #1 attached for an example.
2. More RV's each year are equipped with 50-amp, 110 volt service. Since many of the new RV's have two A/C units, and some have a washer and dryer, and other accessories, it is desirable to have 50-amp service if the agency wishes to attract more units to a NOMADS project. There are NOMADS who also travel in units that only use 15 or 20 amp service. It is therefore recommended that a Square D, Catalog No. PAK75CTG, or similar, RV Power outlet box, containing several options, be installed for each RV site. This is a Series E2, rain proof, type 3R enclosure. This box contains one 50-amp 125/250V AC receptacle, one 30-amp 125V AC RV receptacle, and one 20-amp 125V AC duplex receptacle. The box contains circuit breakers for each receptacle. This box sells for around \$400 and maybe outside the agency's budget, but this is the most convenient for RV use.

3. The electrical, power outlet box should be placed on a post no higher than 26 in. above ground level so as not interfere with slide out extensions on RV's. The connections should be placed as close as possible to the RV in a central location on the utility side (Driver's side). Newer RV's have 50 amp extension power cords with three insulated #6 AWG and one #8 AWG copper conductors and are usually 30 ft long. Incorrect wiring size for RV's can cause low voltage which can cause serious damage to the RV electrical system.
4. The cost of installing 50-amp electrical power is approximately three times as much as putting in 30 amp service only. See Chart #2. A preferred RV parking layout is shown in Illustration #3.

Section 4 - Water

1. A 3/4 in. hose bib should be installed for each unit on a short riser less than 20 in. or in a water box below ground. In climates where freezing occurs, a four ft. drainpipe riser needs to be installed to prevent freezing. Two or more RV's could use one hose bib if there is sufficient water pressure.

Section 5 - Water Disposal- Gray Water (sinks & showers)

1. Gray water needs to be emptied from RVs approximately every 2-3 days, into a 4 in. sewer line. The 4 in. sewer receptacle should be placed in a one foot square concrete pad at ground level preferably at two locations - one near the rear of the site on the driver's side, or utility side of the RV, and one at the middle of the site, to accommodate 5th wheels. See Illustration #3.
2. As an alternative to the above, gray water may be trickled onto lawns, flowerbeds or into a gravel filled dry sink hole.

Section 6 - Water Disposal- Black Water

1. Black water needs to be emptied approximately every 10 days from the RV holding tank. The best system is by a sewer connection described in Section 5, Item 1.
2. A Septic Tank Pumping Service could also be used to pump the RV holding tank at the middle of the project.
3. An RV Dump Station could also be installed as an alternate. This should be a level site, 100 ft. long to allow RV's to pull up close to the sewer inlet, stay level, and reach the ground-level connection with a minimum amount of sewer hose. This type of service would require the RVers to move their units to the site, involving retracting slide outs, disconnecting power, lowering antennas, etc.

Applicable local codes should be reviewed prior to installing the RV Parking Facility. It is believed the additional investment of a quality parking site will be the beginning of a long NOMADS partnership in maintaining and expanding the Agency's facility.

Prepared by the following NOMADS:

Dave Hilmo
Ron Hoblit
Al Kent
Gary Prichard

November 2007



BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS

RESOLUTION NO. 16- _____

A RESOLUTION APPROVING SPECIAL USE PERMIT APPLICATION #1601-1378 (CAMP CHIPPEWA)
TO PERMIT THE PLACEMENT OF SIX (6) RV PADS FOR ADDITIONAL TEMPORARY SEASONAL
HOUSING AND A 2,800 GALLON HOLDING TANK FOR ON-SITE SANITATION IN AN "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 January 26, 2016 that a public hearing would be held to consider Special Use Permit application #1601-1378 (Camp Chippewa) as required by K.S.A. 12-757 and Article 19, Section 19-3.01 of the Franklin County Zoning Regulations; and

WHEREAS, the Planning Commission did on February 18, 2016 hold a public hearing for the consideration of Special Use Permit application #1601-1378 to permit the placement of six (6) RV pads for additional temporary seasonal housing and the use of a 2,800 gallon holding tank for on-site sanitation; 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 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 Board of County Commissioners of Franklin County, after duly reviewing the recommendation of the Planning Commission together with all public comments for and against said Special Use Permit finds:

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 #1601-1378 (Camp Chippewa) as follows:

Section 1: Special Use Permit 1601-1378 (Camp Chippewa) is granted for the following described property:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the East 18 acres and 146-2/3 square rods of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Seventeen South (17S), Range Eighteen East (18E), all in Franklin County Kansas.

Section 2: The Special Use Permit for the real property described above shall be subject to the following conditions:

1. That the applicant shall obtain appropriate building permits for any new construction and/or services, i.e. electrical/plumbing, etc. and all new construction or installation of services shall comply with the appropriate code/s adopted by Franklin County.
2. That the applicant shall obtain a sanitation permit for the installation of on-site sanitation facilities, including the holding tank, and shall comply with the requirements set forth in the Franklin County Sanitation Code.
3. The R.V. Park shall be used no more than twice per year with a maximum time of three (3) weeks.
4. Any expansion or increase in the RV Park shall require an amendment to this Special Use Permit.
5. That the RV Park shall be served with an all-weather access, including parking pads, and shall be maintained in weed free condition.

6. 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 specified site as shown on the site plan within one (1) year of the date of approval.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 9th day of March, 2016. This action shall become effective upon publication in the official county newspaper.

Richard A. Howard
Chairman

Received and recorded this 9th day of March, 2016.

Janet Paddock
County Clerk