

FRANKLIN COUNTY PLANNING COMMISSION

PUBLIC MEETING MINUTES

6:30 P.M., FEBRUARY 18th, 2016 AT THE COUNTY COMMISSIONERS MEETING ROOM
FRANKLIN COUNTY ANNEX

ATTENDANCE:

MEMBERS: J. Peckham, Chair; L. Thurston; R. Welton, L. Stewart, D. Stottlemire, L. Spencer, K. Jones and R. Bowers were present. S. Valencia was excused.

STAFF: Larry D. Walrod, Planning Director and Deann Farrell were present

COMMISSIONERS: None were present.

ADMINISTRATOR: None were present.

CO COUNSELOR: D. Brown was present.

PUBLIC: Twelve (12) people signed in. Sign-in list is part of the official file copy located in the Planning Office.

NOTES: Chair called the meeting to order at 6:30 p.m.

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: Chair asked if there were any amendments to the February 18th, 2016 Agenda. Staff stated there were none. Chair asked for a motion. L. Stewart made a motion to accept the agenda of February 18th, 2016 as presented. The motion was seconded by R. Welton. The Chair called for voice vote. All voted in favor. The agenda was approved 8-0 as presented.

APPROVAL OF MINUTES: January 21st, 2016 Public Meeting

NOTES: Chair asked if there were any corrections to the January 21st, 2016 Public Meeting Minutes. There were none. Chair asked for a motion. L. Spencer made a motion to approve the minutes of the January 21st, 2016 Public Meeting as written. The motion was seconded by L. Stewart. The Chair called for voice vote. The minutes were approved 8-0 as written.

COMMUNICATIONS: There were none.

EX PARTE COMMUNICATIONS: There were none.

PUBLIC MEETING ITEMS:

1. *Application #1601-1377 (Ball) requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. Said property is located on the South side of Tennessee Drive between Rock Creek Road and Jackson Road, in the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 25, Township 17 South, Range 20 East.*

Staff Presentation: The Chair opened Staff Presentation. . The Planning Director stated that the applicant is requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) District to an R-E (Residential Estate) District. The property is located on the South side of Tennessee Drive between Rock Creek Road and Jackson Road, in the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 25, Township 17 South, Range 20 East. The purpose for the rezoning is to allow for the replacement of an existing residence. Currently the approximately 82.00 acre tract is in Violation of the County Zoning Regulations because the Zoning Regulations only allows one (1) residence per lot or tract of land and there are two (2) existing residences at this location. By dividing out the 10.00 acre tract, and replacing one of the existing residences with a newer home, they would be bringing the property into compliance with the County Zoning Regulations. Both existing residences are served with on-site water and sanitation so it will comply with the provisions on the rural residential policies that are established as part of the County Comprehensive Plan. Staff finds that the rezoning request is substantially in compliance with the goals and objectives of the County Comprehensive Plan and the County Zoning Regulations. In consideration of the rezoning, the Planning Commission should look at the thirteen (13) findings of fact based on the guidelines that are listed in your Staff Report along with the factors from the Golden Case. Notice was sent to six (6) surrounding property owners. The Planning Department did receive calls from a couple of surrounding property owners that were concerned, however after hearing what was requested they had no issue with the rezoning request. After reviewing the character of the surrounding area and the policies of the Comprehensive Plan, Staff recommends that the Planning Commission adopt the attached draft resolution recommending approval of rezoning application #1601-1377 to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District based on the findings as set forth in the resolution and forward a recommendation to the County Commissioners to rezone the property and to amend the County Zoning Map accordingly. The Chair closed Staff Presentation.

Applicant Presentation: The Chair opened Applicant Presentation. There were none. The Chair closed Applicant Presentation.

Public Comment: The Chair opened Public Comment. There were none. The Chair closed Public Comment.

Board Discussion. The Chair opened Board Discussion. L. Spencer stated that she is a neighbor to applicant and they looked over what was proposed and she has no issue with the rezoning request. The Chair closed Board Discussion.

The Chair asked for a motion. K. Jones made a motion to recommend approval of application #1601-1377 (Ball) requesting to rezone approximately 10.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. Said property is located on the South side of Tennessee Drive between Rock Creek Road and Jackson Road, in the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 25, Township 17 South, Range 20 East, based on Staff recommendations and the findings as stated in the Staff Report. The motion was seconded by L. Spencer. Chair called for a roll call vote.

Welton	Yes	Spencer	Yes	Peckham	Yes
Thurston	Yes	Stewart	Yes	Jones	Yes
Valencia	Excused	Bowers	Yes	Stottlemire	Yes

Motion carried 8-0.

2. *Application #1601-1378 (Rickner/Camp Chippewa) requesting approval of Special Use Permit for 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. Said property is located on the West side of Indiana Road and on the East side of Idaho Road between Labette Road and Kingman Road in the South Half (S ½) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the East 18 acres and 146-2/3 square rods of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 13, Township 17 South, Range 18 East.*

Staff Presentation: The Chair opened Staff Presentation. The Planning Director stated that this is a request from the 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 Idaho Road between Labette Road and Kingman Road. It is a substantial acreage and does have quite a number of activities. The location of the area of concern this evening is in the more northeasterly part of that acreage. There is a site plan attached to your Staff Report that depicts the location of the proposed RV facility, which would be in the vicinity of the Coldsmith Lodge. The Lodge is item number 26 on the site plan and is in the very extreme northeastern part of the property. There are existing camping structures located there along with a bath house. The applicant is proposing to place a 6 unit RV Parking site for people who come during the summer to do volunteer work and use RV's to travel throughout the various holdings of the United Methodist Churches throughout the United States. They come here to do various types of improvements at this site for a two to three week period during the summer months. This would be a temporary facility because it would only be occupied part of the year, although it would be improved and serviced with utilities that include water, sanitation and electrical services. Staff finds that the campground is a non-conforming use, even though it has been there for many years. It pre-existed Zoning and was not subject to the original requirements of a Special Use Permit that would be required today for these types of camp sites. Since they are requesting an expansion of a non-conforming use, this has generated the need for approval of a Special Use Permit to allow for the expansion which includes this small RV parking area. Also, under our current provisions, the use of holding tanks are subject to the review of the Planning Commission under the provisions of a Special Use Permit. This application is serving two purposes: one is to address the expansion of a non-conforming situation that currently exists with the camp site and the other is to allow the Planning Commission to give consideration to utilizing, on a temporary basis for the camping facility, the use of a holding tank rather than a more traditional sanitation system such as a lagoon or septic system. Since both of these requests would require the approval of a Special Use Permit, Staff combined these into a single hearing and since they were both such an integral part of the RV parking facility, Staff felt it was appropriate to handle in a single Special Use Permit application. Guy Crabill, Franklin County Sanitarian, is present this evening and has reviewed this application and can address any concerns the Planning Commission may have regarding the holding tank. Mr. Crabill may also have a couple of comments to bring before the Planning Commission because he has reviewed the use of a holding tank with the installer that the Applicant has hired. In consideration of the Special Use Permit, the Planning Commission should look at the eight (8) factors listed in the Staff Report. After reviewing the Comprehensive Plan, the character of the surrounding community, and the Zoning Regulations and also in accordance with the Kansas Supreme Court's decisions regarding the Golden Case where the City of Overland Park was tested by Mr. Golden wherein the Kansas Supreme Court ruled that there were certain things that you needed to look at when you were approving rezoning and special use permits. Staff has evaluated the proposed Special Use Permit in accordance with those findings, as well as the thirteen (13) findings that are stated in the County Zoning Regulations, and finds that the proposal, as conditioned, would satisfy all of this criteria and recommends that the Planning Commission adopt the attached draft resolution recommending approval of special use permit application #1601-1378 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 Zoning District and subject to the conditions set forth in the attached draft resolution. If, however, the Planning Commission cannot make the findings, then the Planning Commission should forward a recommendation to the County Commissioners for denial setting for the reasons for the denial. Staff had nothing further unless the Planning Commission had any questions.

Guy Crabill, Franklin County Sanitarian, stated that he did visit the site with the Planning Director and has consulted with the installer, Lloyd McClure, and has submitted a report to the Planning Director that indicates his requirements for the facility. From a practical engineering standpoint, he does believe that a holding tank is the only viable system for this situation. This system would be for a temporary, sporadic use throughout the year and would still meet all the requirements of the Franklin County Environmental Sanitation Code. Mr. Crabill stated

he had nothing further to add unless the Planning Commission had any questions about his determination of the system.

Chair stated in the letter the applicant submitted for the RV Parking Guidelines, sections 4, 5 and 6 were all based on water and water disposal. They listed two options under section 6 regarding the disposal of black water. Which option did they decide to utilize?

Staff stated that those guidelines were what the applicant submitted as their options.

Mr. Crabill stated that all black water and all gray water generated at the RV pads would have to go to the holding tank. This would meet the requirements of the County Sanitation Code and also State Statutes.

Chair stated that one of them made a comment that they would have dump station or a pumping service so the RV's wouldn't have to be moved.

Mr. Crabill stated that the applicant would have to use a licensed pumper to pump the holding tank and would be required to have a high water alarm so when the tank becomes full they would have to contact a licensed pumper. Every month the pumpers are required to submit a report to the County Sanitarian that states the facilities that have been pumped and the destination of where the septic was dumped.

Staff stated that the County Sanitarian's report is part of the Staff Report and it is included after page 3. The applicant's submittal included things that have been acceptable at other areas because this isn't the only camp site they volunteer at. However, in Franklin County, and the State of Kansas, all gray water and all black water is considered sewage and therefore has to be placed in an appropriate sanitation facility. This is what was stated in Mr. Crabill's report. The Chair closed Staff Presentation.

Applicant Presentation: The Chair opened Applicant Presentation. Bud McCluney, the Site Improvement and Outreach Coordinator for Camp Chippewa, represented the applicant. Mr. McCluney stated that the applicant, Mr. Rickner, was planning on attending the meeting however he had his wisdom teeth pulled out today. Mr. McCluney stated he would answer any questions that the Planning Commission may have.

L. Thurston asked if there is a dumping site specified.

Mr. McCluney stated that they have spoken with the installer, Lloyd McClure, and he is deciding where the location of the holding tank should be.

Staff stated that if L. Thurston is talking about the waste after it is pumped, all licensed pumpers have to submit a report to the County where the waste has been disposed and it must be disposed in a recognized waste facility that is sanctioned by the State. It will have to be a licensed pumper that empties this facility, however as large as the holding tank is it would probably only need to be pumped at the end of the camping season.

Mr. McCluney stated that they currently have other septic tanks on the site that are regularly pumped by a licensed pumper. The Chair closed Applicant Presentation.

Public Comment: The Chair opened Public Comment. Steve Reed, 1698 Labette Road, stated that he has not seen any plans but would like to know how far the RV facility would be from his property. He stated he lives in the northwest corner. He also would like to know how the RV's would enter and leave the property. Would they access off of Indiana Road or off of Idaho Road.

L. Stewart stated that it appears the only access to the site would be off of Idaho Road.

Mr. McCluney stated that the RV's would enter and leave from the main entrance on Idaho Road.

Mr. Reed asked if they chose later to start coming in off of Indiana Road would they have to come back before the Planning Commission to get permission or could they just start doing it. The location of the RV site is a lot closer

to Indiana Road than it is to Idaho Road, so are they going to be driving all the way across the campground to get to the RV site?

Chair stated that she would assume so since there is no road going out to Indiana Road.

Mr. Reed stated that since Mr. McCluney stated they would be accessing off of Idaho Road, if they chose to come from Indiana Road would they have to get permission or could they just start doing it on their own.

R. Welton asked what Mr. Reed's concerns are if they do start accessing off of Indiana Road.

Mr. Reed stated that the access onto Indiana Road is located on a curve and it is a bad intersection and it creates a lot of dust and is a bad site.

L. Stewart stated that they are proposing six (6) pad for six (6) RVs that would come in twice a year for about a three (3) weeks stay.

Mr. Reed stated that there is nothing stating that it couldn't be more times than that right? They are not limited to just using this RV site three (3) weeks out of the year that is just what they are proposing at this time.

Chair stated that any changes or expansion of the Special Use Permit would have to come back before the Planning Commission for approval.

Staff stated that one of the conditions for approval states that any expansion or increase of the RV Park would require an amendment. If they add any pads, or other changes, it would require them to come back before the Planning Commission for approval.

L. Stewart stated that Mr. Reed's concern is that they would use this site more than twice a year.

Mr. Reed stated then it is not limited to the two times a year as they are proposing because the people that volunteer only come there two times a year.

Chair stated that she does not know how many times a year they have camps, but they will ask the applicant that question later.

Mr. Reed asked does the holding tank that is being proposed have an alarm on it? He lives downhill from where this is being proposed. If there is an alarm when it gets full, he is wondering how often that alarm is required to be checked. If it is not being used very often the alarm won't ever be used because the holding tank is so large it probably won't get pumped often, so how often will the alarm be checked? Also, what type of material would the tank be made of?

Chair stated that the alarm goes off when it starts to get full not after it is full. The type of material the tank would be made of is completely up to the County Sanitarian in accordance with the Sanitation Code and State requirements.

Mr. Crabill stated that the type would most likely be a concrete tank.

Chair stated that she will try to get all of the questions answered at one time after everyone else has had the opportunity to speak and ask their questions.

Curtis Hildebrandt, 2619 Indiana Road, stated that he lives almost directly across from where the site is proposed. Mr. Hildebrandt stated there is an existing RV Park that is located a mile and a half from the camp. The RV Park pays taxes and have installed a proper lagoon system. If this is just for a temporary basis then why aren't they going to the Homewood RV Park, which is only a mile and a half up the road, and stay there? The RV Park had to comply with a normal sanitation system and the one that is proposed doesn't comply with what a tax paying citizen would have to pay to have installed. We are paying the taxes on the roads to provide access to this camp and they do not pay taxes. He thinks that if they need more facilities for their volunteers to stay in then they need

to build a bunk house. They have other buildings out there why not build something more permanent instead of one that is on a temporary basis. He feels they should have to comply with the same sanitation requirements as everyone else and that this is just a trial run and that it will grow and expand. The camp is not used for strictly religious purposes. He has had people come onto his property and talk with him that were on retreats for drug addiction and he has no problem with that. He thinks this is becoming more of a business and this is just a trial run. They should need to comply with the same requirements as the Homewood RV Park.

Gary Bonzo, 1681 Labette Drive, said he agrees with the others that spoke earlier. He has been in and out of that camp for over 20 years and he knows pretty much every square foot of the campground. There aren't people coming to the campground that don't have a place to stay. They can keep them at any one of the existing cottages and there is already an existing camper on the site that is there for people to stay in. He feels that if they are granted these six (6) pads then six months down the road they will want another six and then another six and they won't have to comply with any of the requirements that the Homewood RV Park had to and it is only a mile and a half away from the campground. He feels that this application has already been approved and that public opinion doesn't even matter because you already have the site and the installer. Have we wasted our time coming to the meeting tonight? We have to live there and it is nice and quiet. He does love kids and the camp, but he doesn't need a camper facility behind his house.

Debra Payeur, 2592 Idaho Road, stated that her property is across the street from the entrance to the campground. There is already a lot of traffic to this site during the summer time and she is concerned about the noise and also about the definition of "temporary seasonal housing" and what the compliance would be for "temporary seasonal housing".

Craig Chaney, 2582 Indiana Road, stated he lives approximately one-quarter (1/4) mile south of where they are wanting to put the RV Park. His concern is hooking six (6) RVs up to water. He has some concerns regarding water pressure and water volume on the rural water line running down Indiana Road right now. The applicant is stating that the water hook-up would be off of Idaho Road or their existing meter. He thinks that with adding six (6) facilities to the water line that the water district should provide some sort of documentation stating that they are approving the addition of the six (6) units to the water line and that the system would be able to handle those new units. He knows that if there are any additions to their water line that they would be rebuilding the whole water line for about one mile. That is his only concern. He loves the camp and wants the camp to be there for another 100 years. He has never had any issues with the camp. He supports everything fully and just wants to make sure that the water issue is addressed because they already have issues where he lives.

Chair asked Mr. McCluney if he would mind answering a few questions. Chair asked if the Rural Water District had been contacted.

Mr. McCluney stated that they have contacted the Rural Water District and they have stated it should not be an issue. He understands what Mr. Chaney is stating because there are times when they have problems with their water pressure as well. We are proposing two times a year for approximately a week and a half that this group comes to the site. They are six (6) retired couples that come with their RV's. They have used the Homewood RV Park before and last summer there were some issues with space. In the past the Homewood RV Park would bill Chippewa Camp and they have found that cost wise, if they had their own RV Park to service these six couples, that it would help them financially down the road. Most of these RVs would be coming in off of I-35 at the Idaho Road off ramp and traveling up Idaho Road to Camp Chippewa.

Chair stated that the number of times these RV pads would be used would only be twice a year. The Rural Water District has been contacted. There was a concern about noise, are these six couples noisy?

Mr. McCluney stated the RV Park would only be used twice a year and yes they have contacted the Rural Water District. The only noise these six couples would make would be the noise of the RV coming and leaving and possibly a chainsaw running.

Chair asked if it would be made clear to the volunteers that they are to only access off of Idaho Road and not Indiana Road.

Mr. McCluney stated yes they would make it clear to the volunteers that they would only access off of Idaho Road.

Chair asked how often the holding tank would be pumped.

Mr. McCluney stated that the tank would be pumped once a year unless the alarm goes off. Mr. McCluney stated that he is assuming that when they come out to pump the tank that they also check to make sure that the alarm is working properly.

Staff stated that they do check the alarm to make sure it is working properly when they pump the tank.

R. Welton stated that the applicant mentioned that this would be a cost savings for the church over time. Was the bill that was received from the Homewood RV Park not what the church expected and that is what triggered this request?

Mr. McCluney stated that bill is what was expected but there were some issues with where people were having to park and what was expected and some issues with the park itself. The volunteer couples that come in suggested building an RV Park and that they are also helping finance some of the cost.

L. Stewart asked if the building that is close to the proposed location of the RV Pads would be able to provide any type of storm shelter.

Mr. McCluney stated that the bath house is a storm shelter. We did build a storm shelter a few years ago but it is further away and closer to the main camping site.

L. Spencer stated that since she is new to the Planning Commission she read where the County doesn't allow holding tanks but may be permitted by a Special Use Permit.

Chair stated that the Planning Commission has approved holding tanks before by approving a Special Use Permit because it is for seasonal use.

Staff stated that approximately a year ago the Franklin County Sanitation Code was amended. That amendment specifically addressed holding tanks and provides the opportunity for the Planning Commission to review the circumstances for which they are being requested and the types of uses that they are going to serve. The use of holding tanks requires approval of a Special Use Permit. They are not something that Staff can approve like other systems. Holding tanks are generally limited to camping sites, golf courses, those type of activities where you may have a special event that is only held three or four days out of the year, parks and some schools. For example, when Central Heights School put in their ball fields, across from the high school, they put in a snack bar and restrooms. They couldn't get hooked back into the lagoon system that was developed for the schools, so they installed holding tanks. The City of Richmond also has one out by the lake because the lake serves as the City's water supply. However, because of the limestone formations around the lake all the water that comes around it goes back into the lake. So that means that you couldn't put in septic tanks and also couldn't put in a lagoon that wouldn't leak and end up back into the lake, so they had to install holding tanks. Those all would require a Special Use Permit. There are circumstances from time to time where there are limited use facilities and the Special Use Permit would provide an opportunity to review them and see how they are being utilized and the size of the tank and what they are serving.

Chair stated that with this being a Special Use Permit, if the applicant would want to add any additional pads they would have to come back to the Planning Commission for approval. Any types of changes at all such as wanting to use these pads three times a year in lieu of the proposed two times a year would require coming before the Planning Commission for consideration and approval.

Mr. McCluney stated he was made aware at the time of application that any changes or expansions would require coming back for approval.

Mr. Reed asked when the two times a year would be, in the summer or in the winter.

Mr. McCluney stated that it is usually in the spring and fall, before and after the camping season.

Mrs. Payeur asked who would be checking for their compliance with the temporary use to make sure only used for a week and a half in the spring and fall.

Chair stated that if Staff receives reports that they are having to empty the holding tank more often that would be a big signal that they have violated the Special Use Permit.

L. Spencer asked if Mrs. Payeur is requesting that there be a condition added that specifically states only twice per year.

R. Welton stated that this would be enforced just like any zoning violation.

Mrs. Payeur stated that this is being stated as RV Pads and she doesn't want it to become an RV Park and she doesn't want to have to police this site.

Mr. Payeur stated that the bigger the RV the less it gets moved. Then you have to pull the vehicle to do all your errands with, so you have breakfast, dinner, supper or go watch a movie, there are four trips a day now from the park times six so you are adding traffic on a dirt road.

Chair stated that it is safe to assume that if they are in an RV they would be cooking their own meals and not running into town for every meal. The Planning Commission can add a condition that it would be used no more than two times a year and that it not be used at any other time.

Mr. Chaney asked if the duration that it is allowed to be used could be added to the conditions as well. That a condition could state that it only be used for a couple weeks during the spring and fall.

Staff stated that it could be added as a condition if the Planning Commission chose.

Chair asked if the Planning Commission added a condition of no more than two times per year and for no longer than three weeks, that until it is reported to the Planning Department, Staff wouldn't know to go out and investigate the situation.

Mr. McCluney stated that they do not want to cause any hardship with the neighbors so would it be possible for Camp Chippewa to send out notice to the surrounding property owners that next week the NOMADS, or volunteers, would be arriving so there would be a little more traffic for the next couple of weeks. If they notify the neighbors of when they are arriving and leaving, and they can come over and check, would that help?

Mr. Chaney stated that the applicant stated that the additional water usage shouldn't be an issue from the water district, he would suggest getting a letter from the Rural Water Districts engineer that states that the system will handle the six additional units on that meter.

Chair asked Staff if the Planning Department had heard anything from the Rural Water District.

Staff stated that Staff has had contact with the Rural Water District and discussed the matter with them, however we have nothing in writing. There is a major water line that serves the Coldsmith Lodge and bath house at this time and all they are going to do is extend that line an additional 50 feet over to serve this facility. The Rural Water District felt that there was adequate capabilities there and Lloyd McClure stated the best thing to do would also be to loop the line and that would satisfy the pressure issues. Mr. McClure felt very comfortable that that could be done and highly recommended that as part of the loop system at the upper end of the line.

Chair stated that with the volunteers being at the site before and after the camping season, they won't be using any more water than the campers do during the camping season. The water shouldn't be a concern.

Staff stated that the bath house is located there too and that is the major water user. They have an adequate line that serves this specific area.

L. Stewart stated that most RV's have their own holding tanks for water and when they come in most of them will have water already in the tanks and, from what he understands, they are pressured systems. When they hook up it would only just finish filling up the tank to the RV. Most of them will likely use their own showers in the RV's because this is how they normally live.

Mr. Chaney stated that the RVs also have holding tanks for their gray water and sanitation systems too.

L. Stewart stated that they do have holding tanks for their sanitation but they need to dump those tanks every so often, which is why you have the proposed 2,800 gallon holding tank. That 2,800 gallon holding tank should last for at least a year. The Chair closed Public Comment.

Board Discussion. The Chair opened Board Discussion. L. Thurston asked if the NOMADS pay rent when they camp.

Mr. McCluney stated that the camping fees are covered by Camp Chippewa because they are coming in and volunteering. The NOMADS have sold their homes, bought RVs and this is what they do throughout the year. The expenses that they have while they travel they take care but once they are on site, the camp takes care of their expenses.

L. Thurston stated that in the past, the camp has been paying the Homewood RV Park for the NOMADS camping fees. This facility would allow the camp to save that expense.

R. Welton stated that earlier it was mentioned that the NOMADS are contributing some funds to the cost of this project as well correct.

Mr. McCluney stated yes the NOMADS are assisting with the cost of the project. However, even if the Planning Commission votes to approve the Special Use Permit doesn't mean that this will happen because it still has to be approved by the Camp Chippewa Board and they have to make sure all the financing is taken care of as well. This is just step one.

D. Stottlemire stated that this type of facility is hard to guarantee that it will only be used from 8:00 a.m. to 5:00 p.m. for three or four days. If these pads are there they could be used for 365 days out of the year. He stated he is very confident that is not what they are trying to do with this facility. As far as the holding tank issue, it sounds like County Staff has a good plan in mind. He stated that he was on the Board of County Commissioners when they addressed the holding tank issue and it sounds like Staff has added even more restrictions than what was discussed as far as the alarm system. If the camp does have other holding tanks on site that means they are already used to having someone come in and pump those tanks. The pumpers do have to be licensed with the County but he wasn't aware that they have to turn in monthly reports. That is even more than what he realized they had to do. It sounds like Camp Chippewa is making an effort on their part and if the NOMADS arrive when the other campers are gone, then that would mean even less traffic than at other times of the year.

L. Spencer stated that she appreciated the applicant's willingness to work with the surrounding neighbors to make sure everything and everyone is happy.

K. Jones stated that his major concern was that these RV pads are building a foundation and his first thoughts were that they could be used for many other things. It is going to be the temptation once these are built, that they could be used all year round. So how do you hold them accountable? He stated he is an ordained pastor with a group out of Oklahoma and they have a campground and they use it all year round. He has called up as a youth pastor and asked if they could come down and they have told them to come on down and use it. It has to be clearly written how it can be used and the accountability is really going to be up to the neighbors.

Chair stated that her understanding is that the Planning Commission could add a condition to the resolution that the site is only to be used twice a year, in the spring and fall, and for no more than three weeks at a time. The Chair closed Board Discussion.

The Chair asked for a motion. R. Welton made a motion to recommend approval of Application #1601-1378 (Camp Chippewa) requesting approval of Special Use Permit for 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. Said property is located on the West side of Indiana Road and on the East side of Idaho Road between Labette Road and Kingman Road in the South Half (S ½) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the East 18 acres and 146-2/3 square rods of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 13, Township 17 South, Range 18 East based on Staff findings, applicant’s presentation and subject to the conditions listed in the resolution with the added condition that it be limited to one time in the Spring and one time in the Fall for no more than three (3) weeks at a time. The motion was seconded by R. Bowers. Vice Chair called for a roll call vote.

Welton	Yes	Spencer	Yes	Peckham	Yes
Thurston	Yes	Stewart	Yes	Jones	Yes
Valencia	Excused	Bowers	Yes	Stottlemire	Yes

Motion carried 8-0.

Staff stated that this matter will go forward to the Board of County Commissioners for final consideration in approximately three (3) weeks. There is a fourteen (14) day protest period that is provided by State Law. The County Commissioners cannot act on this matter until that fourteen (14) day time period has expired.

NON-PUBLIC MEETING ITEMS:

The Chair opened Non-Public Meeting Items. There were none. The Chair closed Non-Public Meeting Items.

PUBLIC COMMENT SECTION:

The Chair opened Public Comment. There were none. The Chair closed Public Comment.

GENERAL BOARD DISCUSSION:

The Chair opened General Board Discussion.

1. Discuss changing the meeting time for the Planning Commission Public Hearings to 6:30 p.m. all year long.

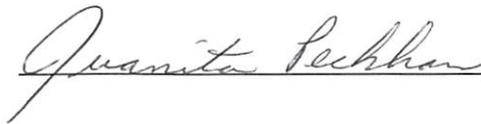
R. Bowers made a motion to change the meeting time to 6:30 p.m. all year long. L. Spencer seconded the motion. Chair called for a voice vote. The motion was approved 7-1.

D. Stottlemire stated that he can understand why the public gets the impression that these items have already been approved before the public is allowed to come in and comment and that they are wasting their time even coming in to speak. It’s because Staff does such a thorough job in checking everything out and making sure the Planning Commission has all the information needed and there are very few questions that can be asked that Staff does not know the answer to. The public thinks it is a done deal because Staff got the items ready to go either way. Legal Counsel is present and Staff is present putting together minutes that you can clearly understand with no problem. It wasn’t that way 16 years ago. The public only comes to one meeting so it is hard to understand that it is just a matter of Staff making everything clear, not making it like it is a done deal.

R. Bowers stated that he is amazed at how many times the public does not contact the Planning Department before the meeting because they all received letters before the meeting and they don't ask questions until the meeting.

CALENDAR: The next Planning Commission Public Meeting will be held **Thursday, March 17th, 2016, at 6:30 p.m.** in the **COUNTY COMMISSIONERS MEETING ROOM IN THE ANNEX BUILDING.**

ADJOURNMENT: With no further business to discuss, L. Thurston made a motion to adjourn. R. Welton seconded the motion. All voted in favor 8-0. The meeting was adjourned at 7:32 p.m.



J. Peckham, Chair

Attest:



Larry D. Walrod, Planning Director