

BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS

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RESOLUTION NO. 16- 03

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:

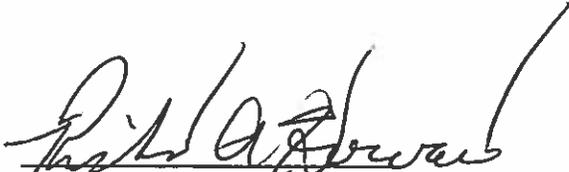
The South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the East 18 acres and 146-2/3 square rods of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Seventeen South (17S), Range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

FILED FOR RECORD
TIME 8:00 A.M.

Misc. MAR 17 2016
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REGISTER OF DEEDS, FRANKLIN CO., KS
INSTRUMENT # 725

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(Original compared with record)