

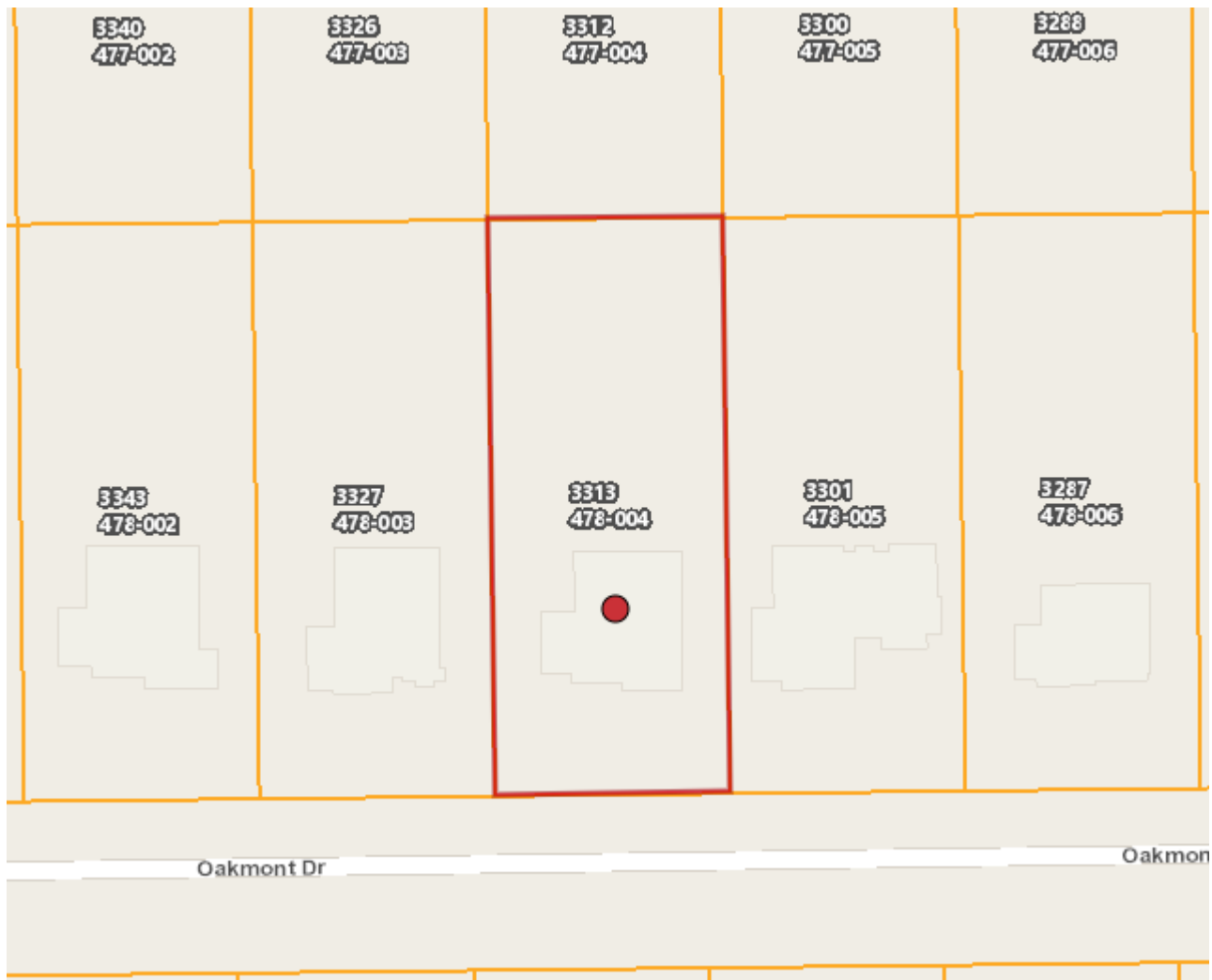
REQUEST

(SUP2201) **Debbie Essling (Deb’s Daycare)**, 3313 Oakmont Dr., is requesting to have a group day care home, under Sec. 8.3(E), on a parcel of land described as P.P. # 70-14-17-478-004, located at 3313 Oakmont Dr., in a Low Density Residential (LDR) district, Georgetown Township, Ottawa County, Michigan.

Deb’s Daycare is requesting to have a group day care home under Sec. 8.3(E). Sec. 2.26 defines a group day care home as follows:

Sec. 2.26 DAY CARE HOME, GROUP.

A single family residence, occupied as such, in which care is provided for at least seven (7) but not more than twelve (12) minor children or adults for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage, or adoption to a member of the family occupying the dwelling is excluded from this definition.





SUMMARY

In the past, for similar applications for group day care homes, the Planning Commission has accepted hand drawn site plans or surveys rather than requiring the applicants to present fully drawn engineered site plans. Consequently, no formal review of the hand drawn document has been conducted. The plan was used merely to review compliance with the special use standards. The Planning Commission is asked to accept the site plan as presented since this is basically a single family residence. The survey and submitted materials demonstrate compliance with the special use standards. Sec. 19.4 allows the Planning Commission to waive any of the requirements listed for a site plan. If the Planning Commission determines that more details should be provided, the site plan could be tabled.

The applicant states there will always be a minimum of 2 adults at all times with the children and a maximum of 12 children a day.

The applicant will be closing on the home and have possession on May 2.

Previously approved group day care homes:

1. Toni Marion, 1439 Oakwood Dr., SUP9708, motion #970416-13;
2. Beppe's House Daycare, 1938 Pleasantwood Dr., SUP0408, motion #041020-05;
3. Michelle Bowne, 916 Fairwood Ct., SUP0503, motion #050420-07;
4. Heidi Luokkanen, 1556 Woodland St., SUP1305, motion #130807-04;
5. Family Day Care of Jenison, Preston Modrok, 2644 Sun Valley St., SUP1701, motion #170419-03;
6. Katie's Daycare, 8113 Golden Oak Dr., SUP1704, motion #170621-04.

Sec. 20.3 General Standards

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

Sec. 20.4(N) Group Day Care Homes

- (1) An outdoor recreation area shall be provided at a ratio of one hundred fifty (150) square feet for each client served and shall be enclosed with fencing having a minimum height of four (4) feet. **Appears to be met. The area outlined in purple in the rear yard on the site plan will be the outdoor recreation area. According to the applicant, this area will be a minimum of 2,000 square feet and there will be fencing around the whole yard and then fencing/sectioning off the day care area. The minimum required is 1,800 square feet for 12 children.**

- (2) Off-street parking shall be provided for family members and employees of the facility. Client pickup and drop off areas shall be located in a manner that vehicles do not stop in the travel lane of the adjacent roadway and vehicles are not required to back into the roadway. **Must be met. This should be added as a condition of approval. As shown in the aerial above, the driveway is about 40 feet wide, which should be wide enough for a turnaround area.**
- (3) The property and residence exterior shall be maintained in a manner compatible with the surrounding neighborhood. **Must be met. This should be added as a condition of approval. Also, a sign that does not exceed 2 square feet is allowed per Sec. 25.6(A)(1), however, the applicant states there is no plan to have a sign. If a sign is used, a sign permit is required.**
- (4) The facility shall be in compliance with all applicable State licensing requirements. **Must be met. This should be added as a condition of approval.**
- (5) The facility shall not be located closer than one thousand five hundred (1,500) feet to another group day care home, an adult foster care group home, a facility offering substance abuse treatment and rehabilitation services to seven (7) or more persons licensed by the State, a community correction center, resident home, halfway house or other similar facility which houses inmates under the jurisdiction of the Michigan Department of Corrections. **Met. The following are search results from the Department of Licensing and Regulatory Affairs for group day care homes in Jenison and Hudsonville. All of these locations are over 1,500 feet away.**

Search Results for Child Care Centers and Homes:

License Nbr	Facility Type	Facility Name	Facility Address	City	County	Zip
DG700386730	CHILD CARE GROUP HOME (CAPACITY 7-12)	FAMILY DAYCARE OF JENISON	2644 SUN VALLEY ST	JENISON	OTTAWA	49428
DG700346368	CHILD CARE GROUP HOME (CAPACITY 7-12)	HEIDI LUOKKANEN	1556 WOODLAND ST	JENISON	OTTAWA	49428
DG700389772	CHILD CARE GROUP HOME (CAPACITY 7-12)	KATIE'S DAYCARE	8113 GOLDEN OAK DR.	JENISON	OTTAWA	49428
DG700076835	CHILD CARE GROUP HOME (CAPACITY 7-12)	MARION, TONI	1439 OAKWOOD DRIVE	JENISON	OTTAWA	49428-8324

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Search Results for Child Care Centers and Homes:

License Nbr	Facility Type	Facility Name	Facility Address	City	County	Zip
DG700392822	CHILD CARE GROUP HOME (CAPACITY 7-12)	BUNNY PATCH DAYCARE	5280 STANTON ST	HUDSONVILLE	OTTAWA	49426
DG700385353	CHILD CARE GROUP HOME (CAPACITY 7-12)	DEB'S DAYCARE	2987 BARRY ST.	HUDSONVILLE	OTTAWA	49426
DG700389256	CHILD CARE GROUP HOME (CAPACITY 7-12)	MOORE, LISA AND MOORE, ROBERT	4445 BRIDGEVILLE CT	HUDSONVILLE	OTTAWA	49426

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OPTION FOR MOTIONS - *If the Planning Commission concurs that the standards of the ordinance have been met, the following motions are offered. If the Planning Commission determines that the standards have not been met or revisions are necessary or more information is needed, the request could be tabled.*

Special Land Use Permit

- Motion:** To adopt the staff report as finding of fact and to approve Special Land Use Permit (SUP2201) Debbie Essling (Deb's Daycare), 3313 Oakmont Dr., to have a group day care home, under Sec. 8.3(E), on a parcel of land described as P.P. # 70-14-17-478-004, located at 3313 Oakmont Dr., in a Low Density Residential (LDR) district, Georgetown Township, Ottawa County, Michigan, based on the findings that all applicable standards of the ordinance have been met including the general special land use standards in Sec. 20.3 and the specific special land use standards in Sec. 20.4(N), and with the following conditions:
1. A minimum of 1,800 square feet of 4-foot-high fenced outdoor recreation area shall be provided and maintained.
 2. Off-street parking shall be maintained for family members and employees of the facility and drop off areas shall be maintained so that vehicles are not required to back into the roadway.
 3. The property shall be maintained in a manner compatible with the surrounding neighborhood and sign permits shall be obtained for any sign (which could be a maximum of 2 square feet).
 4. The facility shall be in compliance with all applicable State licensing requirements.

Site Plan

- Motion:** To approve the site plan and submittal materials, as presented, based on the findings that all applicable standards of the ordinance have been met, and with the items not shown on the plan as listed in Sec. 19.4 _____ (waived or not waived in which case the site plan can be tabled until further details are provided).