City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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www.rochesterhills.org

Legislative File No: 2011-0429 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: October 7, 2011

SUBJECT: Conditional Land Use – Pam's Day Care (City File No. 11-010), a proposed in-home daycare for up to 12 children

REQUEST:
Conditional Land Use Approval for an in-home daycare for up to 12 children at 3057 Midvale, located south of Auburn, West of Crooks.

BACKGROUND:
The applicant (Ms. Prange) is requesting approval of a Conditional Land Use to allow residential in-home day care for a maximum of 12 children. She currently operates a day care for six children and would like to expand. The proposed daycare will be licensed by the State. The proposed daycare will be in the main level of an existing residence, and the fenced-in backyard will be used for outdoor activities. In addition to the Home Occupation requirements, the regulations of Section 138-4.440 apply to all State Licensed Residential Facilities. Please refer to the attached Staff Report for details of those requirements and the discretionary findings for which a Conditional Land Use should be based.

The Planning Commission unanimously recommended approval of a Conditional Land Use at its October 4, 2011 meeting. A Public Hearing was held, and there were no comments received. The current day care is located next to CNC Rental to the north, the American House to the east, one large residence across the street to the west, and the home to the south is vacant. The Minutes from the October 4th meeting are attached.

RECOMMENDATION:
Staff and the Planning Commission recommend approval of a Conditional Land Use for Pam's Day Care, an in home daycare for up to 12 children at 3057 Midvale, Rochester Hills, Michigan.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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