

September 10, 2010

City of Rochester Hills
Planning Commission and City Counsel
C/O Maureen Gentry
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: Special land use for Group Child Care Home
located at 28 Montmorency, Rochester Hills

Dear Planning Commission,

I am writing this letter as a supplement to our Development Application.

Pursuant to Sec. 138-4.440 the decision shall be based on the findings that the land use will promote the purpose of this chapter.

We feel that our request for a special land use approval meets the standards set forth in this chapter particularly with respect to those items described in subsections 1 – 4 which we feel to outline its intent and purpose.

We also feel that in addition the proposed plan falls in compliance with the city's guidelines for conditional use in such that this is an existing structure that is planned to be in use for child day care for 12 children within the hours of 5:00 am – 5:30 pm with no change to use already in existence with relation to appearance with general vicinity. It is already serviced by and will not effect existing public facilities. The facility will not be disturbing to existing or future neighboring uses, nor will it create additional requirements at public costs.

1. Licensing shall be in accordance with applicable state laws, all state licensed residential facilities shall be registered with or licensed by the State of Michigan, and shall comply with applicable standards for such facilities.

The State of Michigan requires that the city zoning permit be submitted with application for licensing prior to receiving actual license to operate day care facility (please see attached application and zoning approval form). We have been working Jennifer Lietz, the county liaison for the state of Michigan's Department of Human Services (lietzj@michigan.gov or 248-975-5090).

2. Separation Requirements to comply with new state licensed residential facilities with 7 or more residents shall be located a minimum of 1,500 square feet from any other state licensed residential facility with 7 or more residents, as measured between the nearest points on the property lines of the lots in question.

There are no other residential facilities registered, licensed or on file with the state of Michigan that falls within these guidelines.

3. Proposed daycare is compatible with neighborhood in such that any state licensed residential facility and the property included therewith shall be maintained in a manner consistent with the visible characteristics of the neighborhood in which it is located.

The daycare in question will be housed in an existing residence within the approved Neighborhood Association guidelines. The only changes to the property will be the structure of the fence that is proposed to be built pending zoning approval to be within the attached addendum to the neighborhood association guidelines as per the neighborhood association president Connie Saksa (casaska@gmail.com or 248-652-4351).

4. A. The intended daycare plans to fall within the city guidelines with regards to an outdoor play area. A minimum of 150 square feet of outdoor play area shall be provided and maintained per child at the licensed capacity of the day care home provided that the overall play area shall not be less than 1,500 square feet. The play area shall be located in the rear yard area of the group day care home premises and shall be suitably fenced and screened.

The fence plan is attached to overall application and meets the city's requirements of being approved for 12 children with square footage being 1,800. It also meets the requirements for Neighborhood association and city requirements of being 4 ft, chain link and proposed plan of natural borders. It falls within the guidelines for the state of Michigan by being over 600 square feet.

4. B. The proposed day care will also fall within the guidelines providing that adequate areas shall be provided for employee and resident parking, and pick-up/ drop-off of children or adults in a manner that minimizes pedestrian- vehicle conflicts and allows maneuvers without affecting traffic flow on the public street.

The residence in question sits at the end of the subdivision with ample driveway and parking off of Montmorency to not affect traffic within neighborhood or on Rochester Rd. There will not be employees in question to affect any more cars that exist at residence.