



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Planning & Development

AGENDA

City of Alpena Planning Commission

Regular Meeting

Tuesday, February 9, 2016, 7:00 p.m.

Alpena, Michigan

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

1. December 8, 2015
2. January 12, 2016

PUBLIC HEARING AND COMMISSION ACTION:

1. Review Draft of the Recreation Plan
2. 16-SU-01 Special Use Permit Request- 115 Charlotte Street- Childcare 7-12 kids

BUSINESS:

COMMUNICATIONS:

REPORTS:

1. RRC Update
2. Development Update

CALL TO PUBLIC:

MEMBERS' COMMENTS:

ADJOURNMENT:



Memorandum



Date: February 4, 2016

To: Planning Commission

Copy: Greg Sundin, City Manager

From: Adam Poll, Planning and Development Director

Subject: PC 16-SU-01- Request for a daycare at 115 Charlotte Street- Staff Report

RE: **PC 16-SU-01:** Annette Henski has filed a petition requesting a Special Land Use Permit to allow a Group Child Care Home (7-12 children) within a single family residence located at 115 Charlotte Street in an R-2, One-Family Residential District. She currently operates a Family Child Care Home for 1-6 children at this location.

Background: Annette Henski has operated a Family Child Care Home (1-6 children) from her home at 115 Charlotte Street for six months. She has filed an application with the Michigan Department of Human Services for a Group Child Care Home License (capacity 7-12 children). A requirement of the application is zoning approval from the local jurisdiction. The home at 115 Charlotte Street is a residential use in the R-2 One-Family Residential District and expanding the childcare operation to 7-12 children would require a special permit.

Zoning and Planning Issues: The property in question is zoned R-2 One-Family Residence District and is principally a single family home which is permitted in this district. The owner has operated a day care for 1-6 kids at the location for six months without incident. Surrounding uses include residential to the east, north, and south, and commercial to the south.

The applicant has submitted a drawing of the layout of her home which shows that the rear yard is enclosed by a fence. When staff visited the site a section of the fence was missing. The applicant noted that the fence was removed for the winter to allow her husband vehicular access to the rear yard and would be replaced before the spring. A fenced in play area is a supplemental requirement of the Zoning Ordinance.

Drop off/pick up would not appear to be an issue. The applicant would appear to have driveway space to park two to three vehicles beyond her own, and on street parking is available on Charlotte Street if that is necessary. Charlotte Street is a local street that does not have much vehicular traffic.

The rear yard is larger than it is required to be by the Zoning Ordinance, however, if desired, the Alpena County Fairgrounds are located two blocks to the north and could be used for a close source or recreation without crossing any major streets or truck routes.

Recommendation: The existing home is used as a single family residence and meets zoning requirements. Expanding that number to 7-12 children would not appear to affect its principal use as a single family residence.

If the Planning Commission chooses to deny the special permit request. The applicant could still operate a daycare with 1-6 children at the location and she has been for six months.

Per Section 6.12, Special Land Use Approval Standards, the proposed development complies with these standards as follows except as noted:

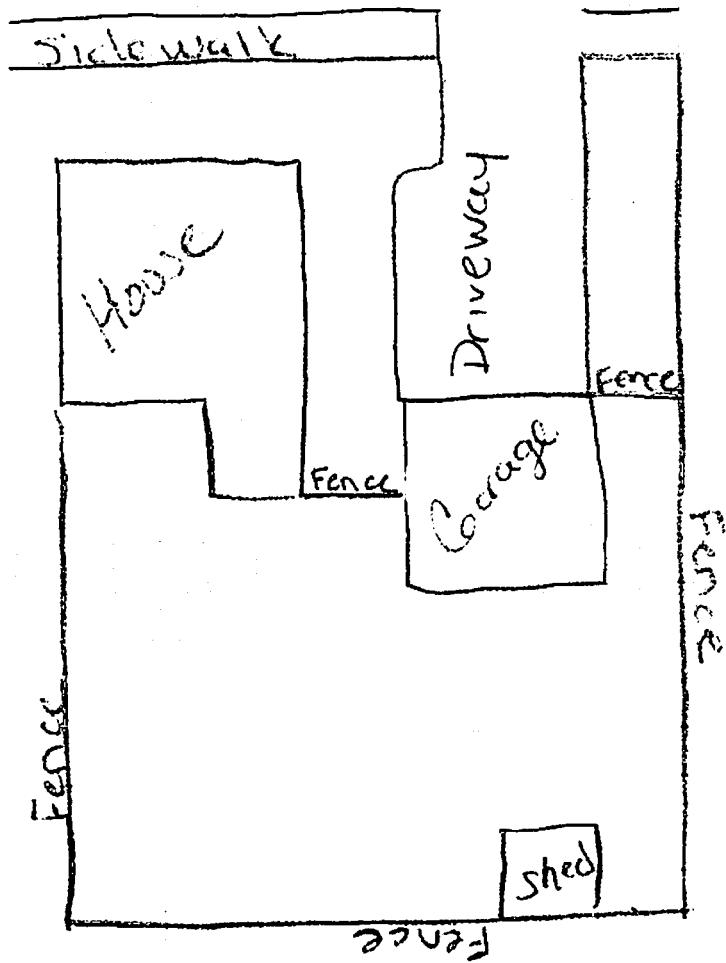
- A. Allowed Special Land Use.** A day care operation allowing for 7-12 children is allowable as a special use.
- B. Compatibility with Adjacent Uses.** The residence is bordered by other residents to the north, east, and west with commercial uses being located to the south. The requested use would appear to be compatible with existing uses.
- C. Public Services.** The residence will have the same demand on police, fire and other public services as it always has.
- D. Economic Well-Being of the Community.** The granting of the Special Land Use Permit will not have any adverse effects on the neighborhood or the community.
- E. Compatibility with the Natural Environment.** This is a previously developed site. No additional impacts will be created.
- F. Impact of Traffic on the Street System.** Sufficient space would appear to be provided for dropping off and picking up the children as long as pickups are staggered. If the driveway is occupied, Charlotte Street does allow parking and is not highly trafficked and would not appear to impact existing traffic.
- G. Non-Detrimental Standards.** The existing use does not result in any activities that produce hazardous environmental impacts.
- H. Consistent with Zoning Ordinance and Comprehensive Plan.** The proposed use is consistent with the Comprehensive Plan which calls for single family dwellings for the property in question.
- I. Compliance with Supplemental Site Development Standards.** The back yard is fenced, although at the moment the fence between the house and garage has been removed for vehicular access. The applicant has noted that the fence section will be in place this spring. Staff would recommend that the fence is replaced as a condition of approval if granted. The rear play area is required to be 1,800 SF in size for 12 children. The rear play area as proposed is over 4,500 SF in size.



Therefore, staff recommends **approval** of the Special Land Use Permit to allow for the increase from 1-6 children to 7-12 children in an R-2 One-Family Residence District with the following conditions:

1. A copy of the State License shall be provided to City staff for its file when granted by the State of Michigan.
2. The applicant be required maintain a fenced play area, and children must stay within that area except when dropped off or picked up or while attending an adult supervised activity to a recreation area.
3. The primary use of the structure must be a residential dwelling with any Family Child Care Home use as an accessory to the principal use as a residential dwelling.
4. The Special Land Use Permit shall be implemented within twelve (12) months of its approval by the Planning Commission or become null and void. The petitioner may request an extension prior to the expiration of the Permit.





PC Case No. 16-SU-01: 115 Charlotte Street



Looking Northwest at Front of 115 Charlotte Street



Looking Southwest at 115 Charlotte Street