



Home Sweet Home Daycare JSP16-51

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Public hearing at the request of Home Sweet Home Daycare for Special Land Use permit approval. The subject property is located in Section 22, 45150 Ten Mile Road, on the north side of Ten Mile Road, east of Taft Road in R-4, one-family residential district. The subject property is approximately 0.69 acres and the applicant is proposing to operate a group day care home in their existing residence.

Required Action

Approve/deny the Special Land Use permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	08/26/16	Applicant meets all standards for group day care home contingent on extending the play area from 1,540 square feet to 2,000 square feet

MOTION SHEET

Approval – Special Land Use Permit

In the matter of Home Sweet Home Daycare JSP16-51, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares (*given the size of the new use*);
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*given the size of the new use*);
 - The proposed use is compatible with the natural features and characteristics of the land (*because the plan does not impact any natural features*);
 - The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to all standards for group day care homes*);
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
 - The proposed use will promote the use of land in a socially and economically desirable manner;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. (*additional comments here if any*)

(This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial – Special Land Use Permit

In the matter of Home Sweet Home Daycare JSP16-51, motion to **deny** the Special Land Use permit for the following reasons...(*because it is not in compliance with the Ordinance.*)


Maps
Location
Zoning

JSP16-51: Home Sweet Home

Location



LEGEND

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kirsten Mellem

Date: 09/28/2016

Project: JSP16-51: Home Sweet Home

Version #: 1

0 15 30 60 90
Feet

1 inch = 83 feet

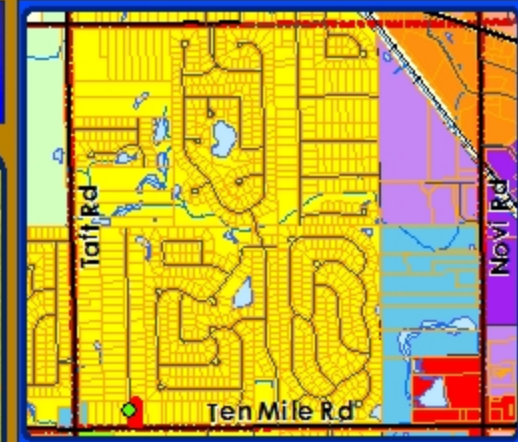
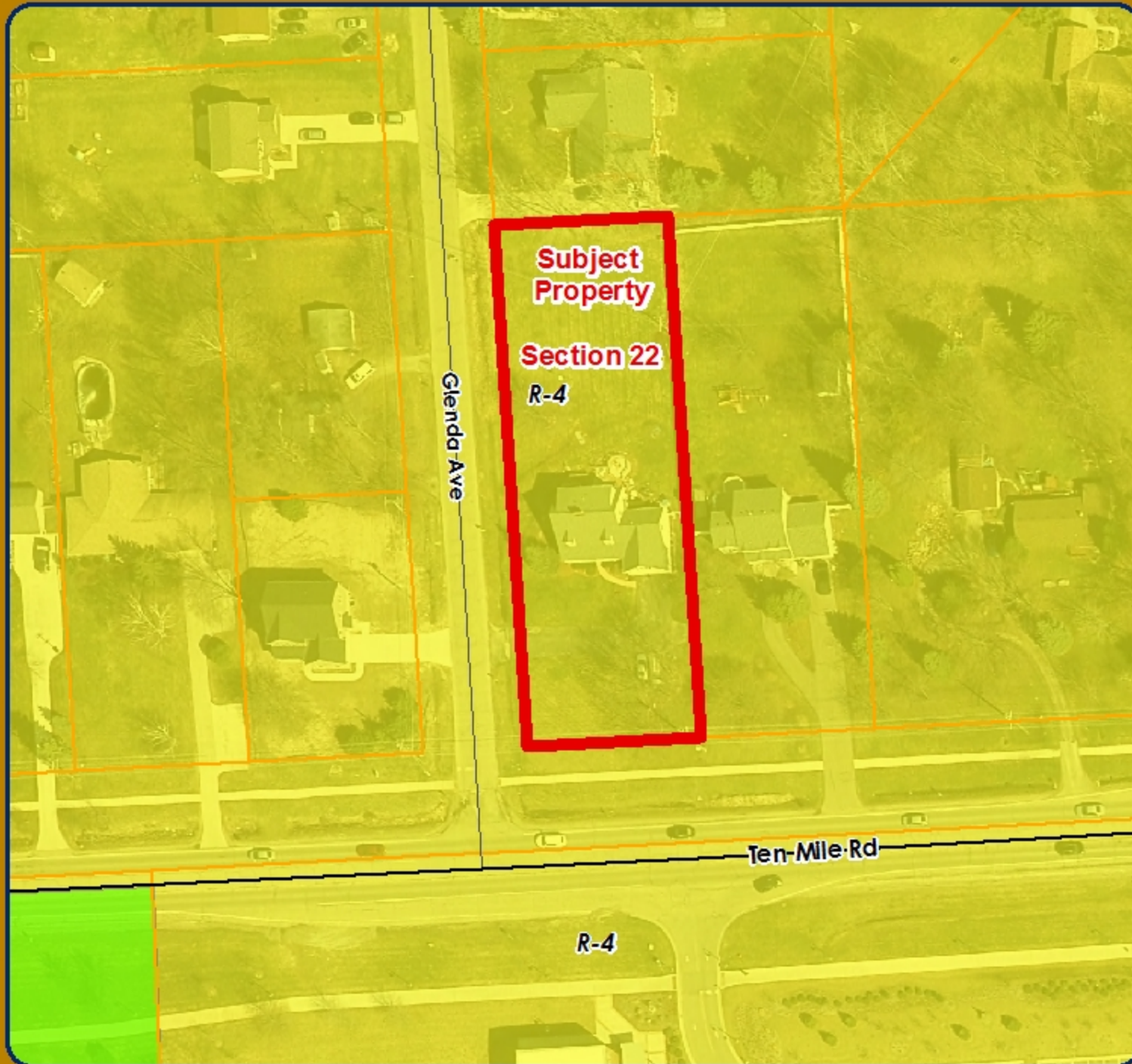


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor or as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP16-51: Home Sweet Home

Zoning Map



LEGEND

- Sections
- R-A: Residential Acreage
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- TC: Town Center District
- TC-1: Town Center-1 District



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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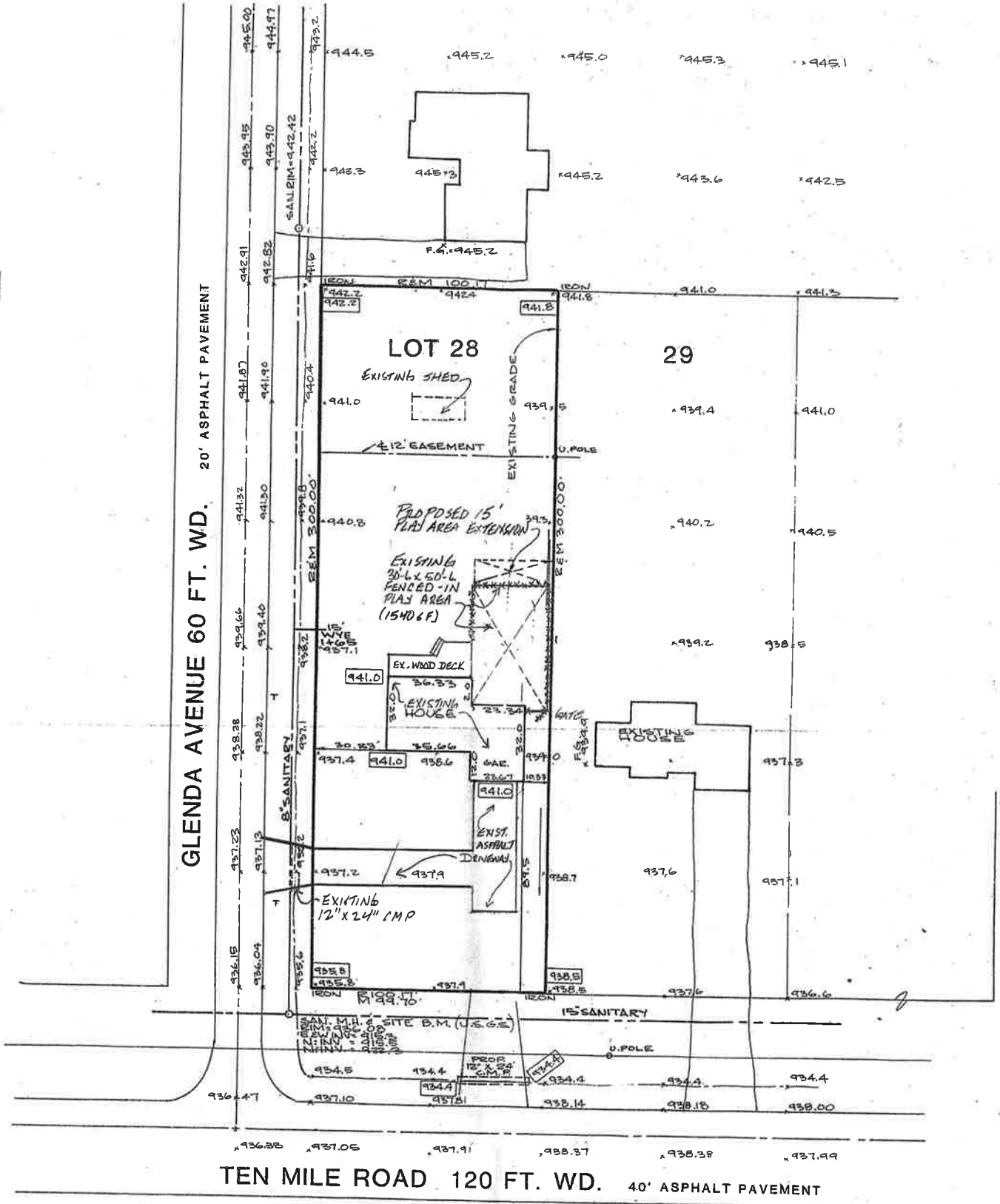
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Site Plan



GLENDA AVENUE 60 FT. WD. 20' ASPHALT PAVEMENT

TEN MILE ROAD 120 FT. WD. 40' ASPHALT PAVEMENT



DESCRIPTION: LOT 28 "SALOW'S WALNUT HILL NO. 1 SUBDIVISION"
 OF PART OF THE S.W. 1/4 OF SEC. 22, T.1N., R. 8E., CITY OF
 NOVI, OAKLAND COUNTY, MICHIGAN. L. 79, P. 34 O.C.R.

16" WATER MAIN

LEGEND:
 0.00 = EXISTING ELEVATION
 0.00 = PROPOSED ELEVATION
 — = DRAINAGE COURSE



PLOT PLAN

FOR: JEFF AND JUDY MILLER RESIDENCE
 46214 SEVEN MILE ROAD
 NORTHVILLE, MI 48167
 348-2239

DATE	14 JULY 89		DRAWN P3
JOB NO.	89-7-5		
SCALE	1" = 30'	SHEET 1-1	
REVISION: 5/11/16 J.WILKS			

RECEIVED
 AUG 19 2016
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

Planning Review



PLAN REVIEW CENTER REPORT

August 26, 2016

Planning Review

Home Sweet Home Daycare

JSP16-51

Petitioner

Home Sweet Home Daycare

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 45150 Ten Mile Road, North of Ten Mile Road, East of Taft Road (Section 22)
- Site School District: Novi Community School District
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: R-4 in all directions
- Site Use(s): Private Single-Family Residence
- Adjoining Uses: Single-Family Homes to the north, west, and east; Novi Library and Novi High School to the south
- Site Size: 0.69 acres
- Application Date: 08.19.2016

Project Summary

The applicant would like to operate a group daycare home in their existing residence at 45150 Ten Mile Road for up to twelve children. The ordinance defines operations supervising seven to twelve children as group day care homes, consistent with the State of Michigan regulations and definitions. Group day care homes are a Special Land Use in the R-4, One-Family Residential District. The applicants currently occupy the home as their primary residence and are proposing to extend the play area from 1,540 sq. ft. to 2,000 sq. ft. Interior changes to the property may require a Building Permit.

Recommendation

Approval of the ***Special Land Use Permit is recommended***. Planning Commission approval of the Special Land Use Permit is required. In its recommendation, the Planning Commission will need to consider the standards for Special Land Use consideration, as described below.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.5 (R-4, One-Family Residential), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

Section 4.12 lists specific requirements that all group day care homes must meet. These are as follows.

- An outside recreation area should be provided that is not less than 2,000 sq. ft. This area must be fenced in and properly screened. *The applicant is proposing to increase the fenced in back yard area from 1,540 sq. ft. to 2,000 sq. ft. if their application is accepted.*
- The minimum size of the parcel must be one-half acre. *The subject property is approximately 0.69 acres.*

- iii. The licensee shall occupy the dwelling as a residence. *The applicants occupy the dwelling as their residence.*
- iv. The licensee shall register with the City Clerk and the premises may be subject to a fire department inspection and shall provide a smoke detector in all daytime sleeping areas. *The applicant has agreed to conform with any additional required inspections.*
- v. Any sign accessory to the home is prohibited. *The applicant is not proposing any signage.*
- vi. The hours of operation shall be between 6:00AM and 7:00PM. *The applicant's hours of operation are between 7:00AM and 6:00PM.*
- vii. The parcel shall abut a major thoroughfare or section line collector road, but may have access from a local street. The driveways shall be designed so that vehicles can exit the site without having to back onto a major thoroughfare. *The parcel abuts a section line collector road and connects from a local street.*

Special Land Use Considerations

In the R-4 District, a group day care home falls under the Special Land Use requirements. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem, Planner

Applicant Letter

Letter of intent

Business Proposal:

Home Sweet Home Daycare is located at 45150 Ten Mile Road, Novi MI, 48375. Hours of operation: Monday through Friday from 7:00am-6:00pm. Right now, we are licensed for 6 children and we currently have 5 children enrolled. Our goal and proposal is to transfer from a Family Home to a Group Home facility.

Attached: A layout and square footage of the rooms used for daycare. (located in the lower level of the home) Home Sweet Home Daycare will ONLY operate in the lower level and outside play area. The main and upper levels will NOT be used for daycare.

Due to the ages of the 5 children currently enrolled, I am the only caregiver at this time. However, I DO have two assistant caregivers that meet all of the required credentials listed in Rule 4 (R.400.1904) that will be hired once we transfer from a Family Home to a Group Home facility and the ratio of children increase.

We also have an existing fenced in outdoor play area located in the backyard with equipment that complies to Rule 20 (R 400.1920). If our application is accepted, we will extend our play area to 2,000 SF, it is currently 1,540 SF.

For further specific information regarding Home Sweet Home Daycare, also attached is the 90-day inspection that confirms that the facility is in compliance with all the requirements of Act No. 116 of the Public Acts of 1973 and there are no rule violations.

Thank-you.

Home Sweet Home Daycare LLC

Stephanie Wilks

45150 Ten Mile

Novi MI, 48375

(248) 797-7493

Sawilks88@gmail.com

Reviews for Home Sweet Home Daycare LLC

Shana Terry reviewed [Home Sweet Home Daycare](#) — *5 star* [January 13](#) ·

We love Home Sweet Home daycare. Not only are our children in a safe, clean environment where the staff is caring, friendly and informative; there is also a huge emphasis on education. The kids get a lot of one on one time with the staff, which helps tremendously with their development. We could not be happier with the strides our toddler has made developmentally. We are so impressed with how knowledgeable our toddler is at such a young age and we know it has everything to do with the attentiveness of the staff at Home Sweet Home daycare! Not only is our toddler making educational strides our infant child is developing extremely well too, hitting all pertinent milestones on time or even earlier than expected. We would highly recommend Home Sweet Home daycare to any parent and are so happy to have found such a wonderful place to send our children every day.

Bridget Hyde reviewed [Home Sweet Home Daycare](#) — *5 star* [November 12, 2015](#) ·

Home Sweet Home Daycare sets a standard for childcare I have found nowhere else. It is an incredibly clean environment both of my children enjoy. The staff accommodates each of my children's individual needs, as a result they are thriving and even developmentally ahead for their ages. As a parent I could not be more satisfied with quality of care they receive or thankful for the amazing staff that my children adore.

Mandi Salin Konchel reviewed [Home Sweet Home Daycare](#) — *5 star* [November 7, 2015](#) ·

We absolutely love Home Sweet Home! As a parent, you want to ensure that your child is safe and happy in a childcare environment that is fun, educational, and nurturing. They provide a healthy, balanced diet. Our daughter is 21 months old and loves going to daycare and doesn't want to leave. She loves the staff and has a special bond with them and has made new friends. We highly recommended Home Sweet Home Daycare!



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER
DIRECTOR

January 12, 2016

Stephanie Wilks
45150 W. Ten Mile Rd
Novi, MI 48375

RE: Registration # DF630367129
Home Sweet Home Daycare
45150 W. Ten Mile Rd
Novi, MI 48375

Dear Miss Wilks:

This letter is a follow-up to the department's findings regarding the 90 day inspection conducted at your home on 01/06/2016. The purpose of this inspection was to determine compliance with applicable licensing statutes and rules for Family and Group Child Care Homes.

A. Description of Facility

Ms. Wilks lives in a two story home located at the corner of West Ten Mile Road and Glenda Street, directly across from the Novi Library. Ten Mile Road is a fairly busy road, but the home sits back from the road and the backyard play area, where children will spend their time when outside, is fenced.

Rooms and levels approved for child care use: The child care, "Home Sweet Home" will only operate in the lower level of the home. This area consists of a kitchen, playroom, infant room, activity area, and a pass through between them.

Areas not approved: The main and upper floors are not approved for use by the children in care.

Ages of children served: Ms. Wilks is licensed to care for children between birth and 17 years old, but at this time will only care for children between the ages of six weeks and five years old.

Equipment: There is a multitude of toys and equipment for the children. It is in good condition, clean, appropriate for use by children six weeks to five years old; and more than sufficient in quantity for the licensed capacity of six children. Infants will sleep in portable cribs and older children will use mats.

Proposed days and hours of operation: "Home Sweet Home" will operate year round, Monday through Friday, between the hours of 7:00 AM and 6:00 PM. It will be closed on all major holidays and the time between Christmas and New Year's Day. It may also be closed on some snow days, if the Novi School District closed.

Previous or concurrent licenses, including children's foster care: Ms. Wilks has no other licenses and has never been licensed before.

Exiting information (including second floor and basement): The second floor will not be used and a designated egress window is not required. The lower level has two exit routes; one up the stairs to the main floor hallway; one through a door and up a set of exterior stairs that lead to grade, near the rear of the home.

Outdoor play area description: The home sits on an unfenced lot, but the play area itself is fenced. It is at the rear of the home, furthest away from both Ten Mile Road and Glenda Street. There are no elevated play structures, except for a toddler climber and toddler slide, but Ms. Wilks has put wood chips throughout the area. There is also a play house for the children to use, and other outdoor toys.

Additional information:

- Pets? No Yes If yes, describe. n/a
- Hot tubs or spa pool? No Yes If yes, are there appropriate barriers? n/a
- Swimming pool? No Yes If yes, describe pool and barriers. n/a
- Other water hazards? No Yes If yes, describe. n/a
- Fireplace or wood burning stove? No Yes If yes, describe. There are two gas fireplaces on the main floor of the home; one in the kitchen and one in the living room. They are not used during child care hours and the children do not use the main floor of the home.
- Fireplace/wood burner in use during child care hours? No Yes If yes, describe barriers to protect children from burns. See above.
- Explain any variances, if any. No variances were requested.

B. Rule/Statutory Violations

This 90-day inspection involved a review of all applicable family child care home administrative rules and statutes. This included a review of assistant caregiver requirements, as Ms. Wilks would eventually like to expand to a group home childcare. She also had questions about the administration of vitamins and we reviewed the applicable medicine rules.

I provided Ms. Wilks with technical assistance about the licensing notebook, which she will now have to set up and maintain. I also made suggestions concerning volunteer supervision.

Verification of compliance included direct observations of the physical environment and the program, discussions with the registrant, and a review of the home's records, including children's records. Children's records include child information cards and child in care statements/receipts.

There were no rule violations.

Your facility was found to be in compliance with the requirements of Act No. 116 of the Public Acts of 1973, as amended and the applicable licensing rules.

The department provides technical assistance to meet the licensing requirements and consultation to improve services.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

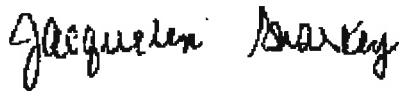
Per MCL 722.113g, this report and any related corrective action plans must be filed in your Licensing Notebook.

Sincerely,



Darlene Sandel, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3828

Approved By:



01/12/2016

Jacquelin Sharkey
Area Manager

Date