



LITTLE GEMS OF NOVI GROUP DAYCARE HOME JSP21-48

LITTLE GEMS OF NOVI GROUP DAYCARE HOME JSP21-48

Public hearing at the request of Little Gems Novi for Special Land Use approval. The subject property contains 0.24 acres and is located in Section 26, west of Meadowbrook Road, south of Ten Mile Road. The site is part of the Orchard Hills West Subdivision. The applicants would like to operate a Montessori based group daycare in their existing residence for no more than twelve children, which is a Special Land Use in the R-4 Zoning District. The applicants have run a daycare with up to 6 children for several years at this location.

Required Action

Approval or Denial of the Special Land Use permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval <u>not recommended</u>	12-21-21	<p>Zoning Board of Appeals (ZBA) variances are required for the following and would be considered use variances:</p> <ul style="list-style-type: none"> • Lack of secure fencing and screening in the backyard • Not meeting the minimum parcel size (0.5 acres required, 0.24 acres provided) • Does not abut a major thoroughfare

MOTION SHEET

Denial – Special Land Use Permit

In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to **deny** the Special Land Use permit because the site does not comply with the following ordinance standards, which are qualifying conditions:

- a. Relative to other feasible uses of the site:
 - i. The proposed use is **not** compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the proposed use lacks the proper site acreage, site screening, and access*; and
- b. Lack of secure fencing and screening in the backyard as required by Section 4.12.A.i of the Zoning Ordinance; and
- c. The subject site is only 0.24 acres, which is below the minimum requirement as required by Section 4.12.A.ii of the Zoning Ordinance; and
- d. The subject site does not abut a major thoroughfare as required by Section 4.12.A.vii of the Zoning Ordinance; and
- e. *(Additional comments here if any)*

– OR –

Approval – Special Land Use Permit

In the matter of Little Gems of Novi Group Daycare Home, JSP21-48, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - i. The proposed use will not 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;
 - ii. The proposed use will not 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;
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats;
 - iv. 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;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;

- vi. The proposed use will promote the use of land in a socially and economically desirable manner;
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

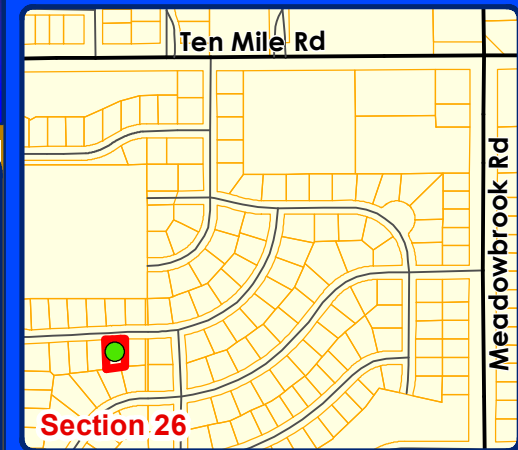
b. *(Additional comments here if any)*

(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.)


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Christian Carroll
Date: 2/1/22
Project: LITTLE GEMS OF NOVI
Version #: 1



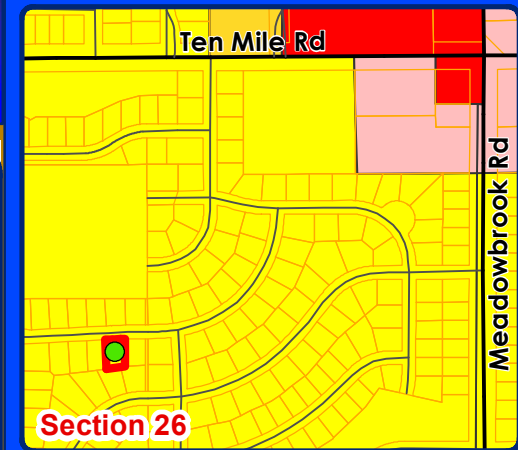
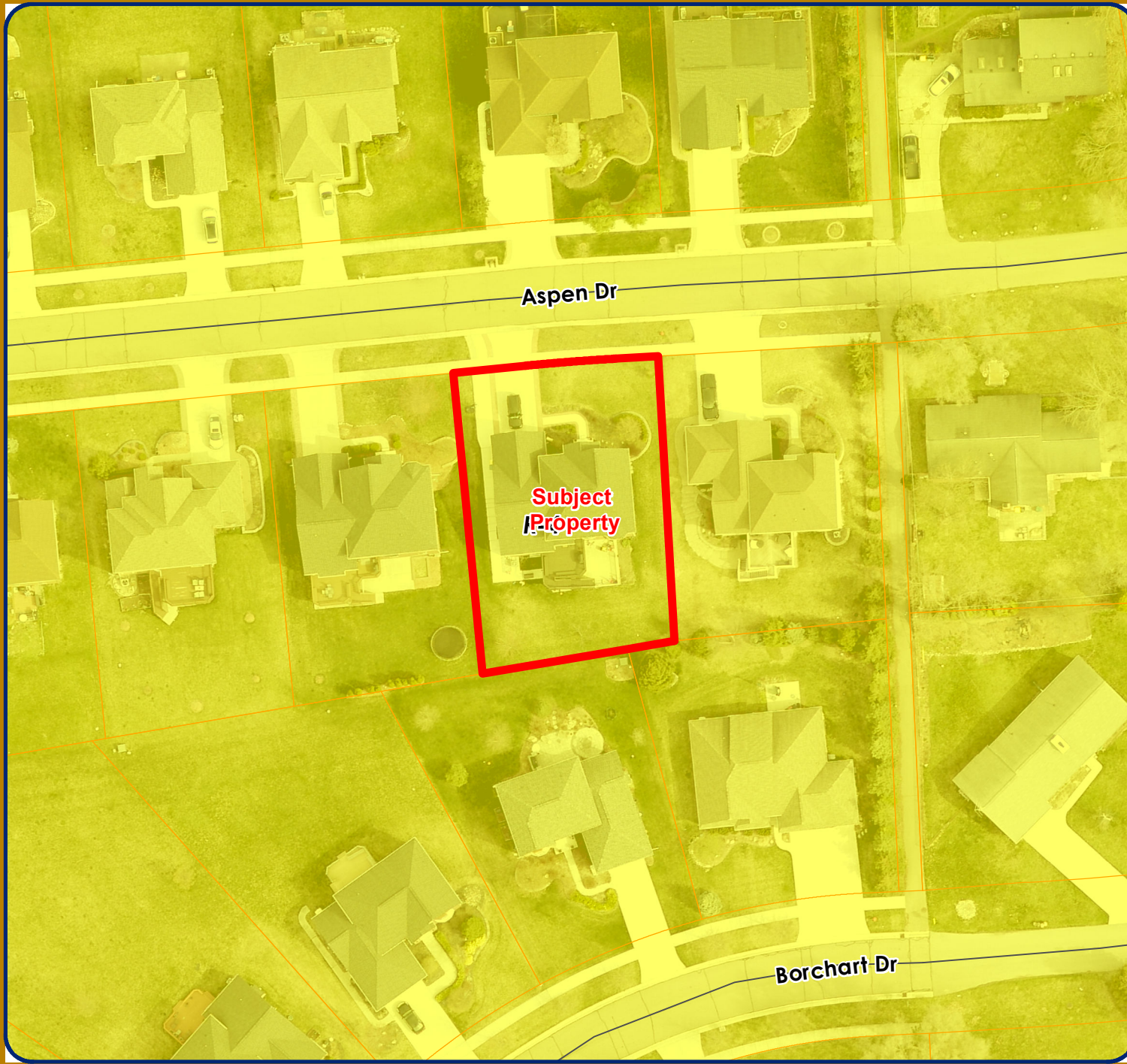
1 inch = 60 feet



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 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.

JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE ZONING



LEGEND


- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- Subject Property



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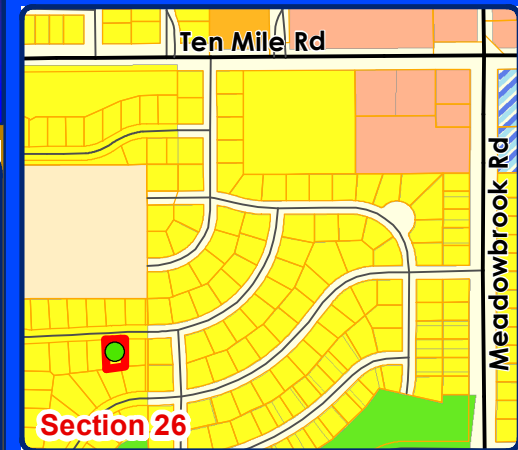
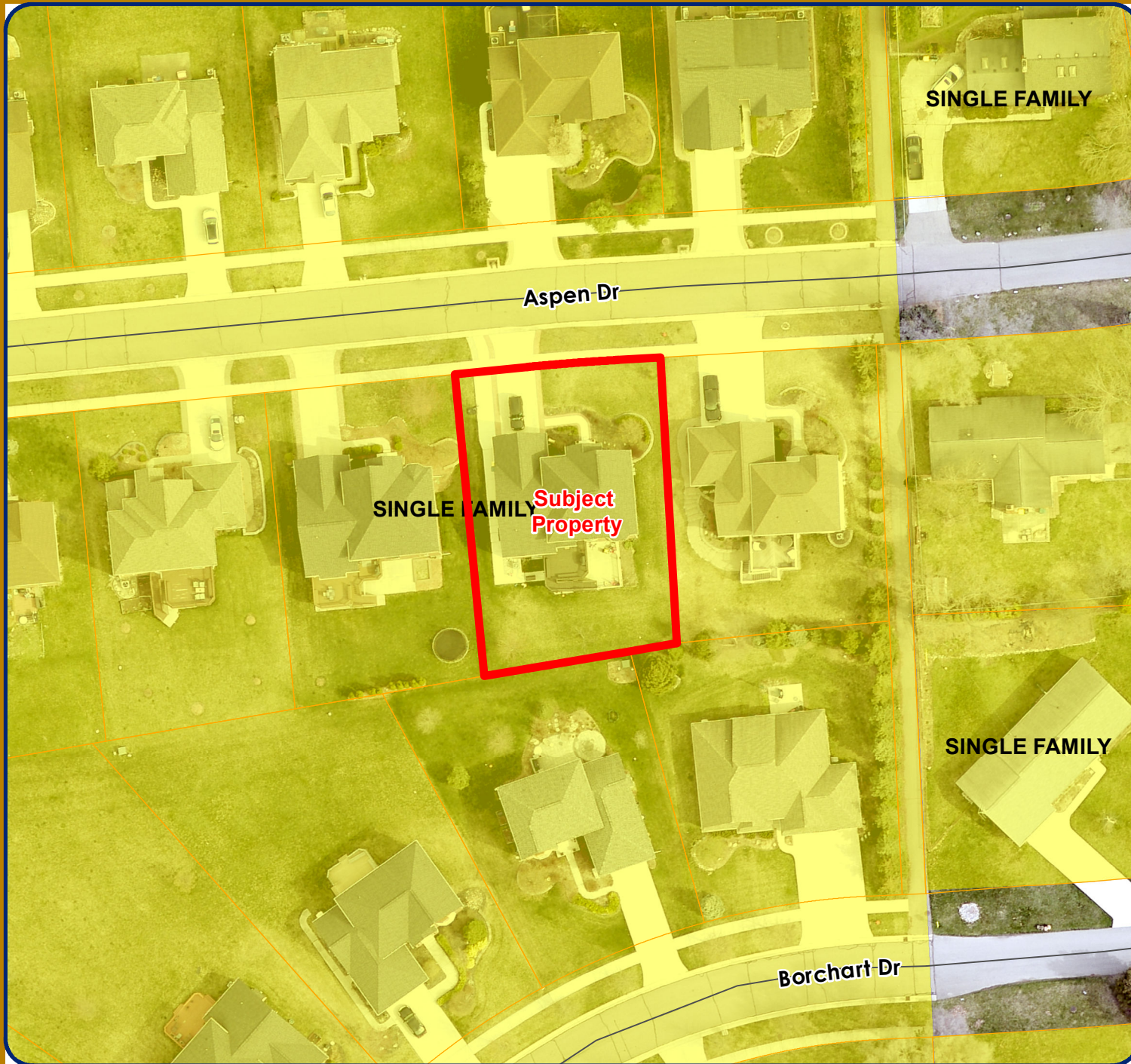
0 12.5 25 50 75 Feet
1 inch = 60 feet



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JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE

FUTURE LAND USE



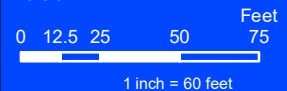
Section 26

- LEGEND**
- Single Family
 - Multiple Family
 - Community Office
 - Local Commercial
 - Educational Facility
 - Public Park
 - Subject Property



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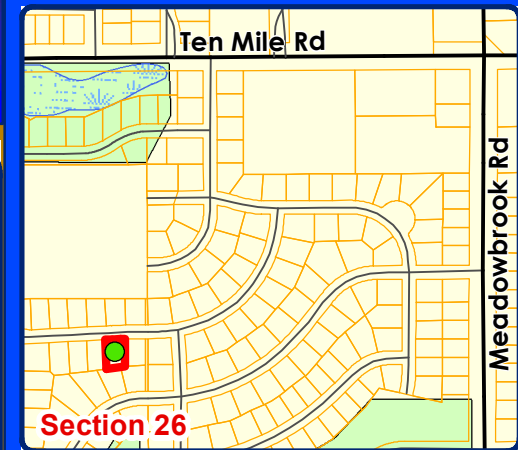
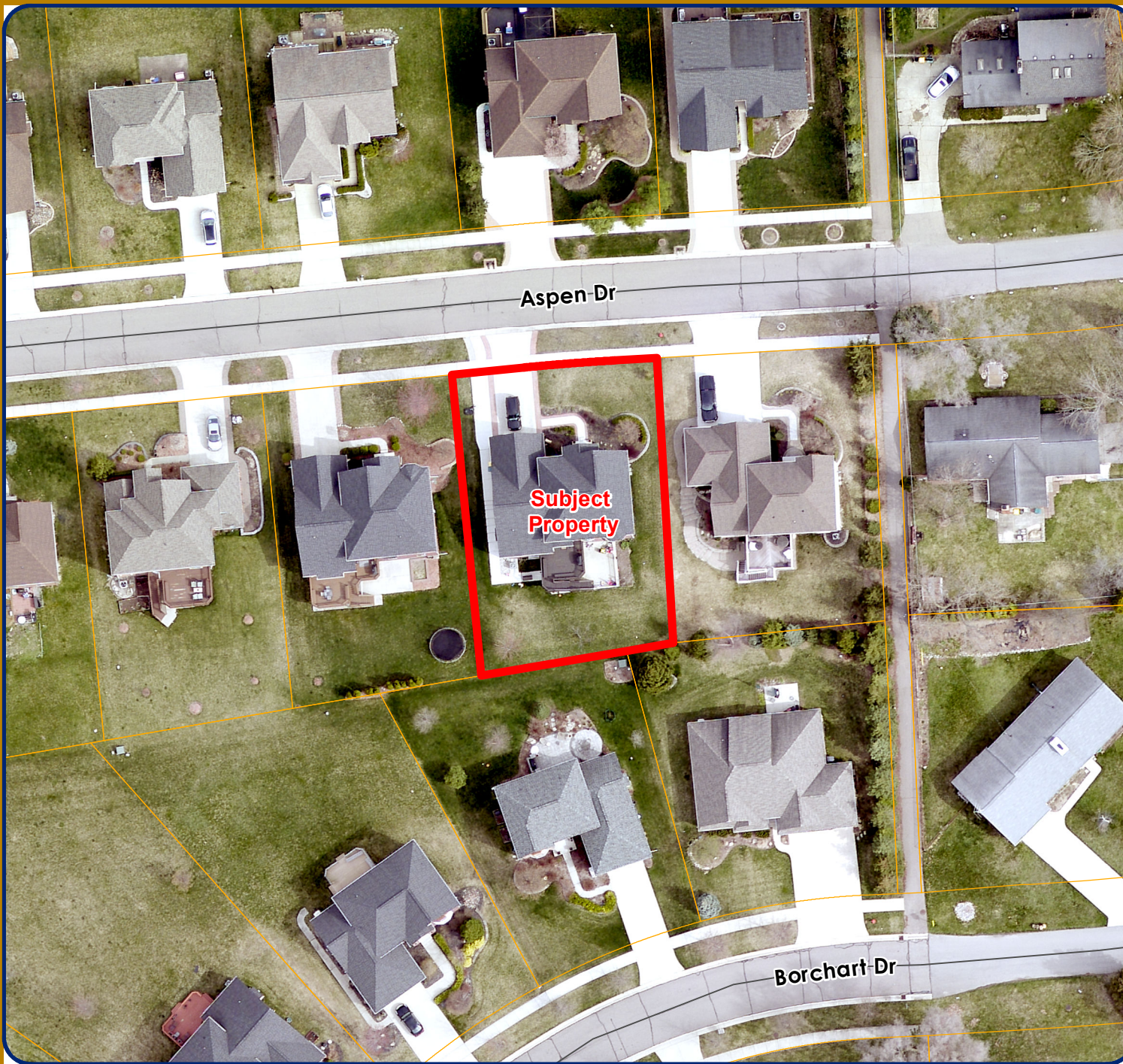


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JSP21-48 LITTLE GEMS OF NOVI GROUP DAYCARE

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

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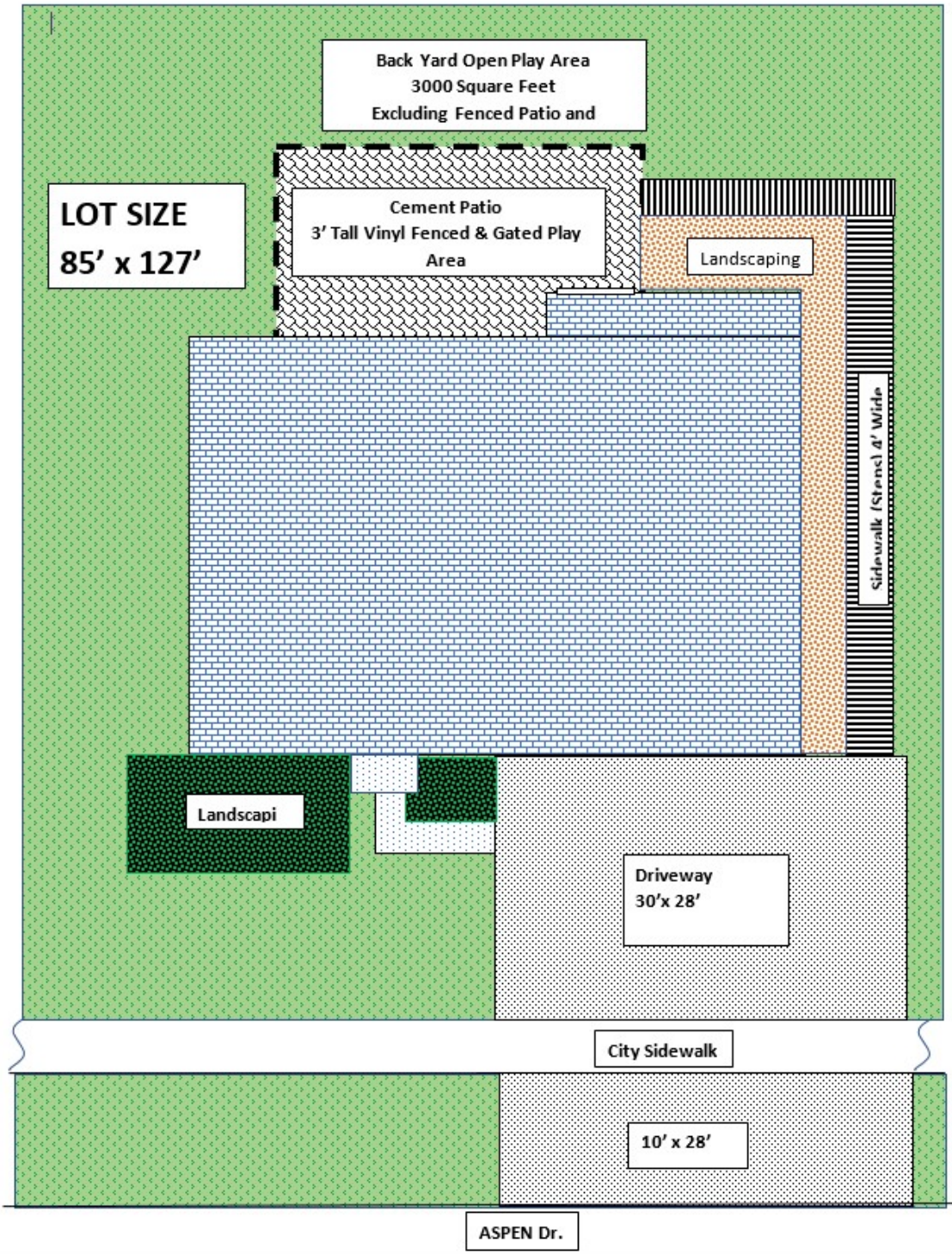


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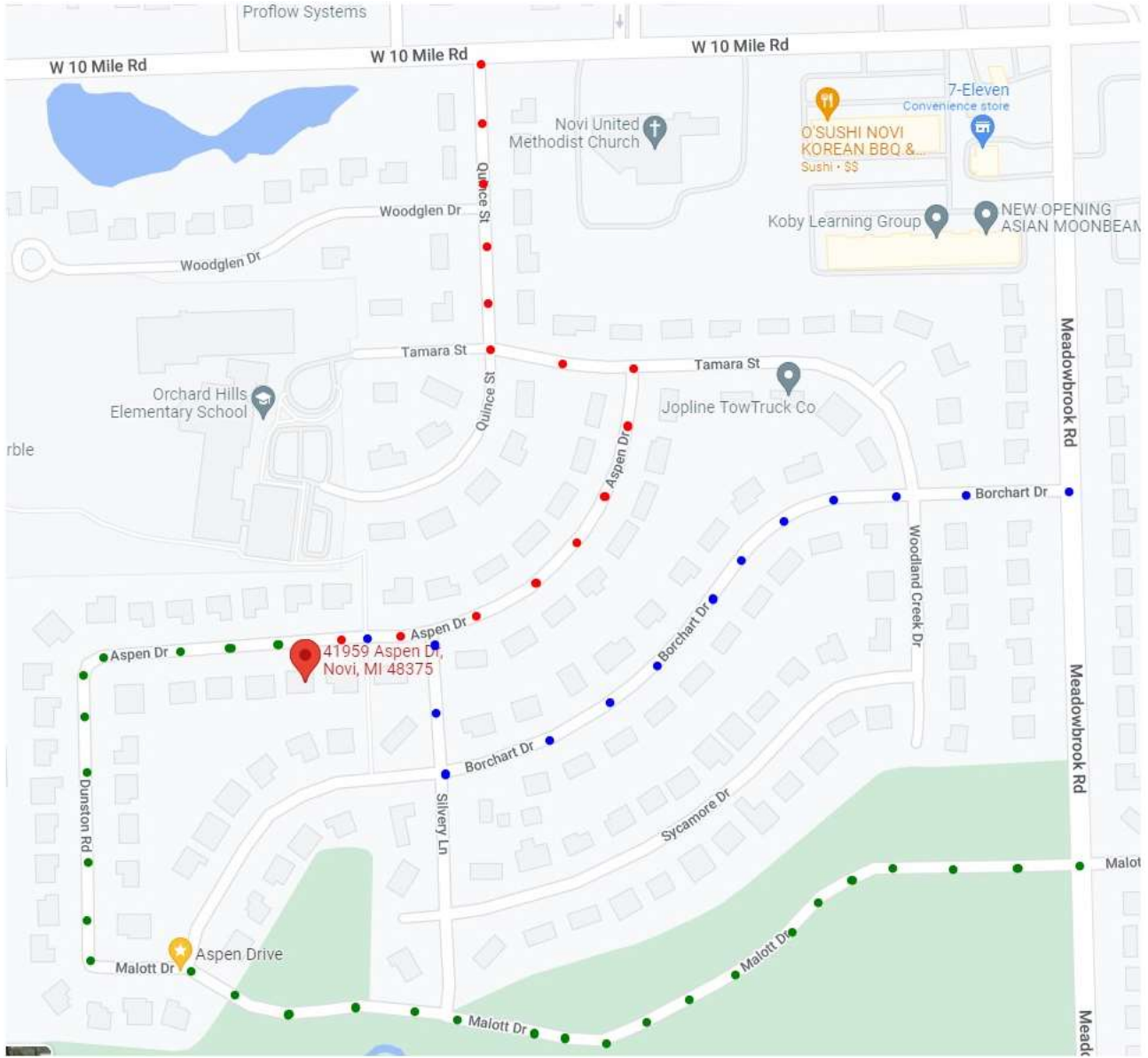
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SITE PLAN AND SUPPORTING DOCUMENTS
(Full plan set available for viewing at the Community Development Department.)

SITE PLAN
41959 Aspen Dr. Novi MI



Traffic Plan
(Three Alternative Routes Marked in Red, Blue & Red Dots)



41959 ASPEN DR NOVI, MI 48375 (Property Address)

Parcel Number: 50-22-26-254-041 Account Number: 0021-87041-00-1



Item 1 of 3 2 Images / 1 Sketch

Property Owner: CHAHAL, HARBIND S. & SANDEEP

Summary Information

- > Residential Building Summary
 - Year Built: 2010
 - Full Baths: 2
 - Sq. Feet: 2,699
 - Bedrooms: 0
 - Half Baths: 1
 - Acres: N/A
- > Assessed Value: \$248,350 | Taxable Value: \$187,330
- > Property Tax information found
- > 13 Building Department records found
- > Utility Billing information found

Land Information

Zoning Code	R-4	Total Acres	0.000
Land Value	\$79,500	Land Improvements	\$4,759
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	ORCHARD HILLS WEST	Mortgage Code	00000
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s) | Frontage | Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

T1N, R8E, SEC 26 ORCHARD HILLS WEST SUB LOT 41 09/21/05 FR 201-007 SPLIT ON 10/04/2005 FROM 50-22-26-201-007;

Land Division Act Information

Date of Last Split/Combine	10/04/2005	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	10/04/2005	Unallocated Div.s Transferred	0
Acreage of Parent	59.54	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

To,
Community Development Department,
City of Novi, Michigan

Dated: December 10, 2021

Subject: Request for Dimensional /Use Variance Approval to Qualify for Group Day Care for up to 12 Children

Hello,

I have been currently running a licensed Home Day Care business from my home, 41959 Aspen Dr. in Novi, MI (see attached copy of State issued license). I would like to upgrade my license from Family Home Day Care with capacity of 6 children to Group Home Day Care with capacity of upto 12 children. It would allow me to accommodate more than 6 children, potentially up to 12. My goal most likely will be to keep it up to 8 or 9 children to accommodate siblings

Ideally, I would like to accommodate 6 children but to be able to accommodate newborn siblings when they arrive. Also, due to Covid situation, parents like to keep their children at one place for minimum exposure and risk.

I have been running this business from this address for the last 6+ years and there have not been any complaints or issues of any kind all along.

I realize that I do not meet a few of the "newer" requirements for Group Home Day Care such as ½ acre lot size, fence around the full back yard and thoroughfare.

I have a very spacious daycare setting with walkout basement. I have full basement area plus part of first floor already approved by State of Michigan for Day care use. I have about 3000 square feet open back yard. In addition to that I have about 600 square feet, 3' tall Vinyl fenced cement patio which provides secured play area for little children as permitted by my subdivision association by laws. See attached site plan.

My association doesn't allow big fence around full backyard, but I can add some fencing bushes for privacy, if needed.

Regarding traffic and thoroughfare requirement, due to the presence of Elementary School in the close proximity, the roads and sidewalks have been suitably provided to streamline the traffic. The streets have been thoroughly marked with traffic signs. Moreover, the timing for my daycare is from 7:00 AM to 6:00 PM Monday to Friday which doesn't conflict with Elementary School timing, so the traffic should not be an issue.

My house is located very close to two main roads, Meadowbrook Road and 10 Mile Road. There are three different ways to get to my property as marked in the attached traffic plan.

The Street which leads to my house is very wide and already handled the traffic for two home day care facilities because there was another daycare business just across the street (41958 Aspen Dr. Novi MI) which has recently been closed.

As of now, there is no other day care facility in my sub-division so the traffic would not be an issue.

Also, please take into consideration that State of Michigan licensing authority does not require that for group day care facility.

In summary, there will not be any detrimental effect on throughfare, capability of public services & facilities, natural features & characteristics of the land, adjacent use of land and use of land in social & economical manner etc.

Please also consider that I am already a licensed home day care holder. I run my home day care in a very unique way. I consider friends and neighbors and always prefer to accommodate younger and older siblings on full time and part time basis. The children are then referred to Novi Preschool program and Novi Parks and Recreation activities. I am very passionate about this business and kept my day care open through the out the Covid time.

It is very important that my license changes to Group Day Care in a very near future as I have daycare families with younger siblings that need to be enrolled in my daycare with their older siblings. I really do not want to turn them away. See attached letter from one of the parents who want to send their second child to my daycare and there are others like them.

I am requesting that my day care be grandfathered into the system so that I can continue to keep up with parent's and even State of Michigan day care licensing's desire and keep them happy and do my duties. The State of Michigan inspectors which has visited my facility for inspection have already verbally told me that they will not have any problem to approve this facility for Group day care.

Can you please look at this form that State of Michigan is requiring me to get signed?

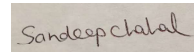
I will be more than happy to set-up an appointment for you or any member of your office to come and look at my beautiful day care facility.

I would also like to refer you to another case where another home day care facility by the name "Giggle Gang LLC, 24099 Wintergreen Circle, Novi MI 48374 was provided approval for Group Day care under similar situation on 11/23/2009.

Thank you

&

Best Regards,



Sandeep Chahal

Little Gems Novi LLC,

41959 Aspen Dr.

Novi, MI 48375

Phone #: 248-802-0128

Copy of State of Michigan issued Existing Daycare License

GRETCHEN WHITMER GOVERNOR	STATE OF MICHIGAN MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS License for the Care of Children	P506701
Facility Name: Little Gems 41959 Aspen Dr Novi, MI 48375	Licensee: Chahal, Sandeep 41959 Aspen Dr Novi, MI 48375	
LICENSE NUMBER DF630377069	CAPACITY 6	STATUS REGULAR
EFFECTIVE DATE 08/11/2020	EXPIRATION DATE 08/10/2022	
Issued in accordance with Act 116, Public Acts of 1973, as amended, being the Child Care Organizations Act.		

Fwd: edited

1 message

Sandeep Chahal <littlegemsnovi@gmail.com>
To: harbindc@gmail.com

Fri, Dec 10, 2021 at 1:38 PM

----- Forwarded message -----

From: **JoAnne Shipman** <jshipman@anxietyannarbor.com>
Date: Mon, Dec 6, 2021, 10:08 AM
Subject: edited
To: <littlegemsnovi@gmail.com>

JoAnne Shipman
46044 Norton Court
Northville, MI 48167

December 6, 2021

Little Gems Daycare
41959 Aspen Dr.
Novi, MI 48375

Dear City of Novi,

I am writing in support of Sandeep Chahal expanding Little Gems daycare to include preschool. My son, who is now 3 years old, has been in the care of Sandeep since he was 10 weeks old. She has provided him with a caring, safe, and enriching environment. He gets excited whenever he arrives at daycare and talks about how much he enjoys his time there.

We are expecting another child in April and plan to have Sandeep provide childcare for our baby. We hope to prevent excessive exposure to covid-19 via keeping our infant and 3 year old son in the same location. It has been especially comforting to have our son at an in-home daycare during the pandemic. Many local daycares have large numbers of children and staff that increases risk of exposure to covid-19.

As I have looked into preschool for my son, this has become a concern. My father and his wife are elderly and have several health issues that put them at risk if they develop covid-19. We often rely on them for childcare support outside of daycare. Therefore, we want to limit the risk of exposure to covid-19 that comes with having our children in 2 separate daycares.

Beyond concern of risk, we are confident that Sandeep would provide exceptional care for our son and other children in a preschool setting given she has a masters degree in education and has demonstrated knowledge of early childhood development. Perhaps even more important, is her passion for providing gentle and supportive care to children to enrich their future.

The covid-19 pandemic has been especially challenging for parents to manage daycare and preschool due to covid risk and availability of childcare services. Increasing access to care at Sandeep's location would provide respite for many parents in regards to sending their children to large childcare facilities that are higher risk. It would also provide access to exceptional care and education.

Please take into consideration the opportunity for Sandeep to expand her services to provide preschool. You can reach me via phone at 517-672-6902 or email at jshipman@anxietyannarbor.com for any additional information.

Sincerely,





Request for Variance Design and Construction Standards

Applicant Information

Name: HARBIND CHAHAL

Address: 41959 ASPEN DR.
NOVI MI 48375

Phone No: 313-805-4796

Engineer Information

Name: _____

Address: _____

Phone No: _____

Applicant Status (please check one):

- Property Owner
 Developer
 Developer / Owner Representative
 Other _____

Project Name Drive way approach widening

Project Address/Location 41959 ASPEN DR. NOVI MI 48375

Variance Request Widen driveway approach 8 ft.

Justification (attach additional pages if necessary)

Widen driveway approach 8 ft beyond
25 ft allowed.

I want to add additional parking space
on my driveway and would like
driveway approach to match that.

INTERNAL USE

Date Submitted: 5.20.16

Code Section from which variance is sought: Sec. 11-216

- Submittal Checklist:
 One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)

Request Status: APPROVED DENIED

Authorized By: _____

Authorization Date: 7/26/2016

Existing
Patio

ADD 40 SF

120 SF 4" CONCRETE
REPLACING EXISTING STONE PEBBLES

CUT LANDSCAPE TIMBER

120 SF WALKWAY
312 SF. WALKWAY
174 SF. DRIVE ADD
97.5 SF 6" CONCRETE

APPROX 10 5" HIGH
STEPS

EACH STEP NOT TO
EXCEED 5 1/2" USING
STD. 2" X 6" FORM

SERVICE
DOOR
TRASH
CANS

HARBIN CHAHAL
41959 ASPEN DR,
NOVI MI.

RELOCATE DRAIN

FINAL REVISION
7-25-16

3/32 = 1'

174
SF
4"

20'8"

29'

1' x 1'8" PAVERS

37.5 SF 6" WALK

N
↑

25' MAX

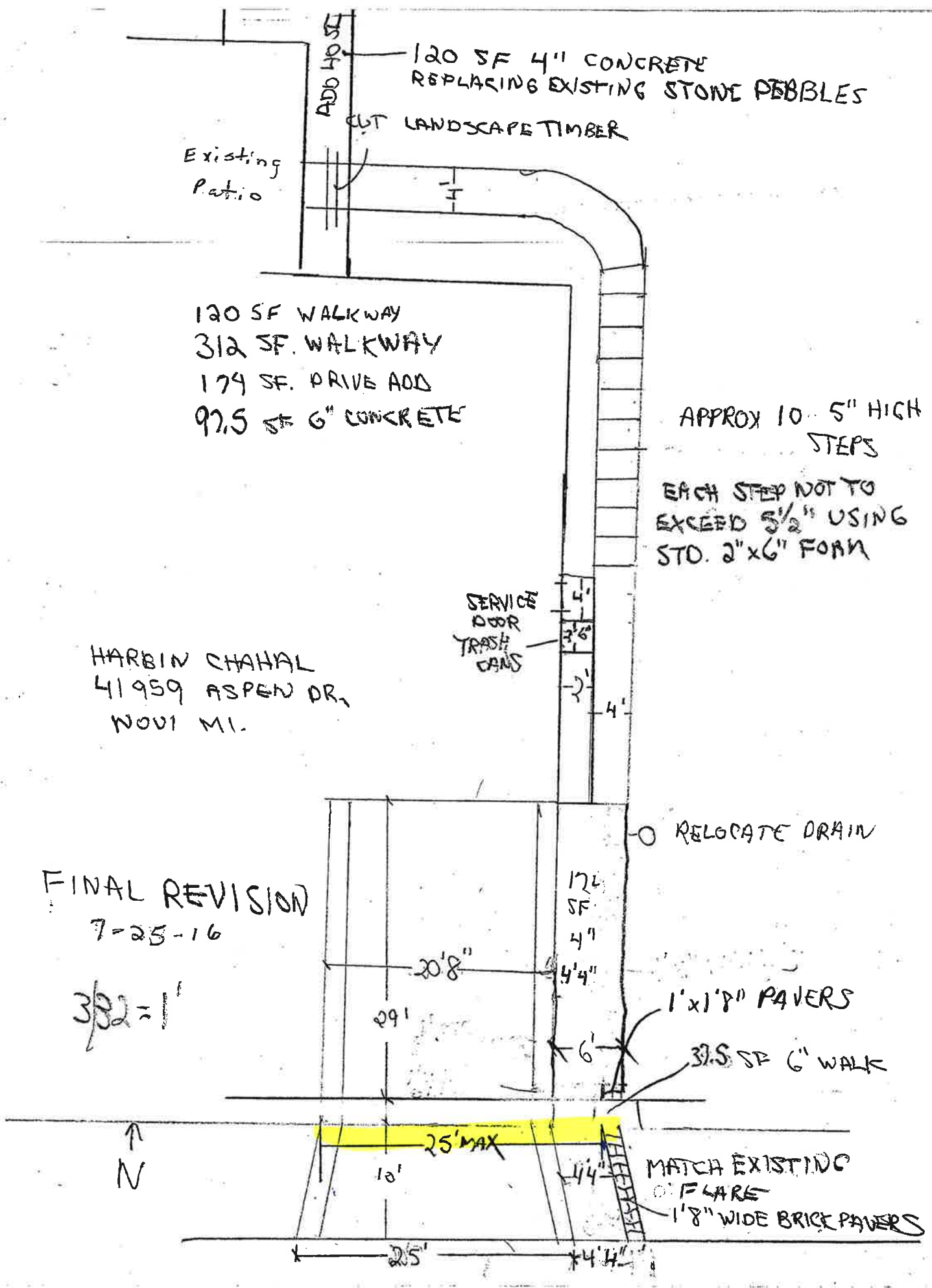
10'

MATCH EXISTING
FLARE

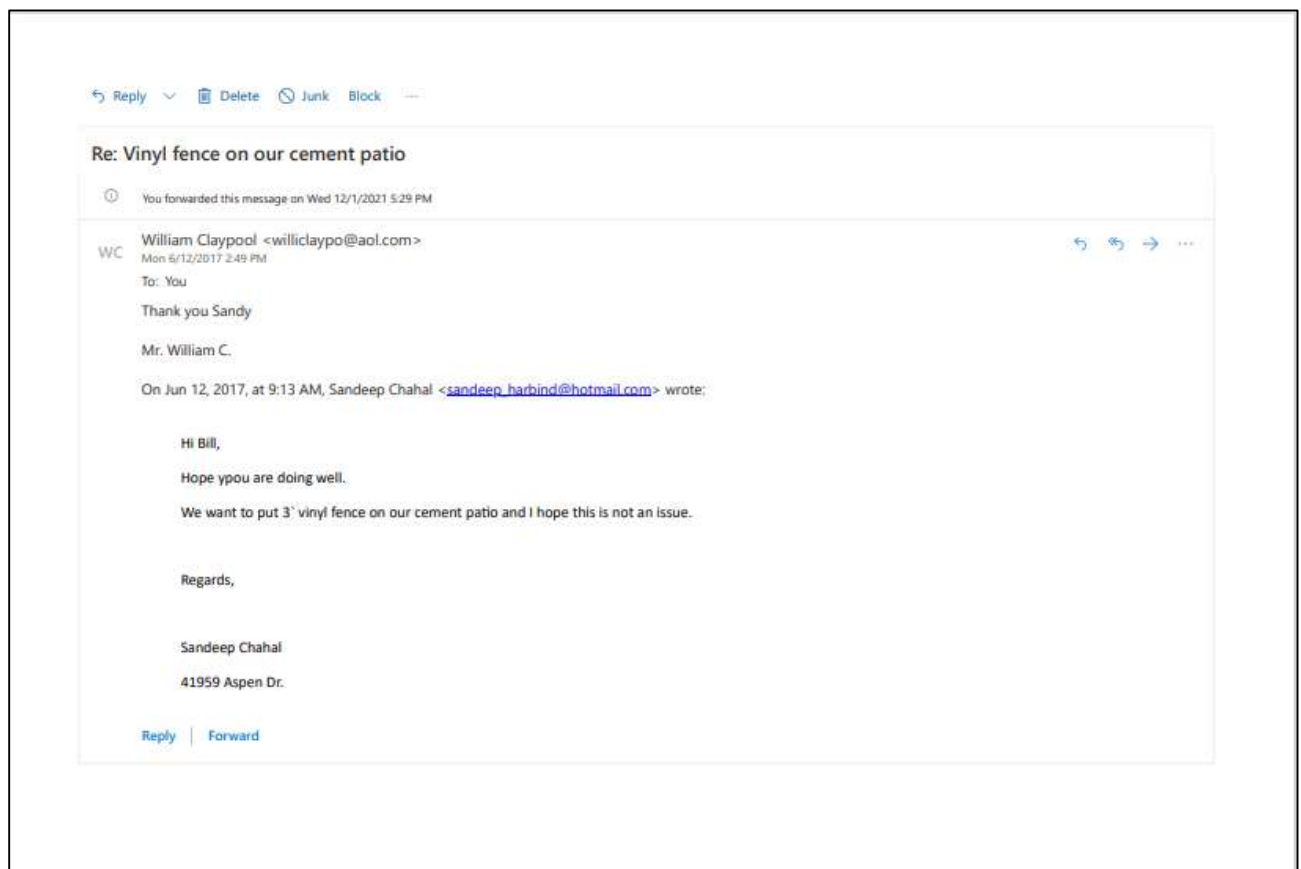
1'8" WIDE BRICK PAVERS

25'

4'4"



Copy of e-mail approval from Subdivision Association for Fenced Patio



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 21, 2021

Planning Review

Little Gems of Novi Group Day Care

JSP21-48

PETITIONER:

Little Gems Novi

REVIEW TYPE:

Special Land Use for Group Day Care for up to a maximum of 12 kids

PROPERTY CHARACTERISTICS

Section	26	
Site Location	41959 Aspen Drive, west of Meadowbrook Road, south of Ten Mile Road	
Site School District	Novi Community School District	
Site Zoning	R-4, One-Family Residential	
Adjoining Zoning	North	R-4, One-Family Residential
	East	R-4, One-Family Residential
	West	R-4, One-Family Residential
	South	R-4, One-Family Residential
Current Site Use	Single Family Residence with a group day care up to 6 kids	
Adjoining Uses	North	Single Family Residence
	East	Single Family Residence
	West	Single Family Residence
	South	Single Family Residence
Site Size	0.24 Acres	
Plan Date	Application received on December 10, 2021	

PROJECT SUMMARY

The applicants would like to operate a Montessori based group daycare home in their existing residence at 41959 Aspen Drive, which is located in the Orchard Hills West Subdivision, 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 not proposing any exterior changes to the site. Any proposed interior changes to the property may require a Building Permit. For several years, the applicants have run a daycare with up to 6 children.

RECOMMENDATION

Approval of the **Special Land Use Permit is recommended contingent upon Planning Commission approval of the Special Land Use and the necessary variances received from the Zoning Board of Appeals.** 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.

In the RA, R-1, R-2, R-3, and R-4 districts, group day care homes, day care centers, and adult day care centers are permitted as a special land use, as follows:

A. Group Day Care Homes, subject to the following:

i. Outside recreation area required, as follows:

a. There shall be provided and maintained an outdoor recreation area of not less than two-thousand (2000) square feet. **It appears from approximate calculations based on plot plan and aerial image available, that there is a minimum of 2,750 square feet in the back yard with 2,250 square feet of open backyard and 500 square feet of fenced patio area. The applicant is asked to respond with how this space is used.**

b. Recreation area shall be securely fenced and screened from any adjoining lot in any residential district with appropriate fence and landscape materials as reviewed by the City's Landscape Architect to provide opaque screening for the outside activities. These screening requirements are in addition to the requirements of Section 5.5. **A fence is not provided, and the Homeowners' Association does not allow for a fence enclosing the entirety of the backyard. Screening measures to the extent possible should be provided (i.e., Landscaping). Please indicate how this would be addressed. A Zoning Board of Appeals variance would need to be sought for this requirement.**

- ii. The minimum parcel size for a Group Day Care Home shall be one-half (0.5) acre. **The property is approximately 0.24 acres. A Zoning Board of Appeals variance would need to be sought for this requirement.**
- iii. The licensee shall occupy the dwelling as a residence. **The licensee is currently a resident and is running a Group Day care home with less than 6 kids.**
- iv. The licensee shall register with the City Clerk and the licensed premises may be subject to a fire department inspection and shall provide a smoke detector in all daytime sleeping areas. **Please provide information whether a functioning smoke detector is provided in all daytime sleeping areas.**
- v. Any sign accessory to the home is prohibited. **There is no existing sign accessory to the home. Please provide a note indicating that signs will not be proposed at the home.**
- vi. The hours of operation shall be limited to the period between 6:00 a.m. and 7:00 p.m. **The applicant's narrative indicates hours of operation from 7:00 am to 6:00 pm.**
- 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 does not abut a major thoroughfare or section line collector road, but does have access from a local street. Traffic to and from the property will need to travel through the subdivision. The applicant has provided reasonable explanation in the narrative as how Traffic circulates in and out the site. Below is the summary of the findings:**
- The applicant has provided drop-off time frames in the morning for parents to choose while registration. This will eliminate multiple cars coming in at the same time.

- The subject property has a widened driveway (30 feet wide) to accommodate for additional parking, if necessary. This allows for the parking of 3 vehicles at one time. The applicant should provide a parking plan indicating that no more than 3 vehicles will be parked at the same time.
- The applicant also provided a conceptual traffic plan indicating that traffic can enter and exit the property from three routes (Malott Drive off Meadowbrook Road, Borchart Drive off Meadowbrook Road, and Quince Street off Ten Mile Road).



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. **The applicant has provided reasonable explanation in the narrative as how Traffic circulates in and out the site. Additional space for parking is also available.**
- 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. **There is no additional impact on capabilities of public services.**
- 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. **There are no existing regulated woodlands or wetlands on subject property.**

- iv. 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. **The applicant has an existing Group Day Care with less than six kids at this location for over five years.**
- v. 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. **It complies with one of the goals that recommend supporting growth of existing businesses.**
- vi. 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. **The applicant is not proposing any changes to existing unless determined necessary by Planning Commission.**
- vii. 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. **A group day care for up to 12 kids is allowed as a Special Land Use under the R-4 Zoning District. The applicant is seeking a number of variances from required conditions including site acreage, lack of fencing, and the site does not abut a major thoroughfare.**

ZONING BOARD OF APPEALS VARIANCES

The proposed Group Day Care Home currently does not meet three required conditions as listed in Section 4.12.A of the Zoning Ordinance. If this special land use request were to be approved by the Planning Commission, the applicant would need to seek three variances from the Zoning Board of Appeals:

1. Zoning Board of Appeals variance from Section 4.12.A.i of the Zoning Ordinance for a lack of secure fencing and screening in the backyard.
2. Zoning Board of Appeals variance from Section 4.12.A.ii of the Zoning Ordinance as the site is only 0.24 acres and is required to be a minimum of 0.5 acre.
3. Zoning Board of Appeals variance from Section 4.12.A.vii of the Zoning Ordinance as the site does not abut a major thoroughfare.

NEXT STEP:

The Special Land Use request will be tentatively scheduled to go before the **Planning Commission on February 9, 2022**, as a Public Hearing. Please indicate by **January 10, 2022**, if you would like to proceed with the Public Hearing. Also, please provide a response addressing the comments listed in **bold and underline** no later than **February 2, 2022**.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll – Planner

APPLICANT RESPONSE LETTER

From: [Sandeep Chahal](#)
To: [Carroll, Christian](#)
Subject: Re: JSP21-48: Little Gems of Novi: Special Land Use Review
Date: Thursday, January 6, 2022 6:47:45 PM
Attachments: [Parcel Info with Fencing.pdf](#)

Hi Christian,
Here is my response to your bolded comments in the Plan Review Center Report.

ORDINANCE REQUIREMENTS

- a. The 500 sq. Feet Vinyl fenced cemented play area will be used for younger kids. The older kids will use the open grassy backyard under adult supervision. I am open to putting a shrubbery fence in the backyard if needed. See attached proposal.
- b. As per my Home-Owners Association bylaws, home owners are allowed to put shrubbery which I can do if needed, as also indicated in the above bullet point.
 - iii. The license is currently for up to 6 kids.
 - iv. Smoke detectors have been provided in all day time sleeping areas.
 - v. There is no existing sign and no signs will be used on the property in the future.
 - vii The drop off time will be segregated to ensure that no more than three vehicles are parked in the driveway at the same time.

SPECIAL LAND USE CONSIDERATIONS

- iv. The existing daycare is for up to 6 kids.

Please let me know if you need any additional information or anything I might have missed..

Regards,

Sandeep Chahal

On Tue, Jan 4, 2022 at 2:32 PM Carroll, Christian <ccarroll@cityofnovi.org> wrote:

Good afternoon Sandeep,

Thank you for the message. I will start to put together information for the February 9th Meeting. As a reminder, please provide a response letter by February 2nd.

Thank you,

Christian

From: Sandeep Chahal <littlegemsnovi@gmail.com>
Sent: Tuesday, January 4, 2022 2:11 PM
To: Carroll, Christian <ccarroll@cityofnovi.org>

Subject: Re: JSP21-48: Little Gems of Novi: Special Land Use Review

Good afternoon Christian,

Thanks you for your quick response. I would like to proceed with the public hearing as planned. I will also provide you the response addressing the comments listed in your response letter. Thanks.

Sandeep Chahal

On Tue, Dec 21, 2021, 4:58 PM Carroll, Christian <ccarroll@cityofnovi.org> wrote:

Good afternoon Sandeep,

Thank you for submitting an application and associated materials for review regarding **JSP21-48 Little Gems of Novi**. Planning recommends approval of the Special Land Use Permit contingent upon Planning Commission approval of the Special Land Use and the necessary variances received from the Zoning Board of Appeals. Please read the detailed comments in the review letter and provide a response letter as indicated below:

NEXT STEP: RESPONSE LETTER

The Special Land Use request will be tentatively scheduled to go before the **Planning Commission on February 9, 2022**, as a Public Hearing. Please indicate by **January 10, 2022**, if you would like to proceed with the Public Hearing. Also, please provide a response addressing the comments listed in **bold and underline** no later than **February 2, 2022**.

Please feel free to reach out if you have any questions. Happy Holidays!

Thank you,



Christian Carroll | Planner

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

t: 248.735.5607 | cityofnovi.org

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