CITY OF PORTAGE PLANNING COMMISSION

FINAL AGENDA

June 17, 2010
(7:00 p.m.)

Portage City Hall Council Chambers

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

May 20, 2010

SITE/FINAL PLANS:

PUBLIC HEARINGS:

* 1. Special Land Use Permit: Group Child Care Home (VanDenBos), 5203 Oakland Drive

PLATS/RESIDENTIAL CONDOS:

OLD BUSINESS:

NEW BUSINESS:

1. Election of Officers

STATEMENT OF CITIZENS:

ADJOURNMENT:

MATERIALS TRANSMITTED

Star (*) indicates printed material within the agenda packet.

June 15, 2010

Having just lost my wife yesterday I ask that you bare with me.

MY name is Richard Wesner and my address is 5211 Oakland Dr. Portage. I live next door to the young people that are applying for the permit. I am not related to them nor have I knowen them prior to their moving next door about a year ago. Most of the folks in the neighborhood are seniors like my wife and my self ranging from the 70 to 90 years of age. It seems so good to hear the voices of young chicdren again.

We love all of the folks in our neighbor hood but do dissagree with some of them pertaining the child care permit. I doubt that there could be 100% agreements on most any projects. That being the case, each person must decide and base their decision on something.

Since one day I will have to give an account of my decision, I try to base my decisions on " **What would Jesus do"** The only place I could come up with that answer is in the Holy scriptures. Christ made the statement in Mathew the 18th chapter of his love of children and even went so far as to say that whosoever shall offend one 0f these little ones,--it would be better that a mill stone were hanged around his neck and that he were drowned.

I have supported schools and now support the tender care of these children.

The question comes up about safety in this case. Are we older folks going to be refused permission to walk this area.

Thank you

Richard Wesner

RECEIVED
JUN 17 2010
COMMUNITY DEVELOPMENT

June 8, 2010

RECEIVED
JUN 17 2010
COMMUNITY DEVELOPMENT

Dear Portage Planning Commission:

My name is Kelly VanDenBos and I am currently seeking your Zoning approval for my Special Land Use Permit. My residence is located at 5203 Oakland Drive. I am trying to obtain my Daycare License for 7-12 children, and to be considered a Group Childcare Home. My hours of operation will be Monday thru Friday, 7:00am-5:30pm. Children may be dropped off at any time in the morning but must be picked up by 5:30pm by parent or guardian. My backyard is completely fenced in and is very child-friendly. During times of operation I will also have one non-resident employee, who is my business partner and close friend (required by the State of Michigan for 7-12 children).

I am in need of the license for 7-12 children because of my two children and my co-workers two children, which count against the total number of children we can have in the daycare at any given time. With our combined children we can only have eight non-related children enrolled in the daycare. In order for the both us to supplement our income and survive in this economy I need the 7-12 Group Childcare license so I can legally obtain two more children under my supervision. (which requires zoning approval) This will help us both provide for our families, stay at home and raise our children along with providing quality care for those who have bring their children to daycare.

I understand that the Planning Commission could require us to put up a 6' privacy fence along the north and south side of our property, which would replace the chain link fence we already have in place (north). If we were to put up a privacy fence along the north side of our property (Greenbriar) we would have no way of viewing our fellow neighbors let alone the traffic that flows through our neighborhood. Throughout the week we will have about 5

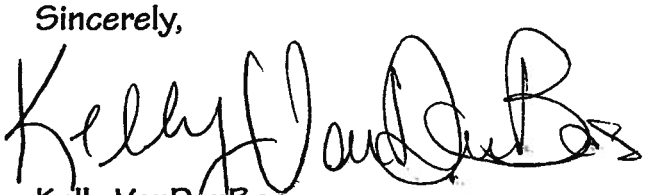
to 7 cars pull up on the north side of the property and park. There have been previous reports of negative play that we would rather not have in our neighborhood, let alone on our property line. Our area also has a "Neighborhood Watch Program" that I am now a part of and being the first and last house you pass while entering our neighborhood, we feel it is very important to be able to view the activity on the north side of our property. Within this coming week we are planning on tightening the top and bottom of our chain link fence along with painting it. This will ensure the safety of the children and make the overall appearance outstanding. In regards to the south side of our property, we have created a relationship and our children have created a tight bond with our neighbors Dick and Irene Wesner. Neither parties want a wall between us. I would like to keep the fellowship that we have created and the care and love that Dick and Irene have shown our children strong and everlasting.

After reviewing all of the material and resources provided to you I would like to inform you that I intend to run a superior well-rounded Group Childcare Home out of my residence at 5203 Oakland Drive. I give you my word that I will hold myself to the highest standards possible concerning the overall running of my daycare at all times.

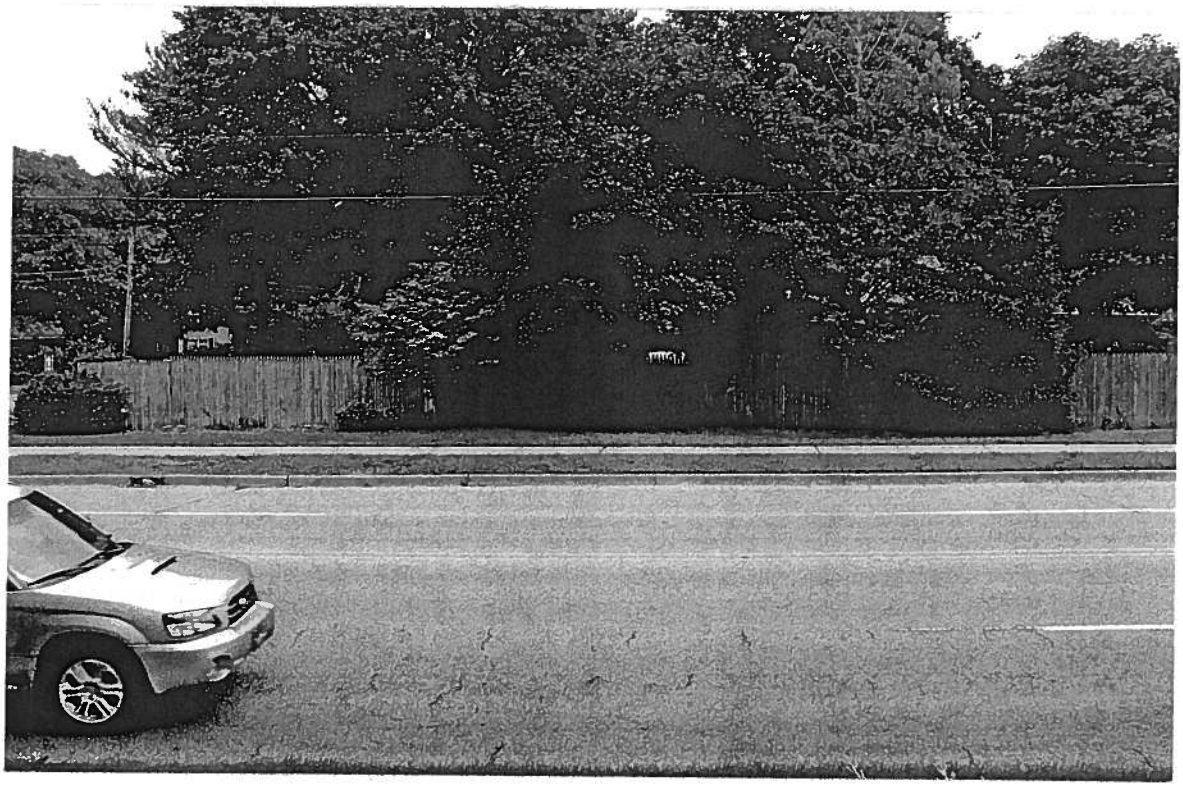
Any concerns or questions from neighbors or city members will always be taken to heart and dealt with appropriately. I am very open to any discussion present and in the future.

Thank you for your time and consideration. If you have any questions or concerns please feel free to contact me at any time.

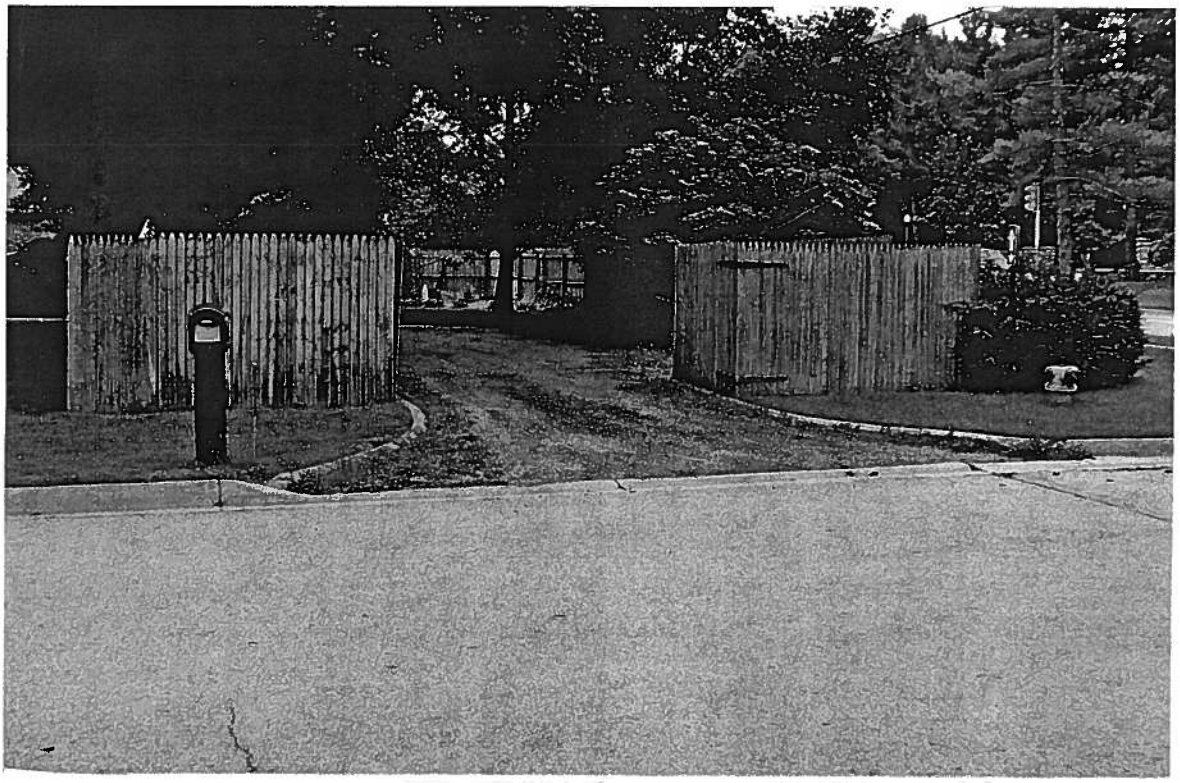
Sincerely,



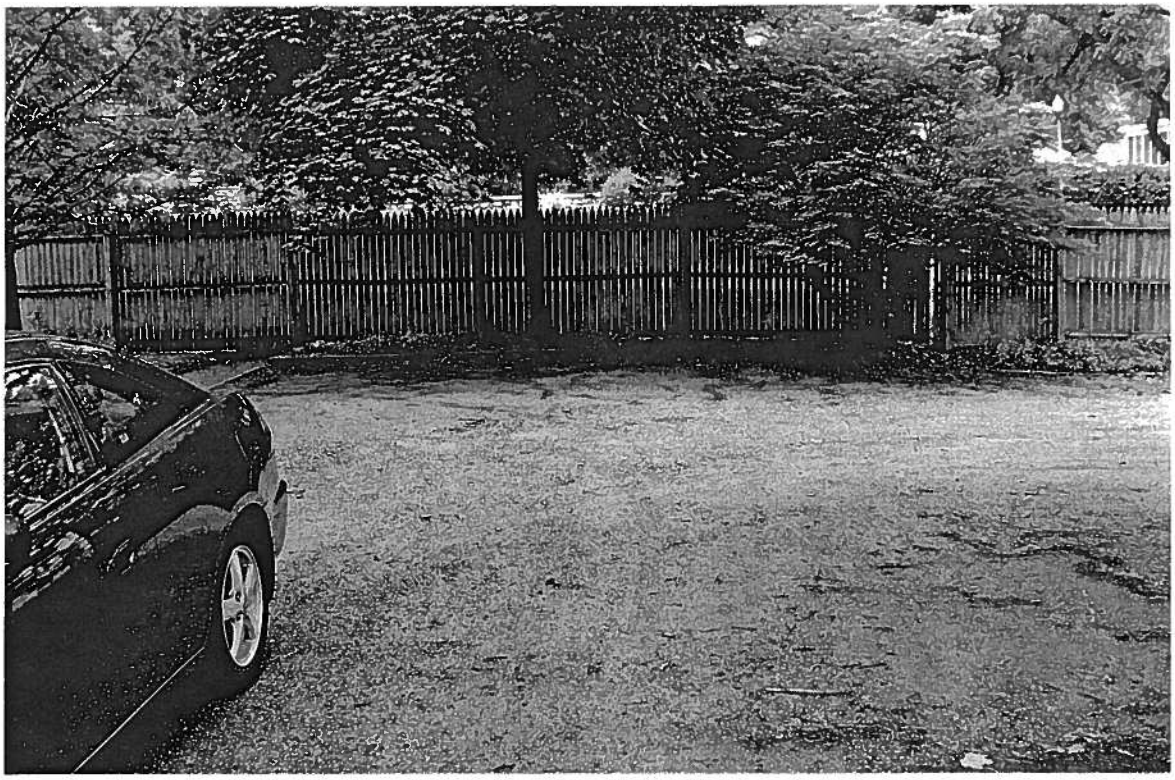
Kelly VanDenBos
5203 Oakland Drive
Portage, Mi 49024
(269)743-7474
(269)365-6034
Blondensweet02@yahoo.com



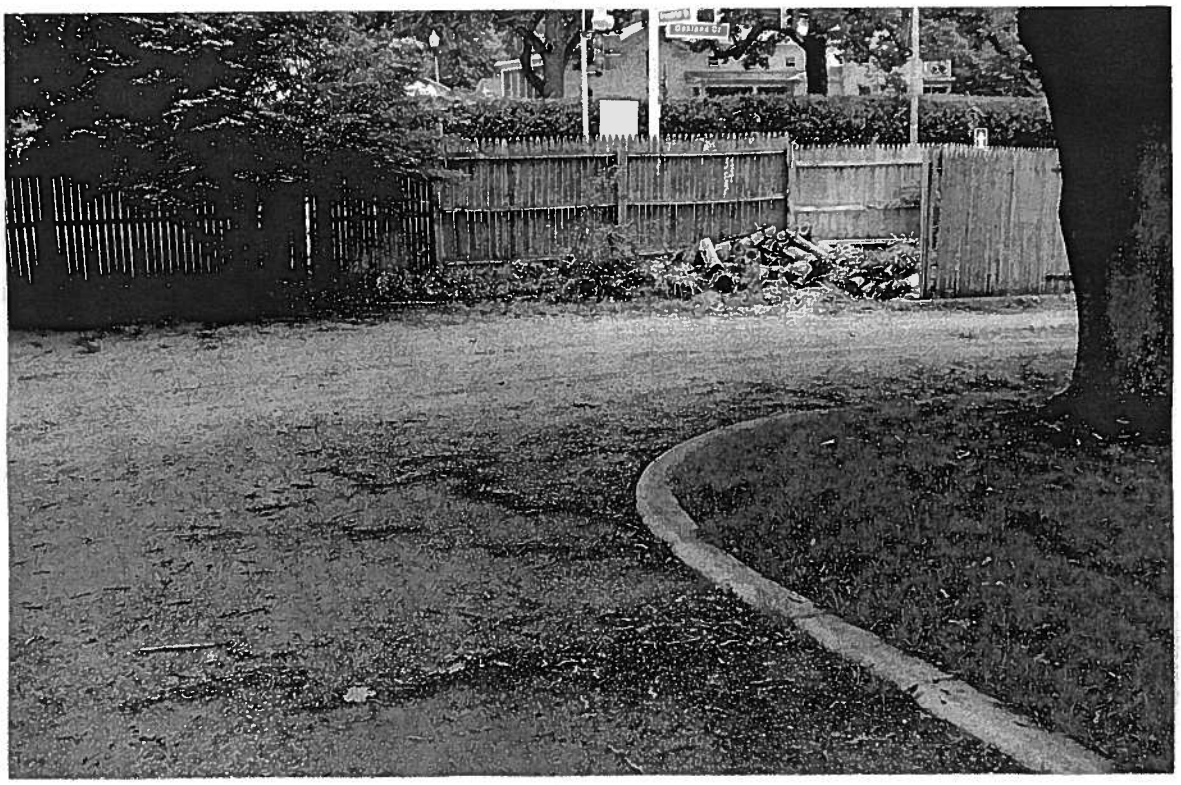
West side view of the front yard privacy fence. Resides along Oakland Drive, and partially encloses our front yard. (Daycare children will only be in the backyard)

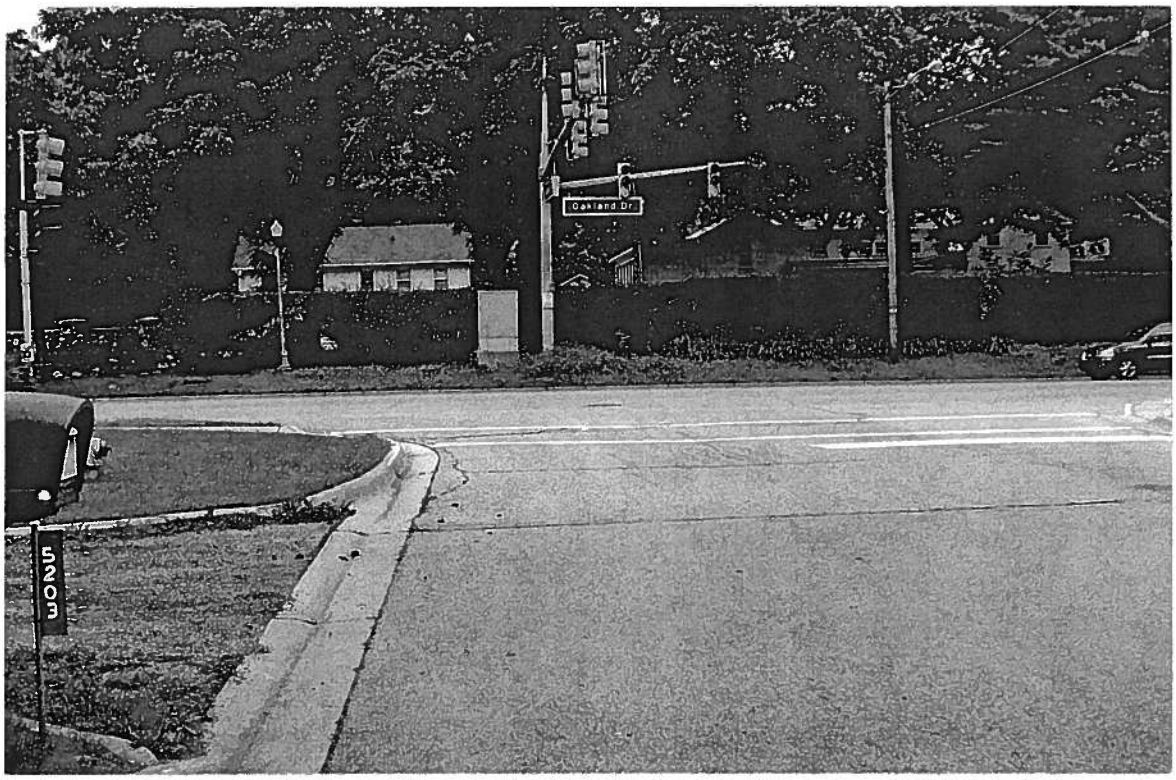


Driveway to our home. Located on the north side of our property. Corner of Oakland Drive and Greenbriar directly located by a traffic light which will help regulate traffic issues.

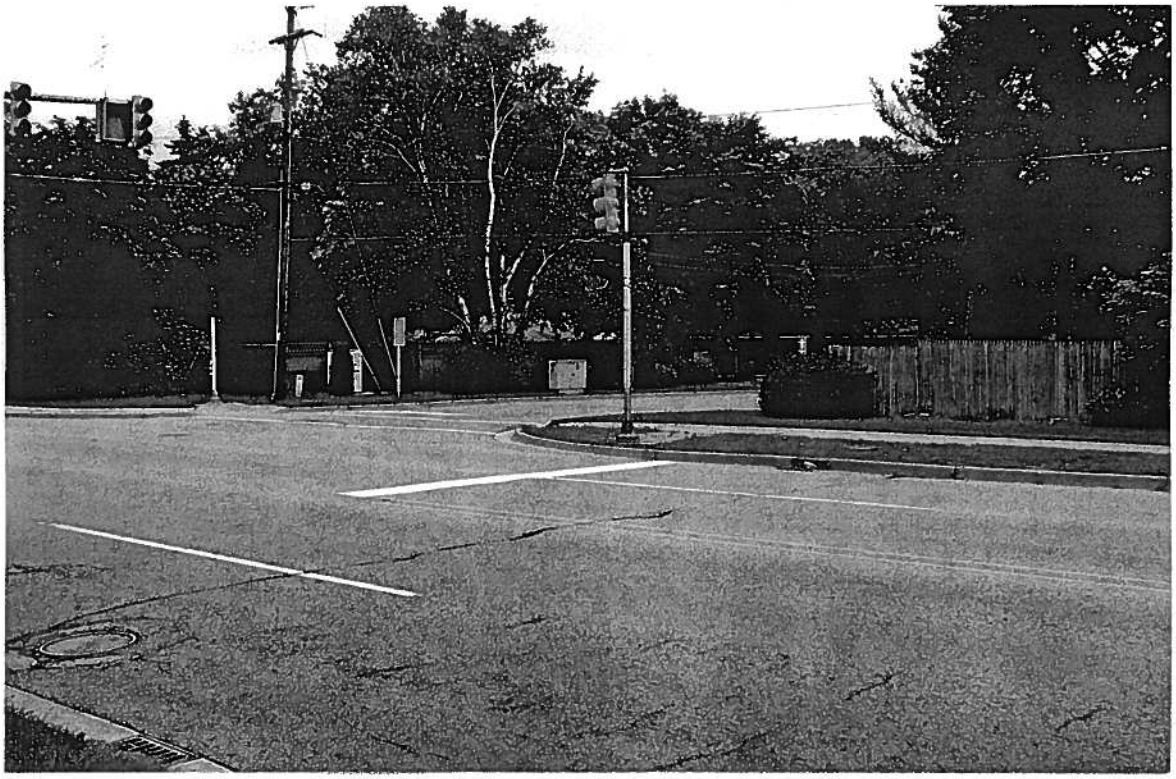


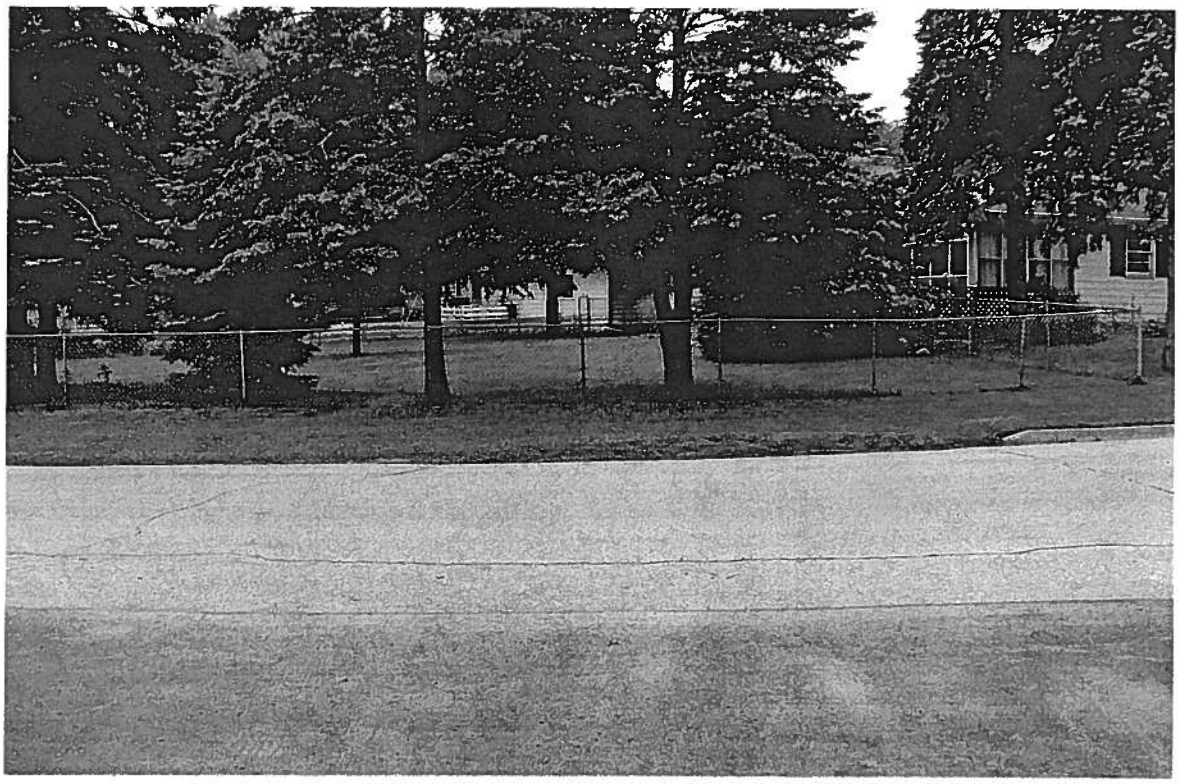
Two parking spots located on the west side of our driveway for daycare parents. They will also be able to turn around and pull out of our driveway vs. having to back out onto Greenbriar. There will be absolutely NO parking along Greenbriar. Parents must pull into the driveway to drop off their children.



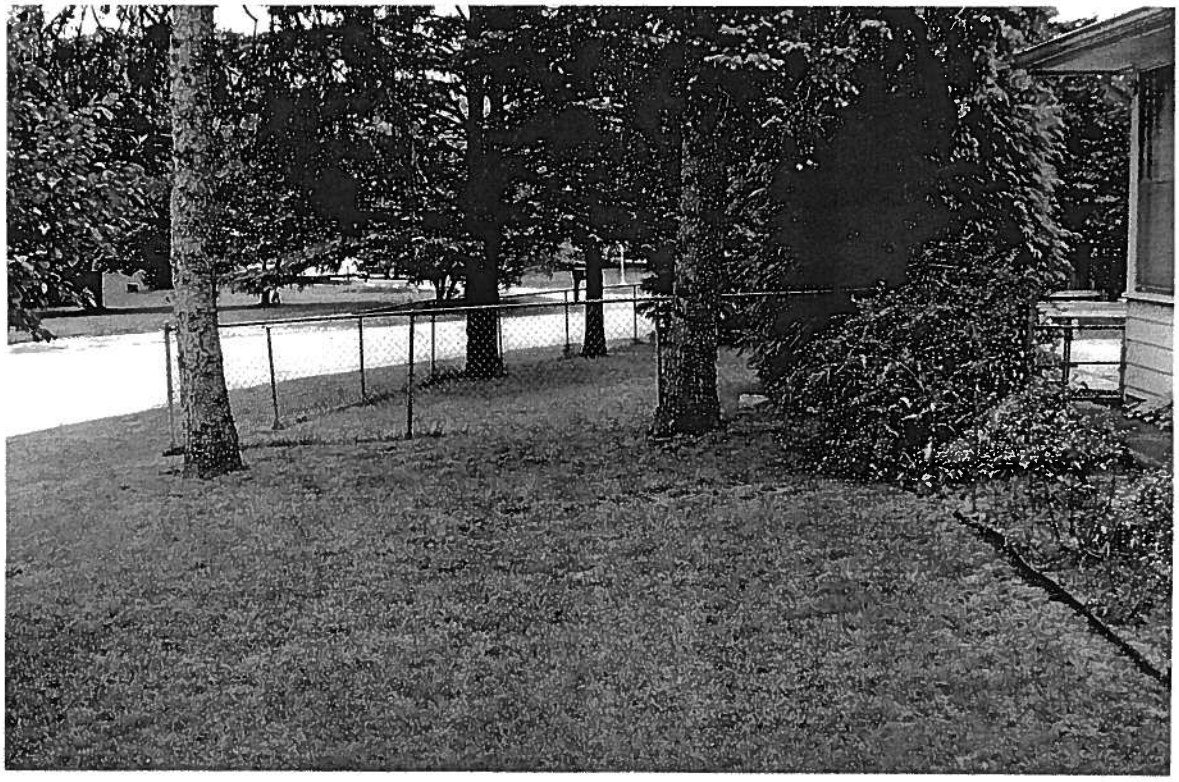


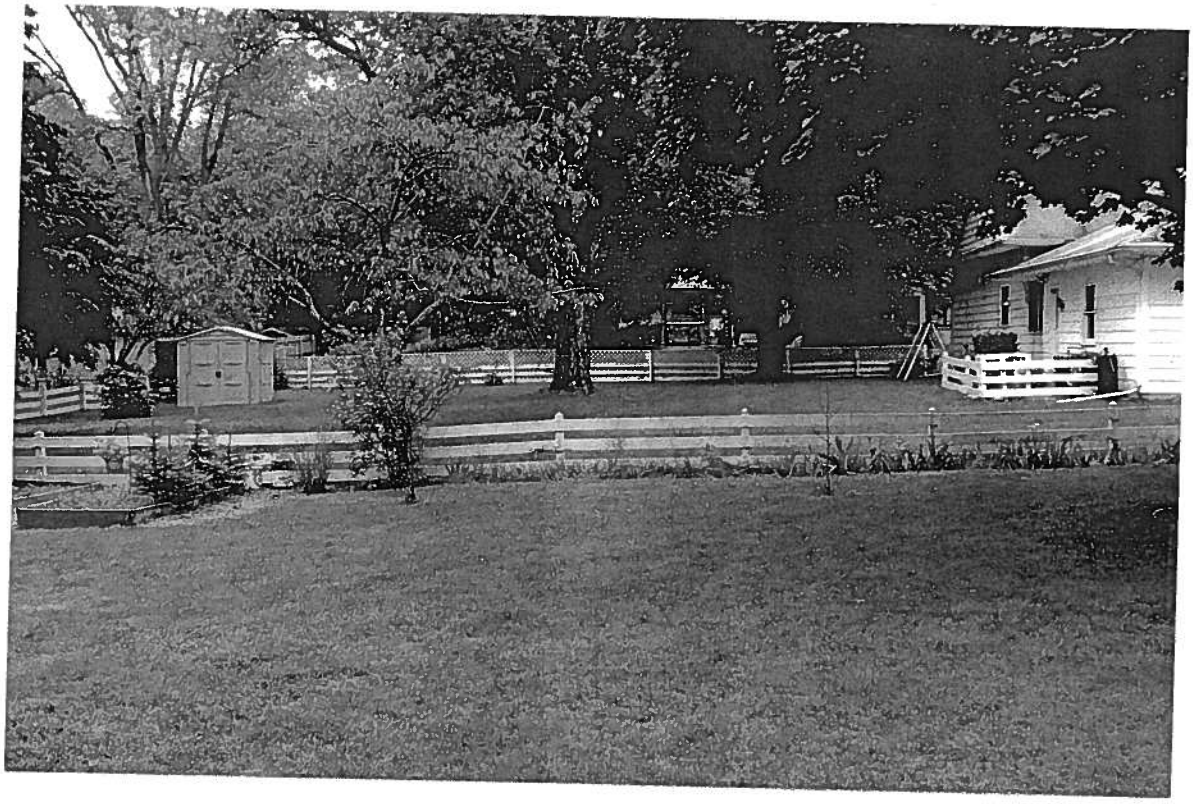
Stop light located on the corner of Oakland Drive and Greenbriar. Turns into a blinking light during late night hours and on the weekends. This will help with the traffic of daycare parents along with the neighborhood traffic as well.



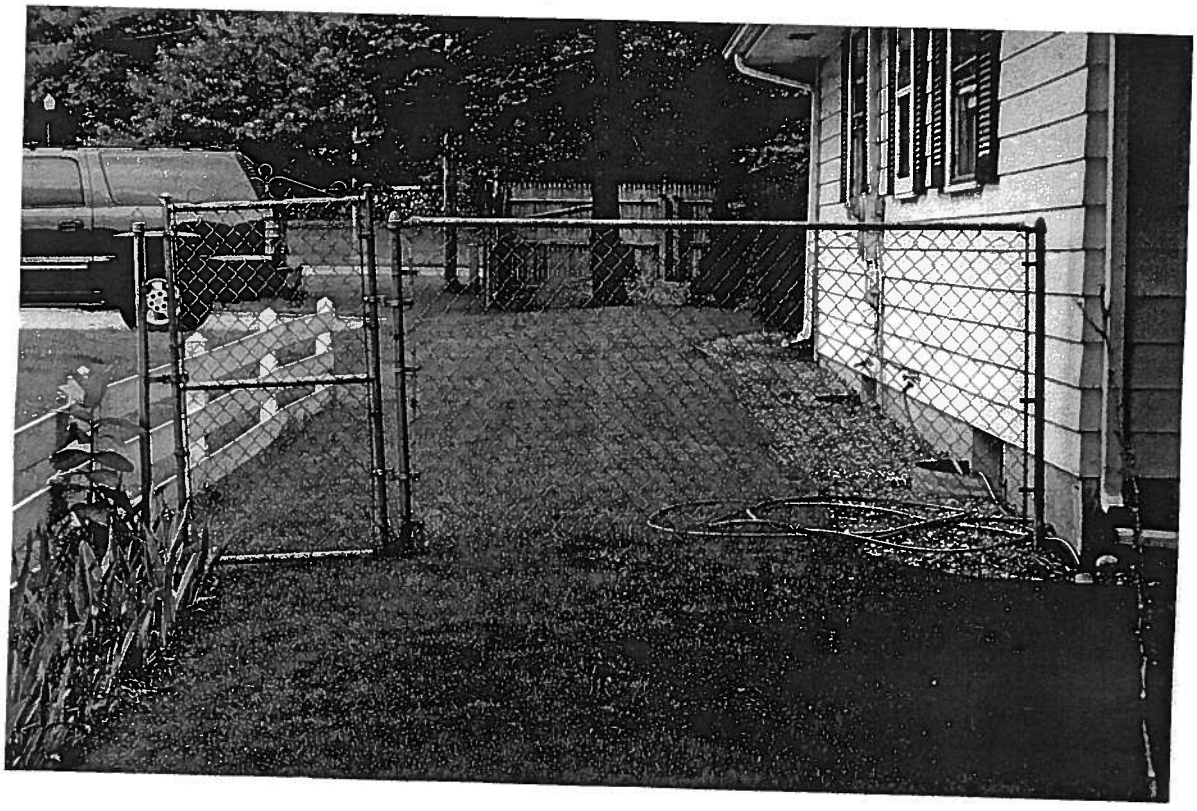


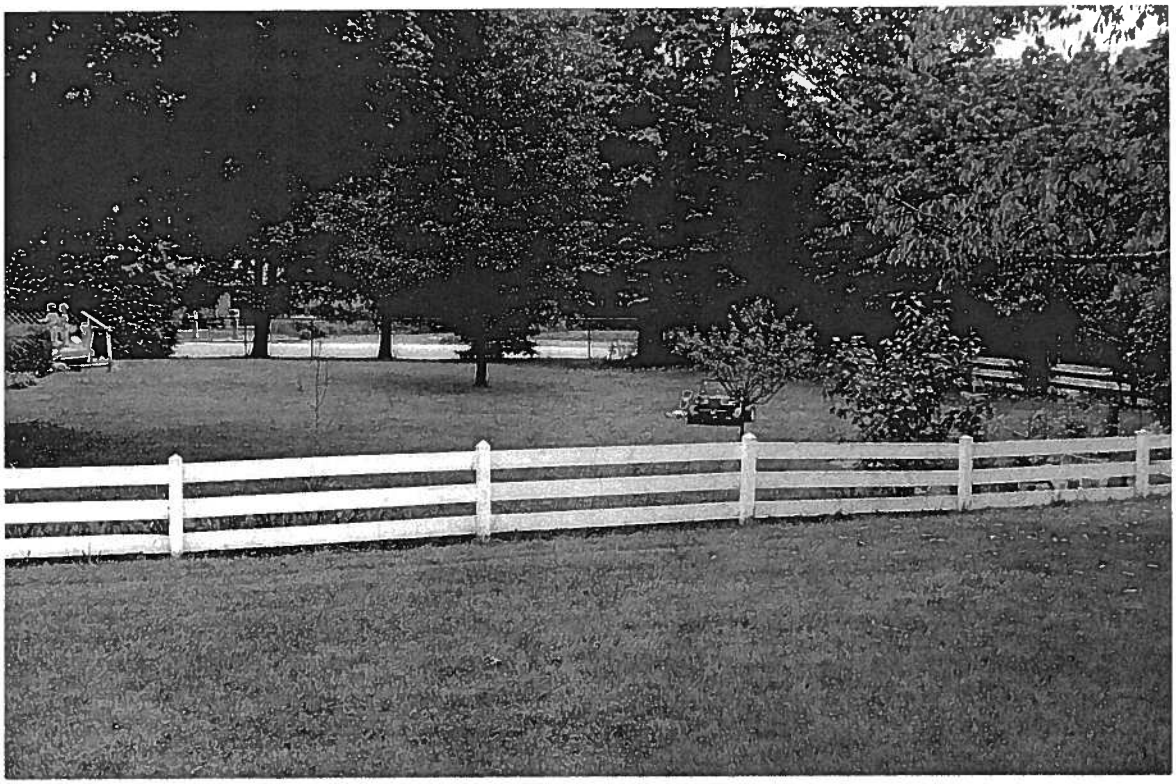
North side of property that resides on Greenbriar enclosed by a chain link fence that was put up last fall. In order to ensure the safety of the children we felt it was necessary to put up the fence.





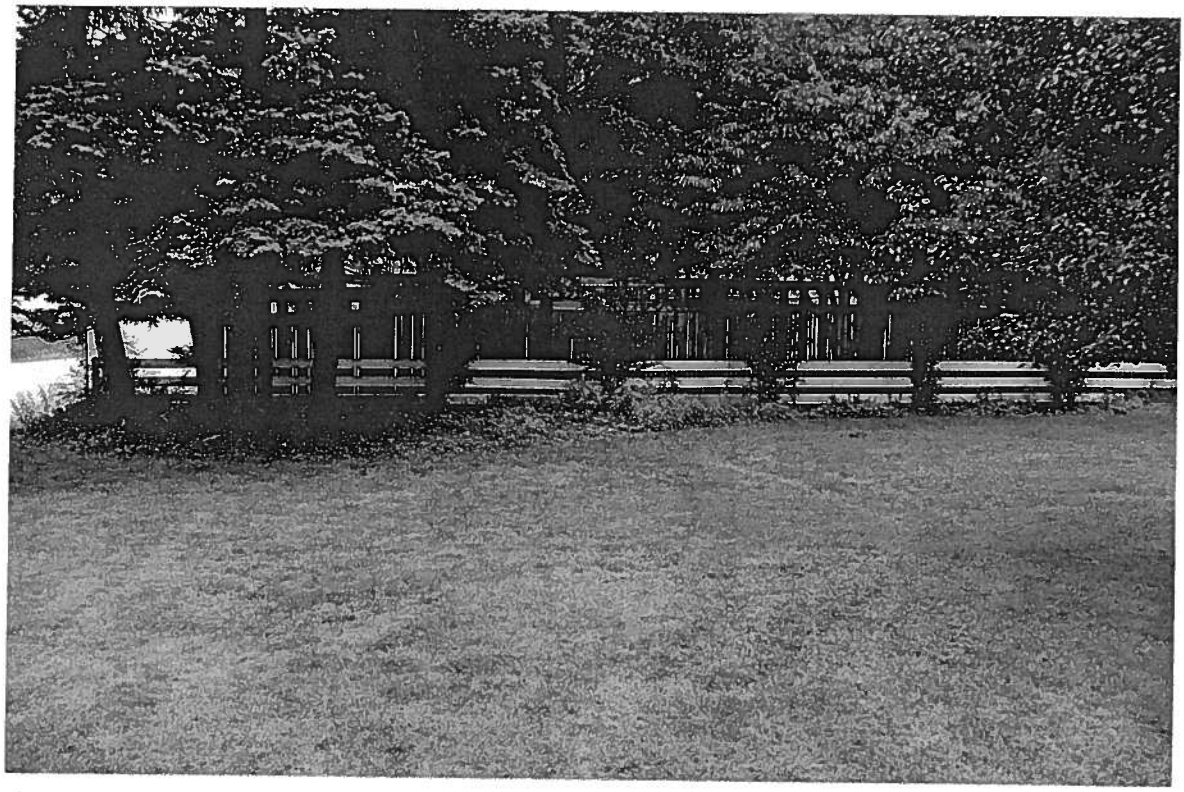
South side of our property in which you can see a small white fence , which belongs to the Wesner's. We have also added and gate with the chain link fence to fully enclose our backyard.



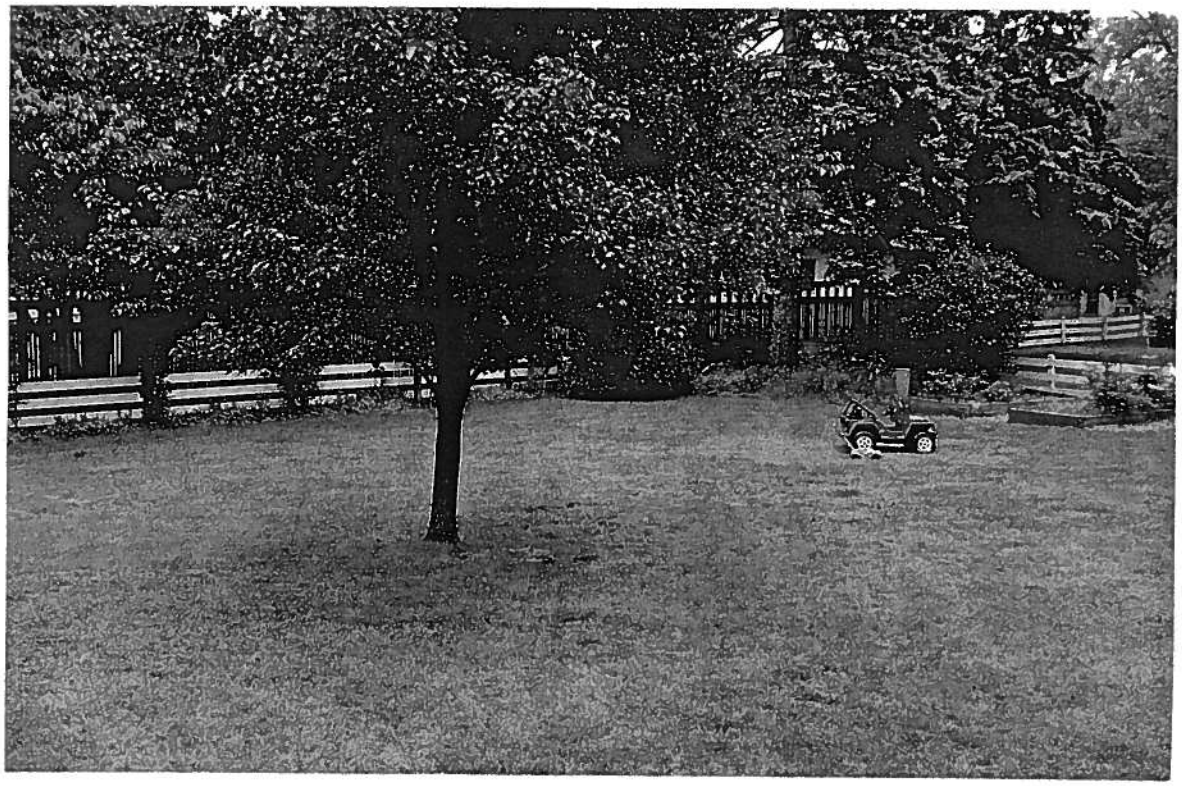


Here are some pictures of our backyard as a whole. It will be kept up and well maintained. We do not plan on putting any large jungle gyms or toys that would be considered an "eye sore." We take pride in our home and its appearance as well.

Mature Trees that boarder along the chain link fence (Greenbriar).



East side of our property. Pictured here you can see a 6 foot privacy fence that was put up by the neighbors behind us. You are not able to view our yard or theirs through the fence or the mature trees that line the east side of our property.



We also have a Neighborhood Watch Program that I am getting involved with as well. If we were to put up the 6 foot privacy fence on the north side of our property, we wouldn't have any way to be able to watch the traffic and cars that park along our property. In the past there have been reports of negative play. Seeing as how we are the first driveway you hit on your way in and the last driveway you hit on your way out we feel it is very important to be able to view our neighborhood. (That is why we went with the chain link fence)

CITY OF
PORTAGE
A Place for Opportunities to Grow

Department of Community Development

Quality childcare in a good residential area is great! We feel there's no problem with Ms. VanDenBos providing a child care home.
Sheldon's Dottie Sauderdale
5233 Oakland Dr

June 2, 2010

Dear Resident/Property Owner:

A Special Land Use Permit application has been submitted by Ms. Kelly VanDenBos requesting a Special Land Use Permit to establish a group child care home for up to 12 children at her residence located at 5203 Oakland Drive, which is zoned R-1C, one family residential. This request will be reviewed by the Planning Commission in Council Chambers at Portage City Hall, 7900 South Westnedge Avenue, at 7:00 p.m. on **Thursday, June 17, 2010.**

Property owners within 300 feet of the subject parcel are being notified of the Commission meeting. This notification is intended to provide you with the opportunity to make comment on the applicant's request either in writing or by personal appearance at the above-mentioned meeting. Written comments may be submitted to the Department of Community Development prior to noon on the day of the above-identified meeting. If you have any questions, please phone Jeffrey M. Erickson, Director of the Department of Community Development at 329-4477.

PORTAGE PLANNING COMMISSION:

James Cheesebro, Vice-Chairman
Cory Bailes
Rick Bosch
Miko Dargitz
Wayne Stoffer
Bill Patterson
James Pearson
Paul Welch

Enclosure: Vicinity Map

Copy
Good luck Kelly
Dottie

s:\commdev\department files\board files\planning commission\resident notices\2010 06 17 jme ms. kelly vandenbos (group child care home), 5203 oakland drive (slup)res notice.doc

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HANDWRITTEN MEMORANDUM

TO: DEPT COMMUNITY DEVLOPMENT FROM: DATE: 6-13-00

TO: J.M.E F.Y.I. FROM: ARTHUR V. FREEMAN DATE:

SUBJECT: SPECIAL LAND USE PERMIT - KELLEY VANDEN BOS

MESSAGE: I HAVE SOME CONCERN REGARDING THE VIABILITY OF SUBJECT REQUEST AT THIS LOCATION. IN A PHONE CONVESATION WITH KELLY I UNDERSTOOD SHE WAS PLANING ON 5 OR 6 CHILDREN AGES 6 TO 9 WHICH WAS NOT A PROBLEM FOR ME. HOWEVER IN TALKING TO DIRECTOR ERICSON I FIND THE POTENTIAL IS FAR DIFFERENT. 12 CHILDREN UP TO AGE 12½ PLUS A HIRED EMPLOYEE PLUS HER OWN TWO DELIGHFULL TWINS ADD UP TO A POSSIBE 15 WHICH WOULD BE LIKE LIVING VERY CROSE TO A PLAYGROUND; THIS WOULD CHANGE MY PERCEPTION OF THIS BEING A GOOD PLACE TO LIVE.

GREENBRIAR ARE HAS ONLY THIS ONE ENTRANCE/EXIT SO THE 100+ HOMES WITH 2-3 OR MORE CARS CURRENTLY HAVE TRAFFIC PROBLEMS AND THE SUBJECT COULD ONLY ADD TO THE PROBLEM. IN NO WAY WOULD SUBJECT PROPOSAL ENHANCE THE PERCEPTION OF PROPERTY VALUES IN THIS R-1C ZONE BUT WOULD BE AN OPENING WEDGE IN HIGH TAX ASSESMENT AREA WITH POTENTIAL REQUESTS FOR LOWER RATES

IN ADDITION TO THE TRAFFIC TIE UPS THERE IS THE VISUAL PROBLEM. ONLY AN OPEN WIRE FENCE SEPARATES THE PLAYGROUD FROM THE STREET. MY MAILBOX IS APPROXIMATE 35 TO 40 FEET FROM THE FENCE AND ALTHOGH THE CHARMING TWINS HAVE HUNG FROM THE FENCE IT WOULD BE A DIFFERENT STORY WITH 12. THEREFOR IN A BUSINESS EFFORT OF THIS MAGNITUDE I BELIEVE THE SUBJECT REQUEST SHOULD BE DENIED AT THIS TIME. HOWEVER IN MY TALK WITH DIRECTOR ERICSON HE SAID A SPECIAL PERMIT WAS NOT REQUIRED TO DAY CARE 6 CHILDREN

THIS SEEMS TO BE AN OBVIOUS SOLUTION AS THE TRAFFIC FLOW WOULD BE LESS AND BY PLANTING A HEDGE OR INSTALLING A 5 OR 6 FOOT BARRIER TYPE FENCE THE VISUAL PROBLEM WOULD BE SOLVED

NOTE— IF YOU WOULD LIKE TO VIEW THE AREA FROM MY PERPECTIVE CALL ME AT PH 345-2484

RECEIVED
JUN 15 2000
COMMUNITY DEVELOPMENT

Arthur V. Freeman
2026 Greenbriar Dr.
Portage, MI 49024

To Whom It May Concern

June 15th 2010

I am writing to object to the Special Land Use Permit for a group child care at 5203 Oakland Drive.

I own the property to the east (2003 Greenbriar) which connects on the west 85 feet to the subject property. My husband and I purchased the property as a retirement home for my mother and father. My sister is living with them to help them with their needs.

Our objections are the following:

1. additional noise
2. playyard — visible from the street (most playyards are in the back away from view).
3. current fence is not going to contain a determined child.
4. property values will be lowered.
5. parents will be using closest driveways to turnaround instead of traveling through the neighborhood streets for proper exit.
6. people will park on the street where there are no sidewalks. There will be people and children in the street in the winter when snow covers the grass.
7. The issue which involves everyone is the chance for accidents. The VanDenBos driveway is very close to Oakland Drive. It is a single car entrance. Traffic turning on to Greenbriar, north bound or south bound on Oakland, has limited views of situations on Greenbriar.

I have experienced at least three situations on the past year when turning off of Oakland.

1. a stalled car which backed onto Greenbriar
2. a waste hauler stopped to pick up trash
3. a truck mower trailer parked next to driveway in question.

RECEIVED
JUN 16 2010

The school bus has problems at times. I have heard from someone that even Mr. Van Den Bos himself has complained about problems getting out of his driveway. Additional traffic at this location is a safety issue. There is one way into this neighborhood and only one way out. Everyone who lives here passes that same driveway. Everyone who just visits passes it also.

Thank you for reading my letter. I would be at the meeting but I have to take my 91 year old mother to Ohio for her 73rd high school reunion.

Sincerely

Nancy E. M. Merrin

my parents are

Dr. & Mrs. Donald H. May

my sister is

Jan Livesay