



August 14, 2019

Council Meeting of August 20, 2019
SUBJECT: Special Use Permit
1440 Brookwood Dr.

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

Rebecca Oneka, 1440 Brookwood Drive, is requesting a special use permit for a daycare center at her home. The property is currently zoned R-3 and a daycare center is an allowed use with a special land use approval. There are also additional conditions that have to be met in order for the special use to be granted. City Ordinance does not allow for more than ten (10) children to be cared for at any time.

The Planning Commission reviewed this request at their August 13, 2019 meeting and unanimously recommended the special use be granted due to the request meeting all requirements, as well as the additional conditions per City Ordinance.

Respectfully submitted,

Mark C. Meyers
City Administrator

MCM/tsw
Attachment

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves/denies Rebecca Oneka to have a daycare center at 1440 Brookwood Drive, with the following conditions:

- (1) No more than ten children may be accommodated in any house located in a single-family residential area.
- (2) A separate room or rooms containing a minimum of 150 square feet per child must be available for use by the children.
- (3) Adequate driveway space to accommodate four cars must be available.
- (4) No employees may be hired in a day care center located in a residential neighborhood.
- (5) All other provisions pertaining to any home occupation applicable to a day care center shall be observed.
- (6) No signage is installed and it complies with the Norton Shores rules.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 20th day of August 2019, the foregoing resolution was moved for adoption by Commissioner. The motion was supported by Commissioner.

Ayes:

Nays:

Resolution declared adopted.

Shelly Stibitz, City Clerk



Internal Memo

August 14, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator

SUBJECT: Special Use Permit Request, 1440 Brookwood Drive

Following please find comments regarding the Special Use Permit request for a daycare center at 1440 Brookwood Drive.

MASTER PLAN

Currently the property is zoned R-3 and it is intended for "Medium Density Residential" in the Master Plan. "Medium Density Residential" is designated for parcels zoned in R-3 and R-4 zoning districts. The vast majority of uses for parcels in "Medium Density Residential" are for single-family homes in addition to their accessory and special uses.

LAND USE

A daycare center is allowed in the R-3 zoning district if a Special Use Permit is granted.

CONDITIONS OF APPROVAL

Per City Ordinance, there are five (5) additional conditions that have to be met in order for a daycare center to be permitted in the R-1 thru R-4 zoning districts. Those conditions include:

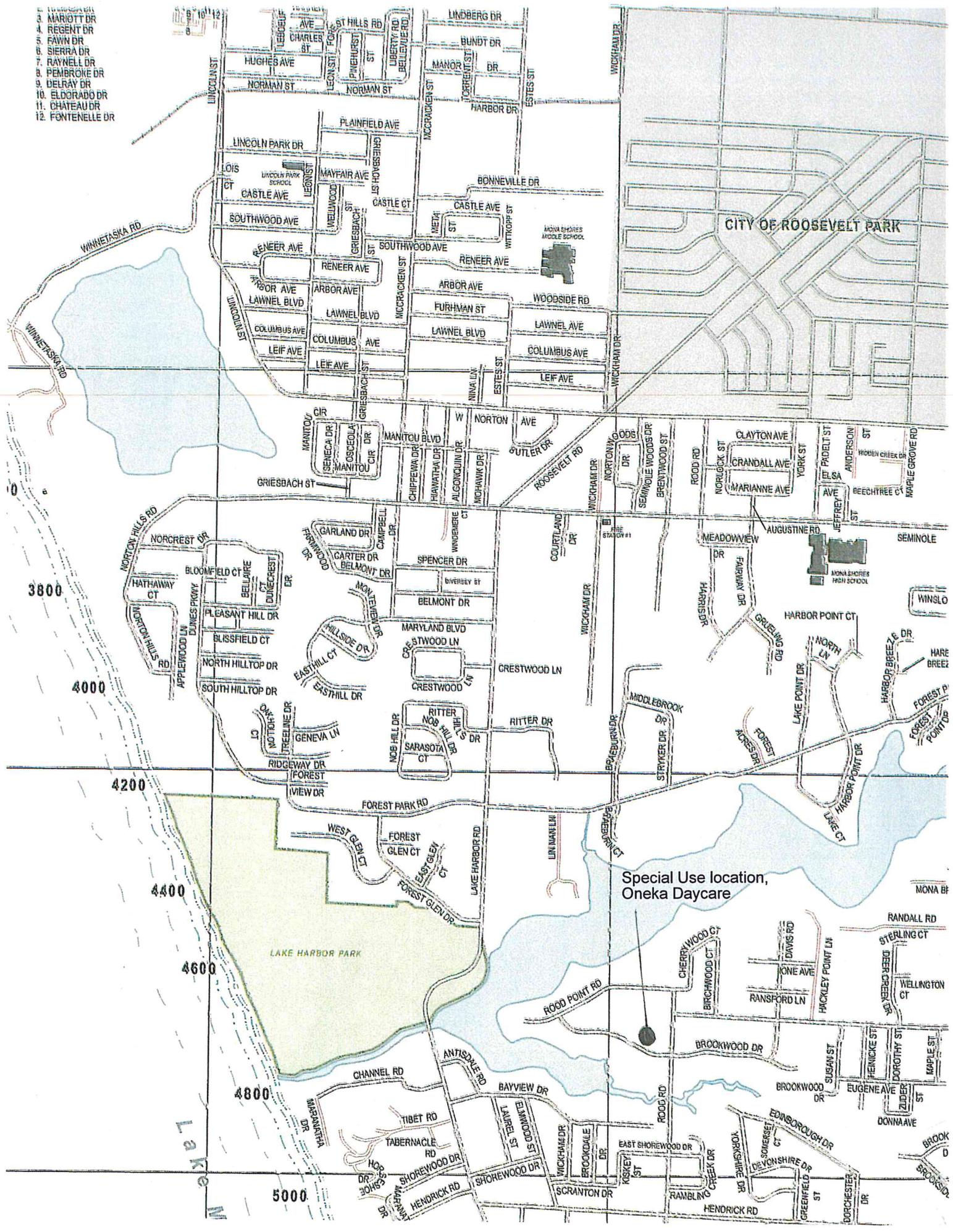
- (1) No more than ten children may be accommodated in any house located in a single-family residential area.
- (2) A separate room or rooms containing a minimum of 150 square feet per child must be available for use by the children.
- (3) Adequate driveway space to accommodate four cars must be available.
- (4) No employees may be hired in a day care center located in a residential neighborhood.
- (5) All other provisions pertaining to any home occupation applicable to a day care center shall be observed.

Upon my review of the submitted materials, the applicant has satisfied all five (5) of the above conditions of approval. A sixth condition of approval was added during the Planning Commission meeting on August 13, 2019 which states that no signage "is installed and that it must meet Norton Shores rules."

COMMENTS

The applicant meets all of the site plan review standards as well as the additional conditions of approval per City Ordinance.

- 1. MARIOTT DR
- 2. REGENT DR
- 3. FAWN DR
- 4. SIERRA DR
- 5. RAYNELL DR
- 6. PEMBROKE DR
- 7. DELRAY DR
- 8. EL DORADO DR
- 9. CHATEAU DR
- 10. FONTENELLE DR



Special Use location,
Oneka Daycare

5000

Lake M

4800

4600

4400

4200

4000

3800

30

- 11. CHATEAU DR
- 12. FONTENELLE DR

CITY OF NORTON SHORES
4814 HENRY STREET
NORTON SHORES, MICHIGAN 49441

SPECIAL USE PERMIT

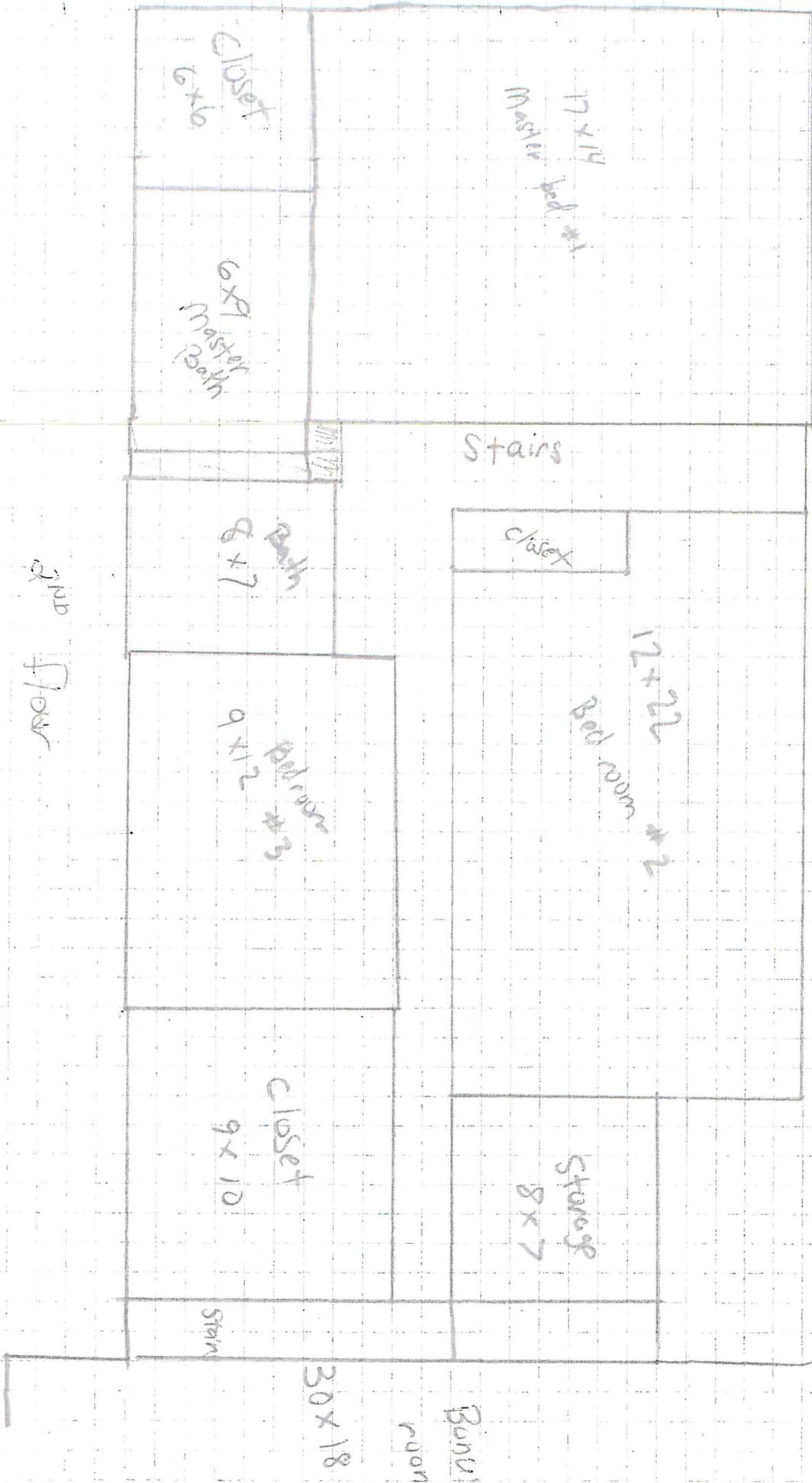
1. OWNER(s): Rebecca Onick PHONE NUMBER: 231-286-6775
 2. EMAIL: RJV2001@yahoo.com FAX: _____
 3. ARCHITECT/ENGINEER _____ PH. # _____
 4. APPLICABLE PARCEL ADDRESS: 1440 Brookwood
 5. PRESENT ZONING: R3
 6. PRESENT USE: Residents
 7. PROPOSED DEVELOPMENT: Home daycare
- _____
- _____

I (we) swear and attest that I (we) are owners of the above parcel of property and the information is true and accurate according to my (our) knowledge. I (we) also grant permission to authorized City Council, Planning Commission, Zoning Board of Appeals and City staff members to access the above referenced site address for inspection purposes.

Rebecca Onick

ALL OWNER/APPLICANTS MUST SIGN

2nd Floor



Master bed #1
17x14

Closet
6x9

9x7
Master Bath

Stairs

Closet

8x7
Bath

12x22

Bed room #2

9x12
Bed room #3

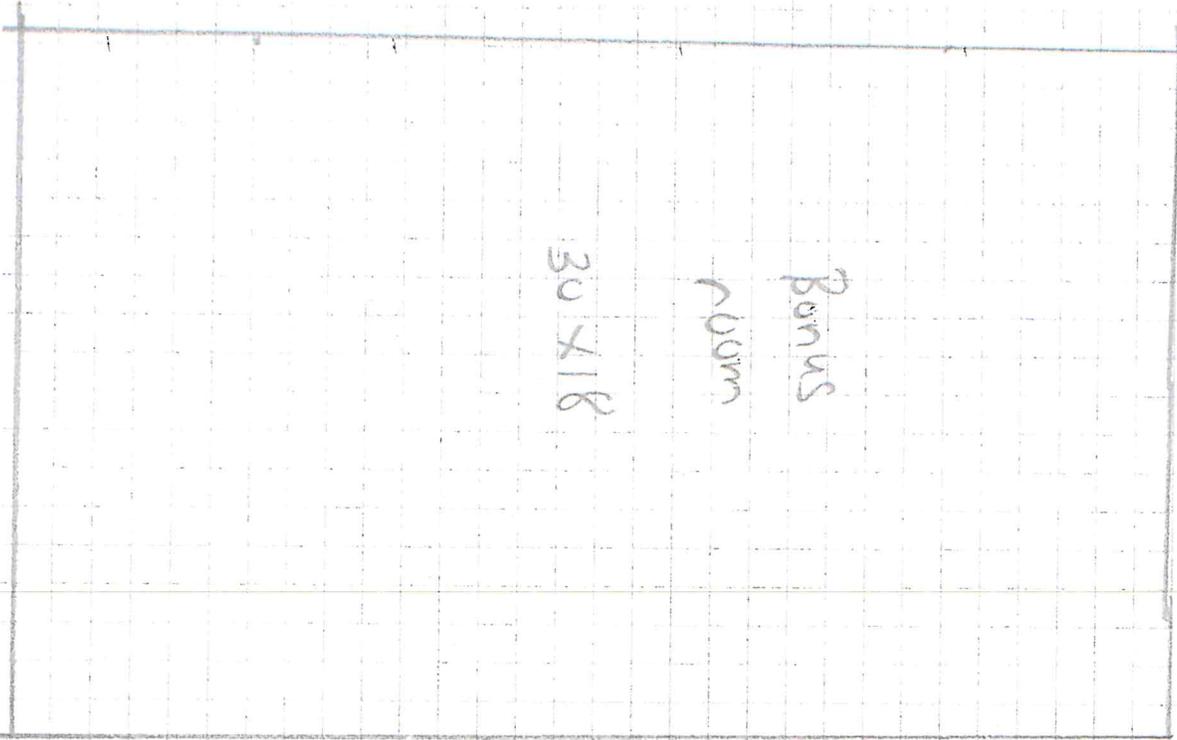
Storage
8x7

Closet
9x10

Stair

30x18

Bonus room



Bonus

Room

30 X 18

Above
garage

SUBJECT PROPERTY ADDENDUM

File No. 060519BR

Parcel Number: 61-01-07-032-0307-20, Land Area:

150.01

LOT 47

74489.00 SF

1.71 AC.

472.42'

506.32'

155.70'

BROOKWOOD DR



Image capture: Aug 2013 © 2019 Google

Norton Shores, Michigan

Google

Street View - Aug 2013

