

**RIVES TOWNSHIP PLANNING COMISSION  
PUBLIC HEARING  
HELD: RIVES TOWNSHIP HALL**

April 27, 2017

Meeting called to order at 7:00 PM.

Members Present: Roger DeCamp-Chairman, Dwight Carmer-Vice Chairman, Phyllis Pitmon-Secretary, Cliff Herl, Jim Lindstrom. All members present.

Chairman DeCamp made introductions of members of the Planning Commission ("PC") and explained procedures. He emphasized that zoning goes with the property...not people. Secretary Pitmon read the language from the Special Land Use Permit Application that was submitted to the Township Clerk on March 27, 2017 which described Lewis and Brianna Davis' desire to open a Group Child Care Home at their residence at 4500 Rives Eaton Road, Rives Junction, MI 49277. Let the records reflect that the PC received the official application from the Township Clerk.

Chairman DeCamp introduced Ms. Brianna Davis at 7:10 PM to meeting attendees. This Public Hearing is brought to the public to inform those interested in Ms. Davis' intention. The floor was turned over to Ms. Davis for her presentation. Ms. Davis told of her desire to open a Group Child Care Home due to the fact that it is extremely difficult to find child care homes that will accept children under 18 months of age. She drives 35 minutes to Leoni Township for her child's day care and her assistant, Shawna Howe, has quit her job in the medical field due to difficulty in finding child care for her infant. Both ladies have taken courses required by the State in order to comply with the licensing requirements. They can accept up to 12 children. Chairman DeCamp opened comments from the public. John Brennan, 9241 State Road, Jackson, MI 49201, commented he applauds Ms. Davis for what they are trying to do and hopes the PC approves their request. Lisa Lerhke, 4901 Rives Eaton Road, 1) inquired if any licensing or certification taking place? Ms. Davis responded yes all requirements of the State and in addition she will have liability insurance. 2) Ms. Lerhke asked about the swimming pool on the property and Ms. Davis explained they're putting up a 4' fence and gates as required by the State. 3) Ms. Lerhke asked what if they have more than 12 children at one time? Ms. Davis assured her that the State is very strict on number of children and check several times a year plus impromptu visits throughout the year. 4) Ms. Lerhke stated she has nothing against this happening...she is concerned for safety of the children. Mr. Tom Cottrell, Zoning Enforcer for Rives Township, commented he has worked with Ms. Davis on this process and her endeavors and he recommends the Board's approval. Stacy Stoner, 8427 Rives Junction Road, Rives Jct., MI 49277, 1) inquired why the Code of Ordinance is for 12 children and the Application is for 9? Ms. Davis responded that is what they anticipate in number now. 2) Commented on 1.03 acres and wondered if that was adequate space. Ms. Davis responded the State requires 600 sq. ft. of space and it exceeds the State's requirements. 3) Question on Ms. Davis' experience and personal information. Ms. Davis responded she and her assistant have taken all the steps necessary by the State and has an individual to draw information from in case of that being needed. At 7:34 PM the Public Hearing was closed for comments after several having the opportunity to be heard.

Chairman DeCamp read from our Code of Ordinances for the requirements of the Township for a Group Day Care Home. Many comments were made and asked about by the PC members in regard to children staying the night, background checks on employees, lighting in driveway, concerns about the pool deck safety and parking. For this Application the parking is found to be adequate. We concluded that our Code of Ordinances is of great value in requiring fencing around the outside play area.

Mr. Lindstrom made a motion that the PC recommend to the Township Board they grant a Conditional Use Permit (CUP) on the subject property within an existing structure as a Group Child Care Home as presented in the Conditional Use Permit and Site Plan Application.

This recommendation is based on 1) the stated intent of the written Application and confirmed at the Public Hearing held April 27, 2017, 2) a review of the Site Plan document as amended, 3) a review of the Rives Township Code of Ordinances, and 4) consideration of public comments. Mr. Carmer second. Roll call vote all ayes.

Chairman DeCamp asked for a motion to adjourn. Mr. Herl made motion, second by Mr. Carmer. All Ayes.

Meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

Phyllis M. Pitmon, Secretary