

VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
***** 7720 Ann Arbor Street *****
Dexter Senior Center
THURSDAY, JULY 31, 2014, 7:00 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL -MEMBERS:

S. Hansen	J. Carson – VC Rep.	B. Stacey – Alternate
P. Mekas	vacant– PC Rep.	B. Gray – Alternate
J. Rush		

C. APPROVAL OF MINUTES – May 19, 2014 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. PUBLIC HEARINGS

Order for Public Hearings

- a) Staff presentation.
- b) Petitioner's presentation.
- c) ZBA member reports on conversations and site inspections.
- d) Public comment (State name and address).
- e) Rebuttal by petitioner (At chairman's discretion).
- f) Close the public comment portion of the public hearing

1. Public Hearing for Variance Request (ZBA Case #2014-04)

Applicant: Becky Murillo
3411 Hudson St, HD-08-06-117-017

This Public Hearing is being held to hear public comment regarding the following request submitted by Jonathon Coffey to waive the following requirement:

The applicant, Becky Murillo, is requesting a variance from the following section of the Village of Dexter Zoning Ordinance for 3411 Hudson St, HD-08-06-117-017:

Section 8.11 Special Use, sub-section B.21 Group Day Care Homes; Group Day Care Homes shall have a minimum lot area of one half acre (21,780 sq. ft.).

PROPOSAL: The applicant proposes an 11,980 sq. ft. variance to allow for a minimum lot area of 9,800 sq. ft.

Discussion and possible action following public hearing:

- a) Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.

* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

- b) Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- c) Discussion on standards and requirements of the ordinance.
- d) Action on the motion.

G. ADJOURNMENT

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will please to make the necessary arrangements.

VILLAGE of DEXTER
ZONING BOARD OF APPEALS
May 19, 2014

The meeting was called to order at 7:00 PM by Chair Bombery at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Bombery, Rush, Stacey, Gray and Wilcox
Absent: Hansen, Carson

Approval of Minutes

-Moved Bombery, support Rush to approve the February 18, 2014, Regular Meeting minutes, as presented.

Voice Vote: Unanimous Motion Carried

Approval of the Agenda

-Moved Stacey, support Wilcox to approve the agenda as presented.

Voice Vote: Unanimous Motion Carried

Site Inspections – none

Public Hearings

1. Variance Request ZBA Case #2014-02) 7690 Grand Street, HD-08-06-452-001, Jonathon Coffey, applicant.

This Public Hearing is being held to hear public comment regarding the following request submitted by Jonathon Coffey to waive the following requirement:

Section 20.01 Schedule of Regulations for Principal Buildings-Residential; the minimum front yard setback for a principal structure in the R-1B One Family Residential District is 15 feet. The applicant proposes a reduced setback of 5.6 feet due to practical difficulties associated with the property.

PROPOSAL - The applicant proposes a reduced setback of 5.6 feet due to practical difficulties associated with the property.

Chair Bombery opened the hearing at 7:01 pm

Community Development Manager Michelle Aniol presented the applicant's request and her review. During her briefing, Ms. Aniol explained that Mr. Coffey received this same variance from the ZBA in 2008.

The applicant, Jonathon Coffey greeted the Board and asked for approval of his request.

Chair Bombery called for public comment, but there was none; he then closed the public hearing at 7:12 pm.

The Board and the applicant began discussing the variance request.

Chair Bombery questioned the location of a future sidewalk in the event a variance was granted.

Wilcox stated he saw clear reasons to approve based on a finding of substantial justice, and felt that others should be encouraged to upgrade homes in the Village.

Moved by Bombery, supported by Wilcox based on the information provided by the applicant at the May 19, 2014 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for the front yard setback, submitted by Jonathan Coffey for 7690 Grand Street, HD-08-06-425-001 to permit the applicant to construct an attached structure that encroaches 9 ½ feet into the front yard setback be **GRANTED**, for the property located at 7690 Grand Street because the proposed variance **MEETS** the conditions required for the granting of a variance, per the 3 reasons stated in the Community Development Manager's report dated, May 19, 2014.

Ayes: Stacey, Gray, Bombery, Wilcox, Rush

Nays: None

Absent: Hansen, Carson

Motion Carried 5-0

2. Variance Request (ZBA Case #2014-03) 7061 Dexter-Ann Arbor Road, HD-08-08-200-021, applicant Matt Fromboluti, on behalf of St. Joseph Mercy Health System

This Public Hearing is being held to hear public comment regarding the following request submitted by Matt Fromboluti, on behalf of St. Joseph Mercy Health System to waive the following requirement:

Section 7.04 Building Signs. Signs for multiple tenant shopping centers or multi-tenant buildings shall not exceed one (1) square foot of sign area per one (1) lined foot of building frontage per tenant, with the maximum sign area not to exceed 42 square feet.

PROPOSAL - The applicant proposes a 112 square foot sign due to practical difficulties associated with the property; specifically the tenant space within the subject building is located more than 300 feet from Dexter Ann Arbor Road and a 42 square foot sign would not be sufficiently visible.

Chair Bombery opened the hearing at 7:18 pm

Community Development Manager Michelle Aniol presented the applicant's request and her review.

Tom Covert, 3550 Edison addressed the Board on behalf of the applicant, Matt Fromboluti and OX Studios, citing distance from the road, angle of building related to the road and road speed at practical difficulties to be considered in this case.

The applicant and Board engaged in discussion regarding the following:

- Compressing height and length of the sign to sign band;
- Logic for determining requested size;
- Visibility for folks traveling west from Ann Arbor compared to those traveling east;
- Entrance to shopping center in relation to new tenant space;

Chair Bombery asked for Board comments:

- Rush concerned no other signs on shopping center dormers, and stated Village historically didn't want strip center look.

Chair Bombery called for public comment:

- Phil Mekas, 7203 Ulrich introduced himself as new ZBA member and stated he was surprised by the request for 3 times the maximum signage. He stated he prefers the space to be occupied

and recognizes the location will be more of a destination. He closed by saying he prefers the requested sign area be reduced.

- Tom Covert stated he did believe the size of the sign being requested would be out of character, citing the sign for Busch's, La Fontaine, Country Market and the nearby banks, as examples.

Chair Bombery closed the public hearing at 7:45 pm.

Board members offered the comments regarding the following, during the post-public hearing period:

- Visibility from the road
- Setting a precedent for the shopping center
- Struggles to applying sign standards
- Previous variances for sign size hasn't hurt Village

Moved by Wilcox, supported by Gray based on the information provided by the applicant at the May 19, 2014 Zoning Board of Appeals meeting, the board determines that the request to waive the requirements of Section 7.04 Building Signs, submitted by Matthew Fromboluti, on behalf of new tenant, St. Joseph Mercy Health Center, for 7061 Dexter-Ann Arbor Road, HD-08-08-200-021 to permit the applicant to install a building sign with a maximum area of 105 square feet be **GRANTED**, for the tenant space at the property located at 7061 Dexter-Ann Arbor Road because the proposed variance **MEETS** the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance, practical difficulties and public safety and welfare.

Additional Board discussion involved a question regarding a ground sign for the shopping plaza.

Ms. Aniol pointed out that the motion in her report stipulated a smaller sign area than requested by the applicant.

Wilcox amended his motion to allow a 112 square foot sign, which Stacey supported.

Ayes: Rush, Wilcox, Gray, Stacey

Nays: Bombery

Absent: Hansen, Carson

Motion Carried 4-1

Adjournment

Meeting adjourned at 8:02 pm

Respectfully submitted,

Michelle Aniol
Community Development Manager

Filing Approved: _____



VILLAGE OF DEXTER – COMMUNITY DEVELOPMENT OFFICE

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

APPLICANT INFORMATION – ZBA CASE #2014-04

APPLICANT: Becky Murillo
DATE: July 28, 2014
ADDRESS: 3411 Hudson St
PROPERTY#: HD-08-06-117-017
ZONING: R1B – Single Family Small Lot

VARIANCE REQUESTED

The applicant, Becky Murillo, is requesting a variance from the following section of the Village of Dexter Zoning Ordinance for 3411 Hudson St, HD-08-06-177-017:

Section 8.11 Special Use, sub-section B.21 Group Day Care Homes; Group Day Care Homes shall have a minimum lot area of one half acre (21,780 sq. ft.). The applicant has requested an 11,980 sq. ft. variance to allow for a minimum lot area of 9,800 sq. ft.

The applicant has requested the variance for the following reasons:

1. Practical Difficulties. There are very few lots in the Village that would meet this requirement.
2. Substantial Justice. Permitting the variance would maximize the usable space in the rear yard.
3. Extraordinary Circumstances. The property has been the location of an existing licensed child care home for a number of years. Additionally, the state requires a minimum outdoor area of at least 600 square feet, but does not require a minimum lot area.

BACKGROUND

Ms. Murillo operates an existing family day care home that received final zoning compliance in 2008. The Village Zoning Ordinance defines a family day care home as:

"A private home in which one (1) but less than seven (7) minor children are received for care and supervision for periods of less than twenty four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than (4) weeks during a calendar year."

Ms. Murillo desires to increase the number of children she can care for from a maximum of 6 to 12. In doing so, the classification/use would become a group day care home, which is defined in the Village Zoning Ordinance as:

"A private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty four (24) hours a day unattended by a parent or legal guardian except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year."

While researching the approval process for this change of use, it was discovered that a group day care home is listed as a **special land use** in Section 8.11, but the use was not listed as a **principal permitted or special use** in any zoning district in the Village. Although this is more than likely just an

oversight, it presented a problem since Ms. Murillo could not get licensing through the State to become a group day care home without demonstrating she has zoning approval from the Village.

On July 14, 2014, the Village Council accepted a recommendation by the Planning Commission to amend the Zoning Ordinance to establish a group day care home as a special use in the R-1A and R-1B One Family Residential zoning district. The amendment becomes effective July 30, 2014.

Additionally, when licensing a group day care home, the State of Michigan does not require a minimum lot area, but it does have established the following standards for an outdoor play area and equipment:

- i. The play area must be at least 600 square feet;
- ii. An adequate and varied supply of play equipment, materials and furniture that is appropriate to the developmental needs and interest of children, appropriate to the number of children and is safe and in good repair; and
- iii. The play area and equipment must be organized 1) to separate active and quiet activities, 2) for a clear and unobstructed view of the entire play area, and 3) to assure that there are safe distances between equipment.

The applicant meets all of these standards.

VARIANCE CONSIDERATIONS

Section 24.05 A. outlines the criteria applicable to variance considerations. Variances shall be granted only in accordance with the Michigan Public Act 110 of 2006, as amended and based on the findings set forth below. The extent to which the following criteria apply to a specific case shall be determined by the ZBA; however, at least one (1) of the applicable criteria must be found by the ZBA for each variance request.

1. **Practical Difficulties:** *Compliance with the strict letter of the restriction governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.*

A practical difficulty is measured by answers associated with the following questions:

- a. Would enforcement of the Ordinance unreasonably prevent the owner from using the property for a permitted use? Would conforming to the Ordinance be unnecessarily burdensome?
 - b. Does the variance do substantial justice to the applicant and to other property owners in the district?
 - c. Is the situation causing the need for the variance due to unique circumstances related to the property?
3. **Substantial Justice:** *Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

4. **Public Safety and Welfare:** *The requested variance can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.*
5. **Extraordinary Circumstances:** *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.*
5. **No Safety Hazard or Nuisance:** *The granting of a variance will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.*
6. **Relationship to Adjacent Land Uses:** *The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be given to prevailing shopping patterns, convenience of access for patrons, continuity of development, and the need for particular services and facilities in specific areas of the Village.*

CONCLUSION

The variance request to allow a minimum lot area of 9,800 square foot lot for group child care home has been reviewed with respect to the criteria noted in the previous section and generally accepted best planning and zoning practices. Therefore, the following rationale for the approval or denial of the variance request and the corresponding findings of fact are offered for your consideration:

- *The applicant has operated a state licensed child care facility for 6 or fewer children since 2008 without any complaints or ordinance violations.*
- *The applicant's lot measures 9,800 square feet. This lot size is 2,000 square feet larger than the minimum lot size of 7,800 square feet that is required in the R-1B district.*
- *The State requires an outdoor area of at least 600 square feet. The applicant can provide approximately 5,500 square feet of outdoor area.*
- *There are very few single family residentially zoned lots within the Village that could meet the ½-acre minimum lot area requirement.*
- *Conformance with the Ordinance would be burdensome because the applicant would need to acquire the 9,800 square foot property adjacent to the north (rear) and another 2,180 square feet from the property adjacent to the east (side) to meet the ½-acre requirement.*
- *A one half-acre lot in most neighborhoods in the Village would be out of character for the Village of Dexter.*

As documented in the sections above, I believe the criteria to grant the variance request has been met. It is recommended that the Board evaluate the applicant's proposal and determine whether or not the applicant has met the criteria required for the granting of a variance for the front yard setback.

SUGGESTED MOTIONS

Based on the information provided by the applicant at the July 31, 2014 Zoning Board of Appeals meeting, the Board determines that the request to waive the requirement set forth in Section 8.11,

sub-section 19.a, submitted by Becky Murillo for 3411 Hudson Street, HD-08-06-117-017 to permit a minimum lot area of 9,800 for a group day care home be **(GRANTED / NOT GRANTED)**, for the property located at 3411 Hudson Street because the proposed variance **(MEETS/FAILS TO MEET)** the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance (list criteria):

1. _____
2. _____
3. _____

OR

The board moves to postpone the variance request until (____ **(date)** ____) to allow the applicant to address the following items: (list items)

1. _____
2. _____

Please contact me prior to the meeting if you have questions.

Respectfully submitted,

Michelle Aniol
Community Development Manager

CC: Donna Dettling, Village Manager
Applicant



Subject Site

Fourth St

Hudson St

2420

2421

2437

2445

2450

7720

7725

7730

7740



VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

APPLICATION FOR ZONING BOARD OF APPEALS HEARING

Application is being made for: Appeal Variance

Property Address: 3411 Hudson St Dexter, Mi 48130

Tax ID Number: HD0806117017

Property Owner Name: Ava Holdings Management LLC Phone: 7346046889

Property Owner Address: P.O. Box 8103 Ann Arbor Mi 48107

Applicant Name: Becky Murillo Phone: 7344249062

Applicant Address: 3411 Hudson St Dexter, Mi 48130

Type of Improvement Proposed: Zoning Variance to change from a family daycare home to a group daycare home

Reason Waiver is Requested (explain practical difficulty or hardship): _____

I meet all of the states requirements to licensing. I am asking for a variance because I do not meet the Village of Dexter's 1/2 Acre requirement.

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	A complete, signed application form, with application fee.
<input type="checkbox"/>	<input type="checkbox"/>	A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
<input type="checkbox"/>	<input type="checkbox"/>	In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>	In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

General Information

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the Village Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: Residential \$250 Non-Residential \$350
Date Received: _____ Receipt # 339146 7/22/14

Regulations (Ordinance Sections) to be waived: _____

Code Requirement: _____

Proposal: _____

Zoning Board of Appeals Action: Approved Denied Date: _____
Planning Commission Action: Approved Denied Date: _____
Village Council Action: Approved Denied Date: _____

APPROVAL STAMP:

Busy Hands Learning Center LLC

Owned and operated by Becky Murillo

Proposed use and reason for the requested permission for special use

Services provided are child care and education for the children of our community.

Hours of Operation M-F 6:30am-5:30pm

Proposed Number of children would be 12 per state licensing guidelines.

One additional staff will need to be hired or 2 part time staff.

Parents park while they enter the home to drop off and pick up their children. Parents are able to use one of the 4 parking spaces in our driveway as well as use street side parking in front of the home. Drop off times are different for each family therefore it is rare that there are more than 2 parents needing parking at the same time. Some of my clients are even close enough that they are able to walk.

RECEIVED

JUL 22 2014

VILLAGE OF DEXTER

RECEIVED

JUL 22 2014

Parent Handbook
Busy Hand Learning Center LLC
3411 Hudson St.
Dexter, Mi. 48130
(734)424-9062
(517)672-1625

VILLAGE OF DEXTER

Philosophy

Busy hands are busy minds and busy minds are developing minds!!! My philosophy is that of play-based learning. It is documented that children learn by doing and discovering on their own. I allow them to do this and give them guidance as needed. Indoor and outdoor play is designed to allow children a safe place to explore and learn about their environment while playing. In my home children will learn through play and observation. An example of this is at mealtime. Through cooking children can learn measuring, numbers, temperature, texture, and much much more. I introduce children to numbers, sorting, colors, and classification while doing tasks such as setting the table.

Discipline policy

Discipline is a form of guidance and a great opportunity for teaching. At each developmental level there are different expectations for children. Discipline will be enforced as is appropriate for each age group.

Infants- If the baby is doing something that is unsafe I will redirect them to a safe and more appropriate activity.

Toddlers- Toddlers have limited ability to understand and follow instructions.

A particular toddler's level of comprehension will determine how much explanation is given when he/she is told to stop an unacceptable behavior. The toddler will then be given some other acceptable options. Toddlers need lots of repetition therefore the rules will be repeated frequently.

Preschoolers- Since preschoolers are more aware of themselves and their actions, more explanation and discussion will be given in the course of discipline. Problem-solving skills are new and exciting to preschoolers opportunities to be included in problem resolution will be offered. Disciplinary consequences, appropriate to the unacceptable behavior, will be used, for example redirection or time away from group play if necessary.

Hours of operation

My business hours are Monday through Friday 6:30 am until 5:30pm
I will be closed the following dates:

Labor Day- Sep. 2 2013

Thanksgiving- Nov. 28+29 2013

Christmas- Dec. 25+26 2013

New Years- Dec. 31+Jan 1 2014

Memorial Day- May 26 2014

Fourth of July- July 3+4 2014

All other days throughout the year childcare will be provided unless there is an emergency. If the principal childcare provider, Becky Murillo, determines that it is necessary to be absent on dates other than those listed, parents will be given sufficient notice, and a substitute care provider will care for the children.

Fees and tuition

The daily fee for full day care is \$35 for children ages 6 weeks up to 8 years old. Full day care includes up to 2 meals and 2 snacks. Tuition is a standard monthly fee based on the number of days per week that your child is scheduled to attend. If your child is absent due to illness or vacation, your tuition remains the same. Tuition is due on the first day of each month. A fee of \$10 will be charged for late payment of tuition. A fee of \$2 will be added for each additional day that the tuition payment is late.

There is a late fee for any children left after business hours. The late fee is \$20 and \$1 per minute that exceeds 10 minutes. A non-refundable deposit of one week of tuition will be charged for reserving future placement for a child.

When the contract is signed a non-refundable registration fee of \$50 and the first week of childcare fees are due. If the contract is being signed more than 2 months in advance the non-refundable registration fee of \$50 and the first two weeks of childcare fees are due.

Enrollment packet

Prior to your child's attendance, you must complete and return the following forms for his/her file:

Signed Contract

Child in care statement

Emergency Card

Food Program Forms

Medication Form

Fieldtrip Permission

Water Play Permission

Withdrawal/dismissal policy

If a parent wishes to withdraw a child one month prior notice of withdrawal must be given. This notice needs to be in writing and signed by the parents. Busy Hands Learning Center LLC reserves the right to dismiss children if policies and procedures stated within the Handbook are violated. Children may also be dismissed in the rare incidence of severe behavior that continually put the other children in danger.

Food and formula

Busy Hands Learning Center LLC will provide all of the food and formula for the children. Food provided will be healthy and include representation from all of the food groups. This will be monitored by the Association for child care state food program. Upon enrollment each parent may need to fill out paperwork for the food program. The timing and number of bottles and baby food feedings and approximations of amount of food/milk ingested will be charted on a daily sheet which will be available for parents to take home.

Inclement weather and emergency closings

I will be open during all inclement I will not close due to snow or ice providing that the children will be safe in the home. Emergency closing could be possible due to mechanical emergencies such as power outages, or a furnace failure. If Becky is ill and unable to care for the children she will do her best to find a substitute. If unable to find someone she may have to close.

Fire/tornado drills

Fire/tornado drills will occur monthly in accordance with child daycare licensing regulations. Our emergency plan is posted on each floor of the house.

Health policy

For the protection of your child and the other children I ask that your child not be brought to Busy Hands Learning Center LLC when any of the following occur:

1. Your child shows symptoms of the following:
 - Difficulty breathing
 - Diarrhea that is not contained by either a diaper or the use of a toilet
 - Blood or mucus in the stool
 - Vomiting
 - Mouth sores
 - Unexplained Rash
 - Lice

2. Your child has a temperature over 102°

3. Your child cannot participate in daily activities comfortably

We will inform you when your child has been exposed to any communicable disease. We will care for a child that has symptoms of a communicable disease until a parent or authorized adult arrives.

After an absence due to illness, a child must be free of symptoms and fever for 24 hours before returning. A child may return after being on an antibiotic for a minimum of 24 hours as long as they are feeling better.

Diapering

All children that wear diapers will be changed at the designated changing station. Diapers will be changed every 2-3 hours and this will be charted on a daily sheet for parents. Busy Hands Learning Center LLC will provide wipes however parents are expected to provide diapers.

Naptime

All children will be offered a bed in a quiet place for naps. Children that do not nap will have a 30 minutes period of quiet time during which they can read books and do other restful activities.

Medication

Medication will be given only after a **medication permission slip** has been filled out. All medication must be in its original bottle and labeled with the child's name. Busy Hands Learning Center LLC cannot administer the first dose of any medication

Sunscreen

Parents must sign a **medication permission slip** for sunscreen upon enrollment. Parents need to provide sunscreen for their children and I will apply it prior to going outside. Sunscreen must be labeled with the child's name.

Field trips

Parents will be asked to sign a **blanket permission slip for daily field trips** upon enrollment. We frequently go for walks and visit local playgrounds. We also walk to the library to check out books and for story time. Parents will be notified of field trips that are farther than walking distance.

My child _____ will attend Busy Hands Learning Center LLC the following days each week.

Circle those that apply: Time from when to when:

Monday _____

Tuesday _____

Wednesday _____

Thursday _____

Friday _____

I agree to pay the fee of \$ _____ per day.

1. Payment will be made in advance on or before the first of each month or on the first day of attendance. Additional fees will apply if payments are late.

2. Withdrawal policy – one month prior notice of must be given.

3. Busy Hands Learning Center LLC will be closed the following dates

Labor Day- Sep. 2 2013 New Years- Dec. 31+Jan 1 2014

Thanksgiving- Nov. 28+29 2013 Memorial Day- May 26 2014

Christmas- Dec. 25+26 2013 Fourth of July- July 3+4 2014

4. A late fee will be charged for children who remain after business hours.

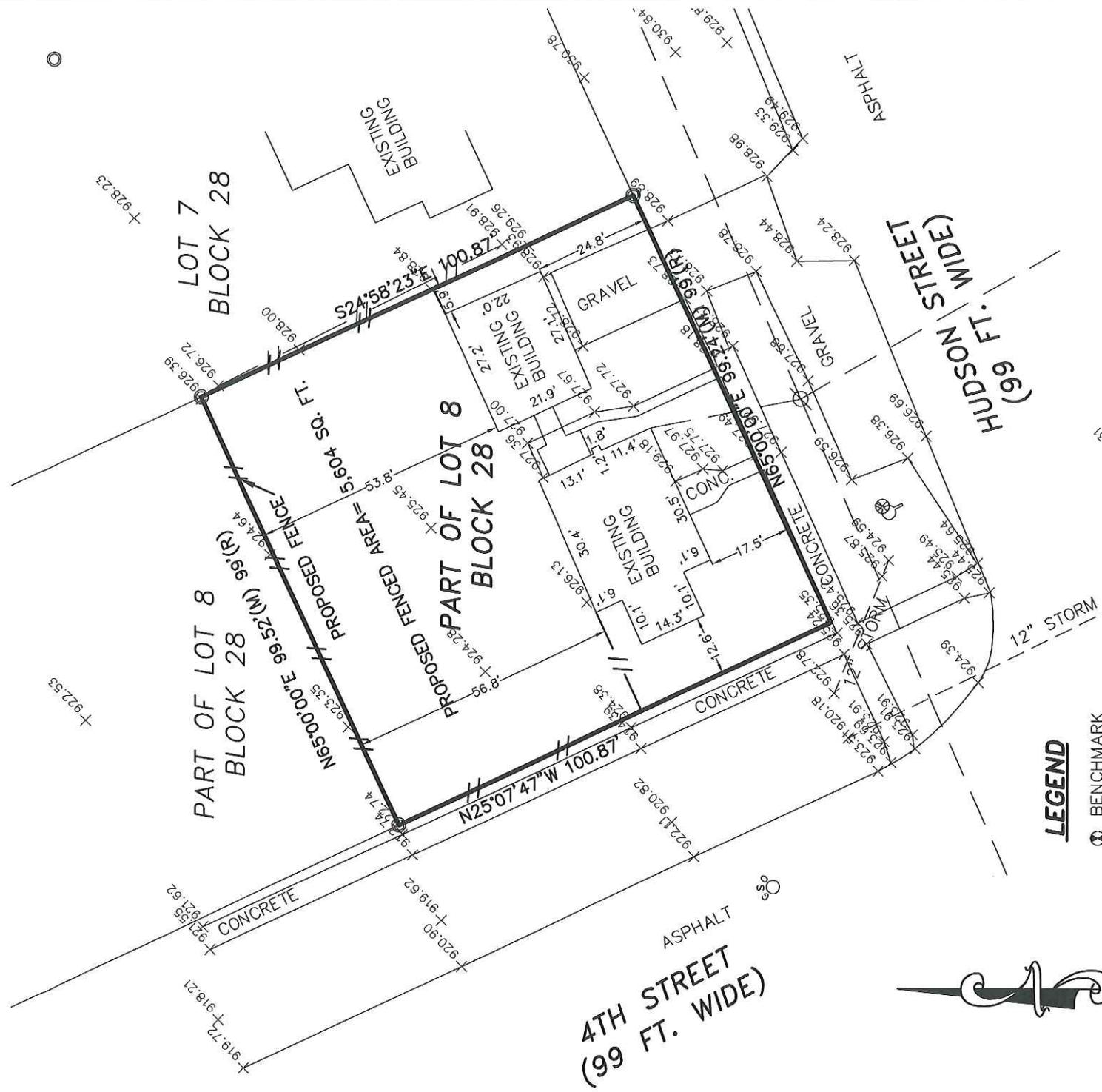
5. Busy Hands Learning Center LLC may have to close on rare occasion for unexpected emergencies. Fees will not be reimbursed for these days.

6. By signing this contract I agree that I have read the parent handbook and discipline policy and will abide by all policies and procedures stated within.

Print Name: _____.

Sign Name: _____.

Date: _____.



LEGEND

- ⊙ BENCHMARK
- FOUND IRON
- SET IRON
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊙ GAS SHUTOFF
- ⊘ UTILITY POLE

DESCRIPTION:

SE 1/2 LOT 8 BLK 28 ORIGINAL PLAT.

APPLICANT:

BECKY MURILLO
 3411 HUDSON STREET
 DEXTER, MI 48130
 PHONE: (517) 672-1625

OWNER:

AVA HOLDING MANAGEMENT LLC
 ATTN: KAVEH ESMAEL
 PO BOX 8103
 ANN ARBOR, MI 48322



Ginger Michalski-Wallace



46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)

CLIENT:

BECKY MURILLO

PLOT PLAN

3411 HUDSON
 SECTION: 6 TOWNSHIP: 2S RANGE: 5E
 VILLAGE OF DEXTER
 WASHTENAW COUNTY
 MICHIGAN

DATE: 5-30-14

DRAWN BY: GLM

CHECKED BY: JDH



FBK: 272

CHF: BAJ

1

SCALE HOR 1"=30 FT.
 VER 1"=

14-259

Michelle Aniol

To: Courtney Nicholls; 'John Coy'
Subject: RE: Going Away Gathering

From: John Coy [<mailto:jcoyfcs@gmail.com>]
Sent: Thursday, July 24, 2014 5:53 PM
To: Courtney Nicholls
Subject: Re: Going Away Gathering

On the zoning variance the Becky is seeking. Maybe the ordinance should have something like what I found another community had:

Day care centers shall be located on lots which provide ample outdoor play area. a fenced area of a minimum of 2,250 square feet ... etc.

<http://www.knightdalenc.gov/modules/showdocument.aspx?documentid=586>



TOWN OF KNIGHTDALE
P L A N N I N G D E P A R T M E N T

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ORD #08-05-05-002

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING LOT SIZE AND RECREATION SPACE REQUIREMENTS FOR DAY CARE CENTERS**

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to specific regulations related to lot size and recreation space for day care centers; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objectives of ensuring that community facilities are located to best serve the community and refining requirements for service needs that are expected to be in demand; as well as being consistent with the stated goal of providing safe, dynamic and sustainable neighborhoods which offer employment opportunities, high quality education, adequate and affordable shelter, health care and recreational amenities;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows:

Section 3.3(L)(2)

Day care centers shall be located on lots which provide ample outdoor play area. A fenced area of a minimum of 2,250 square feet shall be provided in the rear or side yard. Required buffer yards may not be counted towards this requirement.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 5th day of May, 2008.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney