

**Alma Planning Commission
December 3, 2009 Regular Meeting**

Chairperson Lambrecht called the regular meeting of the Alma Planning Commission to order at 5:30 p.m. at the Alma Municipal Building.

Present: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

Absent: Grant

Also present: Keith Bever, Sr., Cathy Bever, Diane Paksi, Kate Hedrick, Bruce Horn and Catherine Horn.

Minutes of the September 14 & November 2, 2009 Planning Commission meeting will be addressed at the January 4, 2010 meeting.

Public Hearing – Special Use Permit Application for 527 Fairlane Dr.

Chairperson Lambrecht opened the Public Hearing for comment. This Public Hearing is to consider a request from the applicant, Kathryn Hedrick for a Special Use Permit to be classified as a Group Day Care Home at 527 Fairlane Drive. A Group Day Care Home is defined as a private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for a period of less than twenty-four (24) hours a day unattended by a parent or legal guardian. The property is zoned R-1, Single Family Residential District. R-1 does permit Group Day Care Homes within its boundaries through the issuance of a Special Use Permit.

Mr. Dan Stasa, Secretary, reported that one letter was received from the Pine River Country Club. The letter stated that the Country Club has no objections to the proposed day care location; however, due to the proximity to the golf course, the Planning Commission may want to consider requiring some type of protective screen in the back yard of the property for safety purposes. Discussion followed.

Mr. Stasa reviewed the ordinance requirements for the issuance of a Special Use Permit. Discussion followed.

Ms. Kathryn Hedrick, applicant, gave an overview of her day care operation. Member Royer questioned how multiple drop-offs and pick-ups would be handled by the Day Care Staff. Ms. Hedrick replied that departures and arrivals are staggered and she has families with multiple children. Discussion followed.

Dr. Keith Bever, Sr. questioned the liability of the golf course. Much discussion followed. Ms. Hedrick explained how the play area is laid out in the back yard and how it is protected by the trees. More discussion followed.

Mrs. Cathy Bever addressed the Commission. She stated that she is concerned about the change in the use of their yard.

Mr. Lambrecht asked if there were any additional comments from the public. Hearing none, Mr. Lambrecht opened the discussion to the Commission Members.

The Commission Members reviewed the criteria contained in the Zoning Ordinance for the issuance of a Special Use Permit for a Group Day Care Home. Some items of concern were:

- Proof of background checks for all day care staff
- Proof of an ownership stake in this property
- Annual renewal – beginning January 2011
- Change of ownership – requiring amendment of the Special Use Permit

A motion was made by Nyman and supported by Koutz to close the Public Hearing.

Yes: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

A motion was made by Nyman and supported by Ayers to approve the Special Use Permit with the following stipulations:

- Proof of background checks for all day care staff being provided to City Staff.
- Proof of an ownership stake in this property being provided to the City.
- Annual renewal of the Special Use Permit beginning in January 2011.

Yes: Lambrecht, Wheeler Ayers, Nyman, Pellerito, Royer, Moore & Koutz

No: None

Being no further business to discuss, Chairperson Lambrecht adjourned the meeting at 6:27 p.m.

Respectfully submitted,

M. Daniel Stasa, Secretary
Alma Planning Commission