



Waterloo Township

Located at: 9773 Mt. Hope Rd. Munith, MI 49259

517-596-8200 office/517-596-8600 fax

Hours: 9:00 AM - 1:00 PM Monday, Tuesday, Thursday &

Friday, Wednesday 1:00 - 5:00PM

[www.waterlootwpmi.com](http://www.waterlootwpmi.com)

## PUBLIC HEARING NOTICE WATERLOO TOWNSHIP

The Waterloo Township Planning Commission will hold a Public Hearing on **Tuesday, February 18, 2020 at 7:00pm** at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259. The purpose of the Public Hearing is to receive public comment on a Zoning Permit Application for a Special Land Use for a group home daycare facility located at 10448 Territorial Road, Munith, MI 49259 on Parcel 000-05-08-151-001-05 owned by Anthony and Peggy Prater. A copy of the application and supporting documents may be viewed at the Township Offices during regular business hours or on the Township's website. ([www.waterlootwpmi.com](http://www.waterlootwpmi.com))

Written comments should be mailed to: Waterloo Township Office, 9773 Mt. Hope Road, Munith, MI 49259 or dropped off at the office during regular business hours prior to February 17, 2020.

Individuals with special needs requiring auxiliary aids or services should contact the Waterloo Township Board by writing or calling the Clerk's Office, 9773 Mt. Hope Rd., Munith, MI 49259. Phone: 517-596-8400.

Ralph Schumacher  
Planning Commission Secretary



Located at 9773 Mt. Hope Road, Munith, Michigan  
 Mail to: Waterloo Township Zoning Administrator  
 9773 Mt. Hope Road  
 Munith, Michigan 49259  
 Phone: 517-596-8200 Fax: 517-596-8600

## ZONING PERMIT APPLICATION

(References to "Section" and "Article" refer to the Waterloo Township Zoning Ordinance. The references highlight parts of the Ordinance that may be applicable but do not necessarily identify all parts that apply.)

**Important Notice to Applicants:** This application must be completed in full and the required number of copies submitted to the Zoning Administrator (see #15). All questions must be answered completely. If additional space is needed, attach additional sheets. Approval of this application is required before a Zoning Permit can be issued. The erection of a building or structure, or excavation for any building or structure, prior to the issuance of a Zoning Permit, is a violation of the Zoning Ordinance.

<b>1) APPLICANT:</b> <u>Peggy Prater</u> <u>10448</u> <u>Munith, MI 49259</u> <u>517.596.2073</u>			
Name	Address	City / State / Zip Code	Telephone #
<b>2) Applicant's Interest in Property:</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Buy Option <input type="checkbox"/> Other/Specify:			
<b>3) Property Address:</b> <u>10448 Territorial Rd</u> or between <u>Dewey</u> and <u>Territorial</u> Roads			
<b>4) Legal Description</b> (attach sheet if necessary)	<b>12) This application is made for a:</b> Refer to Section 9.05 to determine whether the proposed use or structure is classified as a "Use by Right", "Special Land Use", or accessory building/use. (check as appropriate)		
		New	Addition or Alteration
<b>5) Tax Parcel #:</b> <u>000-05-08-151-001-05</u>	Dwelling (Sec. 20.22)	<input type="checkbox"/>	<input type="checkbox"/>
<b>6) Zoning District:</b> <u>Waterloo A.2</u>	Temporary Dwelling (Sec. 20.19)	<input type="checkbox"/>	<input type="checkbox"/>
<b>7) Parcel Acreage:</b> <u>2.52</u>	Accessory Bldg. (Sec. 20.20)	<input type="checkbox"/>	<input type="checkbox"/>
<b>8) Present Use:</b> <u>residential</u>	Specify:		
<b>9) Is parcel in a:</b> <input type="checkbox"/> platted sub.? <input type="checkbox"/> condo. sub.? Subdivision name:	Platted or Condominium Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
<b>10) Deed restrictions on parcel:</b> <input type="checkbox"/> No <input type="checkbox"/> Yes (attach)	Platted Subd. <input type="checkbox"/> Condominium Subd. <input type="checkbox"/> (Sec. 20.21)		
<b>11) Names, addresses, phone #s of all other persons or entities having legal or equitable interest in the land:</b>	Is Subdivision to be an Open Space Community (OSC, Art. 12) ? <input type="checkbox"/> Yes <input type="checkbox"/> No		
a)	Public or Private Roads? <input type="checkbox"/> Public <input type="checkbox"/> Private (Sec. 19.05(C))		
	Use by Right other than Dwelling	<input type="checkbox"/>	<input type="checkbox"/>
	Specify:		
	Special Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Specify: <u>Group Home for Daycare</u>		
b)	Private Road	<input type="checkbox"/>	<input type="checkbox"/>
	Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
	Other/Specify:	<input type="checkbox"/>	<input type="checkbox"/>

FOR TOWNSHIP USE ONLY			
<b>Application Number:</b>		<b>Tax Parcel Number:</b>	
<b>Date Received:</b>		<b>Date of Final Action:</b> - -	
<b>Fee Paid</b>	<b>Date</b>	<b>Final Action Taken By:</b> ZA PC TB	
1)		<b>Final Action Taken:</b> (circle as appropriate)	
2)		Approved	Approved with Conditions
3)			Denied
<b>Notes:</b> <u>Requires Special Use Permit</u>			

13) **Detailed Description:** In the case of a dwelling or residential accessory building, provide the following (See Art. 2 for definition of building height, floor area, and setback):

**Dwelling:** Height: \_\_\_\_\_ Floor Area: \_\_\_\_\_ # of Bedrooms: \_\_\_\_\_  
Proposed Yard Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_  
 **Accessory Building:** Height: \_\_\_\_\_ Floor Area: \_\_\_\_\_ Use \_\_\_\_\_  
Proposed Yard Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_

In the case of a proposed commercial, industrial, or other principal non-residential use, attach a separate sheet that provides a detailed description of the proposed actions being applied for, including any proposed uses of land and/or proposed uses of existing and new structures and buildings. Include information on the number of total employees, employees per shift, principal products for sale or manufacture, hours of operation, anticipated truck/delivery traffic, and related operations characteristics. Attach additional sheets if necessary.

14) **If the parcel or any existing structure(s) are nonconforming, describe each nonconformity** (see Article 10). The nonconformities may apply to, but not be limited to, building setbacks, lot area, and lot width.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15) **SUPPORTING DOCUMENTS:** The following applicable materials must be submitted along with this application form when applying for a Zoning Permit:

**A. Plot Plan:** Sec. 4.02(B) identifies the land uses for which Plot Plan approval is required prior to the issuance of a Zoning Permit, such as single-family dwellings. If Plot Plan approval for the applicant's project is required, submit at least three (3) copies of both this completed application form and a Plot Plan prepared according to Sec. 4.03.

**B. Site Plan:** Sec. 4.02(A) identifies the land uses for which Site Plan approval is required prior to the issuance of a Zoning Permit, such as commercial and industrial uses and all "special land uses". If Site Plan approval is required for the applicant's project, submit at least 10 copies of both this completed application form and a Site Plan according to Sec. 4.04.

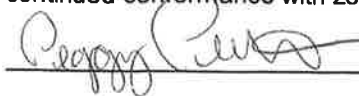
**C. Special Land Use:** Article 9 (Tables 9-2 & 9-3) identifies what uses are classified as "special land uses," according to each district. If special land use approval is required for the applicant's project, the applicant must submit at least 10 copies of the following: a) this completed application form; b) a Site Plan according to Sec. 4.04; and c) a written statement of analysis according to Sec. 5.02(A)(3). Sec. 11.02 identifies general standards for the review of such applications. The applicant is encouraged (not required) to submit written documentation addressing the extent of the application's compliance with the standards.

**D. Open Space Community (OSC):** Articles 12 presents the principal provisions for Open Space Communities. If the applicant is applying for an OSC, the applicant must submit at least 10 copies of the following: a) this completed application form; b) a Site Plan according to Sec. 4.04; and c) a written statement of analysis according to Sec. 5.02(A)(3); and d) a Conventional Plan according to Sec. 12.03(A)(3).

**E. Shared Driveway/Private Road:** Article 19 presents the principal provisions applicable to shared driveways and private roads. If the applicant is applying for approval of either, the applicant must submit at least 10 copies of the following: a) this completed application form; b) a Site Plan according to Sec. 4.04 if the road is being proposed in conjunction with a use that requires site plan approval; and c) the information required by Section 19.05.

**F. Proof of Property Ownership:** The applicant must attach proof of ownership of the property subject to the application, such as a property deed, or other evidence of interest in the property.

16) **AFFIDAVIT:** I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief. I (we) the undersigned understand that the Zoning Permit applied for, if granted, is issued on the representations made herein and that any Zoning Permit or Building Permit subsequently issued may be revoked because of any breach of representations or conditions, or because of the lack of continued conformance with zoning ordinance requirements.



Applicant Signature(s) Date

Property Owner's(s) Signature(s)  
(if different than applicant)

Date

11/15/19

Peggy Prater Written statement of analysis

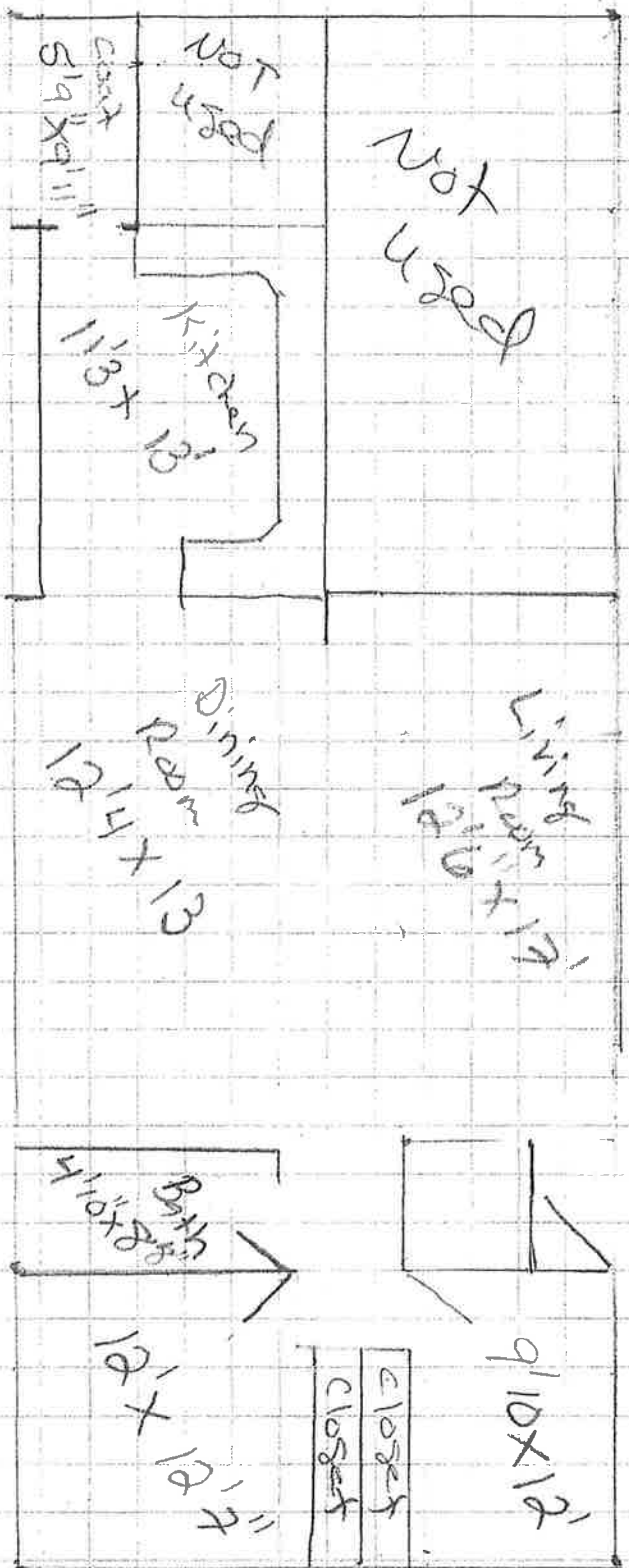
I currently run a home daycare where I care for 8 children but only 6 a day. I serve 6 families from the Stockbridge & Munnith area and 1 in the Northwest School district.

My goal is to change my license to a group home where I can care for 12 children a day with another worker. The age group I care for is newborn to 5 yrs old. Once the children age out they enter the Stockbridge school district.

~~The road~~ The road parents have to enter my driveway is Dewey Rd. It's a dirt road that heavy farm trucks and hauling trucks use on a daily basis. The increase in traffic is not going to affect the road. As the road commission scrap the dirt road. Parents will only use my property so there is no affect to neighbors property. Parents will park in my driveway and not on the roadside.

My hours of operation are from 8am-6pm. No weekend care.

Peters Place  
B44 Territorial RD Marshall, MI 47859

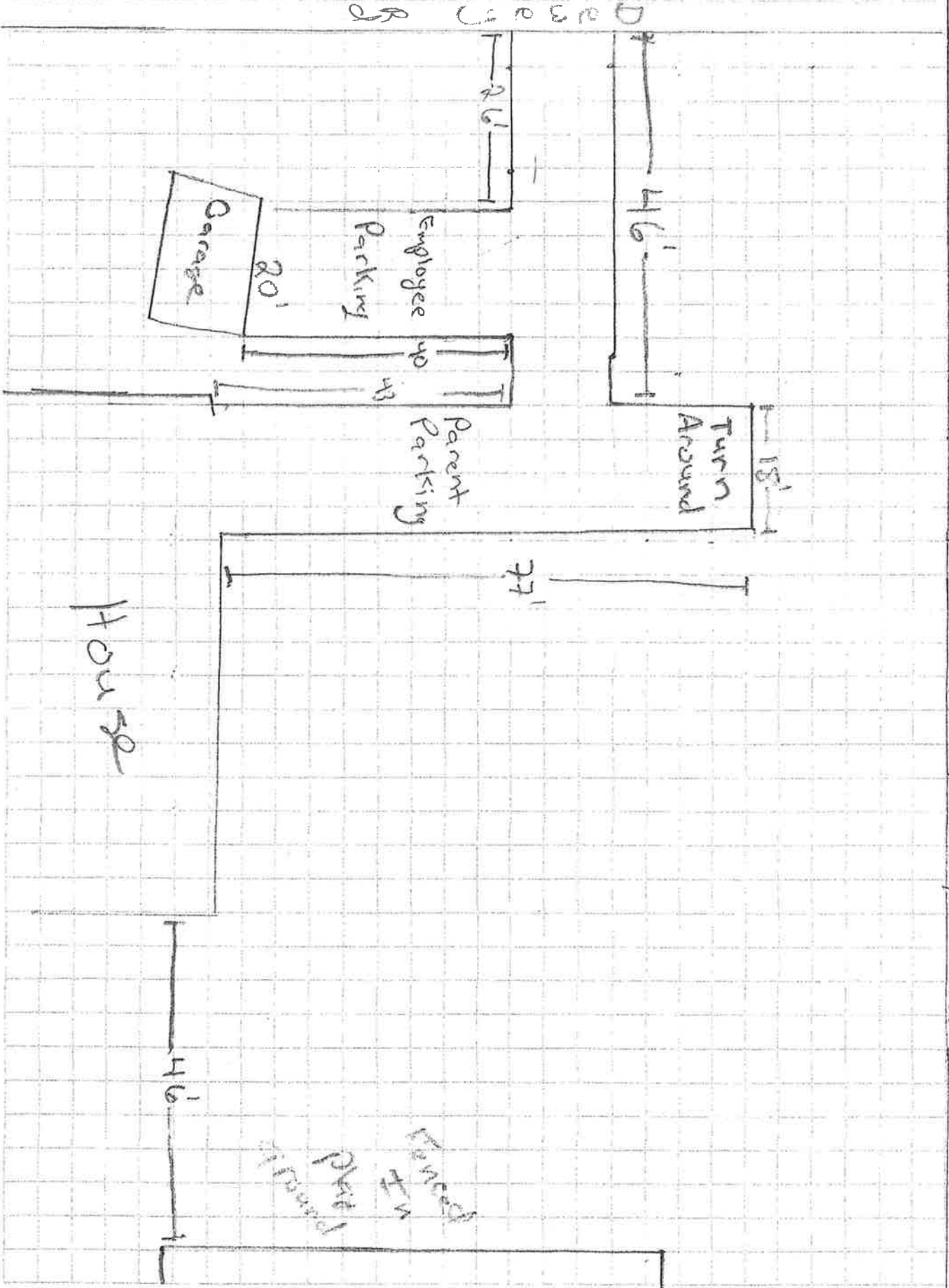


Inside dimensions need 25 square feet per child

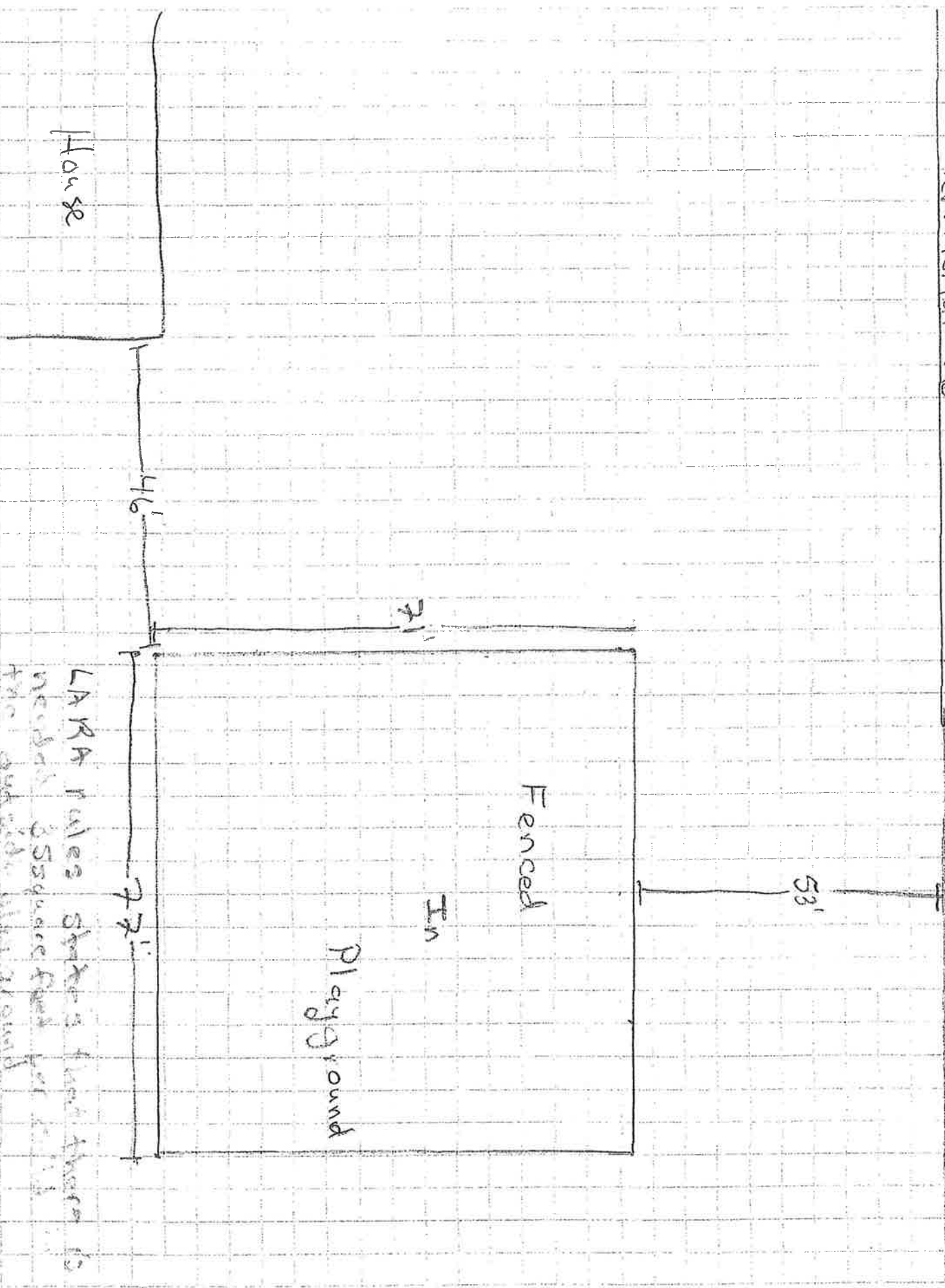
Total Square Foot is 867 that is used for daycare

0448 Territorial Rd Munith, MI 49259

1"=20'



10448 Territorial Rd  
Territorial Rd



House

46'

72'

72'

53'

Fenced

In

Playground

LARRA rules states that there is no back square feet for fenced in playground

3RETCHEN WHITME  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
License for the Care of Children

N760931

Facility Name:  
Peggy's Place  
10448 Territorial Rd  
Munith, MI 49259

Licensee:  
Prater, Peggy  
10448 Territorial Rd  
Munith, MI 49259

LICENSE NUMBER  
DF380388999

CAPACITY  
6

STATUS  
REGULAR

EFFECTIVE DATE  
09/05/2018

EXPIRATION DATE  
09/04/2020

Issued in accordance with Act 116, Public Acts of 1973, as amended,  
being the Child Care Organizations Act.



My name is Peggy Prater. My family and I live in Munith. I have an Associates Degree in Early Childhood from Washtenaw Community College. I've been in the early childhood field for 19 years. I want to provide high quality care at a reasonable rate to families in our community.

I currently operate a family home child care out of my home. I'm licensed and insured. I want to expand to a group home. Which means that I can care for a total of twelve children with the help of another person. I will not be making any changes to the structure of my home.

The requirements from the state of Michigan is that I get approval from zoning and then I have to fill out an application with them. Along with a furnace and water heater inspections.

**Waterloo Township Zoning Inspector Review of Application for Special Land Use Permit for Group Home for Daycare.**

Recommend approval of the Special Land Use Permit for a Group Home for Daycare located at 10448 Territorial Road, parcel # 000-05-08-151-001-05 with the following conditions:

1. Maximum number of children in attendance at the same time is 12;
2. Hours of operation not to exceed sixteen (16) hours in a twenty-four (24) hour period;
3. Documentation of a State Licensing for a Group Home Daycare for the current owner;
4. Notify the Township within 10 days if the State Licensing status changes;
5. Subject to review by the Township Zoning Inspector at least every two years or whenever there is a change in the status of the State License;
6. Provision for lighting of the drop off area;
7. Move the existing fenced play area away from the front (Territorial Road) side of the property to the rear of the property per Article 11, Section 11.08 B.2 of the Waterloo Township Zoning Ordinance.
8. Fencing of play area must be a minimum 4 feet high, in compliance with Waterloo Zoning Ordinance Article 11, Section 11.08.1.
9. Provide for two cars to pass on the front driveway to enable ingoing and outgoing drop offs to move without having to back up, and the ability to turn around to avoid having to back out of the driveway, but without the detailed requirements in the Township's Zoning Ordinance Article 16 Parking. Recommend creating a circle drive at the turnaround which would connect to the existing ingoing/outgoing driveway.
10. One identification sign shall be permitted.

*F. J. Nye* 1-15-2020