



CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

APPLICATION FOR SPECIAL LAND USE REVIEW

NOTICE TO APPLICANT: Applications for Special Land Use review by the Planning Commission must be submitted to the City of Berkley Building Department in *substantially complete form* at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fee.

The Planning Commission will hold the required *public hearing* and will make a recommendation to the City Council. Special Land Use approval shall be obtained from the City Council.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. The City Council meets the first and third Mondays of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Special Land Use Review and provide the following information to assist in the review:

Project Name: Little Seedlings of Berkley

Applicant: Christina DelPizzo

Mailing Address: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: Marco & Christina Delpizzo

Mailing Address: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Applicant's Legal Interest in Property: Owner

LOCATION OF PROPERTY:

Street Address: 1818 Mortenson Blvd. Berkeley, MI 49072

Nearest Cross Streets: Princeton & Mortenson Blvd

Sidwell Number(s): 25-17-381-005

PROPERTY DESCRIPTION:

Provide lot numbers and subdivision: Lot 11 Benjamin F Mortenson's
Garden Homes Subdivision

Property Size (Square Feet): 5,640 (Acres): _____

EXISTING ZONING DISTRICT (please check):

- R-1A Local Business Coolidge R-1B Office Downtown R-1C
 Community Centerpiece Industrial R-1D Woodward Cemetery RM Eleven
 Mile Parking RMH Twelve Mile

Present Use of Property: Licensed Family Group Home Childcare (1-6 children)

Proposed Use of Property: Licensed Group Home Childcare (6-12 children)

Is the property located within the Downtown Development Authority? Yes No

PROJECT DESCRIPTION:

This home is currently the residence of Shelby Matusiczky, as well as a licensed Family Group Home Childcare through the State of Michigan (5 children are in care, besides Shelby's own infant). We would like to make this home a Group Home Childcare, which would allow 6-12 children in care, with the addition of another adult teacher. The operating hours would be between 7:30 am -5:00 pm.

We would continue to require that all drop-off and pick-up parking be on Princeton. We would also require 6 out of our 12 children to be "walkers" from the neighborhood. These two requirements, would guarantee that we are being considerate to traffic, street use, and our neighbors, while still offering the community quality childcare.

Does the proposed project / use of property require Site Plan Approval? Yes No Does the proposed project require Variance(s) from the Zoning Board of Appeals? Yes No

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If yes, describe the variances that will be required: _____

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential				
Office				
Commercial				
Industrial				
Other				

STANDARDS FOR SPECIAL LAND USE APPROVAL:

To be considered for Special Land Use approval, the Planning Commission and City Council shall consider the following standards. Please address *how* the proposed use satisfies each standard, as

specified in Section 138-653.

1. The proposed use will promote the use of land in a socially and economically desirable manner.

A Group Home Childcare is a residential use of property according to the State of Michigan. The home would continue to be used as a residence, while providing young families loving, quality, licensed child care, which is much needed in the Berkley community.

2. The proposed use is necessary for the public convenience at that location.

There is a tremendous need for childcare in the city of Berkley. Young families are driving to communities outside of Berkley to find care for their children.

3. The proposed use is compatible with adjacent land uses.

A Group Home Childcare is considered a residential use of property in the State of Michigan.

4. The proposed use is designed so that the public health, safety and welfare shall be protected.

By using Princeton instead of Mortenson Blvd for pick-ups and drop-offs, in addition to requiring 6 of our 12 children to be "walkers" from the neighborhood, we will have no more traffic than we would have with a Family Group Home which allows 1-6 children..

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5. The proposed use will not cause injury to other property in the neighborhood.

The house will remain a residential property, and will be continue to be cared for exceeding State of Michigan licensing requirements.

PROFESSIONALS WHO PREPARED PLANS:

A. Name: _____ Mailing

Address: _____

Telephone: _____

Email: _____ Design
Responsibility (engineer, surveyor, architect, etc.): _____

B. Name: _____ Mailing
Address: _____
Telephone: _____
Email: _____ Design
Responsibility: _____

SUBMIT THE FOLLOWING:

1. Ten (10) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor. If copies are submitted simultaneously for Site Plan Review, then submittal of ten (10) additional copies is not necessary.
2. A pdf file of the plan and any supporting documents, emailed to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).

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PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Special Land Use request may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Special Land Use application or to revoke any permits granted subsequent to the Site Plan Approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission and City Council meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL: (Initial each line)

CADP

I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the Special Land Use request.

CMDP

I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: (Initial each line)

CADP

All information contained therein is true and accurate to the best of my knowledge.

CADP

I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted.

CADP

I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this Special Land Use application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

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Signature of Applicant Date

Christina DelPizzo

11/6/24

Applicant Name (Print)

CADP

11/6/24

Signature of Applicant Date

Applicant Name (Print)

CADP

11/6/24

Signature of Property Owner Authorizing this Application Date

Christina DelPizzo

Property Owner Name (Print)

OFFICE USE ONLY

Received 11-13-24 Receipt # _____ Meeting Date _____ Case # PSU-03-24
Complete Application
Fee: Special Land Use \$1,000.00

25-17-381-005

or navigate to and click on the property of interest:

1818 MORTENSON BLVD
PIN: 25-17-381-005
CITY OF BERKLEY

Available Reports:

- Current Tax Report** \$2.50
Current property tax information
 - Delinquent Tax Report** \$1.50
Delinquent tax obligations
 - Map Atlas** \$4.00
Print map & property dimensions
 - MAAP Property Report** \$20.00
Mortgage App. Acceleration Program
 - Residential Property Profile** \$0
Property profile of a specific parcel
 - Residential Property Profile** \$7.50
Property profile of a specific parcel
- Also Available at this Location:**
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