



# VILLAGE OF PINCKNEY

220 S. Howell Street  
Pinckney, MI 48169  
zoning@villageofpinckney.org

## SPECIAL LAND USE PERMIT APPLICATION

Case #: SPR-003-2023  
Owner: Community Congregational  
Address: 125 E. Unadilla St  
Phone: 734 649 9901  
Email: forkidssakeelc@sbcglobal.net

Date of Application: 8/8/23  
Applicant: Julie Amy  
Address: PO Box 952  
Phone: 734 649 9901  
Email: forkidssakeelc@sbcglobal.net

Project Address: 125 E. Unadilla St. Tax Code: 14-23-301-019

Lot: \_\_\_\_\_ Subdivision: N/A Zoning: VR3

Legal Description: SEC. 23 T1N, R4E Village of Pinckney Original Plat 87-R5 LOTS 5,6,7,8 Exempt

Description of Request/Project (Attach Proposal): playground and child care. 25 kids. year round, preschool only

Check any that apply:

- Marihuana Establishment
- Residential Open Space
- Condominium or other Planned Development

Submission requirements:

- Preliminary site plan containing all information required by Section 152.389 of the Zoning Ordinance
- Written statement and supporting evidence explaining how the special land use will comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

Signature of Applicant: Julie Amy Date 8/8/23

Date of Submittal: 8/28/23  
 Fee Paid: ck # 463 \$700<sup>00</sup>  
 Escrow Paid: \$1,000<sup>00</sup>

(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)

Action: \_\_\_\_\_  
 Public Hearing Date: \_\_\_\_\_  
 Decision of Planning Commission: \_\_\_\_\_  
 Council Meeting Date: \_\_\_\_\_

Granted     Denied



www.forkidssakeelc.com  
forkidssakeelc@sbcglobal.net  
<http://www.facebook.com/forkidssake>  
<http://www.facebook.com/zantzone>

10300 Dexter Pinckney Road  
Pinckney, MI 48169  
734-878-1200

---

9/25/23

Village of Pinckney

**Attn:** Julie Durkin, Zoning Administrator

220 S. Howell Street

Pinckney, MI 48169

**Re:** For Kids Sake Early Learning Center-Trailside

@ Community Congregational Church

PO Box 952

125 East Unadilla Street

Pinckney, MI 48169

**Proposed use:**

For Kids Sake Early Learning Center, currently licensed & inspected by the State of MI for a number of years in the proposed building and in the community for other child care programs, will modify the existing LARA license to include a year round child care option for kids 2.5 and older. This program will care for and assure food (using Meals on Wheels) for up to 25 private pay, DHHS child care subsidy and specially qualified Great Start Readiness Program (GSRP) families that meet risk factors determined by Livingston Educational Service Agency (LESA).

As allowed by child day care licensing, children will walk with their teacher within their own community (as do the kids from Light of the World Academy already) and play in neighboring playgrounds within walking distance. As the opportunity presents itself through grants, a playground and fencing will be added to the property (see quote and drawing from Shields Child Care Supplies) with Village & church approval.

**Business hours:** 6:15-5:30 Monday-Friday

**Supporting Evidence:**

**Section 152.242**

- ✓ (1) Plans & objectives have been listed above.
- ✓ (2) As a previously approved space for this exact purpose, no special or building changes have been proposed, the consistency lies in the fact that the only change to the use of this space is that the current LARA child care license from the State of MI has been modified revert back to a year round program instead of a seasonal program. Lot access, yard design, have all been submitted with this application.
- ✓ (3) As a previously approved space for this exact purpose, no special or building changes have been proposed, the compatibility lies in the fact that the only change to the use of this space is that the current LARA child care license from the State of MI continues to be in place since 2005.
- ✓ (4) All essential services are in place and have been inspected by LARA/State of MI. Fire Inspections have been maintained and approved by a qualified fire inspector from the State of MI/LARA. Environmental Health Inspections have been maintained and approved by the Livingston County Health Department. The building is on city sewer and water and needs no special or additional services.
- ✓ (5) Drop off and pick up times will be between 6:15-9am and 4-5:30am. Our use during summer months for the same purpose during the same business hours proved to have no impact on the traffic flow or circulation during its busiest hours.



- ✓ (6) This adaptation to the current child care License will have NO impact on Natural Resources
- ✓ (7) This adaptation to the current child care License will have NO impact on Architecture
- ✓ (8) This adaptation to the current child care License already meets ALL compliances necessary except the renewal of this specific Special Use Permit.

Section 152.243.

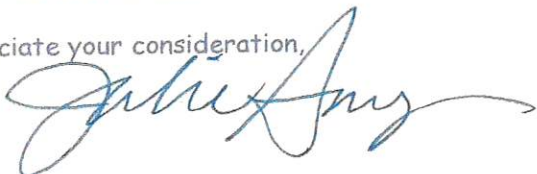
- ✓ (1) N/A This adaptation to the current child care License is for a child care center.
- ✓ (2) N/A This adaptation to the current child care License is for a child care center.
- ✓ (3)
  - A license has been established.
  - Child care will be provided in 1 dwelling unit
  - There has not been and there are no plans to be any lot alterations
  - The square footage of child care space per child by far exceeds the ordinance requirements as well as licensing requirements.
  - A plan has been submitted with this application to install a commercial playground in the future. Until that time we would follow the rules of the State of MI Child Day Care Licensing as listed in this excerpt from the DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CHILD CARE LICENSING BUREAU LICENSING CHILD CARE CENTERS (5) If outdoor space is not available adjacent to the center, then a center may use a park or other outdoor facility. The outdoor space must meet all of the following requirements: (a) The area must be easily accessible by a safe walking route. Local playgrounds nearby are within safe walking distance, have shaded areas and are equipped with developmentally appropriate choices for large motor play.
- ✓ (1) The proposed future playground is not proposed to be in the front yard.

**In closing:** If the purpose of the Special Land Use Ordinance is in fact the intention of the Village of Pinckney, as stated specifically below, this licensed child care space at 125 East Unadilla Street has easily met the needs of families & children over the last 18 years without any adverse effect in our community. It was approved as a Special Land Use and has continued to serve families in this location since 2005 and exemplifies 152.002 PURPOSE in its entirety.

152.002 PURPOSE.

It is the purpose of this Zoning Ordinance to promote public health, safety and welfare, encourage the use of land and natural resources in accordance with their character, adaptability and suitability for particular purposes, enhance social and economic stability, prevent excessive concentration of population, reduce natural and man-made hazards, lessen traffic congestion, promote the development of adequate improvements, provide recreation opportunities and open space, enhance the value of real property, allow for a variety of land uses and to facilitate the expenditure of funds for public facilities and services by establishing herein standards for physical development in accordance with the goals, objectives and policies contained in the Village of Pinckney Comprehensive Plan and Parks and Recreation Plan and to provide for the administration and enforcement of the standards.

I appreciate your consideration,



**Julie Amy**  
 CEO/Executive Director  
 For Kids Sake Early Learning Center  
 For Kids Sake- Trailside  
 ZANT Zone Summer Camp

---

**OUR WORK IS CHILD'S PLAY!**

14-23-301-019, Pinckney, MI, Livingston County

APN: 14-23-301-019 CLIP: 1010344317

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	39,580	N/A	RELIGIOUS	

OWNER INFORMATION

Owner Name: Community Congregational Church  
 Taxpayer Address City & State: Pinckney, MI  
 Taxpayer Zip: 48169

Taxpayer Address ZIP + 4 Code: 8955  
 DMA No Mail Flag: Y

LOCATION INFORMATION

School District: Pinckney SD  
 School District Name: Pinckney SD  
 Subdivision: Village Of Pinckney Original  
 Census Tract: 7336.03  
 Property Zip: 48169  
 Zoning: VR-3  
 City/Village/Township: Pinckney Vlg  
 Township: 01N

Section: 23  
 Range: 04E  
 Lot #: 5  
 Flood Zone Code: X  
 Flood Zone Date: 09/17/2008  
 Flood Zone Panel: 26093C0430D  
 Within 250 Feet of Multiple Flood Zone: No

TAX INFORMATION

Property ID: 1423301019  
 Legal Description: SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B7-R5, LOTS 5-6-7-8, EXEMPT

Assessment Year: 2023

CHARACTERISTICS

Acres: 0.9086  
 Lot Sq Ft: 39,580

Land Use - CoreLogic: Religious  
 Property Category: Oth

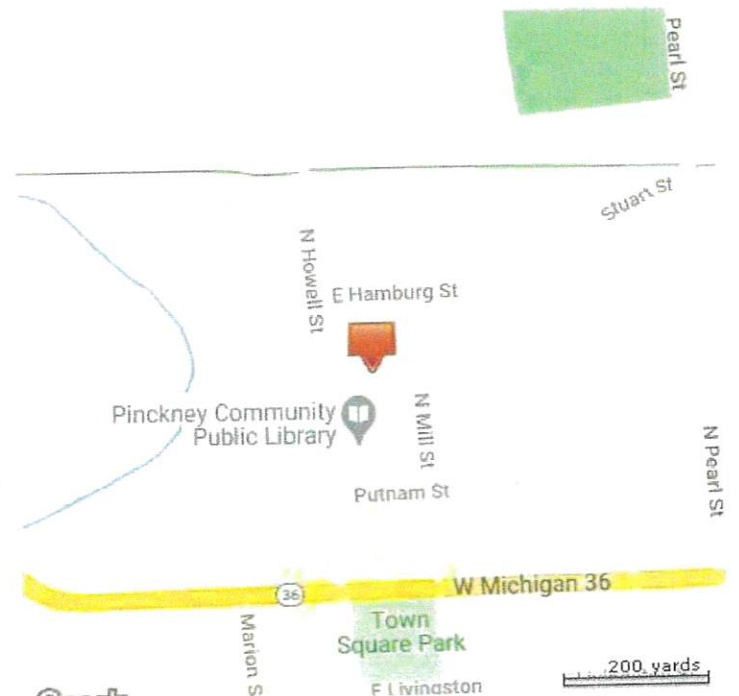
SELL SCORE

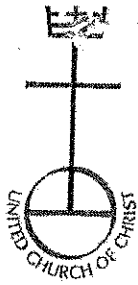
Value As Of: 2023-09-03 04:37:47

LAST MARKET SALE & SALES HISTORY

Owner Name: Community Congregational Church

PROPERTY MAP





**Community Congregational**  
United Church of Christ



125 East Unadilla • Pinckney, Michigan 48169  
ccuccpinckney@gmail.com • www.pinckneyccucc.weebly.com  
f Ccuccpinckney • (734) 878-3140

Community Congregational Church UCC

125 East Unadilla Street

Pinckney, MI 48169

5/08/2023

Re:

Julie Amy/For Kids Sake Early Learning Center/ZANT Zone Summer Camp

P.O. Box 952

Pinckney, MI 48169

Julie,

You have our legal authorization to make improvements inside/outside our church space as well as any playground equipment improvements.

Sincerely,

Harry Templin, CCUCC Chairman of the Board of Trustees



**Community Congregational**

*United Church of Christ*

125 East Unadilla, Pinckney, MI 48169

[Ccuccpinckney@gmail.com](mailto:Ccuccpinckney@gmail.com) [www.pinckneyccucc.weebly.com](http://www.pinckneyccucc.weebly.com)

(734) 878-3140 Reverend Jacoba Koppert, Pastor



a just  
world  
for all  
ucc.org

August 31, 2023

To Whom It May Concern,

We are fully aware and completely support For Kids' Sake using our facilities to expand its daycare/pre-school services to the community.

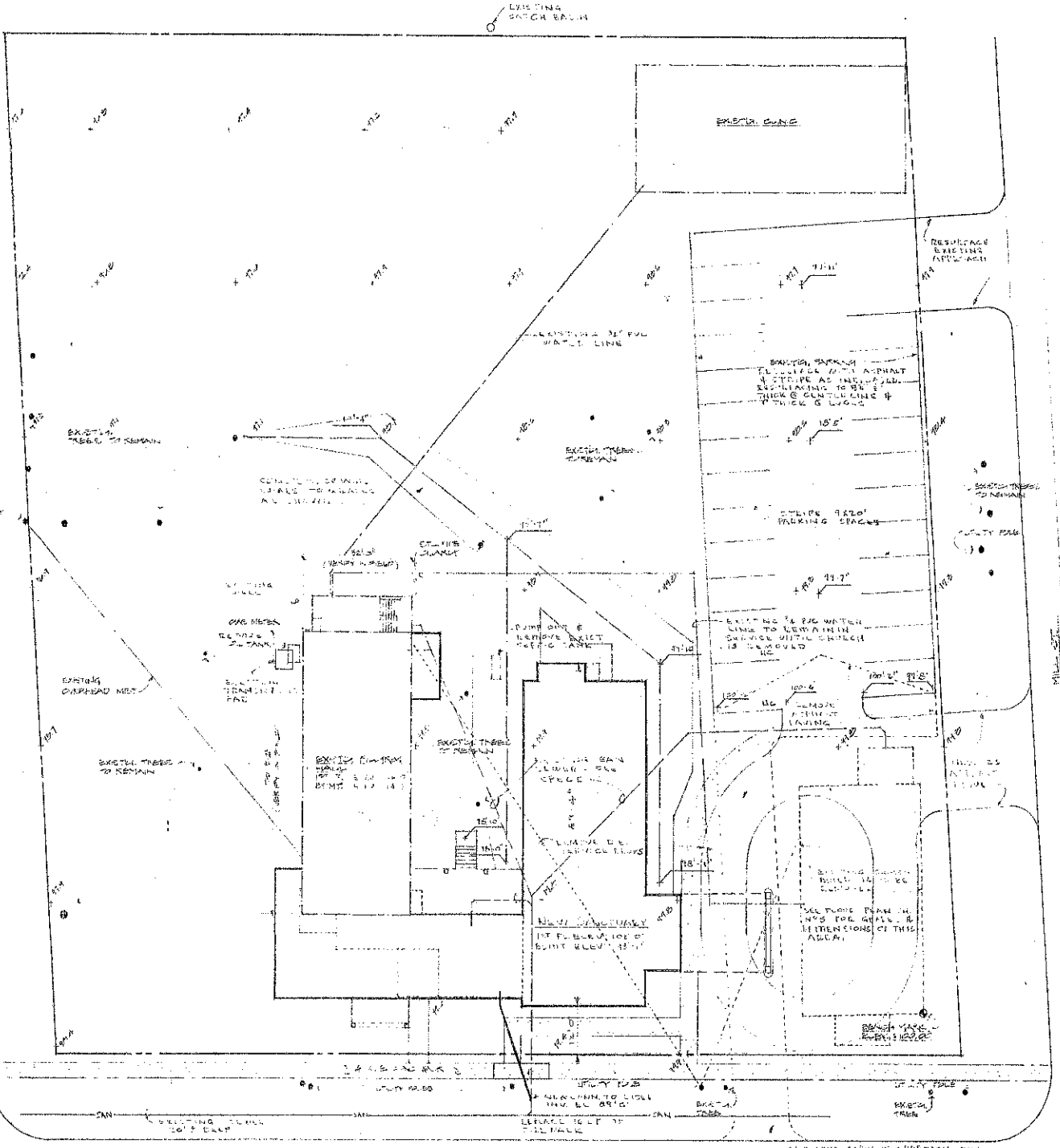
Julie has worked very closely with our Board of Trustees, Executive Board and Pastor regarding this expansion. She has kept us updated on all the proposed changes and the progress made with those changes.

We are looking forward to watching Julie's daycare/preschool flourish.

Sincerely,

Danette Smith

Moderator



**SITE PLAN**

NOTES  
 ALL FIRST FLOOR PLAN SHALL NOS  
 FOR GRADES AT BUILDING

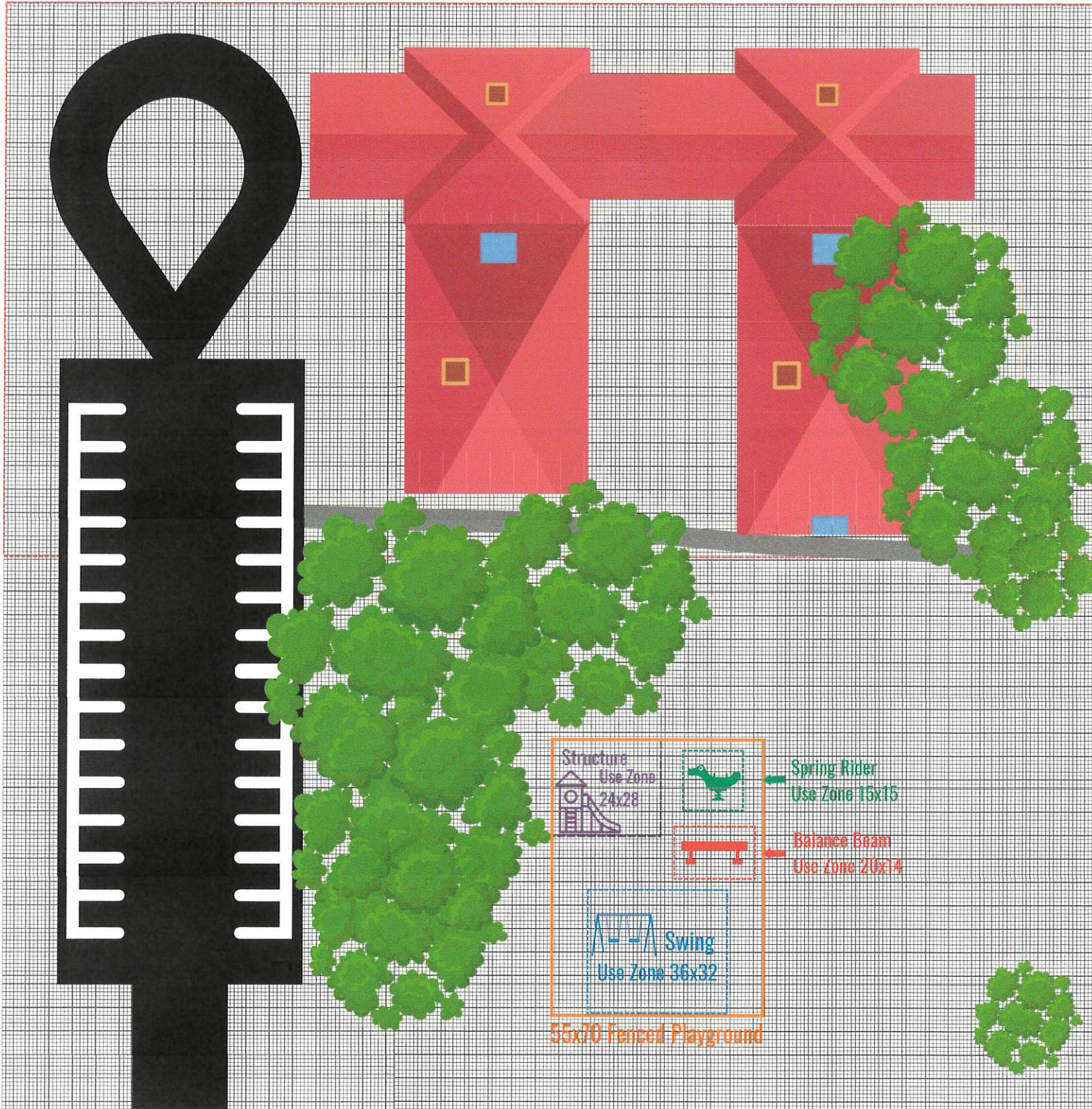
- EXISTING TO R
- EXISTING TO S
- NEW CONCR
- EXISTING CON



East Unadilla Street

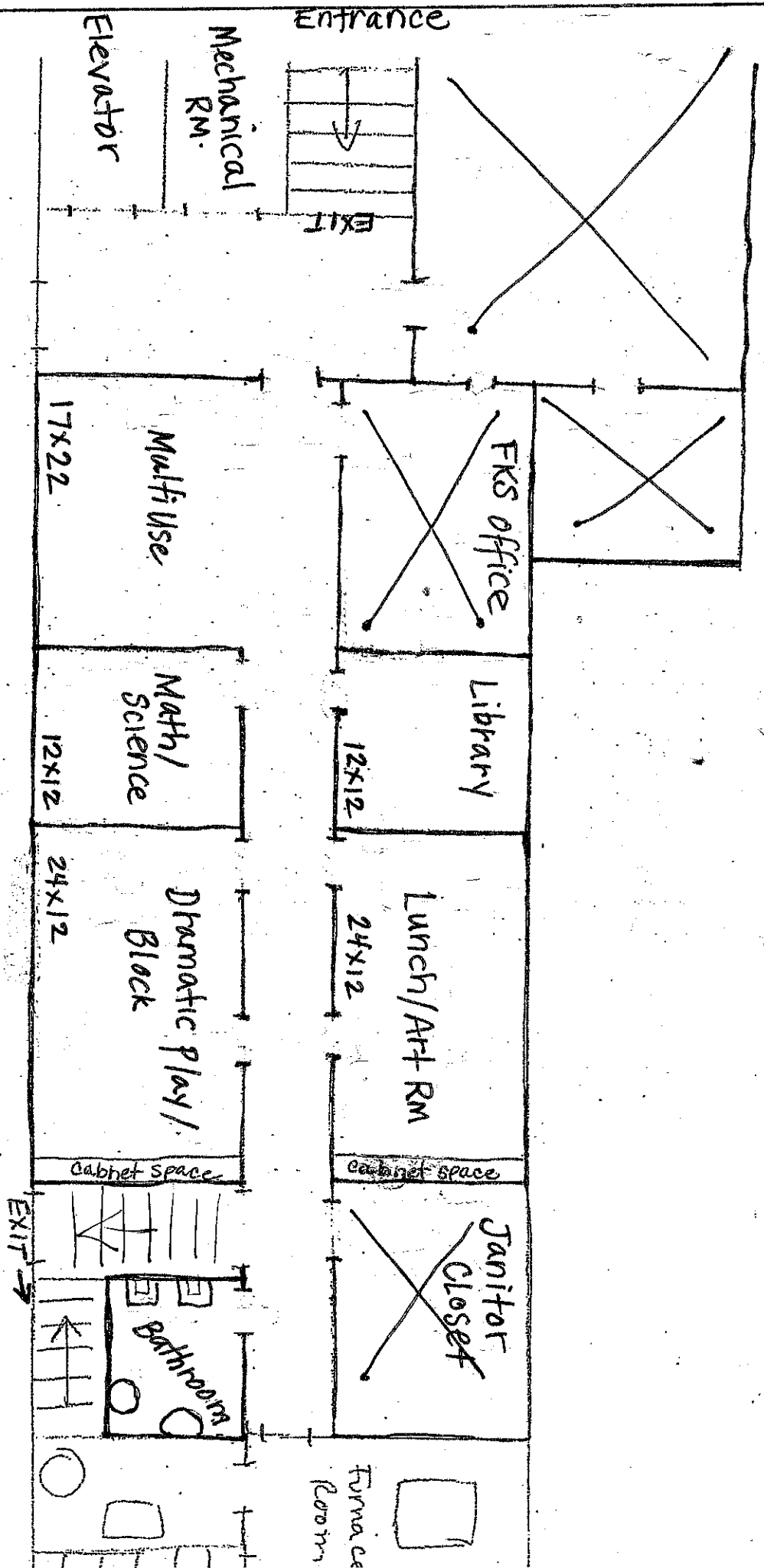
North Mill Street

North Howell Street



East Hamburg Street





For Kids Sake Early Learning Center - ZANT Zone Summer Camp

Within: Community Congregational Church - Pinedney

Contact: Julie Amy preschool - Modification

§ 152.102 SPECIAL LAND USES.

The following special land uses are permitted in the R3 District, subject to compliance with §§ 152.240et seq.:

- (A) Child care centers;
- (B) Group day care homes (seven to 12 children);
- (C) Adult foster care small group homes (seven to 12 adults);
- (D) Homes for the elderly;
- (E) Religious institutions;
- (F) Public buildings;
- (G) Elementary, middle and high schools;
- (H) Higher education institutions and vocational schools;
- (I) Bed and breakfast inns;
- (J) Home occupations; and
- (K) Residential open space development.

(Ord. 37, passed 8-28-2005)