



10/12/2023
Green Apple Nature Playschool 2
Special Use Exception Petition - Citizen Participation Meeting Summary

MEETING DATE: Thursday, October 17, 2023

MEETING LOCATION: New Hope Baptist Church, 218 Chapin St. Ann Arbor, MI 48103

MEETING TIME: 7:00 pm

Postcards for the meeting were printed and distributed in accordance with Ann Arbor's Planning and Zoning Requirements. Project parcels for listing radius were confirmed by Christopher Cheng, AICP, City of Ann Arbor. Mailing list was provided by Mia Gale, Administrative Assistant, Planning Services, City of Ann Arbor.

The meeting started on time at 7:00pm on October 17 of 2023 and ran for approximately an hour. Notes were taken by Apple Playschools staff and board member in attendance.

A record of attendees was kept and is provided below:

- **From Apple Playschools:** Etta Heisler, Executive Director; Jeff Wilkerson, Board President
- **From New Hope Baptist Church:** Tom Miree, Church Trustee
- **From the Public:** Laurie Lounsbury, Jeff Kersey, John Briegel

The comments and questions received during the meeting are summarized below.

No written comments were left on the sticky notes or paper provided. John Briegel submitted a typed letter on behalf of himself and Kristin Briegel, residents of 601 Miller Ave. The letter is included at the end of this report.

Etta Heisler from Apple Playschools opened the meeting and welcomed everyone in attendance. Etta explained how to sign in and leave appropriate contact information. Etta informed attendees that she and Jeff would be taking notes and that sticky notes, pens, and paper were provided if people chose to leave written comments or take notes themselves. Etta also indicated where plans for proposed interior improvements could be viewed.

Etta then introduced the project and the other team members in attendance, Jeff Wilkerson and Tom Miree. Existing operations at 511 Miller Avenue (Green Apple Nature Playschool) were discussed, including the need for child care in the area as exhibited both by Apple Playschools' waitlists and the Livingston-Washtenaw Child Care Planning Coalition recently convened by Ann Arbor SPARK and led by Public Sector Consultants. Etta reviewed the details of the proposed project, including hours of operation, capacity for student enrollment, number of staff planned, and summary of expected uses of the property as a child care.

Etta Heisler then opened the meeting to questions from those in attendance.

Public Comments and Questions

Q: Laurie Lounsbury asked about the use of outdoor space anticipated with the new child care.

A: Etta responded by saying the exact location was still in discussion with New Hope Baptist Church, but that the intention is to utilize the paved area directly to the south of the 503 Miller Avenue property in combination with a grassy area directly to the south of 507 Miller Avenue (owned by Laurie Lounsbury) that is a part of the parcel currently in use by Apple Playschools at 511 Miller Avenue.

Q: Laurie Lounsbury expressed concerns about the noise level during weekdays when children at the existing property are playing outside, as well as a lack of privacy when she enters and exits her home from the rear door. She also expressed concern regarding how the use of a piano on the front porch of the existing 511 Miller Avenue child care disrupted her enjoyment of the front porch of her home.

A: Etta responded by thanking Laurie for the concerns as they had not been previously reported to Apple Playschools staff. *Note: Since the meeting, the piano has been removed and Apple Playschools will invite additional input from neighbors on how to minimize disruption from curious children in outdoor play areas.*

Q: Attendees asked about expected enrollment at the school and impacts on traffic.

A: Etta responded by sharing that the anticipated maximum enrollment would be 47 children with up to 15 staff, and explained that due to the nature of flexible contract schedules and staff call outs, it was highly unlikely that the maximum number of people would be on site every day.

Q: Attendees observed that the previous use of the 503 Miller Avenue property was notably different from a daycare with a health clinic only being open for limited hours and adult day care being provided for a small number of people, mainly indoors.

A: Etta responded that she has only been at Apple Playschools since November of 2019 and did not have knowledge of the previous use which ended several years ago, but was going off of information she found online or in discussions from the church. She stated that the intention of both Apple Playschools and New Hope Baptist Church was that rather than sitting vacant, the building be used to serve the community by providing an essential service - child care.

Q: Laurie Lounsbury and Jeff Kersey both expressed concerns about the property value of Laurie's home at 507 Miller falling due to its proximity to two child care centers.

A: Jeff discussed the relative market strength and trends around housing in Ann Arbor.

Q: Attendees asked about the timeline of the project.

A: Etta responded by saying Apple Playschools was interested in opening the center as soon as possible and that it has a contractor ready to move on the project and requests for grant funding that would need to be used in 2024. She continued that she could not anticipate the exact timing given that plans need to be approved by both the City of Ann Arbor and the State of Michigan Child Care Licensing department before renovations could begin.

Closing:

Etta thanked people for coming to share their questions and concerns. Jeff explained that there would be a report on the meeting submitted as part of the Special Use Exception petition, and that a hearing would be required. Etta Heisler provided her contact information for anyone with additional questions or looking for information.



Apple
Playschools



RESIDENT PARTICIPATION OPPORTUNITY

You are invited to attend a Resident Participation Meeting hosted by the Apple Playschools for a project near you. At this meeting you will have the opportunity to learn about the proposed project, ask questions, and submit comments. A report of the meeting will be prepared by Apple Playschools and submitted to the City of Ann Arbor with their final application. The report will include attendance, a summary of the meeting, and any written correspondence received by Apple Playschools.

Return Address: 2626 Packard St. Ann Arbor MI, 48104

Resident Participation Meeting Information

Thursday, October 12, 2023 at 7pm

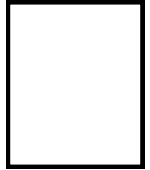
New Hope Baptist Church, 218 Chapin St. Ann Arbor, MI 48103

Parking available at the rear of the building or in the overflow lot across the street.

Apple Playschools currently operates a child care center at 511 Miller Ave. We have partnered with New Hope Baptist Church to propose an interior renovation at 503 Miller Avenue in order to accommodate child care spaces for 47 children and up to 15 teachers. This property is zoned R2A and the center would operate under a Special Use Exception similar to that of the Adult Day Care and Clinic previously housed in the building.

Questions about this project or requests for accommodations for individuals with disabilities can be directed to Etta Heisler, Executive Director of Apple Playschools, etta@appleplayschools.org or 734-210-1178.

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, the Developer for the above project is notifying residents and property owners within 1,000 feet of the above address. If this project is placed on an agenda for the City Planning Commission, the City of Ann Arbor will notice residents and property owners within 300 ft. of the above address. If you would like to be notified if this project is placed on a City Planning Commission agenda, please contact City of Ann Arbor Planning Services at 734-794-6265 or planning@a2gov.org.



Resident Participation Meeting

Project: Apple Playschools/ 503 Miller Ave Meeting Date: 10/12/23 @ 7pm

Resident Attendee Contact Information Log

Name (Please Print)	Mailing Address	Email Address
TOM MIREE	218 W CHAPIN	TMIREE@ATT.NET
Laurie Lounsbery	507 Miller	laurie.lounsbery@gmail.com
JEFF KERSEY	507 MILLER	JEFFKERSEY11@YAHOO.COM
JOHN BRIEGEL	601 Miller	JOHN BRIEGEL @YAHOO.COM

10/11/2023

To the City of Ann Arbor,

Regarding the proposed daycare at 501 Miller:

We have resided within 300 feet of the property in question for forty-five years.

There is an existing daycare just two lots away from the proposed location.

We've been hearing screaming, though playful in nature, from the existing daycare regularly for more than ten years.

A second daycare nearby would add more noise, raising it to an unacceptable level.

The total noise would make for an unfair burden on the neighborhood.

Moreover, the home that lies between the two facilities would be surrounded by noise. That would be very bad. No one will want to live there.

And as for road traffic, the resulting increase in traffic could congest Miller Ave, on which traffic is already heavy.

Sincerely,

John Briegel and Kristin Briegel

601 Miller Ave



Citizen Participation Meeting Thursday, October 12, 2023 @ 7pm
Proposed Child Care @ 503 Miller Ave. Ann Arbor, MI 48103
New Hope Baptist Church
218 Chapin St.

Apple Playschools is requesting a special use exception to open a child care center at 503 Miller Ave. As a community member residing within 1,000 ft of the proposed site, you are invited to attend a Citizen Participation Meeting to ask questions and give input on this project. **PLEASE MAKE SURE YOU WRITE DOWN YOUR QUESTIONS AND CONCERNS.** Your input will be used to identify any concerns and address them in our site plan.

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