

Attn: Janet Sanders, Building & Planning Manager

Jackson City Hall
101 Court Street
Jackson, MO 63755

In response to: PUBLIC HEARING FOR TEXT AMENDMENTS TO CHAPTER 65

As I am unable to attend the public hearing, I would like to take this opportunity to express my view regarding the amendment change. I say YES and am in full support of such changes proposed to increase the number of children allowed under the terms "babysitting" in Chapter 65 of the city Jackson code.

As a resident of Jackson, I have personally been affected by the current city ordinance which only allows for 4 children to be watched in a home, whom do not "belong" to the current resident of the home without obtaining a special use permit. My former in-home daycare was not allowed a special use permit by the city because some of the existing neighborhood residents thought it would be a nuisance to their subdivision.

During my transition to a new daycare, I found the city of Jackson was highly inadequate in the number of providers to children needing care. One facility was closing, the second (and only) other option due to any others having a wait list, left me paying \$180 more per month. That does not include the more than \$200 I have now paid this business for care when NO care was provided because of closures due to weather, illness, etc. To those who say there are plenty of functioning daycare businesses, I confidently call them ignorant and out of touch with their community! This proposed change could benefit so many citizens of Jackson! It is not hurting those businesses currently operating; instead it promotes an opportunity and allows parents to make the best decision of childcare providers based on quality not quantity.

This proposal is a reflection due to Missouri changing its law recently in regards to in-home childcare. While the city has the right to govern itself as best for their community, I feel Jackson will be missing out on a much greater need than those who are in opposition. I would like to review the opinions made in that special use permit public hearing and share the reality that has transpired since:

1. Traffic – Claimed that traffic backup on the main street & entrance from 61 would be detrimental. FALSE – I have camera footage from my vehicle that shows this to be untrue. During drop off and pick up NEVER was I stalled in traffic behind more than 1 vehicle, both at peak times of the day around 7:30am & 5:00pm.
2. Housing Value – he said/she said situation. I can provide you with arguments on BOTH sides of this statement regarding the value rising or falling when directly affected by the number of children in the neighborhood. As silly as it sounds, it is a good thing we don't control the population anymore and tell people they aren't allowed to have "X" amount of children.
3. Noise – While I am not there during the day, there was never a noise complaint filed that I'm aware of. Although the police have been called because the opposing neighbors in "Cold Creek" openly videotaped parents' vehicles & their children. **These SCARE TACTICS and INTIMIDATION methods are inexcusable!** Those neighbors felt as though this board & city are in complete agreement with them, this is not my opinion, they have openly said as much. This gave them the right to try and force their opinions onto us. To that I say NO!

Please consider carefully all sides of this proposal. This decision will not affect the few, but the many who need better options for childcare in OUR TOWN!

Thank You,
Natalie Burton



Dear Ms. Sanders,

I am writing in regards to the letter I received regarding the special use permit for 716 West Washington Street. I am part owner of the property at 718 West Washington which is directly next to the property requesting the permit. This is a rental property for us that is occupied.

We have owned this house since 1995 and this street has always been a high traffic street with little to no parking which has been a problem in the past. This street takes a lot of traffic before and after school as it's close to many schools.

I feel that adding an in-home day care to the mix of an already busy street with no extra parking or a driveway that would accommodate the pick-up and drop-off will be very dangerous not only to the residents of the street but to the kids that stay in the home. Traffic moves pretty fast along the street even with a 30 mph limit.

The property requesting has a very small driveway so families won't have enough space to use it to drop their children off or pick up (even with a quick run in or out)

The driveway of our house is much longer and I'm afraid people will use it to park and run in to drop off or pick up because there is no extra on street parking, this causes multiple issues as we can't get in or out of our driveway and possible damage to our property. We maintain the driveway for the use of our renters and we do not want others using the driveway. It's tight enough with cars parking so close to driveway entrances as it is that it's almost a safety issue now. It's hard to pull/back out with minimal room due to cars being parked on both sides of the driveway entrance.

Safety is the most important thing of all concerned and we just don't feel like we can support this business in a residential area.

We are unable to attend the meeting on the 9th due to being out of town so please accept this letter as our opinion on the matter and that we oppose the special use permit.

Thank you,

A handwritten signature in black ink, appearing to read "Jackie Dameron". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jackie Dameron

Member, D&L Rentals
718 West Washington

March 9, 2022

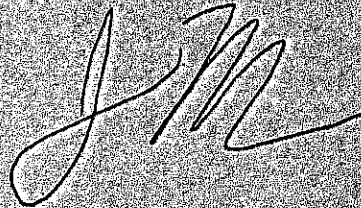
Dear Janet Sanders, and those whom it may concern

I am writing you today to express my support in the request to change the text in Chapter 65 (zoning) as it relates to babysitting as a home occupation.

- 1) Jackson does not have enough childcare options as stated by the opposition. A simple call to the local childcare centers would show there is a long waiting list, more so for infants.
- 2) The State of Missouri has passed Nathan's law which says in-home providers may only care for up to 6 children, they're own included. Only three of those total children may be under the age of 24 months. I fail to see how 2 children are more of a bothersome to hostile neighbors than 4.
- 3) I have reached out to local real estate agents who disagree with the oppositions statement that an in-home daycare would negatively impact neighborhood home value. A quick internet search yielded no evidence to this claim as well.
- 4) By further limiting the city of Jackson's childcare availability you send working parents looking for care further away. Let us keep working parents and revenue in the city of Jackson by allowing local providers to create a safe and nurturing childcare environment.

Thank you,

Jessica McQuillen





March 9, 2022

To Janet Sanders, Building and Planning Manager, and Whomever It May Concern:

I am writing this letter in support of the request for an amendment to the City of Jackson zoning code to increase the number of children allowed to be cared for by an in-home childcare provider from four to six.

1. As a full-time working parent and prior Children's Division employee, I have struggled to find childcare on numerous occasions. If you haven't done so recently, I would suggest calling the local licensed daycare facilities in the City of Jackson and inquiring about their waitlists, specifically for an infant child. You will find the average waitlist is anywhere from one to two years. It is no question there is an inadequate amount of childcare options in our area in comparison to the number of working parents.

2. The State of Missouri follows Nathan's Law which allows an in-home provider to care for up to six children (including your own children, and no more than three under the age of two). Individual/s who have no professional childcare experience cannot state this is too many children to provide adequate care for when professionals in this field have already determined this is a sufficient child to provider ratio.

3. It seems as if the opponents to this amendment change are solely worried about their own personal property value decreasing. I was unable to find any professional research indicating an in-home daycare facility has any impact on surrounding property values, so this seems to be based on pure speculation and personal opinion. I find it irrational that having six children in a home as opposed to four children would have any impact on property value.

4. By decreasing the amount of children an in-home provider is able to care for, this will significantly impact the provider's income and livelihood which could ultimately, result in the provider closing their business. In-home providers provide a very meaningful and necessary service to this community.

Thank you for your consideration in this matter.

Kayla Rowe



March 9, 2022

Janet Sanders, building and planning manager

I am writing in regard to the text amendments to chapter 65 (zoning) in favor of changing it from 4 to 6 for in home babysitting. My reasonings as follows:

1. Family childcare provide a professional caregivers home so the child is cared for in an in home setting rather than the more institutional setting of a childcare center. A lot of parents of infants especially prefer this care due to mothers being forced to go back to work after only 6 weeks.
2. All of the daycare centers in Jackson have waiting lists years long. We do not have enough childcare in this community. As a childcare provider myself, I get calls and messages daily. My waiting list is also about 3 years out.
3. Nathan's law made major changes in ensure safety of children in family childcare homes. We want children safe. The Missouri state law is 6 kids with only 3 being under the age of 2 (including your own children). City ordinance says 4 children including your own with no cap on ages. That can lead to issues.
4. I have done childcare for many years in many different areas and traffic is never an issue. The parents of these children are always respectful and drive slow because they want to keep their child safe along with others. We also have contracts in place for these reasons.
5. Changing the city ordinance to align with the Missouri state law for unlicensed providers will only HELP the community. It will help create a little more space for children which will help working parents be able to go to work. The economy is affecting all of us and working parents need safe, reliable childcare where they can feel at ease in a family home environment.

Thank you,

Jessica King

Deerwood dr. Jackson, MO 63755



Dear Janett Sanders,

I am writing this on behalf of myself as a childcare business owner in regard to the amending chapter 65 – Babysitting as a Home Occupation. Like many others, I've recently become aware that Jackson has an ordinance to limit the number of children someone can watch in home to 4 children not related to the provider. I am writing this today to say that I support the movement to change that number to 6 children for unlicensed providers. Below I will list why.

1. Jackson as a whole does not have enough childcare to support the city and surrounding areas. I own a licensed childcare center for 67 children. To my knowledge that is the largest childcare center in Jackson. Even at that we are at capacity and are planning an expansion to help accommodate the needs of the community but even that will not be enough as we are only able to add 13 new spots.
2. As a center we rely on knowing that there are reputable in-home options that we can refer people to that call us looking for a spot if we are unable to enroll due to being full.
3. Per state regulations and laws it is suitable for an in-home provider to watch up to 6 children following that no more than 3 of those children are under that age of 24 months.
 - a. **5 CSR 25-400.105 The Child Care Provider and Other Child Care Personnel (2) Licensing Capacities and Staff/Child Ratios.** (A) A family child care home may be licensed for up to ten (10) children. The following staff/child ratios must be maintained at all times and shall not be exceeded except as permitted under these rules: (B) A family child care home may be licensed at maximum capacity for a period of eighteen (18) consecutive hours of the twenty-four- (24-) hour day. For the remaining six (6) hours of the twenty-four- (24-) hour day, care may be provided for one-third (1/3) of the licensed capacity of the home. (C) Children five (5) years of age and older who live in the provider's home shall not be counted in the licensed capacity.
4. In regard to the Cold Creek Estates issue directly Angela Powell provided outstanding care for local Jackson families for many years as a **licensed provider** through the state of Missouri. She had to follow the same exact rules as I do in regard to health, sanitation, fire safety and ratios. For the residence in the area to oppose it for their own personal vendetta is appalling.
5. Many providers can not just go and open a licensed business for childcare due to the overhead cost of doing so. Building cost, supplies, legal fees, and hiring staff as well as promotional and advertisement on average would cost \$50,000-\$100,000. Childcare is something people don't get in to for the money or to make a big business move. But rather because people are passionate about children and helping make a difference in their lives.

Due to all of these reasons I am in full support of amending this ordinance to change the number of children an in-home provider can watch from 4 to 6.

Makayla Bryant

