



# **Bloomfield Township**

**Planning Division  
2014 Annual Report**

*Patricia Voelker, Director  
Planning, Building, & Ordinance*

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# Mission Statement

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*As Representatives of the Bloomfield Township Planning, Building and Ordinance Department we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that maintain the quality of life and safety for current and future generations.*

## **Planning Division Staff**

Patricia Voelker, Planning, Building & Ordinance Director

Robin Carley, Development Coordinator

Kristi Thompson, Planning/Building Clerk

Andrea Bibby, Assistant Planner

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# Administration

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This section outlines the meeting schedules, roles and members of the Design Review Board, Planning Commission and Zoning Board of Appeals.

Get involved! Stay informed! Click on the links to get started.

[Township Legal Notices](#)

[Planning Overview](#)

[Public Meetings- Agendas, Minutes, Notices & Schedules](#)

## Meeting Schedule

The Design Review Board meetings are held on the first and the third Wednesdays of each month at 2:00 p.m. in the Township auditorium.

## Role of the Design Review Board

In accordance with the Charter Township of Bloomfield Zoning Ordinance, Section 42-6.4 and 42-7.13, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.

The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Twenty Design Review Board meetings were held in 2014.

## Design Review Board Members

Leo Savoie, Township Supervisor

Dan Devine, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Corinne Khederian, Alternate



## Meeting Schedule

Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 PM in the Township auditorium.

## Role of the Planning Commission

In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Twelve Planning Commission meetings were held in 2014.

## Planning Commission Members

Dr. Thomas Petinga, Chairman

Jeff Salz, Vice Chairman

Neal Barnett

Richard Mintz

Lisa Seneker

Tad Krear

Richard Atto

# Zoning Board of Appeals

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## Meeting Schedule

The Zoning Board of Appeals meets the second Tuesday of each month at 7:00 PM in the Township auditorium.

## Role of The Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2014.

## Zoning Board of Appeals Members

James Aldrich, Chairman

Carol Rosati, Vice Chairman

Robert E. Taylor

David Buckley

Lisa Seneker

Brian Henry

Tracy Leone

Justin Winkelman, Alternate

Pamela Williams, Alternate



# Section 1 Accomplishments of 2014

This section identifies the activities conducted by the Design Review Board, Planning Commission and Zoning Board of Appeals. This narrative includes a list of public hearings, studies and reviews.



*( Brother Rice Science Wing Addition )*

Get involved! Stay informed! Click on the links to get started.

[Township Zoning Ordinance](#)

[Planning Overview](#)

[Planning Applications](#)



# Design Review Board Accomplishments

The following lists include submittals from January to December:

## Façade Changes

**02/05/14**

- 42983 Woodward Ave. – Mezza Restaurant – Entry Door

**02/19/14**

- 6405 Telegraph Rd. – Bloomfield Medical Village – Façade changes

**03/19/14**

- 4108 W. Maple Rd. – Beau Jacks – Façade Improvements



- 6650 Telegraph Rd. – Bloomfield Plaza – Westerly Façade/Greenery

**04/02/14**

- 4033 Maple Rd. W – Birmingham Athletic Club – Façade changes/Site Improvement

## Site Improvements

**02/19/14**

- 6405 Telegraph Rd. – Bloomfield Medical Village – Parking lot



- 555 Hulet Dr. – Hubble, Roth and Clark – Lighting Plan

**03/19/14**

- 1340 Long Lake Rd. – Kirk of the Hills – Elevator Addition



# Design Review Board Accomplishments Continued

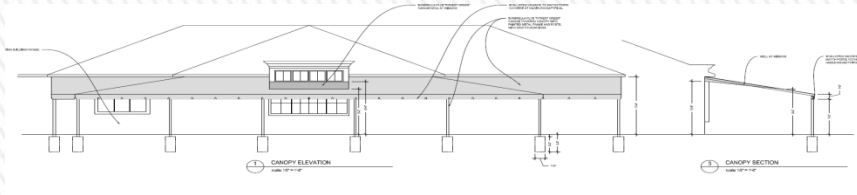
*(Site Improvements continued)*

**04/23/14**

- 2975 Adams Rd. – Manorcare – Parking Lot Lighting

**05/07/14**

- 3951 W. Maple Rd. – Oakland Hills Country Club – Awning



**05/21/14**

- 4106 S. Telegraph Rd. – Life Time Fitness – Transformer Screening
- 1845 S. Telegraph Rd. – Erhard BMW – Occupy Vacant Dealership

**06/18/14**

- 3700 W. Maple Rd. – Bank of America – Parking Lot Lighting
- 825 Long Lake Rd. – Bank of America – Parking Lot Lighting

**09/17/14**

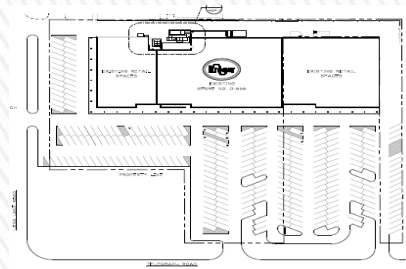
- 1801 S. Telegraph Rd. – Lowe’s – Landscaping/parking lot improvements
- 4160 Red Coat Ln. – Foxcroft Condo Association – Fence and piers

**10/01/14**

- 6255 Telegraph Rd. – St. Andrews Lutheran Church – Enrollment Signage
- 1830 W. Square Lake Rd. – Muslim Unity Center – Revised Ramadan/EID Prayers

**10/15/14**

- 4099 Telegraph Rd. – Kroger – Dumpster Enclosure



**11/05/14**

- 2065 Franklin Rd. – CTS Companies – Generator in front yard
- 43061 Woodward Ave. – Kingswood Plaza Shopping Center – Sign Illumination



# Design Review Board Accomplishments Continued

## Signs

**01/15/14**

- 42787 Woodward Ave. – Cedarbrook Senior Living sales office – Wall Sign



- 2150 Franklin Rd. - Team Sports – Wall Sign

**02/05/14**

- 2385 Telegraph Rd. – Costco Fueling station – Wall Sign
- 2388 Franklin Rd. – The Sealer Store – Ground Sign
- 42983 Woodward Ave. – Mezza Restaurant – Wall Sign

**03/19/14**

- 6650 Telegraph Rd. – Bloomfield Plaza – Signage Plan (discussion only)
- 2124 Franklin Rd. – Core Fitness Martial Arts – Wall Sign

**04/23/14**

- 4108 W. Maple Rd. – Beau’s – Wall Sign
- 37000 Woodward Ave. – IVF Michigan – Wall Sign
- 6608 Telegraph Rd. – Bagger Dave’s – Wall Sign
- 6676 Telegraph Rd. – Andiamo – Wall Sign



- 869 W. Long Lake Rd. – Orange Leaf Frozen Yogurt – Wall Sign

**05/07/14**

- 43097 Woodward Ave. – McLaren Oakland – Wall Sign
- 6646 Telegraph Rd. – Steve’s Deli– Wall Sign

**05/21/14**

- 42717 Woodward Ave. – Doshi Associates – Wall Sign
- Parcel # 19-24-352-001 – Manresa – Ground Sign
- 43061-43333 Woodward Ave. – Kingswood Plaza – Revise Dunkin Donuts and Staples Ground Signs



# Design Review Board Accomplishments Continued

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*(Signs Continued)*

**06/18/14**

- 330 Enterprise Court – Summit Sports – Ground Sign

**07/16/14**

- 4089 W. Maple Rd. – Einstein Bagels – Wall Sign
- 42640 Woodward Ave. – Nunzio Salon – Wall Sign
- 3955 Telegraph Rd. – Thai Taste To Go – Wall Sign
- Hickory Grove Subdivision – Entrance Ground Signs



**08/06/14**

- 36880 Woodward Ave. – Children Hospital of Michigan – Wall Sign

**09/03/14**

- 1924 S. Telegraph Rd. – Allstate – Wall Sign
- 6453 Inkster Rd. – Green Room Salon – Wall Sign

**09/17/14**

- 1681 Telegraph Rd. – Bloomfield Place – Ground Sign (tabled)
- 1615 S. Telegraph Rd. – Norman Yatooma – Wall Sign

**10/01/14**

- 1819 S. Telegraph Rd. – Page Honda – Wall Sign

**PAGE**

**HONDA**

- 35980 Woodward Ave. – Bloomfield Financial – Wall Sign
- 2274 S. Telegraph Rd. – Eyeglass World – Wall Sign/Ground Sign
- 1681 Telegraph Rd. – Bloomfield Place – Reface Ground Sign
- West Greenwich Green – Subdivision Ground Signs



# Design Review Board Accomplishments Continued

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## *(Signs Continued)*

**10/15/14**

- 6602 Telegraph Rd. – SVS Vison – Wall Sign
- 3965 Telegraph Rd. – Profile Weight Loss – Wall Sign

**11/05/14**

- 3596 Maple Rd. – The Joint...The Chiropractic Place – Wall Sign
- 1685 Telegraph Rd. – Dogtopia – Wall/Ground Sign
- 42875 Woodward Ave. – Custom Framing – Wall Sign

**11/19/14**

- 6650 Telegraph Rd. – Bloomfield Plaza Shopping Center – Planet Fitness – Wall Sign

**12/03/14**

- 37000 Woodward Ave. – Sport Medicine – Ground Sign
- 35980 Woodward Ave. – Bloomfield Financial – Wall & Ground Sign



## **Special Events**

**01/15/14**

- 3570 Telegraph Rd. – Christian Leadership Academy – Open House
- 4106 & 4036 Telegraph Rd. – Lifetime Athletic – Presale Special Event

**03/19/14**

- 3691 Lincoln Rd. – St. Regis School – 5K Run/Walk

**04/23/14**

- 6622 Telegraph Rd. – Dairy Queen – Outdoor Dining
- 6646 Telegraph Rd. – Steve's Deli – Outdoor Dining
- 1765 S. Telegraph Rd. – Indian Motorcycle – Demo Days
- 2343 Telegraph Rd. – Costco – Boat Road Show



# Design Review Board Accomplishments Continued

*(Special Events continued)*

**05/07/14**

- 2262 Telegraph Rd. – Fifth Tavern – Grand Opening
- 1340 W. Long Lake Rd. – Kirk of the Hills – Walk/Run for Belize

**06/18/14**

- 1830 Square Lake Rd. – Muslim Unity Center – Ramadan/EID Prayers
- 4106 Telegraph Rd. – Life Time Athletic – Grand Opening
- 1401 Club Dr. – Forest Lake Country Club – SICSA Swim Meet
- 2105 Telegraph Rd. – Dicks Sport Goods – Clearance Sale

**07/16/14**

- 4106 Telegraph Rd. – Life Time Athletic – Summer BBQ

**08/06/14**

- 36240 Woodward Ave. – LB & Associates – Grand Opening/Dream Cruise

**09/03/14**

- 3951 Maple Rd. – Oakland Hills Country Club – Seasonal Parking

**09/17/14**

- 6255 Telegraph Rd. – St. Andrews Lutheran Church – Enrollment Signage (denied)

**10/15/14**

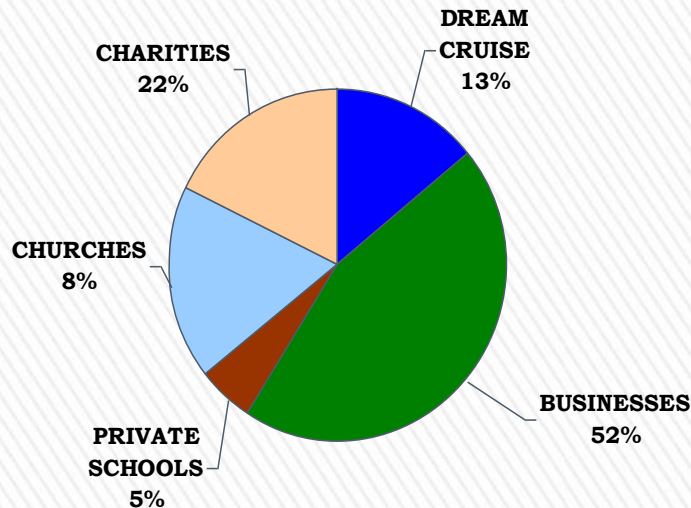
- 3695 Lincoln Rd. – St. Regis Catholic Church – Pumpkin Sale





# Design Review Board Accomplishments Continued

## 2014 Special Event Percentages



## Special Land Use Permits

**03/05/14**

- 43119 Woodward Ave. – Dunkin Donuts – 24 hour operation

**04/23/14**

- 6622 Telegraph Rd. – Dairy Queen – Extended Hours

**05/07/14**

- 4108 W. Maple Rd. – Beau’s – Class C Liquor License/Hours of Operation

**06/11/14**

- 3633 W. Maple Rd. – Honey Tree Grille – Hours of Operation

**09/03/14**

- 2079 S. Telegraph Rd. – Nippon Sushi – Liquor License/Hours of Operation
- 2100 Telegraph – Shops at Bloomfield Place – Hours of Operation

**11/19/14**

- 6650 Telegraph Rd. – Bloomfield Plaza Shopping Center – Planet Fitness Hours of Operation



# Design Review Board Accomplishments Continued

## Site Plan Review

**01/15/14**

- 3695 Lincoln Dr. – St. Regis – Addition and Renovations

**02/05/14**

- 2385 Telegraph Rd. - Costco Fuel – Pump Island Expansion



- 42983 Woodward Ave. – Mezza Restaurant – Exterior Door
- 1410 S Telegraph Rd & Vacant Parcel – Common Ground Parking Lot Expansion
- 7101 Lasher Rd. – Brother Rice – Science Wing Addition

**03/05/14**

- 4065 Maple Rd. W. – Erhard BMW – Building addition

**04/02/14**

- 1830 Square Lake Rd. – Muslim Unity Center – Parking Lot Expansion and Additions

**04/23/14**

- 3684 W. Maple Rd. – Village Knoll Medical Office – Addition

**08/06/14**

- 2100 Telegraph Rd. – Shops at Bloomfield Place - New Retail Development



**09/03/14**

- 505 & 515 Friendly – Golling – New Car Prep and Storage Facility

**10/15/14**

- 1685 Telegraph Rd. – Dogtopia – Dog Day Care



# Design Review Board Accomplishments Continued

## *(Site Plan Review Continued)*

11/05/14

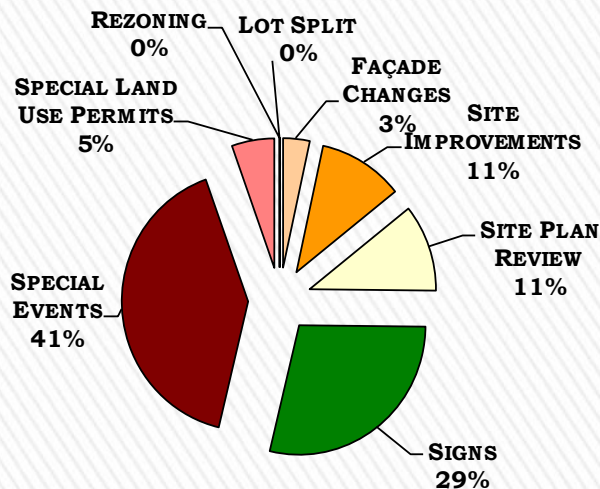
- 2405 Telegraph Rd. – Golling Dealership – Service Expansion
- 2100 Telegraph Rd. – Shops at Bloomfield Place – New Retail Development
- 50 & 100 W. Square Lake Rd. – First and Main Senior Living – Granger’s New Senior Living Facility



12/03/14

- 1250 Kensington Rd. – Sacred Heart/Legacy Hills Residential Development – Open Space Preservation

## 2014 Design Review Board Percentages





# Planning Commission Accomplishments

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The following lists submittals from January to December 2014:

## **General Business**

**02/03/14**

- Election of Officers

**02/17/14**

- 2013 Annual Report
- Election of Officers

## **Discussion Items**

**02/17/14**

- Update on Regional Planning Projects:
  - MDOT's I-75 Modernization Project
  - SEMOG's Alternatives Analysis Project
  - Woodward Avenue Action Association's Complete Streets Project

**06/16/14**

- Update on MDOT's I-75 Modernization Project

## **Public Hearings**

**08/18/14 & 9/15/14**

- 2100 Telegraph Rd. – Shops at Bloomfield Place – New Retail Development - Local Wetlands Hearing

# Planning Commission Accomplishments Continued

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## Site Plan Review

**02/03/14**

- 3695 Lincoln Rd. / 7101 Lahser Road - St. Regis Church and Brother Rice High School Campus - St. Regis Church Addition

**02/17/14**

- 7101 Lahser Rd. – Brother Rice High School – Science Wing Addition
- 2385 Telegraph Rd. – Costco Fuel – Fuel Pump & Canopy Addition

**03/19/14**

- 4065 W. Maple Rd. - Erhard BMW - Building Addition
- 43119 Woodward Ave. - Dunkin Donuts - Hours of Operation and 24 Hour Operation
- 3695 Lincoln Rd. / 7101 Lahser Road - St. Regis Church and Brother Rice High School Campus - St. Regis Church Addition

**05/05/14**

- 6622 Telegraph Rd. – Dairy Queen – Hours of Operation
- 3684 W. Maple Rd. – Village Knoll Medical Office – Building Addition
- 1830 W. Square Lake Rd. – Muslim Unity Center – Building Additions, Site Improvements

**05/19/14**

- 4108 W. Maple Rd. – Beau’s – Class C Transfer / Hours of Operation

**06/16/14**

- 3633 W. Maple Rd. – Honey Tree Grille / Bloomfield Commons – Hours of Operation

**08/18/14**

- 1830 W. Square Lake Rd. – Muslim Unity Center – Parking Lot Expansion
- 2100 Telegraph Rd. – Shops at Bloomfield Place – New Retail Development (tabled)

**09/15/14**

- 2100 Telegraph Rd. – Shops at Bloomfield Place – New Retail Development
- 2079 Telegraph Rd. – Nippon Sushi Bar Restaurant - Class C License and Hours
- 505 and 515 Friendly – Golling New Vehicle Prep Facility



# Planning Commission Accomplishments Continued

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**10/20/14**

- 1681-1687 S. Telegraph Rd. – Dogtopia / Jonna Management – Dog Day Care Facility Utilizing Existing Building

**11/05/14**

- 2100 Telegraph Rd. – Shops at Bloomfield Place – New Retail Development
- 50 & 100 W. Square Lake Rd. – Granger Senior Living – New Facility

**11/17/14**

- 2405 Telegraph Rd. – Golling Dealership – Service Addition

**12/01/14**

- 6650 Telegraph - Bloomfield Plaza – New Planet Fitness (hours of operation)

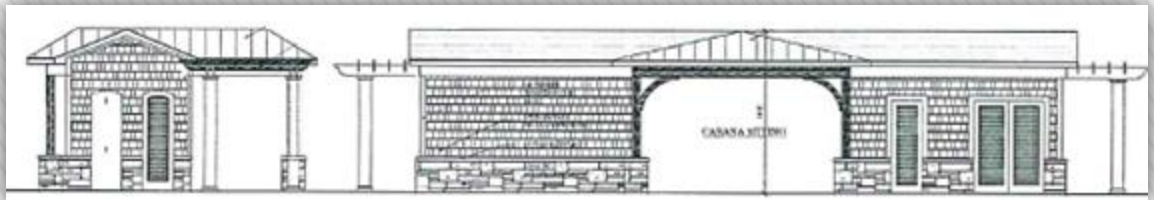


# Zoning Board Of Appeals Accomplishments

The following lists includes submittals from January to December 2014:

## 01/14/14

- 7065 Pinewood Ct. – Permission request for an accessory use, sports court. Dimensional request for the sport court to encroach into the side yard.
- 3826 Wabeek Lake Rd. E – Dimensional request for a generator located in the side yard of a cluster development.
- 1274 Winchcombe Dr. – Permission request for an accessory structure, shed.
- 400 Woodedge Dr. – Permission request for an accessory structure, pier and seat wall.
- 6845 Cedarbrook Dr. – Dimensional request for 6ft fence. (Denied)
- 7365 Parkstone Ln. – Permission request for accessory structures, spa, gas fire pit, pool cabana, pergola, and kitchenette. Dimensional request for pool equipment not located immediately adjacent to the house and accessory uses/structure exceeding ½ of the found floor of the main building.



- 4547 Grindley Ct. – Permission request for an accessory structure, a water feature.
- 1840 Long Lake Shore Dr. – Dimensional request for new construction home to encroach into the natural feature setback.
- 4635 Walnut Lake Rd. – Permission request for an accessory use, sports court.
- 957 Bloomfield Knoll Dr. – Permission request for accessory structures, covered seating area with outdoor fireplace, pergola with an outdoor kitchenette. Dimensional request for seating area, outdoor fireplace and pergola encroaching into the setback.
- 10 Square Lake Rd. W. – Dimensional request for a third sign for Dunkin Donuts and Staples.
- 2405 Telegraph Rd. – Dimensional request for a secondary sign with the logo exceeding 5 percent of total sign.

## 02/11/14

- 4635 Walnut Lake Rd. – Permission request for accessory structures, pillars, gate and seat walls. Dimensional request for two 5 ft. piers and six 4 ft. piers with seat walls to be located in the front yard. (denied 7 ft. 6 in. piers with lights and 5 ft. 6 in. gates located in the front yard)
- 1275/1277 Square Lake Rd. W. – Interpretation for the Township's Sign Ordinance for O-1, office, zoning district. Dimensional request for sign to include the phone number. (Denied)



# Zoning Board of Appeals Accomplishments Continued

*(02/11/14 continued)*

- 19-18-279-000 (vacant lot) – Dimensional request for new home to encroach in the average waterfront and natural features setback.
- 75 Maywood Ave. – Dimensional request for air-conditioning unit encroaching 10 ft. into the secondary front yard setback.
- 2739 Turtle Lake Dr. – Dimensional request for generator to encroach 8.5 ft. into the side yard setback.
- 3015 High Point Ct. – Permission request for accessory structures, outdoor kitchenette, pergola, and fire pit.
- 3975 Quarton Rd. – Permission request for accessory structures, piers and gates. Dimensional request for piers and gates to be located in the front yard.



- 1410 Telegraph Rd. S – Dimensional request for encroachments into the front yard setbacks for the parking lot and deficiencies of three parking lot trees.
- 2385 Telegraph Rd. – Permission request for an accessory structure, canopy extension. Dimensional request for canopy to be located in the front yard, exceeding 14 ft. in height.

**03/11/14**

- 841 Glengarry Rd. N. – Permission request for accessory structures, pool house/pavilion with a masonry fireplace. Dimensional request for 16 ft. high fireplace, pool equipment to be located in the basement and generator located behind the pool house.
- 2143 Brenthaven Dr. – (Removed)
- 1890 Heron Ridge Dr. - Dimensional request for soil fill / site improvements encroaching 11 ft. into the natural features setback.
- 4779 Overton Cove – Dimensional request for generator located in the side yard of a cluster development.
- 5095 Brookdale Rd. – Permission request for accessory structures/use, sports court, fence attached to piers with lights on wall and walls with lights. Dimensional request for play structure, walls, and piers.
- 1351 Kirkway Rd. – Permission request to retain accessory structures, gazebo and circular driveway without a principal residence.
- 23400 W. 14 Mile Rd. – Dimensional request for in-ground pool to be located in the side yard.



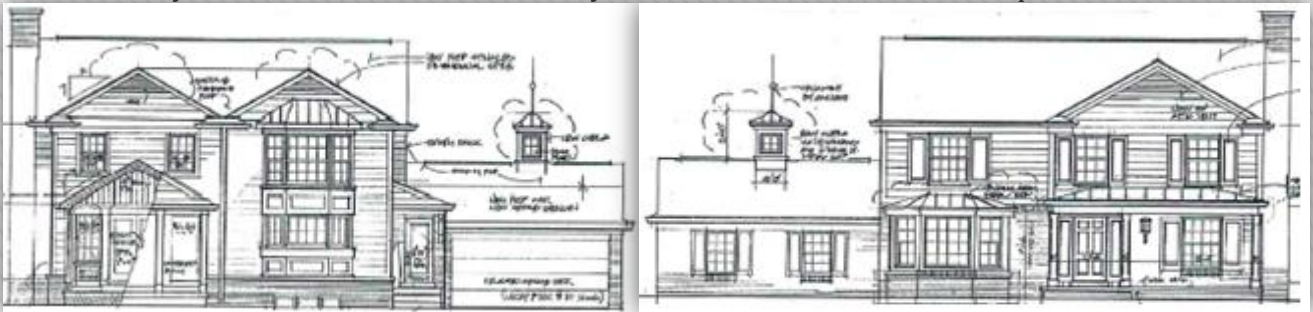
# Zoning Board of Appeals Accomplishments Continued

*(03/11/14 continued)*

- 1354 Glengarry Rd. N. – Permission request for an accessory structure, seat walls with piers.
- 6485 Worlington Rd. – Dimensional request for a covered porch addition to encroach 10.5 ft. in the rear yard setback.
- 2894 Meadowood Ln. – Permission request for accessory structures, piers, seat wall, fire pit, and outdoor kitchenette. Dimensional request for patio to encroach in the rear and side yard.
- 1969 Long Pointe Dr. – Dimensional request for generator to be located in the front yard.

**04/08/14**

- 3038 Heron Pointe Dr. – Dimensional request for a generator encroaching 2 ft. into the side yard setback.
- 754 Ardmoor Dr. – Dimensional request for a generator encroaching 6 ft. into the side yard setback.
- 439 Tilbury Rd. – Dimensional request for rear yard additions, encroaching 1 ft. into the side yard setback and 12 ft. 8 in. front yard encroachment for a covered porch addition.



- 3675 Squirrel Rd. - Dimensional request for covered porch and addition, encroaching a maximum of 13.25 ft. into the front yard setback.
- 5360 Brookdale Rd. – Permission request for an accessory structure, pool house. Dimensional request for pool house with a 17 ft. high masonry chimney, removal of the existing driveway and install circular driveway which crosses through the required 25 ft. natural features setback .
- 7433 Franklin Ct. – Dimensional request for a deck encroaching 6 ft. 8 in. into the side yard.
- 4635 Walnut Lake Rd. - Permission request for accessory structures, piers with gates. Dimensional request for piers with gates to be located in the front yard. (Denied)

**05/13/14**

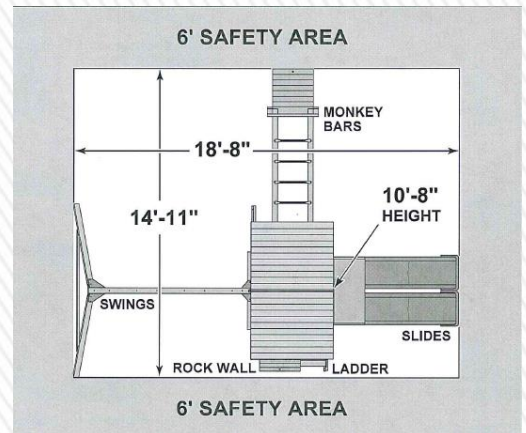
- 5095 Brookdale Rd. – Permission request for an accessory structure, cabana. Dimensional request for 18 ft. high pool cabana and 4 ft. high decorative aluminum fencing to enclose the pool area, located into the secondary frontage.
- 2743 Turtle Shores Dr. – Dimensional request for a 35 ft. encroachment into the required 100 ft. average waterfront setback, for construction of a new home on the currently vacant parcel. Dimensional request for a retaining wall and establish a lawn area within the 25 ft. natural features setback and 14 ft. and 9 ft. encroachment into the required 25 ft. natural features setback, allowing for construction of a new home.



# Zoning Board of Appeals Accomplishments Continued

*(05/13/14 continued)*

- 1268 Atkinson Ave. – Dimensional request for ramp to be located in the front yard and encroaching into the required front yard setback.
- 4682 McEwen Dr. – Permission request for an accessory structure, hot tub.
- 2320 Klingensmith Rd. – Permission request for an accessory structure, play structure.  
Dimensional request for play structure to be located in the secondary frontage.



- 2258 Pine St. – Dimensional request for a generator to encroach 5 ft. in the side yard.
- 1255 Stuyvessant Rd. – Dimensional request for two air conditioning units, a generator, and pool equipment to encroach 7 ft. in the side yard.
- 2262 S. Telegraph Rd. – Dimensional request for ground sign encroaching 10 ft. into the front yard setback and for a secondary wall sign.
- 2124 Franklin Rd. – Dimensional request for a secondary sign and wall sign not to be located on the street front façade of the building.
- 6608 Telegraph Rd. – Dimensional request for a secondary wall sign and for the sign not on the street front façade of the building.
- 4108 Maple Rd. – Dimensional request for the wall sign to project more the 12 inches, secondary wall sign and for the sign not on the street front façade of the building.

**06/10/14**

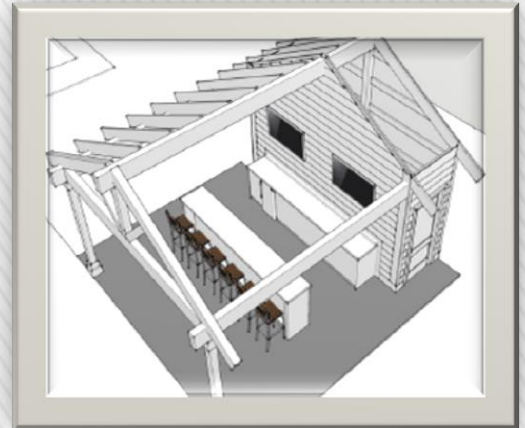
- 5611 Shadow Ln. – Permission request for accessory structures, landscape walls and fireplace. Dimensional request for structures to be located in the side yard.
- 656 N Cranbrook Rd. – Dimensional request for air conditioning units to encroach 3 ft. into the side yard setback.
- 482 Westwood Dr. – Dimensional request for an addition encroaching the front yard.
- 1052 Rock Spring Rd. – Permission request for an accessory structure, shed. Dimensional request for the shed to be located in the side yard encroaching 8 ft. in the side yard. (Tabled)
- 2479 Emerson Ave. – Dimensional request for a 6 ft. fence located in the secondary front yard.
- 2694 Brady Dr. – Dimensional request for an addition encroaching 7 ft. in the secondary front/common side yard setback.
- 4871 N. Harsdale Rd. – Permission request for accessory structures, pergola, spa, stone counter, and sports court. Dimensional request for 10 ft. fence.
- 1585 Sodon Lake Dr. – Dimensional request for new home encroaching in the secondary front yard setback.



# Zoning Board of Appeals Accomplishments Continued

*(06/10/14 continued)*

- 2172 Devonshire Rd. – Dimensional request for an addition encroaching 4 ft. in the side yard setback.
- 1683 Brandywine Dr. – Permission request for an accessory use, dog enclosure. Dimensional request to enclose the rear, side and portions of the front yard.
- 4381 Chamberlain Dr. – Permission request for an accessory structure, shed.
- 4400 Quarton Rd. – Permission request for an accessory structure, piers/walls. Dimensional request for pier/walls to be located in the front yard.
- 4633 Chelsea Ln. – Dimensional request for a generator encroaching 6 ft. into the side yard setback.
- 4606 Charing Cross Rd. – Permission request for an accessory structure, pavilion with outdoor kitchenette.



- 3900 Mystic Valley Dr. – Permission request for an accessory structure, hot tub.
- 7365 Parkstone Ln. – Permission request for an accessory structure, masonry landscape walls, spa, fire pit, and pool cabana with pergola and kitchenette.
- 6676 Telegraph Rd. – Dimensional request for a secondary sign and for the sign not on the street front façade of the building.

**07/08/14**

- 1052 Rock Spring Rd. – Permission request for an accessory structure, shed. Dimensional request for the shed to be located in the side yard encroaching 8 ft. in the side yard. (Denied)
- 310 Westwood Dr. – Permission request for an accessory structure, tree house.
- 212 Westwood Dr. – Permission request for an accessory structure, hot tub. Dimensional request for the hot tub to encroach 13 ft. in the side yard setback.



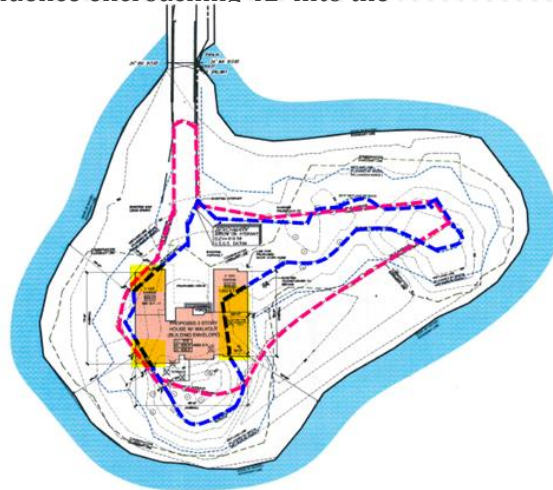
# Zoning Board of Appeals Accomplishments Continued

*(07/08/14 continued)*

- 2627 Covington Pl. – Dimensional request for an porch encroaching 7 ft. into the front yard setback.



- 485 Westwood Dr. – Dimensional request for a porch encroaching 10 ft. into the front yard setback.
- 894 Glengarry Cir. W. – Permission request for an accessory structure, covered pavilion at the rear of the home with an outdoor kitchenette and a fireplace with a chimney. Dimensional request for the fireplace chimney height of 21 ft. and the structure to exceeding the 50% of the first floor square ft. of the home.
- 5170 Wing Lake Rd. – Dimensional request for new residence encroaching 42' into the waterfront setback.
- 1849 Harvest Ln. – Dimensional request for the terrace and new residence to encroach in multiple locations from 10'10" to 20' in the natural features setback, along with 25' encroachment for the installation of the driveway. Dimensional request for new residence to encroach 5' into the average waterfront setback.



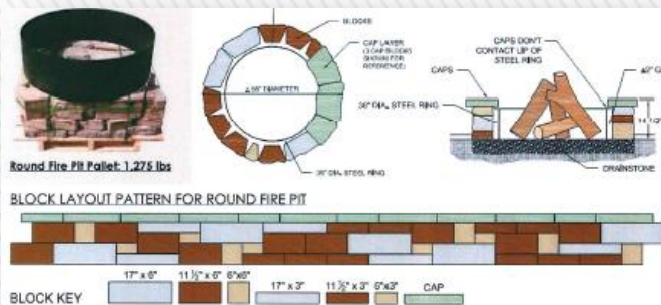
- 767 Great Oaks Dr. – Permission request for an accessory structure, chicken coop. Dimensional request for the coop to encroach 4' into the side yard setback, with request for farm activities (2 hens) without the required a minimum of 40 acres of a continuous, unplatted parcel of land.
- 4378 Orchard Hill Dr. – Dimensional request for air-conditioning unit encroaching 4 ft. into the required 16 ft. side yard setback.
- 745 Parkman Dr. – Permission request for an accessory structure, pod. Dimensional request for the pod to be temporarily located in the secondary front yard.
- 4110 Pomona Colony – Dimensional request for a 6' fence to be located in the secondary front yard.



# Zoning Board of Appeals Accomplishments Continued

(07/08/14 continued)

- 2107 Devonshire Rd. – Dimensional request for a 6' fence. (Denied)
- 5250 Brookdale Rd. – Permission request for accessory structures, dog enclosure, pool cabana with fireplace, landscape walls and piers and containing pool equipment. Dimensional request for pool equipment to be located within cabana, dog containment fencing on side and rear property lines, landscape walls and piers located in the front yard, and driveway encroaching into the natural features setback.
- 5451 Brookdale Rd. – Permission request for accessory structures, fire pit, retaining walls, piers and masonry walls. Dimensional request for piers with 6' gate, masonry wall and retaining wall located in the front yard . Installation of 6' masonry screen wall and recessed equipment well , to include pool equipment and various mechanicals.



- 5575 Meadow Wood Ln. – (postponed)
- 1916 Long Pointe Dr. – Permission request for an accessory structure, waterfall.
- Bloomfield Xing (551, 567, 583, 599 Reynard Ct and 2501 Bloomfield Xing)– Dimensional request to install 4' fence along the secondary front yard of 5 properties.
- 1390 Quarton Rd. – Dimensional request for secondary ground sign.
- 1845 Telegraph Rd. – Dimensional request for 8.02 acres in size, instead of minimum 10 acres required for an automobile dealership.

**08/12/14**

- 5575 Meadowwood Ln. – Permission request for accessory structures, a gazebo with fireplace, kitchenette and hot tub.
- 3610 Franklin Rd. – Dimensional request for patio to encroach 3' into the natural feature setback.
- 2192 Yarmouth – Permission request for accessory structures, wall fountain and spa.
- 2572 Covington Pl. – Dimensional request for invisible dog containment fencing enclosing the rear and side yards and portions of the front yard. (Tabled)







# Zoning Board of Appeals Accomplishments Continued

09/09/14

- 1254 Cedarholm Ln. – Permission request for an accessory structure, outdoor fireplace. Dimensional request for fireplace to encroach 6.5' into the side yard setback.
- 2572 Covington Pl. – Dimensional request for invisible dog containment fencing enclosing the rear and side yards and portions of the front yard.
- 915 Hickory Heights Dr. – Permission request for accessory structures, gazebo and hot tub. Dimensional request for gazebo to encroach 4.5' in the side yard setback.
- 6882 Sandalwood Dr. – Dimensional request for deck to encroach 19' in the rear yard setback.
- 2694 Brady Dr. – Permission request for an accessory structure, trellis. Dimensional request for trellis to be located in the secondary front yard.



- 3020 Chickering Ln. – Dimensional request for garage addition to encroach 8.5' in the secondary front yard.
- 19-29-151-025, Wing Lake Farms – Permission request for an accessory structure, elevated patio. Dimensional request for deck with patio on the beach access without a principal structure.
- 1503 Sandringham Way – Permission request for an accessory structure, pergola.
- 1550 Tully Ct. – Dimensional request for air conditioning unit and generator to encroach 10' in the secondary front yard.
- 4590 Pickering Rd. – Permission request for an accessory structure, spa.
- 5830 Raven Rd. – Permission request for accessory structures, 2 piers. Dimensional request for piers to be located in the front yard.
- 4955 Mailbu Dr. Dimensional request for 6' fence.
- 5165 Claredon Crest – Dimensional request for accessory uses, garage areas to exceed ½ of the ground floor main square footage.
- 3919 Mt. Vernon Dr. – Permission request for an accessory structure, an outdoor fireplace.
- 4725 Dover Rd. – Permission request accessory structures, landscape wall and 2 lighted piers. Dimensional request for wall and lighted piers to be located in the front yard.
- 2640 Middlebury Ln. – Dimensional request for addition encroaching 4' in the rear yard setback.
- 2540 Wendover – Permission request for an accessory structure, outdoor fireplace.



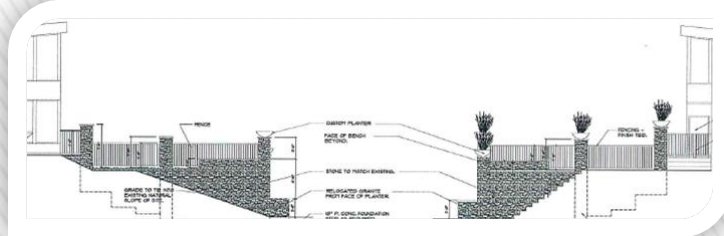
# Zoning Board of Appeals Accomplishments Continued

*(09/09/14 continued)*

- 726 Tennyson Downs Ct. – Permission request for accessory structures, retaining wall with piers, stone firepit and an outdoor stone bar area. Dimensional request for 13’ retaining wall, including piers. (Tabled)
- 2807 Colonial Way – Permission request for an accessory structure, storage shed.
- 4110 Pomona Colony – Dimensional request for 6’ fence extending into the secondary front yard.

**10/14/14**

- 726 Tennyson Downs Ct. – Permission request for accessory structures, retaining wall with piers, stone fire pit and an outdoor stone bar area. Dimensional request for 13’ retaining wall, including piers.



- 3812 Miller Way S. – Dimensional request for addition to encroach 13’ in the front yard.
- 125 Alice Ave. – Dimensional request for addition to encroach 26.5’ in the front yard setback.
- 1619 Spotswood Dr. – Permission request for accessory structures, play structure and playhouse. Dimensional request for structures to encroach 1’ and 13’ in the rear yard setback.
- 5168 Forest Way – Permission request for accessory structures, fire pit and seat wall with piers.
- 4635 Walnut Lake Rd. – Permission request for accessory structures, lighted piers. Dimensional request for lighted piers located in the front yard.
- 3698 South Blvd. – Permission request for an accessory structure, shed.
- 656 Cranbrook Rd. N. – Permission request for an accessory structure, temporary storage pod.
- 4682 McEwen Dr. – Permission request for accessory structures, piers and fire pit. Dimensional request for piers to be located in the front yard.



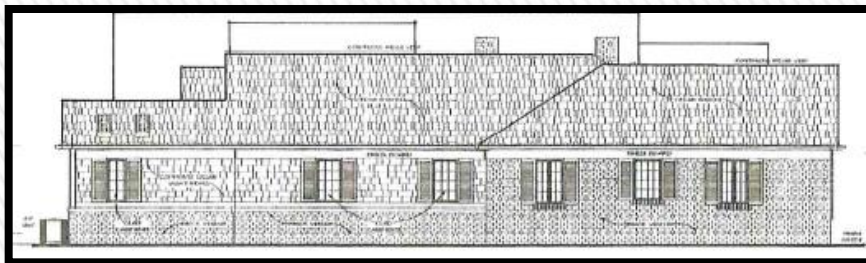
- 3712 Thornbrier Way – Dimensional request for an addition to the existing detached deck.
- 4153 Golf Ridge Dr. E. – Permission request for an accessory structure, fireplace.
- 1425 Echo Ln. – Permission request for an accessory structure, detached garage. Dimensional request for the 20.5’ high garage to be located in the side yard.
- 1280 Water Cliff Dr. – Dimensional request for deck encroaching 10’ in the front yard.
- 4215 Willoway Est. Ct. N. – Permission request for an accessory structure, pergola.
- 505/515 Friendly Dr. – Dimensional request for extending electrified fence, and parking to encroach a maximum 18’ in the front and side yard.



# Zoning Board of Appeals Accomplishments Continued

11/11/14

- 3041 Chickering Ln. – Permission request for accessory structures, pool house, retaining wall, piers, wall and gas fire pit.
- 2819 Colonial Trl. – Permission request for an accessory structure, storage shed. Dimensional request for the shed encroaching 10' into the rear yard and 14' into the side yard setback.
- 1885 Long Pointe Dr. – Dimensional request for invisible fence encroaching in the rear and side yard, air conditioning unit and generator encroaching 4' in the side yard setback.
- 5998 Burnham Rd. – Permission request for accessory structures, pergola, piers, seat walls and gas fire pit.
- 2779 Turtle Lake Dr. – Permission request for accessory structures, piers, kitchenette and fireplace. Dimensional request for piers to be located in the front yard .
- 6692 Spruce Dr. – Permission request for an accessory structure, pergola.
- 7065 Pinewood Ct. – Permission request for accessory structures, 4 piers. Dimensional request for piers to be located in the front yard.
- 3017 Anthony Ln. – Dimensional request for a deck with stairs encroaching 6' into the side yard and 10' in the rear yard setbacks. (Tabled)
- 6320 Surrey Rd. W. – Dimensional request for addition encroaching 29' into the secondary front yard.



- 3873 Top View Ct. – Permission request for an accessory structure, hot tub.
- 1301 Romney Rd. – Permission request for an accessory structure, hot tub.
- 4600 Lahser Rd. – Permission request for an accessory use, dog containment. Dimensional request for fencing to be located on the rear and side property lines.
- 4043 Stoneleigh Rd. – (Postponed)
- 4890 Ballantrae Rd. – Permission request for an accessory use, dog containment. Dimensional request for fence to encroach 15' in the secondary front yard and 7' in the rear yard setback.
- 185 Highland Dr. – Permission request for an accessory use, dog containment. Dimensional request for the fencing to be located on the rear and side property line.



# Zoning Board of Appeals Accomplishments Continued

*(11/11/14 continued)*

- 50/100 Square Lake Rd. W. – Dimensional request for 33' building with 4' parapet height and 44' architectural feature, and exceeding 30% of impervious surface within the required rear yard.
- 1819 Telegraph Rd. S. – Dimensional request for a 141 sq. ft. wall sign.
- 3695 Lincoln Dr. – Dimensional request for 50' flag pole.
- 1830 Square Lake Rd. W. – Dimensional request for extending a nonconforming use, allowing parking in the front yard and encroaching in the side yard parking setback.

**12/09/14**

- 3017 Anthony Ln. – Dimensional request for a deck with stairs encroaching 6' into the side yard and 10' in the rear yard setbacks.
- 4043 Stoneleigh Rd. – Permission request for an accessory structure, masonry gas grill.
- 3840 Manchester Ct. – Dimensional request for portions of the in-ground pool, fence and apron to be located in the secondary front yard.
- 7150 Lindenmere Dr. – Permission request for an accessory structure, storage shed. Dimensional request for the shed encroach 10' in the side yard and 5' in the rear yard setback.
- 3340 Sunnyhill Ct. – Permission request for accessory structures, pizza oven and fireplace.
- 959 Lampwick Ct. – Dimensional request for addition encroaching 2' in the front yard setback.
- 6640 Valley Spring Rd. – Permission request an accessory structure, greenhouse.



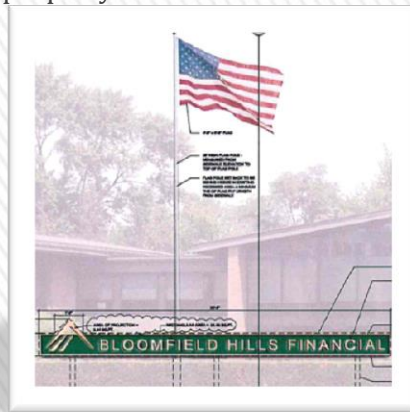
- 5016 Dianna Dr. – Permission request for an accessory structure, pergola. Dimensional request for pergola to be located in the front yard.
- 4701 Wickford – (Postponed)
- 1565 Kirkway Rd. – Dimensional request to add on to an existing nonconforming garage encroaching 22' into the front yard setback.
- 3678 Pheasant Run – Dimensional request for a generator to be located in the front yard of a cluster development.



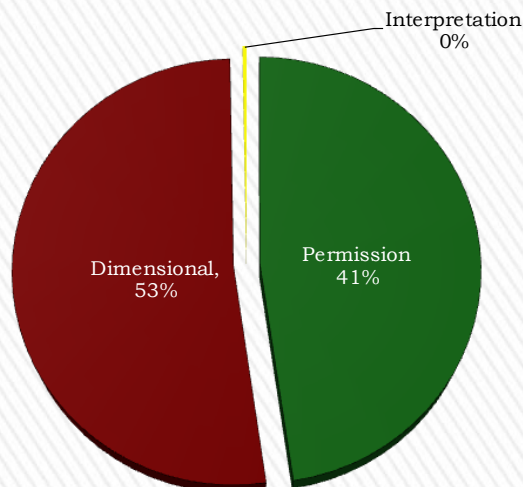
# Zoning Board of Appeals Accomplishments Continued

(12/09/14 continued)

- 7420 Franklin Ct. – Dimensional request for a generator to be located in the front yard.
- 5068 Van Ness Dr. – Dimensional request for a 6' fence to be located in the secondary front yard.
- 876 Glengarry Cir. W. – Dimensional request to add on to an existing non-conforming home encroaching 3' in the side yard setback.
- 1670 Kirkway Ln. – Dimensional request for an addition encroaching 13' in the lakefront average setback.
- 3725 Pemberton Rd. W. – Dimensional request for 2 retaining walls with a 6' maximum height. (Tabled)
- 1685 Telegraph Rd. – Dimensional request for a the 7.3 sq. ft. logo on the wall sign and secondary sign, encroaching 10' in the front yard setback.
- 2065 Franklin Rd. – Dimensional request for a generator to be located in the secondary front yard.
- 35980 Woodward Ave. – Dimensional request for 5.6' high 123 sq. ft. ground sign, and 41' flag pole 20' from the property line.



## 2014 Zoning Board of Appeals Percentages





Lot Splits must meet the requirements of the Charter Township of Bloomfield Code of Ordinances and the State Land Division Act.

The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There were no lot split applications in 2014.

## **Lot Split Requests**

- There were no lot split requests in 2014



## **Section 2**

# **Goals of 2014**

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The Planning Commission identifies specific study items for the coming year as part of the Annual Report. The formulation of these topics comes from the Planning Commission, Township Board, and Township staff.

Upon review of the goals on the Action List, the Planning Commission forwards recommendations to the Township Board for their consideration.



## Completed Items

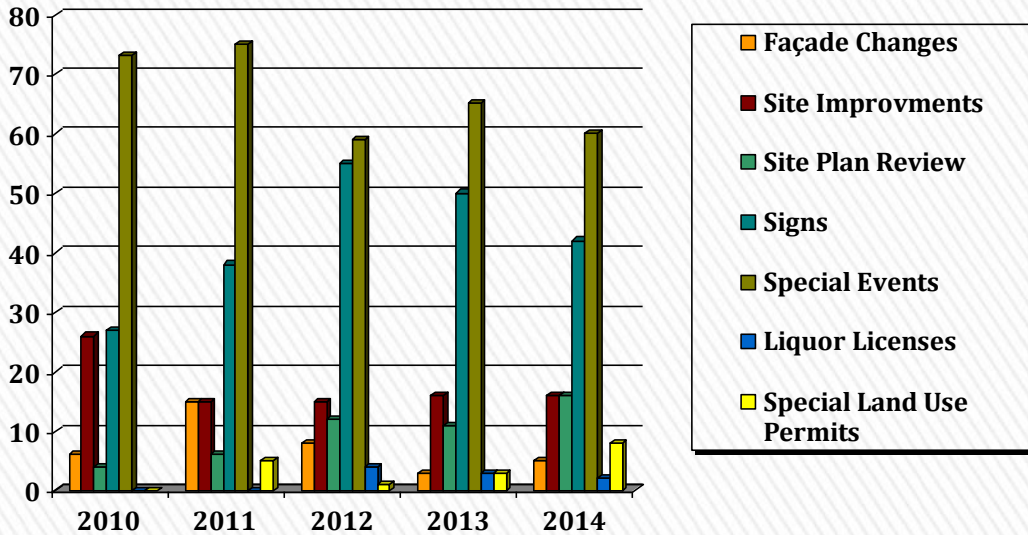
- Engaged Clearzoning, Inc. to assist with a health check up of the Township's Zoning Ordinance to:
  - Review the definitions to ensure they are current and reflect needs of today's residents and business owners.
  - Review District intent statements to ensure they are descriptive in terms of the types of uses permitted.
  - Review all District provisions in light of the Township's Master Plan to ensure they are in alignment.
  - Review site standards to ensure they are adequately addressed and regulations are consistent, to include the following:
    - Parking, including standards for all restaurants types.
    - Accessory structures, including sport and recreational equipment.
    - Fence regulations, including non-residential properties regarding electric fencing.
    - Lighting standards, including those intended to preserve the nighttime sky.
    - Wind Energy Systems and recent technology for single-family residential applications.
    - Use of solar panels on residential and commercial property.
  - Assess how the Township's Ordinance reflects state law.
  - Provide a summary report of strategies for updating the Zoning Ordinance to better implement the Master Plan, reflect current zoning trends, and meet state laws.

## New Review Item

- Review Clearzoning, Inc. summary report of Zoning Ordinance Health Check Up and make recommendations to the Township Board for implementation.



# Design Review Board Comparisons

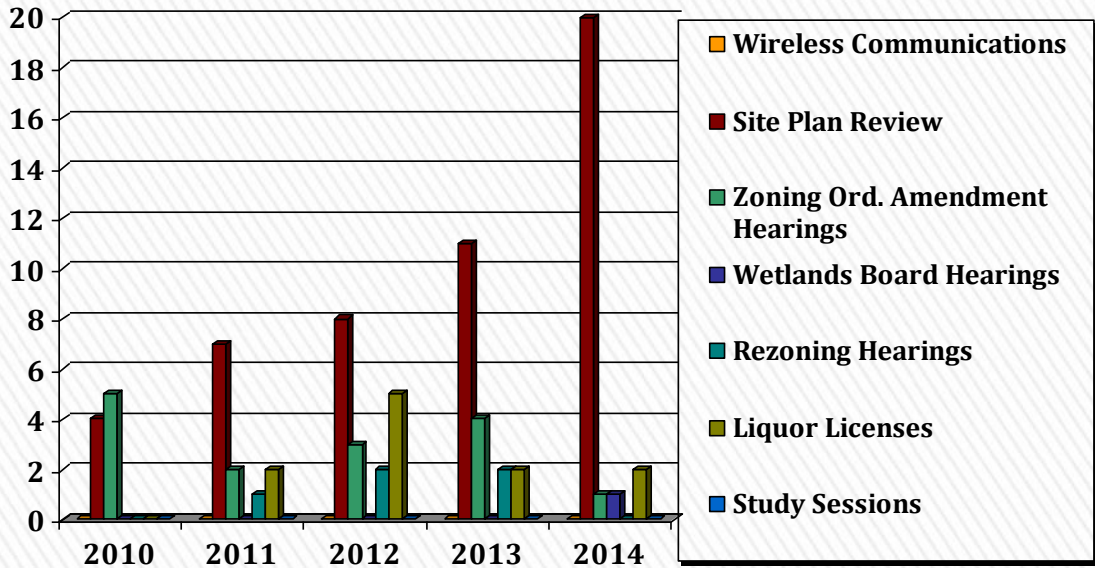


Design Review Board	2010	2011	2012	2013	2014
Façade Changes	6	15	8	3	5
Site Improvements	26	15	14	16	16
Site Plan Review	4	6	12	11	16
Signs	27	38	51	50	42
Special Events	*73	*75	*59	65*	60*
Liquor Licenses	0	0	4	3	2
Special Land Use Permits	*1	*5	1*	3*	8*
Yearly Totals	137	154	149	151	149

*\*Includes reoccurring or minor event permits.*



# Planning Commission Comparisons

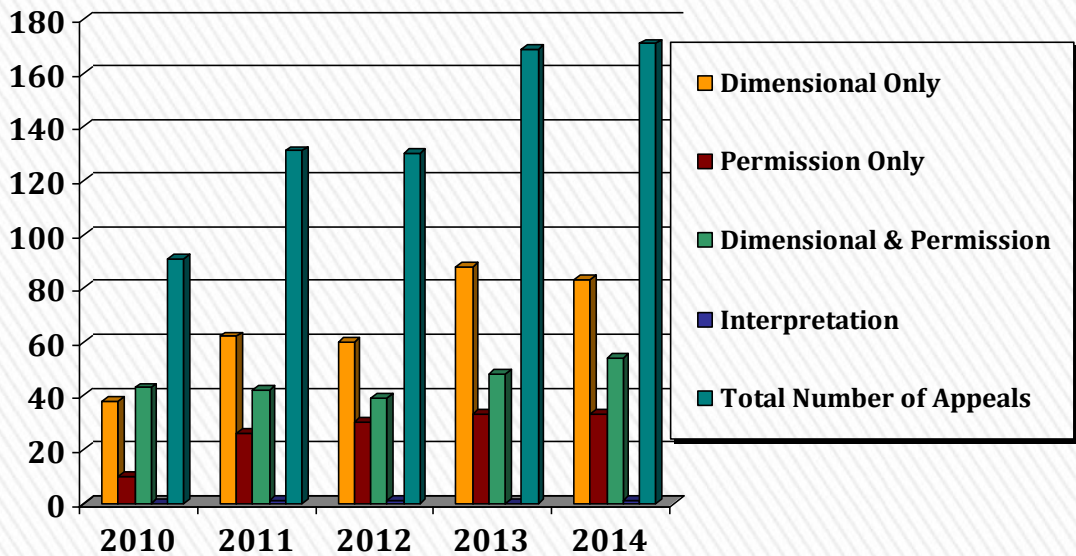


Planning Commission	2010	2011	2012	2013	2014
Wireless Communication Facilities	0	0	0	0	0
Discussion Items	9	7	1	0	2
Site Plan Review	4	7	8	11	20
<u>Public Hearings</u>					
Zoning Ord. Amendments	5	2	3	4	1
Wetlands Board Hearings	0	0	0	0	1
Rezoning Hearings	0	1	2	2	0
Liquor License Hearings	0	2	5	2	2*
Study Sessions	0	0	0	0	0
Totals/year	18	19	19	19	26

\*Includes one transfer



# Zoning Board of Appeals Comparisons

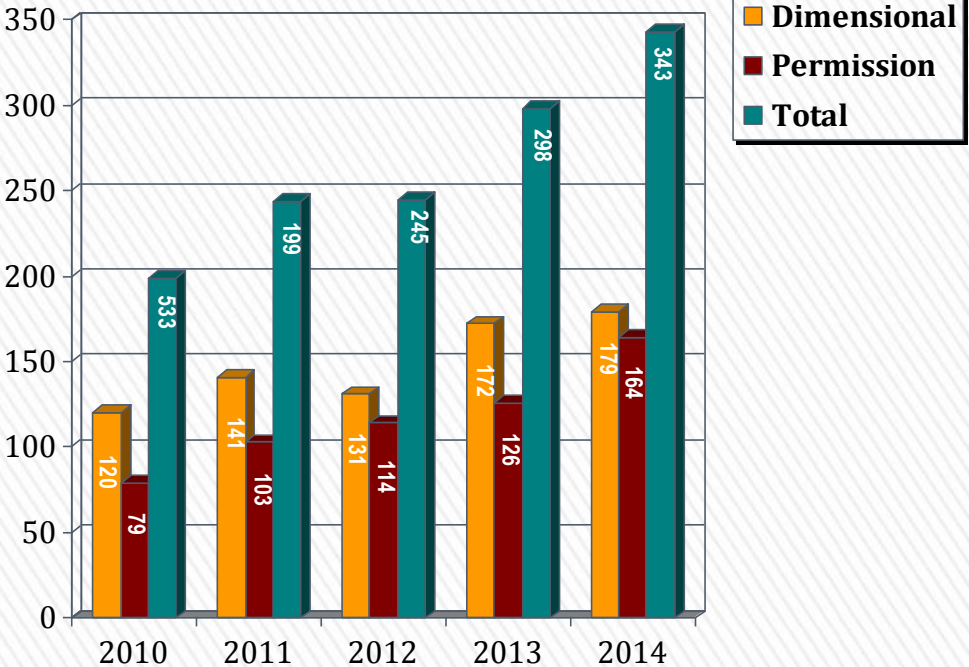


Zoning Board of Appeals	2010	2011	2012	2013	2014
Properties Requesting Dimensional Variance	38	62	60	88	83
Properties Seeking Permission Request	10	26	30	33	33
Properties Requesting both Dimensional & Permission Request	45	42	39	48	54
Interpretation Requests	0	1	1	0	1
Number of Requests on Agendas	93	131	130	169	171



# Zoning Board of Appeals Comparisons Continued

Number of Zoning Board Appeals  
Per Item





## Attendance Records 2014

Design Review Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Leo Savoie	5	6	1	5	17
Dan Devine	5	4	4	5	18
Jan Roncelli	4	5	3	4	16
Neal Barnett- alternate	1	3	3	1	8
Corinne Khederian- alternate	0	0	0	0	0

Planning Commission	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dr. Thomas Petinga	2	4	2	4	12
Jeff Salz	2	4	2	3	11
Neal Barnett	2	4	1	4	11
Richard Mintz	2	4	2	4	12
Richard Atto	2	4	2	4	12
Tad Krear	1	2	1	3	7
Lisa Seneker	2	3	2	4	11



# Attendance Records 2014 Continued

Zoning Board of Appeals	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Robert E. Taylor	3	3	3	3	12
David Buckley	3	3	2	2	10
James Aldrich	3	2	2	2	9
Lisa Seneker	3	2	3	2	10
Brian Henry	1	2	3	3	9
Carol Rosati	2	2	3	3	10
Tracy Leone	3	3	2	3	11
Pamela Williams-alternate	2	2	1	2	7
Justin Winkelman-alternate	1	2	2	2	7