



*Bloomfield
Township*

*Planning Division
2022 Annual Report*

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

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Mission Statement

Planning Division Staff

Patricia Voelker, 20 years of service

Planning, Building & Ordinance
Director

Andrea Bibby, 9 years of service

Deputy Director of Planning, Building
& Ordinance

Kelly Jacobson, 17 years of service

Planning/Ordinance Administrative
Assistant

Wade Burkholder, 11 months of
service

Assistant Planner

*Our Mission Statement:
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 to
ensure a safe, sustainable and
enjoyable community for present and
future residents.*

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Administration

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

Design Review Board

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, except for single-family detached dwellings, 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 (20) Design Review Board meetings were held in 2022.

Design Review Board Members

- Dani Walsh, Township Supervisor
- Brian Kepes, Township Treasurer
- Martin Brook, Township Clerk
- Neal Barnett, Alternate
- Valerie Murray, Alternate

Planning Commission

Meeting Schedule

- Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 p.m. 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. Six (6) Planning Commission meetings and one (1) Wetlands Board meeting were held in 2022.

Planning Commission Members

- Dr. Thomas Petinga, Chairman
- Jeff Salz, Vice Chairman
- John Kelly
- Neal Barnett
- Bruce Selik
- Richard Atto
- Andrea O'Donnell

Zoning Board of Appeals

Meeting Schedule

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

Role of The Zoning Board of Appeals

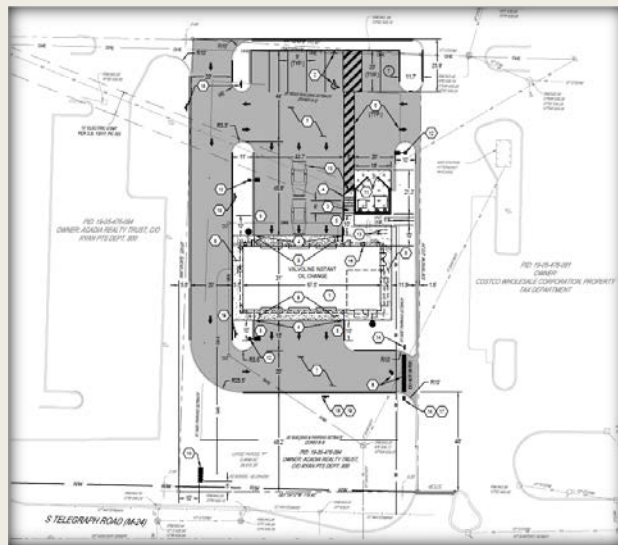
- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of 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 (12) Zoning Board of Appeals meetings were held in 2022.

Zoning Board of Appeals Members

- Brian Henry, Chairman
- Jocelyn Giangrande, Vice Chairman
- Robert E. Taylor
- Andrea O'Donnell
- Stephanie Fakih
- Ed Ford
- Scott Gittleman
- Carol Rosati, Alternate
- Glenda Meads, Alternate

Section 1 ~ Accomplishments of 2022

- 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.



(Photo: Valvoline Oil Change)

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:

Site Improvements / Façade Changes

01/19/22

- 43940 Woodward Ave. – Office Building– Install generator

02/16/22

- 36400 Woodward Ave. – Awning replacement

03/02/22

- 43332 Woodward Ave. – Comerica Bank – Pant light poles and bollards, stain fence, install new lighted ATMs, remove and reconfigure drive thru islands to 2 service lanes and a by-pass lane, remove teller window and install new brick

03/16/22

- 359 Enterprise Ct. – Bloomfield Capital Group – Install railing system
- 2205 S. Telegraph Rd. – Huntington Banks – Install ATM

04/20/22

- 36400 Woodward Ave. – Office Building – Repaint building

05/04/22

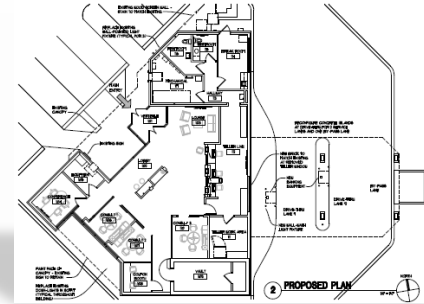
- 6755 S. Telegraph Rd. – Telegraph Holdings, LLC. – Replace retaining wall

06/15/22

- 1191 W. Square Lake Rd. – Office Building – Resurface & restripe parking lot & install new dumpster enclosure
- 1750 Saxon Dr. – Birmingham Country Club- Install new sports court with fencing

07/06/22

- 7225 Lahser Rd. - Marian High School– Install a shed



Design Review Board Accomplishments ~ Continued

(Site Improvements continued)

09/07/22

- 2008 W. Long Lake Rd. / 1998 Meadow Ct. – Walnut Lake No. 3 Pump Station Building – Install a pump station structure

09/21/22

- 2275 S. Telegraph Rd. – Valvoline – Install generator & screen walls
- 1751 S. Telegraph Rd. – Detail Express – Change exterior building color

10/06/22

- 1200 Lone Pine Rd. – Hills of Lone Pine Association – Replace pool fence at clubhouse community pool
- 6675 Telegraph Rd. – MEX Restaurant - Facade improvements including adding tile work, removing canopy, installing new glass and glazing, and repainting exterior

10/19/22

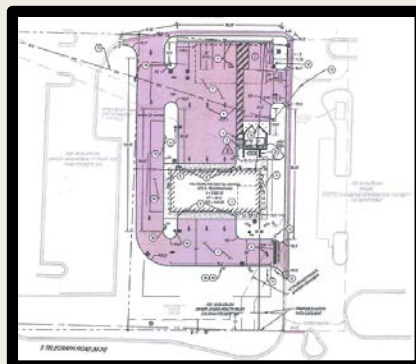
- 1976 S. Telegraph Rd. – Carl’s Golfland – Install a metal roof structure over golf tee area

11/02/22

- 1751 S. Telegraph Rd. – Carl’s Golfland – Install a metal roof structure over golf tee area

12/07/22

- 1751 S. Telegraph Rd. – Carl’s Golfland – Install a metal roof structure over golf tee area
- 2969 Chestnut Run Dr. – Chestnut Run North Subdivision – Add lighting and landscaping to entranceway sign



Design Review Board Accomplishments ~ Continued

Signs

01/05/22

- 2510 S. Telegraph Rd. – Ascension Urgent Care – Wall Sign
- 2125 S. Telegraph Rd. – Luxe Massage – Wall Sign

01/19/22

- 4135 W. Maple Rd. – Como’s Pizza - Wall Sign - **TABLED**

02/16/22

- 4135 W. Maple Rd. – Como’s Pizza - Wall Sign
- 43263 Woodward Ave. – The Kidz Store - Wall Sign
- 43252 Woodward Ave. - Andrews Hooper Pavlik PLC, Randall S. Miller & Associates – Wall Sign

03/02/22

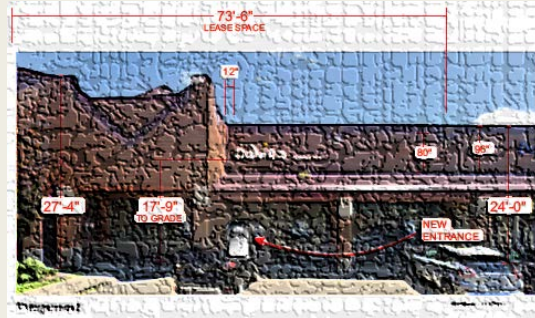
- 2527 S. Telegraph Rd. – SVS Vision – **TABLED**
- 1991 S. Telegraph Rd. – American House – Ground Sign
- 42886 Woodward Ave. – Davita Dialysis – Wall Sign
- 1605 S. Telegraph Rd. – The New Foster Care – Ground Sign
- 2109 S. Telegraph Rd. – Panera Bread – Wall Sign

3/16/22

- 2527 S. Telegraph Rd. – SVS Vision– Wall Signs & Tenant Panel
- 1845 S. Telegraph Rd. – BMW of Bloomfield Hills– Tenant Panel & Wall Signs
- 4078 W. Maple Rd. – M.V.P Grooming– Wall Sign

04/06/22

- 2527 S. Telegraph Rd. – SVS Vision - Wall Signs
- 4790 Apple Grove Ct. – Apple Grove Condominiums – Ground Sign



Design Review Board Accomplishments ~ Continued

(Signs continued)

- 3945 S. Telegraph Rd. – Pita Way Mediterranean Grill– Wall Sign

04/20/22

- 3627 W. Maple Rd. – Evolution Nails – Wall Sign

05/04/22

- 865 W. Long Lake Rd. – 865 West Salon – Wall Sign

05/18/22

- 7480 Bingham Rd. – Glens of Bloomfield– Temporary Signage

- 2169 S. Telegraph Rd. – Burlington – Wall Sign, Tenant Panels & Temporary Signage

06/01/22

- 6905 S. Telegraph Rd. – Robertson Brothers Homes – Wall Sign

- 2169 S. Telegraph Rd. – Burlington – Wall Sign & Tenant Panels

06/15/22

- 2184 S. Telegraph Rd. – Kawai Piano Gallery of Michigan – Wall Sign

07/06/22

- 4036 Telegraph Rd. – Crumbl Cookies – Wall & Window Signs

- 35980 Woodward Ave. – Sage View Wealth Management– Ground Sign

07/20/22

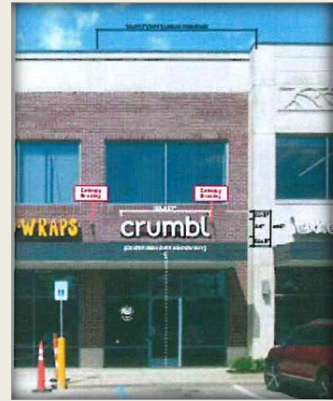
- 1981 S. Telegraph Rd. – Wing Stop– Wall Sign

- 7480 Bingham Rd. – Glens of Bloomfield – Ground Sign

08/03/22

- 35980 Woodward Ave. – Sage View Advisory Group– Wall Signs

- 37100 Woodward Ave. – First Merchants Bank – Wall Signs



Design Review Board Accomplishments ~ Continued



(Signs continued)

08/17/22

- 7480 Bingham Rd. – Glens of Bloomfield – Ground Sign - **TABLED**

09/07/22

- 2125 S. Telegraph Rd. – LensCrafters– Wall Sign
- 3580 W. Maple Rd. – Go Health Henry Ford Urgent Care – Ground Sign
- 42505 Woodward Ave. – Bloomfield Legal Office Center – Wall Sign
- 7480 Bingham Rd. – Glens of Bloomfield – Ground Sign - **TABLED**
- 2436 Franklin Rd. – Spicy Bangkok – Wall Sign
- 3683 W. Maple Rd. – Maple Eye Care & Eyewear – Wall Sign
- 2242 S Telegraph Rd. – Office Building – Wall Sign

09/21/22

- 43119 Woodward Ave. – Dunkin Donuts – Ground Sign – **TABLED**

10/06/22

- 4087 W. Maple Rd. – Playa Bowls – Wall Sign

10/19/22

- 43119 Woodward Ave. – Dunkin Donuts – Ground Sign
- 2527 S. Telegraph Rd. – Body Burn – Wall Sign - **TABLED**
- 7480 Bingham Rd. – Glens of Bloomfield – Ground Sign & Additional Internal Signage

11/02/22

- 2527 S. Telegraph Rd. – Body Burn – Wall Sign
- 6450 Telegraph Rd. – First Merchants Bank – Tenant Panels

12/07/22

- 3883 S. Telegraph Rd. – Flexible Plan Investments – Ground Sign

Design Review Board Accomplishments ~ Continued

(Signs continued)

12/7/22

- 877 W. Long Lake Rd. – CityScape Deli– Wall Sign
- 1924 S. Telegraph Rd. – Teacher’s Credit Union – Wall Sign
- 6755 S. Telegraph Rd. – Keller Williams Domain – Wall Sign & Ground Sign
- 36880 Woodward Ave. – Team Rehabilitation – Ground Sign
- 2081 S. Telegraph Rd. – KidStrong – Wall Sign

Site Plan Review

02/16/22

- 2172 S. Telegraph Rd. – New Office Building
- 43003 Woodward – Mobil Gas Station

03/02/22

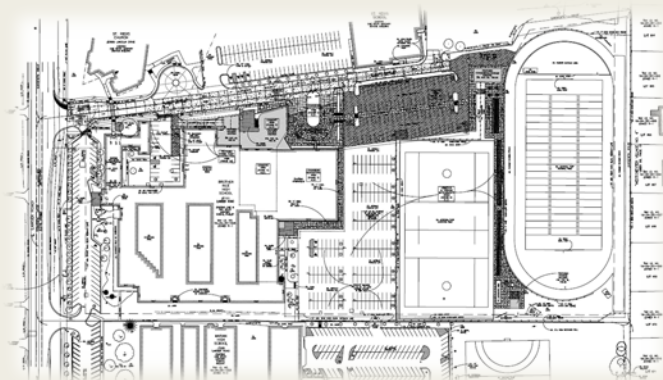
- 2101-2109 S. Telegraph Rd. – Panera Bread
- 1605-1635 S. Telegraph Rd. – Office Building

09/21/22

- 1981 S. Telegraph Rd. – Wing Stop

12/07/22

- 1845 S. Telegraph Rd. – BMW Carwash
- 7101 Lahser Rd. – Brother Rice High School



Design Review Board Accomplishments ~ Continued

Special Events

01/05/22

- 7400 Telegraph Rd. – Temple Beth El

03/02/22

- 2109 S. Telegraph Rd. – Panera Bread

04/06/22

- 1525 Covington Rd. – Covington School
- 3951 W. Maple Rd. – Oakland Hills Country Club

04/20/22

- 4200 Andover Rd. Bloomfield Hills High School
- 7225 Lahser Rd. – Marian High School
- 21220 W. 14 Mile Rd. – Nativity Episcopal Church

06/01/22

- 3598 W. Maple Rd. – Ember’s Deli

06/15/22

- 3695 Lincoln Rd. – St. Regis Church

07/20/22

- 4200 Andover Rd. – Bloomfield High School
- 4033 W. Maple Rd. – Birmingham Athletic Club

08/03/22

- 4135 W. Maple Rd. – Maple Theater

08/17/22

- 3325 Franklin Rd. – Johnson Nature Center



Design Review Board Accomplishments ~ Continued

(Special Events continued)

09/07/22

- 1830 W. Square Lake Rd. – Muslim Unity Center - **WITHDRAWN**
- 6785 S. Telegraph Rd. – Birmingham Pediatrics & Wellness Family Fun Day

09/21/22

- 36300 Woodward Ave. – Jewish Values Institute
- 2300 S. Telegraph Rd. – DTE Appliance Recycling Event

Special Use Permit

08/17/22

- 299 Orange Lake Dr. – Little Seedlings of Bloomfield

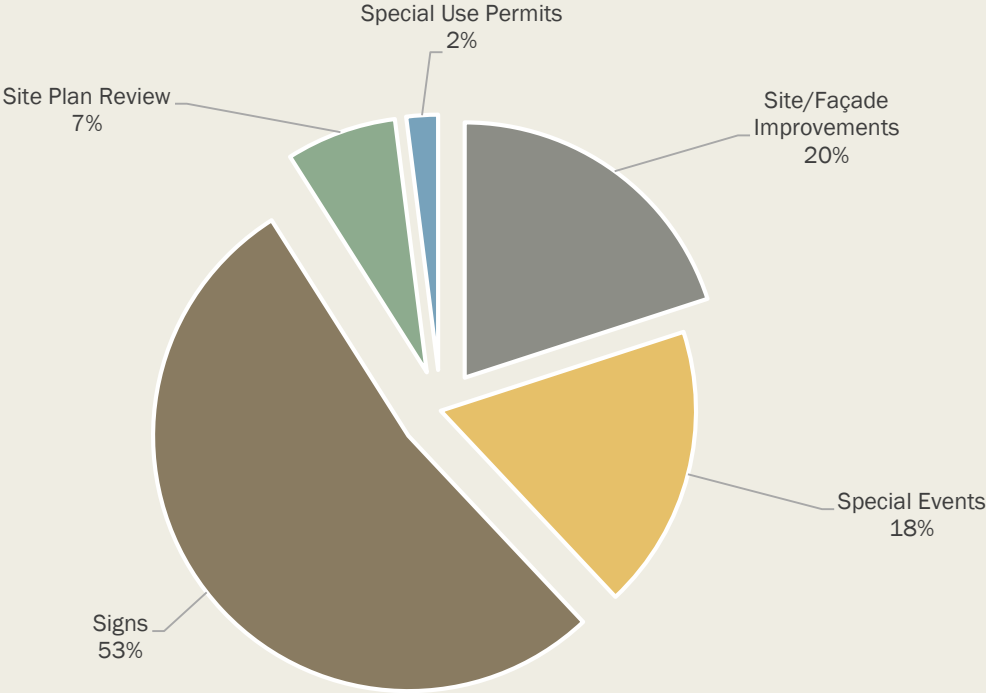
09/07/2022

- 3658 Darcy Dr. – Little Seedlings of Bloomfield



Design Review Board Accomplishments ~ Continued

■ 2022 Design Review Board Percentages



Planning Commission Accomplishments

The following lists include submittals from January to December:

General Business

02/21/22

- Draft 2021 Planning Annual Report

Public Hearings

02/21/22

- Site Plan Review - 2172 Telegraph Rd. – New office building
- Site Plan Review - 43003 Woodward Ave. – New Mobil Gas Station

03/02/22

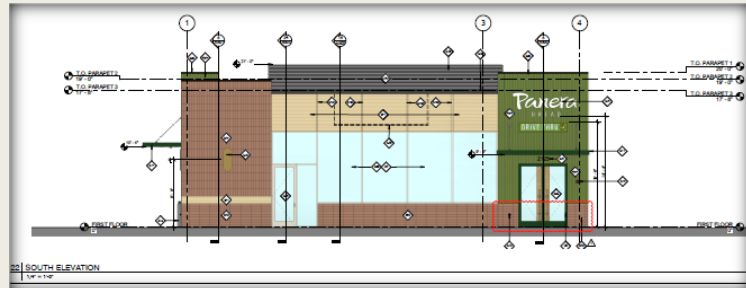
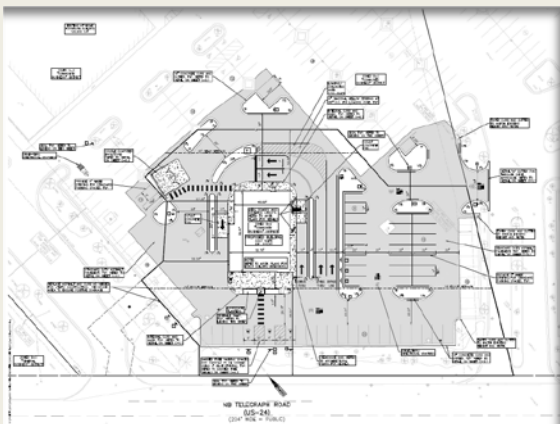
- Site Plan Review – 1605-1635 S. Telegraph Rd. – New office building
- Site Plan Review – 2101-2109 S. Telegraph Rd. – New Panera Bread

06/20/22

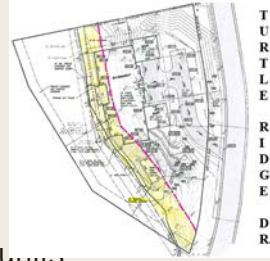
- Special Land Use and Site Plan Review - 1750 Saxon Dr. - Proposed sports court at Birmingham Country Club

10/03/22

- Special Land Use and Site Plan Review - 1981 S. Telegraph Rd. - Extended hours of operation at Wing Stop



Zoning Board Of Appeals Accomplishments



The following lists includes submittals from January to December:

Zoning Board of Appeals

01/11/22

- 3365 Burning Bush Rd. – Dimensional request for two air conditioning units encroaching into the side yard setback.
- 2715 Amberly Rd. – Dimensional request for a generator encroaching into the side yard setback.
- 852 W. Glengarry Cir. - Dimensional request for a generator encroaching into the side yard setback.
- 3565 Roland Dr. - Dimensional request for a generator encroaching into the side yard setback.
- 2625 Plum Brook Dr. - Permission request for a dog containment fence. Dimensional request for the dog containment fence to be located in the Opdyke Rd. and Plum Brook Rd. frontages.
- 3714 W. Wabeek Lake Dr. - Permission request for a pergola. Dimensional request for the pergola to exceed 14' in height.
- 1516 Goddard Ct. - Permission request for a sculpture. Dimensional request for the sculpture to be located in the front yard.
- 6904 Valley Spring Rd. - Dimensional request for an addition encroaching into the lakefront average setback.
- 2701 Turtle Ridge Dr. - Dimensional request for a new residence, deck, pool, grading and sodding encroaching into the natural features setback.
- 7141 Fairhill Rd. - Permission request for a hot tub.
- 6606 Telegraph Rd. – Dimensional request for wall signage

02/08/22

- 2550 Covington Pl. – Dimensional request for a generator encroaching into the side yard setback.
- 1524 Sandringham Way – Permission request for a pool cabana with a kitchenette
- 1130 Meadowglen – Dimensional request for a generator located in a side yard in a cluster development.
- 3671 Shallow Brook – Permission request for wing walls and piers. Dimensional request for wing walls and piers in the front yard.
- 6720 Birmingham Club – Dimensional request for deck encroaching into the rear yard setback.

Zoning Board of Appeals

Accomplishments ~ Continued

(02/08/22 continued)

- 4542 Quarton Rd. – Dimensional request for a window well encroaching into side yard setback
- 2640 Alveston Dr. – Dimensional request for a fence exceeding 4’ in height and located in a front yard.
- 4711 Haddington Ln. – Permission request for shed. Dimensional request for shed encroaching into side yard setback.
- 6240 Westmoor Rd. – Dimensional request for bridge replacement encroaching into natural features setback.
- 3405 Bloomcrest Dr. – Permission request for a pool cabana. Dimensional request for pool cabana encroaching into rear yard setback.
- 1260 Cedarholm Ln. – Permission request for a garden house. Dimensional request for garden house located in front yard and for driveway improvements encroaching into the natural features setback.
- 1960 S. Hammond Lake Dr. – Permission request for a firepit, piers and a seatwall.
- 2959 Turtle Pond Ct. – Permission request for a sports court with fence and illuminated piers. Dimensional request for sports court encroaching into rear and side yard setbacks and for fence exceeding 4’ in height.
- Parcel #19-10-151-014 – Dimensional request for culvert encroaching into natural features setback, retaining walls exceeding 2’ at the lot line and for a retaining wall exceeding 4’ in height.
- 6380 Muirfield Ct. – Permission requests for pergola, hot tub and kitchenette. Dimensional requests for deck encroaching into lakefront average setback, temporary encroachment into natural features setback for construction, and for pergola and kitchenette exceeding 14’ from grade.
- 4025 Telegraph Rd. – Dimensional request for ground sign encroaching into required setback.

03/08/22

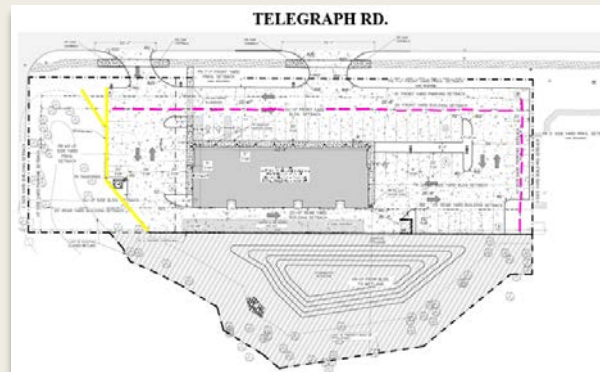
- 1893 Long Pointe Dr. – Dimensional request for generator encroaching into side yard setback
- 185 Dourdan – Permission request for dog containment fence. Dimensional request for dog containmet fence located in front yard and encroaching into side and rear yard setbacks.
- 5311 Forest Way – Permission request for gas fireplace.
- 2512 Loch Creek Way – Dimensional request for generator located in a side yard in a cluster development.

Zoning Board of Appeals

Accomplishments ~ Continued

(03/08/22 continued)

- 1263 Dorchester Ave. – Permission request for a detached garage. Dimensional request for the garage to exceed the permitted height, to exceed 50% of the ground floor area of the main building and to encroach into the side yard setback.
- 1543 Georgetown Dr. – Dimensional request for fence exceeding 4' in height.
- 6765 Meadowlake Rd. – Dimensional request for gates located in front yard.
- 2799 Turtle Shores Dr. – Dimensional requests for a pool, patio, steps, retaining wall, fence and piers located in front yards.
- 1605 S. Telegraph Rd. – Dimensional variance request for existing building to have deficient parking for an office building.
- 1991 S. Telegraph Rd. – Dimensional variance request for non-accessory sign.
- 2172 S. Telegraph Rd. – Dimensional variances for front and side yard parking lot setbacks, installation of trees in natural features setback and temporary encroachment into natural features setback.



04/12/22

- 5543 Westwood Ln. – Dimensional request for addition encroaching into front yard setback and expanding existing nonconforming structure.
- 3635 Roland Dr. – Dimensional request for expanding an existing nonconforming structure and encroaching into the side yard setback.
- 4635 Walnut Lake Rd. – Dimensional request for generator encroaching into side yard setback.
- 3909 Lakeland Ln. – Permission request for gates, piers & firepit. Dimensional request for gate and piers in front yard.
- 1490 Lochridge Rd. – Dimensional request for encroachments into natural features setback.
- 1963 E. Hammond Lake Dr. – Permission request for dog containment fence. Dimensional request for dog containment located in front yards and encroaching into side and rear setbacks.

Zoning Board of Appeals Accomplishments ~ Continued

(04/12/22 continued)

- 3400 Breckenridge Ln. – Permission request for gazebo. Dimensional request for gazebo located in front yard.
- 1672 Hamilton Rd. – Dimensional request for addition encroaching into lakefront average setback.
- 1170 Glenpointe Ct. – Dimensional request for a generator located in a side yard in a cluster development.
- 3985 Lincoln Dr. – Permission request for a hot tub.
- 1400 Echo Ln. – Permission request for an addition to an existing pool cabana. Dimensional request for pool cabana exceeding 14' in height.
- 5532 Lane Lake Rd. – Permission request for landscape wall. Dimensional request for landscape wall in front yard.
- 5420 Lane Lake Rd.– Permission request for pickle ball court. Dimensional request for encroachments into natural features setback.
- 2540 Rambling Way – Dimensional request for fence exceeding 4' in height and located in a front yard.
- 4827 Mayflower Ct. Permission request for pergola. Dimensional request for pergola located on top of an existing deck and exceeding 14' in height.
- 3454 Blossom Ln. – Permission request for pool cabana. Dimensional request for pool equipment not located immediately adjacent to home.
- 3917 Mount Vernon Dr. – Dimensional request for generator encroaching into side yard setback.
- 4334 Ardmore Dr. – Permission request for fireplace.
- 2205 Telegraph Rd. – Dimensional request for ground sign encroaching into setback, for a secondary sign and for a wall sign logo exceeding 5% of the sign area.



05/10/22

- 412 Henley Dr. – Permission request for detached garage. Dimensional request for garage encroaching into side yard setback.
- 1490 Lochridge Rd. – Dimensional request for encroachments into natural features setback.

Zoning Board of Appeals Accomplishments ~ Continued

(05/10/22 continued)

- 3454 Blossom Ln. – Permission request for pool cabana. Dimensional request for pool equipment not located immediately adjacent to home.
- 412 N. Glengarry Rd. – Dimensional request for expanding an existing nonconforming structure and encroaching into front and rear setbacks.
- 5541 Lakeview Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks.
- 218 Dourdan. – Dimensional request for new home to encroach into the front yard setback.
- 3680 Middlebury Ln. – Permission request for fire pit and shed. Dimensional request for pool equipment not located immediately adjacent to home.
- 1534 Sodon Lake Dr. – Permission request for hot tub. Dimensional request for retaining wall exceeding 4' in height.
- 1595 Oxford Rd. – Dimensional request for home encroaching into front yard setback.

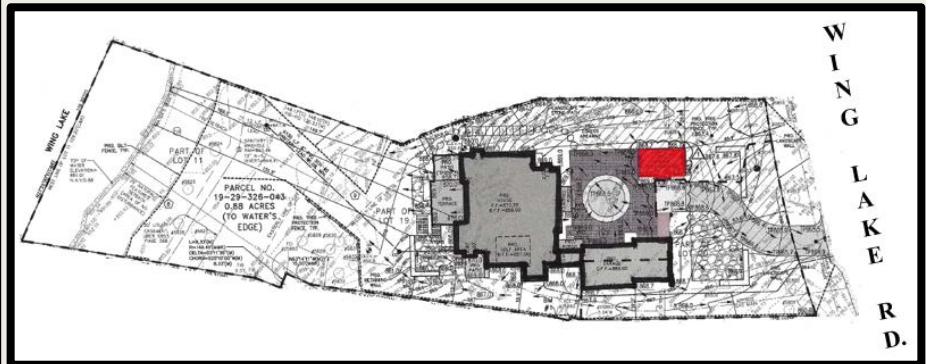
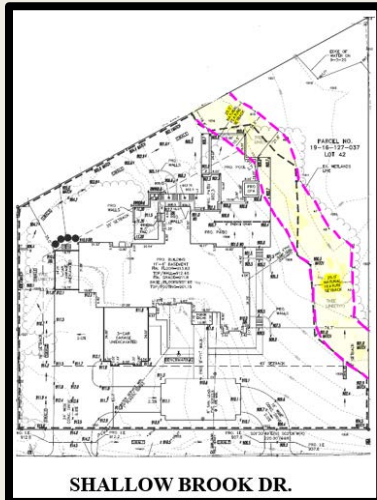


- 4390 Chisholm Trl. – Permission request for bee hives. Dimensional request for farming activity on a property less than 40 acres.
- 3941 Shallow Brook Dr. – Dimensional request for pool equipment not located immediately adjacent to home.
- 4823 W. Wickford – Dimensional request for generator located in a side yard in a cluster development.
- 808 Upper Scotsborough Way – Dimensional request for a generator located in a side yard in a cluster development.
- 2444 Devonshire Rd. – Permission request for shed.

Zoning Board of Appeals Accomplishments ~ Continued

(05/10/22 continued)

- 4825 Tullamore Dr. – Permission request for shed.
- 1250 W. Long Lake Rd. – Permission request for a wall. Dimensional request for a wall located in a side yard and encroaching into side yard setback and for encroachment into natural features setback for a limestone walkway.
- 3756 Shallow Brook Dr. – Dimensional request for pool, decking, grading and sodding within natural features setback and temporary encroachments into natural features setback for construction of a new home.



- 1925 Forest Ln. – Permission request for gazebo. Dimensional request for pool located in a front yard.
- 6116 Wing Lake Rd. – Permission request for detached garage. Dimensional request for garage located in front yard, exceeding 50% of the ground floor area of the home and exceeding 14' in height.
- 1914 Long Lake Shore Dr. – Dimensional request for addition encroaching into lakefront average setback and a chimney and generator encroaching into side yard setback.
- 2205 Telegraph Rd. – Dimensional request for secondary signage.

Zoning Board of Appeals Accomplishments ~ Continued

(05/10/22 continued)

- 42886 Woodward Ave. – Dimensional request for wall sign with logo exceeding 5% of the sign area.
- 1845 S. Telegraph Rd. – Dimensional request for sign with logo exceeding 5% of the sign area.



- 43003 Woodward Ave.– Dimensional request for loading area in side yard, plantings within 4’ of property line, to encroach 6’ into 25’ front yard parking setback and up to 10’ into required 10’ side yard parking setbacks for a gas canopy located in a front yard and exceeding permitted height of 14’, plantings within 4’ of a lot line and for parking lot trees not located within the parking lot.

06/14/22

- 1290 W. Long Lake Rd. – Permission request for sports court. Dimensional request for sports court in a front yard.
- 230 Hamilton Rd. – Dimensional request for a/c units encroaching into side yard setback.
- 5830 Snowshoe Cir. – Permission request for sports court.
- 6750 Oakhills Dr. – Permission request for sports court, piers and a hot tub. Dimensional request for fencing exceeding 4’ in height.

Zoning Board of Appeals Accomplishments ~ Continued

(06/14/22 continued)

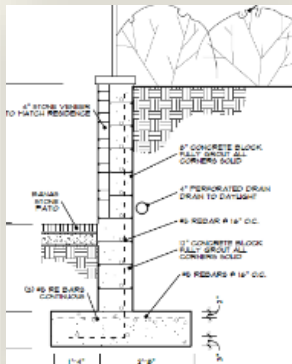
- 1350 Lochridge Rd. – Dimensional request for encroachments into natural features setback for sewer connection and to build a new home.
- 256 W. Hickory Grove Rd. – Dimensional request for fence exceeding 4’ in height.
- 6190 Franklin Rd. – Dimensional request for fence located in a front yard.
- 6089 Old Orchard Dr. – Permission request for sports court, pool cabana, pergola and pool house.
- 2575 W. Hickory Grove Rd. – Permission request for detached garage. Dimensional request for detached garage exceeding 14’ in height, encroaching into side yard setback and exceeding 50% of the ground floor area of the home.
- 1500 Kirkway Rd. – Permission request for piers and gate. Dimensional request for new home encroaching into lakefront average setback and for gates and piers in front yard.
- 4710 Avondale Terr. – Dimensional request for encroachments into natural features setback for a sewer connection and construction of a new home.
- 7141 Franklin Rd. – Dimensional request to deviate from Tree Ordinance requirements.
- 3732 E. Wabeek Lake Dr. – Dimensional request for encroachments into natural features setback.
- 4981 Burnley Dr. – Permission request for hot tub.
- 4790 Apple Grove Ct. – Dimensional request for sign to exceed 5’ in height.



Zoning Board of Appeals Accomplishments ~ Continued

(06/14/22 continued)

- 3025 E. Ridge Ct. – Dimensional request for generator located in a side yard in a cluster development.
- 1953 Long Pointe Dr. – Dimensional request for generator encroaching into side yard setback.
- 6838 Valley Spring Rd. – Dimensional request for expanding an existing nonconforming structure and encroaching into front yard setback.
- 7410 W. Greenwich Dr. – Permission request for shed.
- 2785 Brady Ln. – Dimensional request for a/c unit encroaching into side yard setback.
- 4955 Stoneleigh Rd. – Permission request for sports court, pergola and pool cabana.
- 6525 Wing Lake Rd. – Permission request for pool house addition. Dimensional request for addition to pool house located in a front yard, accessory space exceeding 50% of the ground floor area of the home, exceeding 14' in height, fence located in a front yard and pool equipment not located immediately adjacent to home.



- 6139 Eastmoor Rd. – Permission request for a pergola. Dimensional request for pergola encroaching into the side yard setback.
- 2835 Turtle Grove Ct. – Permission request for sports court, piers and a hot tub. Dimensional request for fencing exceeding 4' in height.

Zoning Board of Appeals Accomplishments ~ Continued

(06/14/22 continued)

- 821 Highwood Dr. – Dimensional request for pool equipment not located immediately adjacent to the home.
- 2007 E. Hammond Lake Dr. – Permission request for a pergola.
- 43332 Woodward Ave. – Dimensional request for secondary signage.

07/12/22

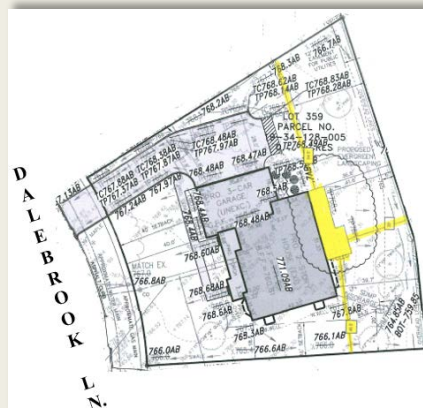
- 3600 S. Bradway Blvd. – Permission request for a pergola. Dimensional request for fencing, a pool and a pergola in a secondary front yard.
- 873 N. Cranbrook Rd. – Permission request for a hot tub. Dimensional request for generator encroaching into secondary front yard setback.
- 335 Hamilton Rd. – Dimensional request for covered porch and additions encroaching into front yard setback and to expand an existing nonconforming structure.
- 623 Ardmoor Dr. – Permission request for a pergola.
- 6753 Cathedral Dr. – Dimensional request for front porch encroaching into front yard setback.
- 3530 Lahser Rd. – Permission request for driveway gates, piers and landscape walls.
- 6000 Snowshoe Cir. – Permission request for sports court.
- 1835 Spring Grove Rd. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks.
- 5855 Raven Rd. – Dimensional request for 2 air conditioning units encroaching into side yard setback.
- 3624 Maxwell Ct. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks.
- 3746 W. Maple Rd. – Permission request for a pergola.
- 3636 Middlebury Ln. – Dimensional request for front porch encroaching into front yard setback.
- 3636 Middlebury Ln. – Dimensional request for front porch encroaching into front yard setback.
- 2434 Bratton Ave. – Permission request for shed. Dimensional request for shed encroaching into side and rear yard setbacks.



Zoning Board of Appeals Accomplishments ~ Continued

(07/12/22 continued)

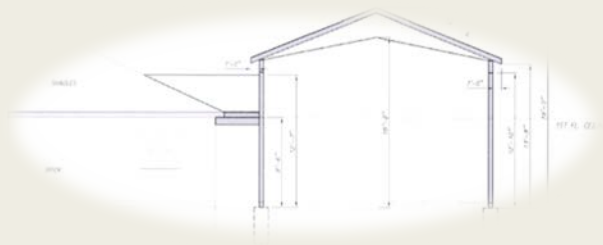
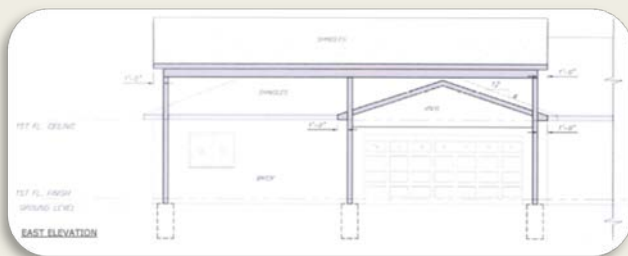
- 2653 Berry Dr. – Permission request for a dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks,
- 7455 Wellbourne Ct. – Dimensional request for accessory space exceeding one-half the ground floor area of the main building.
- 5080 Tootmoor Rd. – Permission request for a dog containment fence. Dimensional request for dog containment fence located in a secondary front yard.
- 3325 Baron Dr. – Dimensional requests for air conditioning units, a generator and pool equipment encroaching into side yard setback.
- 7415 Wing Lake Rd. – Permission request for a pergola.
- 3965 N. Adams Rd. – Dimensional request for a fence exceeding 4’ in height.
- 2540 W. Hickory Grove Rd. – Permission request for a shed.
- 3637 Walbri Dr. – Dimensional request for a fence exceeding 4’ in height and located in secondary front yard.
- 1028 Ardmoor Dr. – Permission request for a pergola.
- 345 Dalebrook Ln. – Dimensional request for a deck encroaching into the rear yard setback.
- 2527 S. Telegraph Rd. – Dimensional request for secondary signage and logos exceeding 5% of sign area.



Zoning Board of Appeals Accomplishments ~ Continued

08/09/22

- 1657 Lochridge Rd. – Permission request for a gazebo.
- 7338 Lindenmere Dr. – Permission request for a shed.
- 1255 Desiax Ave. – Dimensional request for fence exceeding 4’ in height – **POSTPONED!**
- 485 Eileen Dr. – Permission request for a pergola. Dimensional request for pergola in a front yard.
- 6475 Franklin Rd. – Permission request for carport, piers, gate and dog enclosure. Dimensional request for dog enclosure encroaching into rear yard setback, for piers, gates and fencing located in front yard(s) and carport exceeding 14’ in height.
- 7200 Parkhurst Dr. – Permission request for cabana and pergola. Dimensional request for cabana exceeding 14’ in height, accessory space exceeding 50% of the main building and for pool equipment not located immediately adjacent to the home.
- 1180 Lenox Rd. – Permission request for a shed, cabana, sports court, gates, piers and landscape wall. Dimensional request for pool equipment not located immediately adjacent to the home, gates and piers located in a front yard and an 8’ wall located in a side yard.
- 1765 Heron Ridge Dr. – Dimensional request for retaining walls exceeding 4’ in height, retaining wall exceeding 2’ at lot line and for pool equipment not located immediately adjacent to the home.
- 1382 Ashover Dr. – Permission request for a shed. Dimensional request for shed located in a side yard.
- 4840 Dover Rd. – Permission request for a wood burning fire pit.



Zoning Board of Appeals

Accomplishments ~ Continued

(08/09/22 continued)

- 1355 Club Dr. – Dimensional request for encroachments into natural features setback.
- 925 Ardmoor Dr. – Permission request for a shed.
- 2386 Tilbury Pl. – Dimensional request for expanding an existing nonconforming structure, addition to encroach into the front yard setback.
- 895 Harsdale Rd. – Permission request for a dog containment fence. Dimensional request for dog containment fence located in front yards and encroaching into rear and side yard setbacks.
- 2477 Heronwood Dr. – Permission request for a pergola.
- 2212 Devonshire Rd. – Permission request for a dog containment fence. Dimensional request for a dog containment fence encroaching into rear and side yard setbacks.
- 2742 Turtle Bluff Dr. – Dimensional request for retaining walls exceeding 4' in height, retaining wall exceeding 2' at lot line and for pool equipment not located immediately adjacent to home.
- 2169 Telegraph Rd. – Dimensional request for secondary signage and logos exceeding 5% of the sign area.

09/13/22

- 7141 Franklin Rd. – Dimensional request to deviate from Township Tree Ordinance requirements.
- 1255 Desiax Ave. – Dimensional request for fence exceeding 4' in height.
- 3930 Devon Gables Ct. – Permission request for piers, wing walls, gates, a pool cabana, 3 gazebos, a sports court, bridges and rockscape, security booth a fountain, pool cabana, lazy river and pool waterfall. Dimensional request for piers, gates, walls, a 5' fence and wall located in front yards, a pool cabana, pool with waterfall and spa, lazy river, bridges, gas fire pits, a slide, and a security booth, fountain, garden gazebo, a pool cabana and gazebo exceeding 14' in height located in front yards and a 10' high sports court fence.
- 4424 Barchester Dr. – Permission request for a pergola.
- 226 Norcliff Dr. – Dimensional request for a generator encroaching into side yard setback.
- 7400 Parkstone Ln. – Permission request for waterfall feature.
- 1830 Marie Cir. – Dimensional request to expand an existing non-conforming structure.
- 3185 Franklin Rd. – Permission request for gates and piers. Dimensional request for gates and piers in front yard.

Zoning Board of Appeals Accomplishments ~ Continued

(09/13/22 continued)

- 3472 Blossom Ln. – Permission request for a pergola, trellis and dog containment. Dimensional request for trellis located in a side yard and a dog containment fence encroaching into rear yard setback.
- 6020 Darramoor Rd. – Permission request for spa located within the pool. Dimensional request for pool equipment encroaching into side yard setback and for a fence located in a front yard.
- 1916 Devonshire Rd. – Dimensional request to expand an existing non-conforming structure and encroaching into side yard setback for an addition.
- 4465 Parklane Ct. – Dimensional request for a garage addition encroaching into side yard setback.
- 2664 McClintock Rd. – Permission request for a pergola.
- 2745 Middlebury Ln. – Permission request for a pergola.
- 860 Hidden Pine Rd. – Dimensional request for a fence located in a secondary front yard and encroaching into the side yard setback.
- 1140 Park Place Ct. – Dimensional request for a generator located in a side yard in a cluster development.
- 7455 Parkstone Ln. – Permission request for a spa within a pool, a dog enclosure fence and a pergola. Dimensional request for dog containment fence encroaching into side yard setback.
- 299 Orange Lake Dr. – Dimensional request for fence located in a front yard.
- 7225 Lahser Rd. – Permission request for a shed.
- 3580 W. Maple Rd. – Dimensional request for ground sign encroaching into 25' setback.
- 4036 Telegraph Rd. – Dimensional request for secondary sign with illustration exceeding 5% of the sign area.



Zoning Board of Appeals Accomplishments ~ Continued

10/18/22

- 6020 Darramoor Rd. – Permission request for pergola and dog enclosure fence. Dimensional request for pool equipment encroaching into side yard setback. Dimensional request for dog enclosure located in front yard and encroaching into rear and side yard setbacks.
- 4465 Parklane Ct. – Dimensional request for garage addition encroaching into side yard setback.
- 111 N. Glengarry Rd. – Dimensional request for addition encroaching into front yard setback and for expanding an existing non-conforming structure.
- 800 Covington Rd. – Permission request for a pergola and wood burning fireplace.
- 480 N. Glenhurst Dr. – Dimensional request for encroachments into front yard setbacks and expanding an existing non-conforming structure.
- 1324 Sandringham Way – Dimensional request for a covered porch encroaching into front yard setback.
- 3517 Bloomfield Club Dr. – Dimensional request for a generator encroaching into rear and side yard setbacks and not located immediately adjacent to the home.
- 1571 W. Long Lake Rd. – Dimensional request for a generator located in the front yard.
- 6204 Darramoor Rd. – Permission request for a hot tub.
- 5209 Clarendon Crest Ct. – Dimensional request for fence located in secondary front yard.
- 2640 Brady Dr. – Permission request for wood burning fire pit. Dimensional request for fire pit encroaching into side and rear yard setbacks.

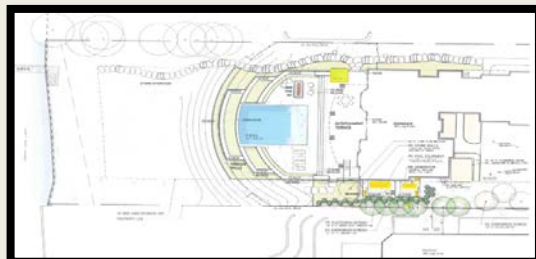


Zoning Board of Appeals Accomplishments ~ Continued



(10/18/22 continued)

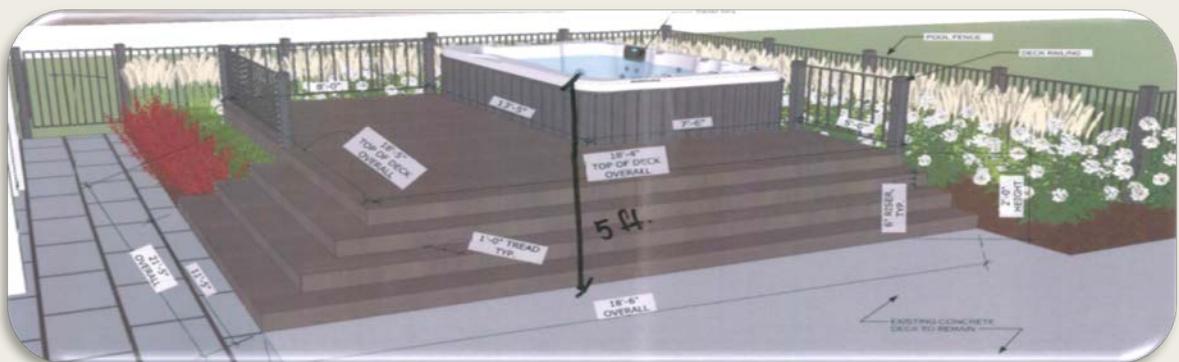
- 6885 Castle Ct. – Permission request for a pergola.
- 1925 Forest Ln. – Dimensional request for a fence located in a secondary front yard.
- 6454 Lahser Rd. – Permission request for a shed.
- 1168 Ashover Dr. – Permission request for a shed. Dimensional request for shed encroaching into side yard setback.
- 1382 Ashover Dr. – Permission request for a pergola.
- 1390 Kirkway Rd. – Dimensional request for gates located in a front yard.
- 2406 Heronwood Dr. – Permission request for hot tub and piers. Dimensional request for hot tub and piers encroaching into side yard setback.
- 1993 Long Pointe Dr. – Permission request for a hot tub. Dimensional request for pool equipment and generator encroaching into side yard setback.
- 3950 Franklin Rd. – Permission request for piers. Dimensional request for a generator, gates and piers in a front yard.
- 4285 Echo Rd. – Permission request for detached garage. Dimensional request for pool equipment not located immediately adjacent to the home, a retaining wall exceeding 4', additions to an existing non-conforming structure, detached garage exceeding 14' and accessory space exceeding 50% of the ground floor area of the home.
- 6345 Westmoor Rd. – Dimensional request for a garage addition encroaching into the natural features setback.
- 6450 Telegraph Rd. – Dimensional request for secondary signage and logo exceeding 5% of the sign area.



Zoning Board of Appeals Accomplishments ~ Continued

11/08/22

- 3185 Franklin Rd. – Permission request for gates and piers.
- 5605 Kenmoor Rd. – Permission request for a sports court. Dimensional request for mesh fence exceeding 4' in height.
- 1343 Lake Crescent Dr. – Dimensional request for fence exceeding 4' in height.

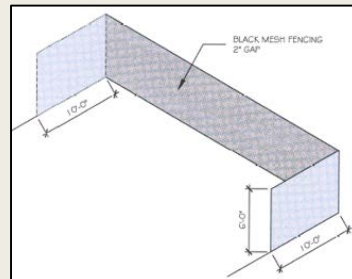


- 863 Eastover Dr. – Permission request for a shed.
- Parcel #19-08-476-003. – Dimensional request to add fill within the 25' natural features setback.
- 1351 Kikrway Rd. – Dimensional request a seawall, sand beach and vegetation encroaching into natural features setback.
- 850 Harsdale Rd. – Permission request for a swim spa and a detached deck.
- 1120 Ashover Dr. – Permission request for a pergola.
- 1365 Ashover Dr. – Permission request for shed and trellis.
- 2364 Mulberry Rd. – Permission request for a pergola. Dimensional request for pergola encroaching into side yard setback.
- 7176 Lindenmere Dr. – Permission request for a hot tub.
- 2434 Bratton Ave. – Permission request for a shed. Dimensional request for shed encroaching into side and rear yard setbacks.
- 1411 Lochridge Rd. – Permission request for wall. Dimensional request for wall located in a front yard.

Zoning Board of Appeals Accomplishments ~ Continued

(11/08/22 continued)

- 1339 Forbes Dr. – Dimensional request for a generator encroaching into side yard setback.
- 4560 Cherokee Ln. – Permission request for a sports court. Dimensional request for mesh fence exceeding 4' in height.
- 4750 Cimarron Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear yard setback.
- 4237 Antique Ln. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into side and rear yard setbacks and located in a front yard.
- 1751 S. Telegraph Rd. – Dimensional request for secondary signage.



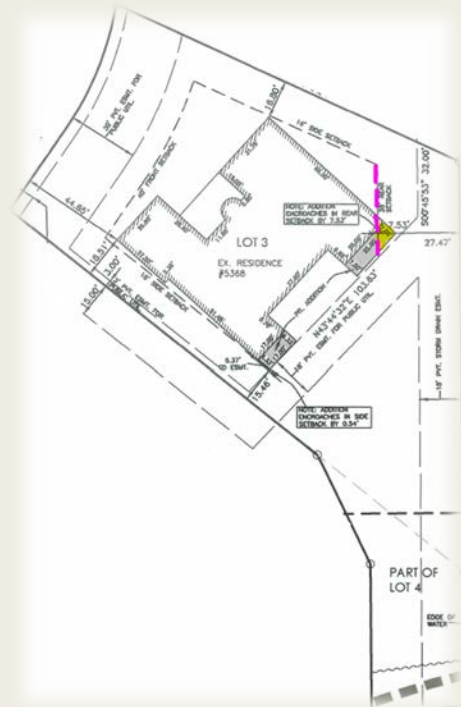
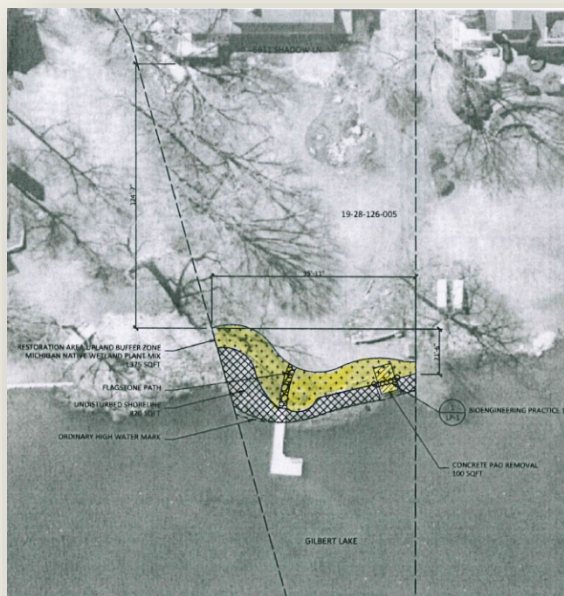
12/13/22

- 3325 Baron Dr. – Permission request for a spa, cabana and piers. Dimensional request for ground mounted mechanical units encroaching into side yard setback.
- 128 Hamilton Rd. – Dimensional request for addition encroaching into side and front yard setbacks.
- 345 N. Williamsbury Rd. – Dimensional request for addition encroaching into rear yard setback.
- 1099 N. Cranbrook Rd. – Dimensional request for a pool fence located in secondary front yard.
- 1298 Winchcombe Dr. – Permission request for a shed.
- 2959 Turtle Pond Ct. – Dimensional request for fence exceeding 4' in height.
- 4121 Antique Ln. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into side and rear yard setbacks and located in a front yard and secondary front yard.
- 6650 Oakhills Dr. – Permission request for a pergola.
- 2840 Turtle Grove Ct. – Permission request for a spa and water fountain. Dimensional request for an address marker wall in a front yard.

Zoning Board of Appeals Accomplishments ~ Continued

(12/13/22 continued)

- 5611 Shadow Ln. – Dimensional request for a seawall, sand beach and vegetation encroaching into natural feature setback.
- 5505 Wing Lake Rd. – Permission request for a gazebo.
- 3897 S. Miller Way Rd. – Permission request for a pergola.
- 5015 Brookdale Rd. – Permission request for sports court and wood burning fire pit. Dimensional request for sports court and pool located in a side yard.
- 7178 Lahser Rd. – Permission request for a sports court.
- 5368 S. Woodlands Est. Dr. – Dimensional request for an addition encroaching into rear yard setback.
- 5385 Longmeadow Rd. – Permission request for an ice rink.
- 1954 Long Lake Shore Dr. – Dimensional request for a generator encroaching into side yard setback.
- 2764 Warwick Dr. – Dimensional request for a generator encroaching into side yard setback.



Lot Split

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 two (2) lot split requests in 2022.

10/10/22

1836 Dell Rose Dr. – Lot Split Request for 2 lots

10/12/22

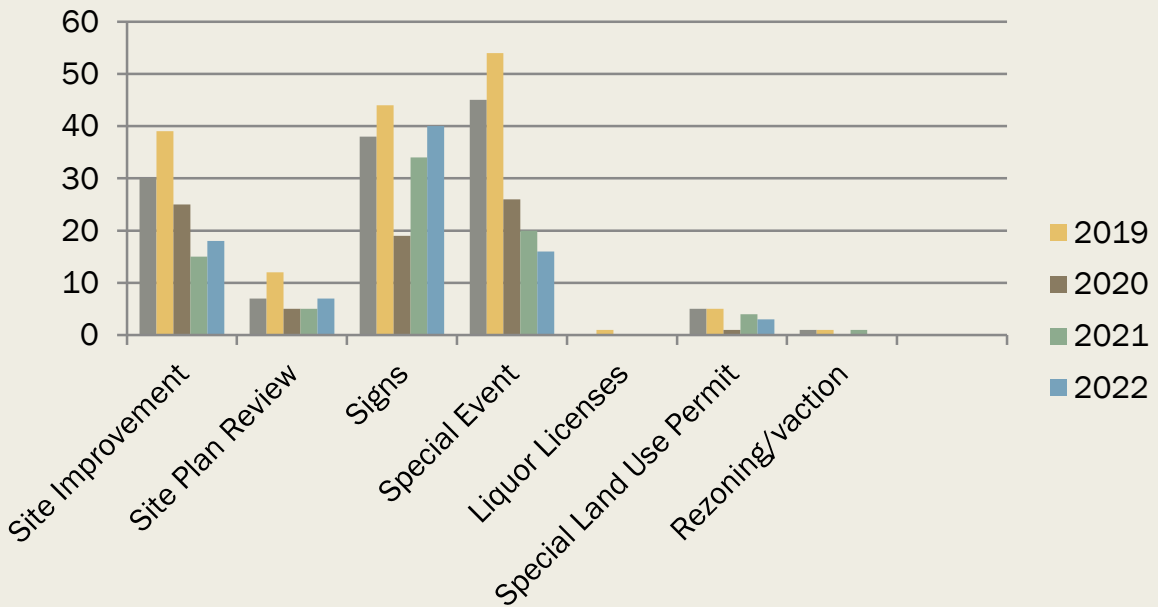
2171-2173 Klingensmith Rd. – Lot Split Request for 3 lots

Action List 2022

Ongoing Items:

- Confer with Giffels Webster, Inc. to assist with the Township's Zoning Ordinance:
 - 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.
 - Assess how the Township's Ordinance reflects state law.

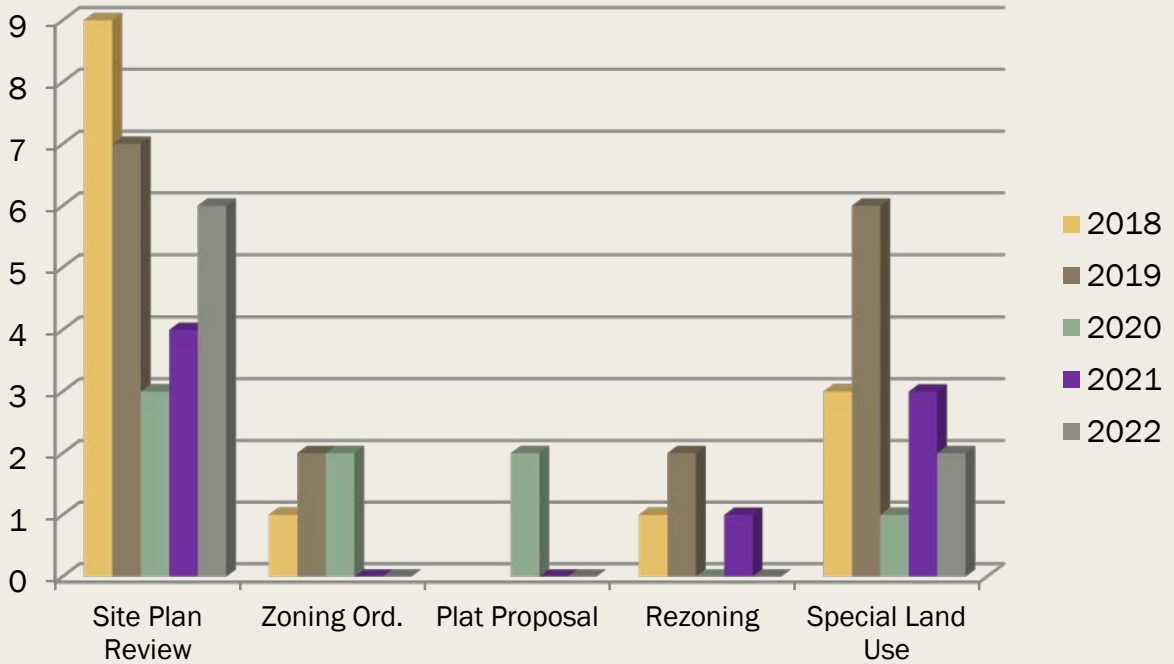
Design Review Board Comparisons



Design Review Board	2018	2019	2020	2021	2022
Site/Facade Improvements	30	39	25	15	18
Site Plan Review	7	12	5	5	7
Signs	38	44	19	34	40
Special Events	45*	54*	26*	20*	16
Liquor Licenses	0	1	0	0	0
Special Land Use Permits	5	5	1	4	3
Rezoning/Vacation	1	1	0	1	0
Yearly Totals	126	156	76	59	84

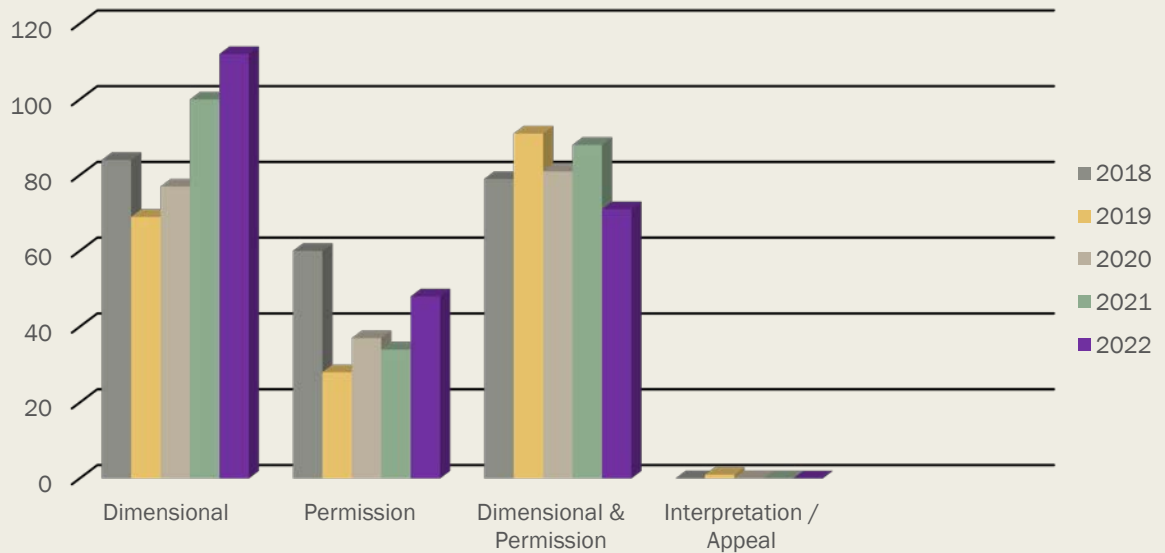
**Includes reoccurring or minor event permits.*

Planning Commission Comparisons



Planning Commission	2018	2019	2020	2021	2022
Discussion Items	0	0	0	1	1
Site Plan Review	9	7	3	4	6
<u>Public Hearings</u>					
Zoning Ord. Amendments	2	2	2	0	0
Plat Proposal	0	0	2	0	0
Wetlands Board Hearings	3	0	0	0	0
Rezoning Hearings	1	2	0	1	0
Liquor License Hearings	0	1	0	0	0
Utility Pole			0		0
Special Land Use	3	6	1	3	2
Yearly Totals	18	18	8	9	9

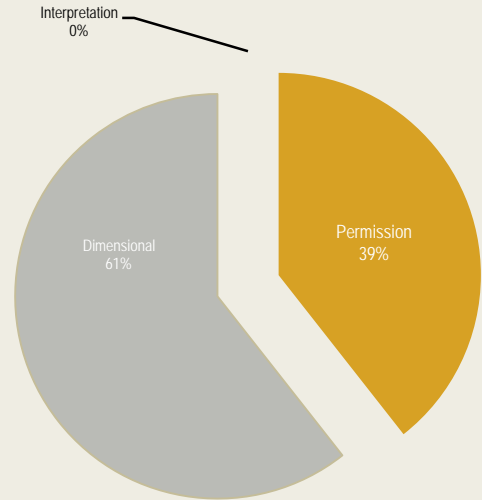
Zoning Board of Appeals Comparisons



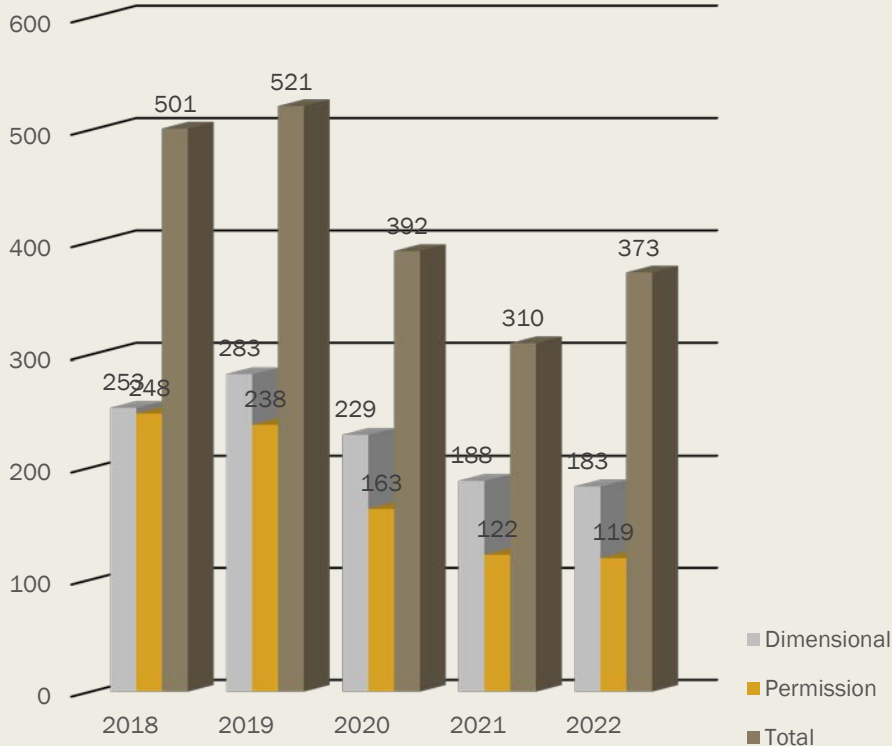
Zoning Board of Appeals	2018	2019	2020	2021	2022
Properties requesting Dimensional Variances	84	69	77	100	183
Properties Seeking Permission requests	60	28	37	34	119
Properties requesting both Dimensional & Permission requests	79	91	81	88	71
Appeal / Interpretation requests	0	1	0	0	0
Total Number of properties on Agendas	223	189	195	222	373

Zoning Board of Appeals Comparisons ~ Continued

The Township often has multiple appeal items per property. This chart shows the total number of appeal items.



Total Number of Appeal Items



Attendance Records 2022

Design Review Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dani Walsh	4	6	4	4	18
Brian Kepes	5	6	6	3	20
Martin Brook	5	6	4	3	18
Valerie Murry – alternate	0	0	1	1	2
Neal Barnett - alternate	1	0	4	1	6

Planning Commission / Wetland Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dr. Thomas Petinga	2	0	0	2	4
Jeff Salz	2	1	0	3	6
Neal Barnett	2	1	0	3	6
Richard Atto	2	2	0	3	7
Bruce Selik	2	2	0	3	7
Andrea O'Donnell	2	1	0	3	6
John Kelly	1	1	0	2	4

Attendance Records 2022 ~ Continued

Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Robert E. Taylor	3	3	2	3	11
Brian Henry	3	3	2	2	10
Ed Ford	1	2	3	3	9
Stephanie Fakih	3	3	3	2	11
Jocelyn Giangrande	2	3	3	3	11
Andrea O'Donnell	2	2	1	2	7
Scott Gittleman	1	3	2	3	9
Jeffrey Drake - alternate	1	0	0	0	1
Glenda Meads - alternate	1	2	2	0	5
Carol Rosati - alternate	0	0	2	0	2