



**Bloomfield
Township
Planning
Division
2016 Annual
Report**

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

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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 and standards that maintain the quality of life and safety for current and future generations.

Planning Division Staff

Patricia Voelker, Planning, Building & Ordinance Director

Andrea Bibby, Development Coordinator Planner

Jennifer MacDonald, Assistant Planner

Kelly Jacobson, Planning/Ordinance Administrative Assistant

Kristi Thompson, Planning/Building Clerk



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Table of Contents

Administration

Design Review Board	8
Planning Commission	9
Zoning Board of Appeals	10

Section 1, Accomplishments of 2016

Design Review Board Accomplishments	12
Planning Commission Accomplishments	24
Zoning Board of Appeals Accomplishments	26
Lot Splits	44

Section 2, Goals of 2016

Action List 2016	45
Design Review Board Comparisons	46
Planning Commission Comparisons	47
Zoning Board of Appeals Comparisons	48
Attendance Records 2016	50

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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.

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

Township Legal Notices

Planning Overview

Public Meetings-
Agendas, Minutes,
Notices & Schedules

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-four Design Review Board meetings were held in 2016.

Design Review Board Members

Leo Savoie, Township Supervisor

Dan Devine, Township Treasurer (1/1/16 until 11/17/16)

Brian Kepes, Township Treasurer (effective 11/21/16)

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Corinne Khederian, 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. Twelve Planning Commission meetings and one Wetland Board meeting were held in 2016.

Planning Commission Members

Dr. Thomas Petinga, Chairman

Lisa Seneker, Vice Chairman

Richard Mintz

Neal Barnett

Bruce Selik

Jeff Salz

Richard Atto

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 Zoning Board of Appeals meetings were held in 2016.

Zoning Board of Appeals Members

Carol Rosati, Chairman

Tracy Leone, Vice Chairman

James Aldrich

Robert E. Taylor

David Buckley

Brian Henry

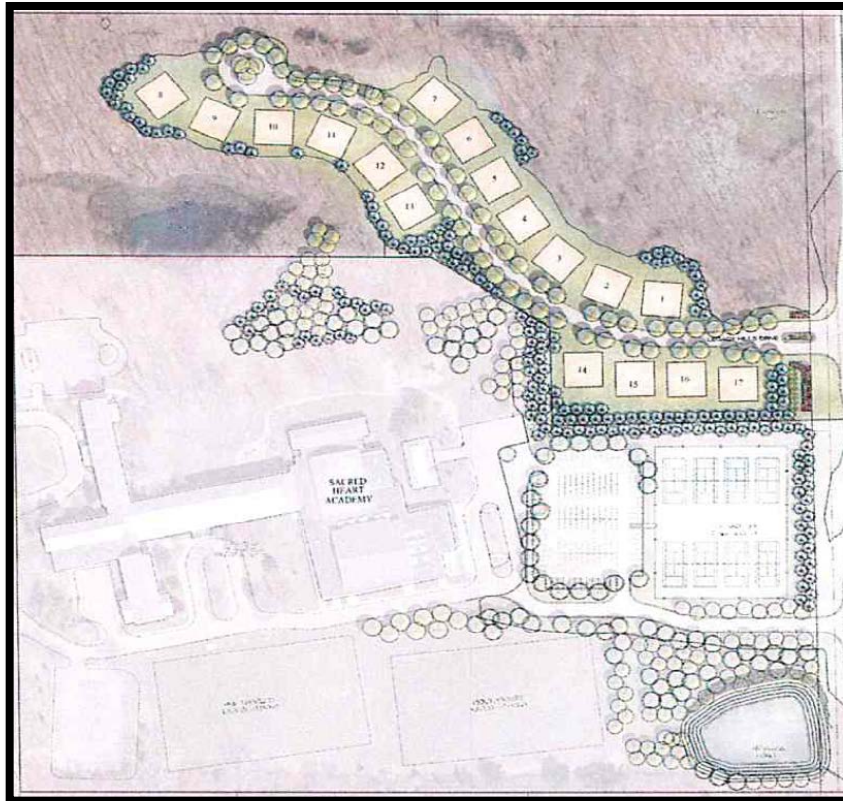
Lisa Seneker

Justin Winkelman, Alternate

Pamela Williams, Alternate

Section 1 ~ Accomplishments of 2016

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: Legacy Hills Development)

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 includes submittals from January to December:

Façade Changes

05/18/16

4099 Telegraph Rd. – Kroger – Façade and Parking lot

06/01/16

100 W. Hickory Grove Rd. – Bloomfield Courts Condos – Porches/balconies, lights & painting

06/15/16

2081 S. Telegraph Rd. – Performance Bicycle – Canopies

06/29/16

1591 S. Opdyke Rd. – Bloomfield Hills Center – Overhead doors

09/21/16

1751 S. Telegraph Rd. – Summit Sports – Façade

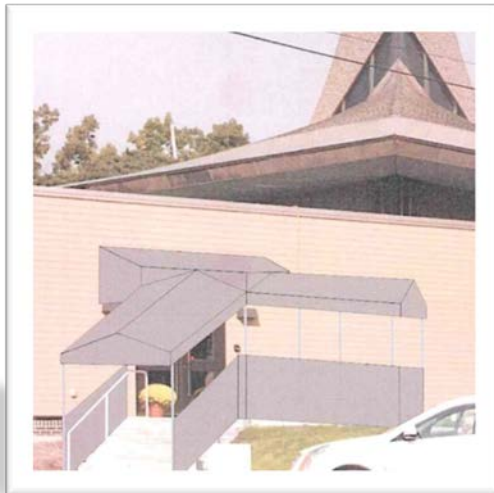
10/08/16

1645 S. Telegraph Rd. – Motor City Power Sports – Rain screen and railing

12/07/16

6421 Inkster Rd. – Knollwood Office Park – Siding

3695 Lincoln Rd. – St. Regis Catholic Church – Walkway canopy



Design Review Board Accomplishments Continued

Site Improvements

01/06/16

1250 Kensington Road – Sacred Heart Academy/Legacy Hills – Revised Site Plan and Open Space Preservation Proposal

01/20/16

2343 Telegraph Rd. - Costco –Loading dock screen wall

43252 Woodward Ave. – JFK Investment Company – Transformer/generator

2300 Telegraph Rd. – Hillside Furniture –Parking lot light poles

3003 W. Maple Rd. – Detroit Country Day School –Fence (Tabled)

02/17/16

3003 W. Maple Rd. – Detroit Country Day School –Fence

03/02/16

35980 Woodward Ave. – Bloomfield Financial – Rooftop mechanical screening

04/20/16

4036 Telegraph Rd. – Maplewood Properties –Exterior lighting

05/04/16

2510 S. Telegraph Rd. – Tel-Square Office Retail Building –Exterior lighting

05/18/16

1750 Saxon Rd. – Birmingham Country Club – Pool complex

4099 Telegraph Rd. – Kroger – Façade and parking spaces



Design Review Board Accomplishments Continued

(Site Improvements continued)

06/01/16

100 W. Hickory Grove Rd. – Bloomfield Courts Condos – Porches/balconies, lights & paint

06/15/16

2081 S. Telegraph Rd. – Performance Bicycle - Canopies

06/29/16

2274 S. Telegraph Rd. – Medpost – Landscaping

1099 Lone Pine Rd. – Bloomfield Township Public Library – Exterior lighting

1591 S. Opdyke Rd. – Bloomfield Hills Center – Overhead doors

4113 Telegraph Rd. – Devon Square Condominiums – Parking lot

07/20/16

3690 W. Maple Rd. – Bloomfield Shell – Mechanical unit

3707 W. Maple Rd. – Schwartz & Co. – Condenser

08/17/16

555 Hulet Dr. – HRC – Vestibule

6400 Telegraph Rd. – New Commercial Building

43816 Woodward Ave. – St. George Greek Orthodox Church – Parking lot & exterior lighting



09/07/16

1750 Saxon Dr. – Birmingham Country Club – Warming hut condenser

Franklin Rd. & Pembury Ln. – Kirkway Pines Condos – Replacement fencing

09/21/16

6450 Telegraph Rd. – New Commercial Building – Transformer

1751 S. Telegraph Rd. – Summit Sports - Facade

Design Review Board Accomplishments Continued

(Site Improvements continued)

10/05/16

1750 S. Telegraph Rd. – Office Building – Exterior lighting

1727 S. Telegraph Rd. – Roadside B & G – Fencing

1645 S. Telegraph Rd. – Motor City Power Sports – Rain screen and railing

645 Hulet Dr. – Openlogix Office Building – Entrance & Retaining wall with landscaping (site plan revision)



11/02/16

Various locations – ACD Wireless Communications – Equipment on existing DTE poles

12/07/16

3695 Lincoln Rd. – St. Regis Catholic Church – Entrance canopy

7225 Lahser Rd. – Marian High School – Light poles, fixtures & storage structure

6421 Inkster Rd. – Knollwood Office Park – Siding replacement

4111 Andover Rd. – Andover Office Building – Rooftop mechanical screening

Design Review Board Accomplishments Continued

Signs

01/06/16

6646 Telegraph Rd. – Steve’s Deli - Wall sign

01/20/16

6420 Telegraph Rd. – Starbucks – Multiple signs

02/03/16

44038 Woodward Ave. – Bone & Joint Center –Wall sign (Tabled)

6755 Telegraph Rd. – American House –Wall sign

02/17/16

44038 Woodward Ave. – Bone & Joint Center –Wall sign



1987 Orchard Lake Rd.– Town & Country Door–Wall sign

1501 Opdyke Rd.– Mobil Gas Station–Ground sign

3690 Maple Rd. W.– Mobil Gas Station–Ground sign

03/02/16

42787 Woodward Ave. – Marconi’s Pizza – Wall sign

6652 Telegraph Rd. – Liquid Salon – Wall sign

03/16/16

3615 W. Maple Rd. – Spicy Bangkok – Wall sign

04/06/16

1845 S. Telegraph Rd. – Erhard BMW – Wall & ground signs

2510 S. Telegraph Rd. – ATI Physical Therapy – Wall sign

04/20/16

50 W. Big Beaver– Multi-tenant ground sign

05/04/16

1250 Kensington Rd. – Sacred Heart – Ground sign

Design Review Board Accomplishments Continued

(Signs continued)

05/18/16

2105 S. Telegraph Rd. – Bloomfield Town Square (Tabled)

2400 S. Telegraph Rd. – Target – CVS Pharmacy wall sign



06/15/16

2105 S. Telegraph Rd. – Bloomfield Town Square—Ground sign

3690 W. Maple Rd. – Dunkin Donuts – Wall signs

2510 S. Telegraph Rd. – ATI Physical Therapy – Wall sign

2081 S. Telegraph Rd. – Performance Bicycle – Wall sign

06/29/16

3707 W. Maple Rd. – Schwartz & Co. – Ground sign

07/20/16

2510 S. Telegraph Rd. – Jersey Mike's – Wall sign

08/17/16

42869 Woodward Ave. – Comprehensive Hand & Rehabilitation – Wall sign

09/07/16

43902 Woodward Ave. – The Levine Group – Ground sign

Franklin Rd. & Pembury Ln. – Kirkway Pines Condos – Ground sign

2430 Franklin Rd. – Ballyhoo Mobile Device Repair – Wall sign

2418 Franklin Rd. – Farmers Insurance – Wall sign

09/21/16

2369 Franklin Rd. – Amerilodge – Ground sign

1751 S. Telegraph Rd. – Summit Sports – Ground Sign

10/05/16

1573 S. Telegraph Rd. – Great Lakes Hospitality Group – Ground sign

Design Review Board Accomplishments Continued

(Signs continued)

10/19/16

3600 Telegraph Rd. – Bloomfield Hills Baptist Church – Ground sign



36880 Woodward Ave. – Michael Meininger, M.D. – Wall sign

1751 S. Telegraph Rd. – Summit Sports – Wall sign

11/02/16

3707 W. Maple Rd. – Schwartz & Co. Investment Advisors – Ground signs

43494 Woodward Ave. – Bloomfield Professional Center – Ground sign

4083 W. Maple Rd. – Wesch Cleaners – Wall sign

11/16/16

6450 Telegraph Rd. – Hogan's Plaza – Multi-tenant ground signs

2406 Franklin Rd. – 9 Round Kickboxing – Wall sign

1751 S. Telegraph Rd. – Summit Sports – Ground sign (revision)

12/07/16

555 Hulet Dr. – HRC – Wall sign

6447 Inskster Rd. – Spa Marianna – Wall sign

37000 Woodward Ave. – Simon PLC – Ground sign

Design Review

Board Accomplishments Continued

Special Events

01/20/16

1830 Square Lake Rd. W. – Muslim Unity Center – Voters Registration Drive

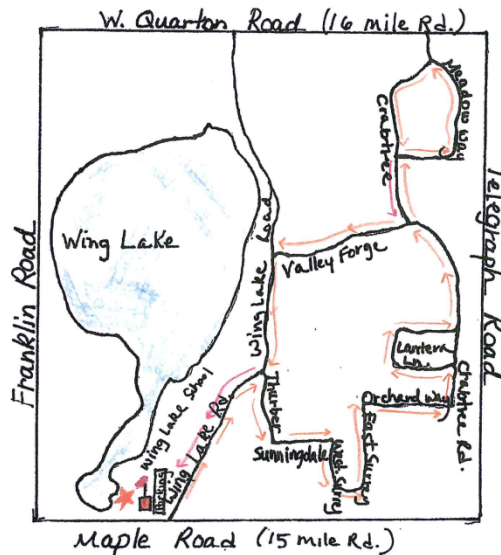
02/03/16

4200 Andover Rd. – Michigan Council on Economic Education – Money Smart Week 5K Run

03/02/16

3003 W. Maple Rd. – Detroit Country Day School - Metro Parent Camp Expo

6490 Wing Lake Rd. – Cystinosis Research Network - Cystinosis Fun Run 5K



03/16/16

3951 W. Maple Rd. – Oakland Hills Country Club – Temporary Seasonal Parking

7101 Lahser Rd. – WIWD Foundation – Ike's Run

05/04/16

5631 North Adams Rd. – Beautiful Savior Lutheran Church - Forever Home Run

3695 Lincoln Rd. – St. Regis Catholic Church – Crosses – A Symbol of God's Mercy

Design Review Board Accomplishments Continued

(Special events continued)

05/18/16

4200 Andover Rd.– Bloomfield Hills Optimist Club - Heart of the Hills 10 K & 5K

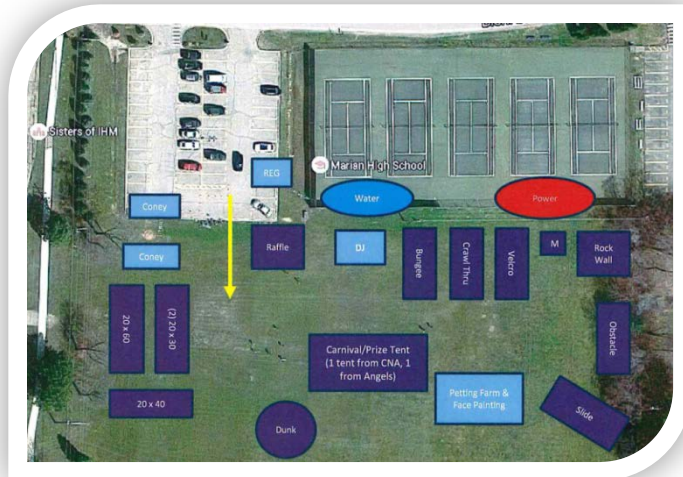
06/01/16

3856 W. Maple Rd.– Oakland Hills Country Club - USGA US Amateur Championship

06/15/16

43119 Woodward Ave. – Conrail Dream Cruise Event

7225 Lahser Rd. – Angel's Place Family Fun Day & Fun Run



06/29/16

3707 W. Maple Rd. – Schwartz & Co. – 40th Anniversary

1830 W. Square Lake Rd. – Muslim Unity Center – EID Dinner

08/17/16

4315 Andover Rd.– Bloomfield Township Senior Center – Friendship Club 10th Anniversary

09/21/16

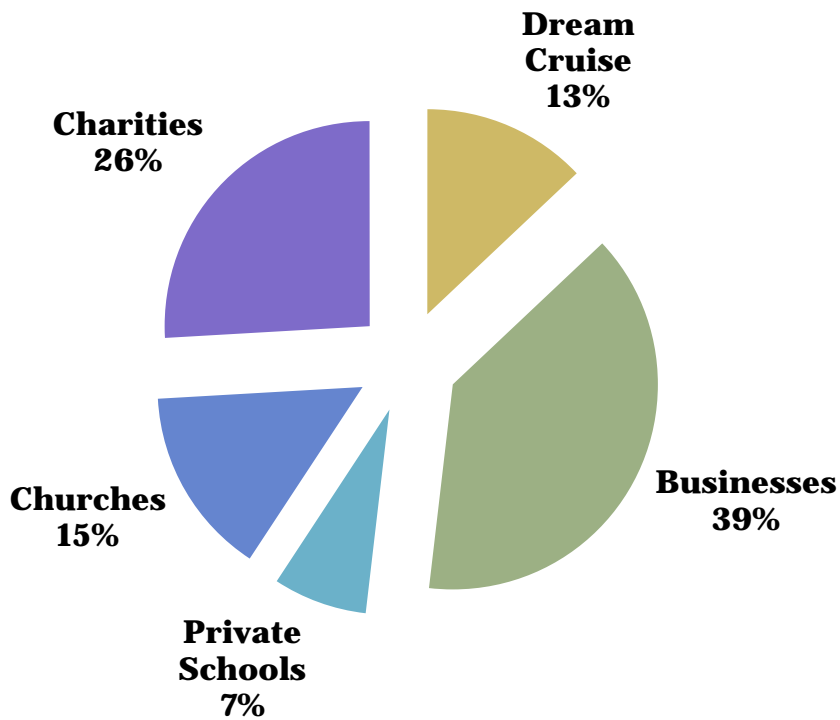
2343 S. Telegraph Rd. – Costco Wholesale – Christmas Tree Sale

11/02/16

4135 W. Maple Rd.– The Maple Theater – A Night at the Movies

Design Review Board Accomplishments Continued

2016 Special Event Percentages



Design Review Board Accomplishments Continued

Site Plan Review

01/06/16

1250 Kensington - Sacred Heart Academy/Legacy Hills – Revised Site Plan and Open Space Preservation Proposal

01/20/16

1750 Saxon – Birmingham Country Club – Warming Hut/Site Improvements

03/02/16

1400 S. Telegraph Rd. – Oakland Veterinary Referral Service – Addition

03/16/16

645 Hulet Dr. – Openlogix Building – New Office Building & Site Improvements

04/06/16

2101 S. Telegraph Rd. – At Home (former Kmart/Sears) – Site Plan and Special Land Use

04/20/16

2510 S. Telegraph Rd. – Jersey Mike's -Special Land Use/Site Plan

6450 Telegraph Rd. – New Commercial Building – Site Plan



19-05-376-075 – Telegraph Rd/Bloomfield Place – Evola Music - Rezoning/Site Plan

06/15/16

S. Telegraph Rd. – Bloomfield Town Square Shopping Center – Parking Lot

12/07/16

3570 Telegraph Rd. – Christian Leadership Academy – Site Plan Review and amended Special Land Use – Addition

Tentative Preliminary Plat Application

08/17/16

3355 Franklin Rd. – Nosan Ventures LLC - Franklin Club Ct. residential development

Design Review Board Accomplishments Continued

Special Land Use Permits

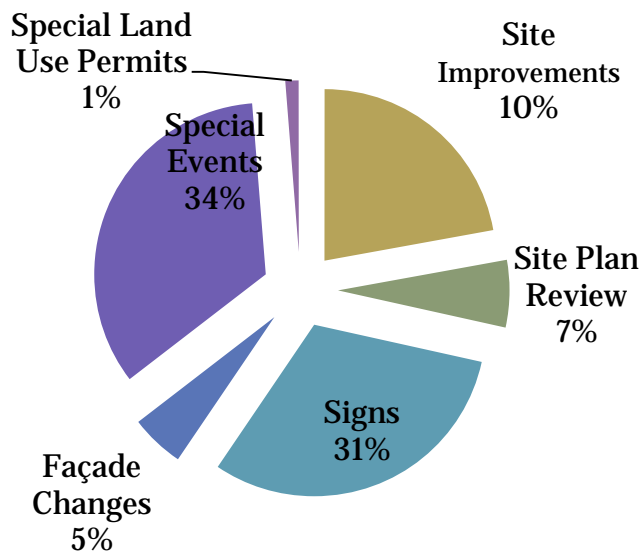
04/20/16

2510 S. Telegraph Rd. – Jersey Mike’s -Special Land Use/Site Plan

12/07/16

6447 Inkster – Spa Marianna – Regulated Use

2016 Design Review Board Percentages



Planning Commission Accomplishments

The following lists include submittals from January to December:

General Business

02/01/16

Election of Officers
Joint Development Council Update
Draft 2015 Planning Annual Report
Draft Wetlands Board Minutes of January 18, 2016

Public Hearings

06/06/16 & 6/20/16

Proposed Rezoning and Site Plan for a New Parking Lot for Evola Music – Vacant Parcel at Bloomfield Place Drive and Telegraph Road.

09/07/16

Tentative preliminary plat proposal to re-plat the west 754 ft. of Lot 6 of Supervisor's Plat of North Devon Acres (also known as 3355 Franklin Rd.)

11/09/16

To consider new wireless communications systems for ACD on existing DTE utility poles

Special Land Use Review

02/01/16

1750 Saxon Road – Birmingham Country Club –Platform Tennis Courts and Site Improvements

03/21/16

1400 Telegraph Road – Oakland Veterinary Referral Service Addition

04/18/16

2101 Telegraph Road – At Home Store (formerly Kmart/Sears)

05/02/16

2510 -2550 Telegraph Road – Jersey Mike's Sub Shop

Local Wetlands Hearing

01/18/16

1250 Kensington – Academy of the Sacred Heart and Legacy Hills Proposal

Site Plan Review

01/18/16

1250 Kensington Road – Academy of the Sacred Heart – Revised Site Plan Review
1250 Kensington Road – Legacy Hills Residential Proposal – Open Space Preservation Site Plan Review

Planning Commission Accomplishments

(Site Plan continued)

02/01/16

1750 Saxon Road – Birmingham Country Club –Platform Tennis Courts and Site Improvements

03/21/16

1400 Telegraph Road – Oakland Veterinary Referral Service



04/04/16

645 and 665 Hulet Drive– New Office Building - Combined Site Plan Review

1250 Kensington Road – Academy of the Sacred Heart - Revised Site Plan Review

1250 Kensington Road – Legacy Hills Residential Proposal – Open Space Preservation Site Plan Review

04/18/16

2101 Telegraph Road – At Home Store (formerly Kmart/Sears)



05/02/16

6450 Telegraph Road – New Commercial Building (formerly Hogan's Restaurant)

06/20/16

2165 S. Telegraph Road–Parking Lot Expansion for Bloomfield Town Square Shopping Center

12/19/16

3570 Telegraph Rd. – Christian Leadership Academy – Site Plan Review and amended Special Land Use – Addition

Zoning Board Of Appeals Accomplishments

The following lists includes submittals from January to December:

Zoning Board of Appeals

01/12/16

1508 Sodon Lake Dr. – Dimensional request for a retaining wall exceeding the permitted height and located 1 ft. from the property line. (Tabled)

412 Hamilton Rd. – Dimensional request for air conditioning units encroaching into the side yard setback.

876 W. Glengarry Cir. –Permission request for accessory structure, piers, a pool house, and outdoor shower. Dimensional request for front yard piers and tiered retaining walls with a fence exceeding the permitted height.



852 Glengarry Cir. W – Dimensional request for retaining walls with a fence exceeding the permitted height, located in the side and rear yards.

1271 Rugby Cir. – Permission request for an accessory structure, a play house.

4660 Quarton Rd. – Permission request for an accessory structure, a pergola.

1851 Crosswick Rd. – Dimensional request for a fence extending into the front yard.

6785 Colby Ln. – Permission request for an accessory structure, a waterfall.

811 Hidden Pine Rd. – Dimensional request for a fence located in the secondary front yard.

1455 Lochridge Rd. – Dimensional request for a new home to encroach into the lake front setback.

3351 Eastpointe Ln. – Dimensional request for a generator located in the front yard.

1035 Top View Rd. – Permission request for accessory structures, a pergola and planter boxes.

1116 Woburn Green – Dimensional request for a generator located in the side yard in a cluster development.

Zoning Board of Appeals Accomplishments Continued

(1/12/16 continued)

19-24-101-016 – Dimensional request for a golf practice hole and green on a lot without a principal structure.

02/09/16

1935 Wellington Ave. – Dimensional request for a 6 ft. fence.

1570 Forest Ln. – Permission request for accessory structures, piers. Dimensional request for the front yard piers.

5210 Longmeadow Rd. – Permission request for an accessory structure, a satellite dish. Dimensional request for side yard dish.

7410 Franklin Rd. – Permission request for an accessory structure, a pergola. Dimensional request for the front yard pergola encroaching into the side yard setback.

4540 Cherokee Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to encroach into the side yard setback.

2243 Pine St. – Dimensional request for expanding an existing non-conforming home. and for additions encroaching into the front and side yard setbacks.



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

1551 Old Chatham Dr. – Postponed at the applicant's request.

6646 Telegraph Rd. – Dimensional request for a secondary wall sign.

6420 Telegraph Rd. – Dimensional request for secondary signage, two logo signs, a menu board with the business name and a wall sign.

2300 Telegraph Rd. S. – Dimensional request for light poles exceeding the permitted height.

1750 Saxon Dr. – Permission request for accessory structures, a fire pit and sheds. Dimensional request to extend a non-conforming use, piers with a 4 ft. fence, four heated platform tennis courts enclosed by a 12 ft. high fence, a warming hut structure exceeding the permitted height, and a 7 ft. high brick wall containing signage, located in a front yard.

Zoning Board of Appeals Accomplishments Continued

03/15/16

1508 Sodon Lake Dr. – Dimensional request for a retaining wall with a maximum height of 8 ft. and located 1 ft. from the property line.

1551 Old Chatham Dr. – Dimensional request for farm activities, a pig.

2705 Ayrshire Dr. – Permission request for an accessory structure, a pergola.



4368 Stony River Dr. – Dimensional request for pool equipment to encroach into the side yard setback.

1330 Fieldway Dr. - Permission request for an accessory structure/use, an ice rink. Dimensional request for the ice rink to be located in the front yard.

635 Glengarry Rd. N. – Dimensional request for a porch addition encroaching into the front yard setback.

2580 Bradway Blvd. – Dimensional request for additions to encroach into the side yard setback, and expanding an existing non-conforming structure.

5451 Brookdale Rd. – Permission request for accessory structures, piers with a gate, walls, and spa with a waterfall feature. Dimensional request for gate and walls with a maximum height of 5.5 ft., gates with piers and wall/piers located in the front yard.

5055 Brookdale Rd. – Permission request for accessory structures, a spa, grills, and a sports court. Dimensional request for pool equipment located adjacent to the existing shed, and a sports court with lights and fencing exceeding the permitted height.

4153 Sunningdale Dr. – Dimensional request for pool equipment encroaching into the side yard setback.

1960 Golf Ridge Dr. – Permission request for an accessory structure/use, a sports court. Dimensional request for the sports court to be located in the front yard.

4595 Pickering Rd. – Permission request for an accessory structure, a spa, landscape walls, planter and outdoor bar. (Tabled)

Zoning Board of Appeals Accomplishments Continued

(3/15/16 continued)

1207 Club Dr. – Permission request for accessory structures, a pergola, knee wall, piers, fire pit and water features.



1516 Goddard Ct. – Permission request for accessory structures, an address wall, landscape wall, detached deck, bench, archway and outdoor kitchenette. Dimensional request for an archway and for retaining walls exceeding the permitted height.

6546 Donegan Ct. – Permission request for an accessory structure, a shed.

2959 Turtle Pond Dr. – Permission request for an accessory structure, a fireplace. Dimensional request for a fireplace encroaching into the side yard setback.

750 Denison Ct. – Dimensional request for an 4.3 sq. ft. logo for a wall sign.

04/12/16

1750 Saxon Dr. – Permission request for accessory structures, a fire pit and sheds. Dimensional request to extend a non-conforming use, piers with a fence, four heated platform tennis courts enclosed by a 12 ft. high fence, and a 28 ft. warming hut structure located in a front yard.

4595 Pickering Rd. – Permission request for accessory structures, a spa, landscape walls, planter and outdoor bar.

6945 Castle Ct. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to be located in a secondary front yard.

6450 Sheringham Rd.– Dimensional request for a garage addition encroaching into the side yard setback.

6290 Thurber Rd. – Dimensional request for an addition encroaching into the front yard setback.

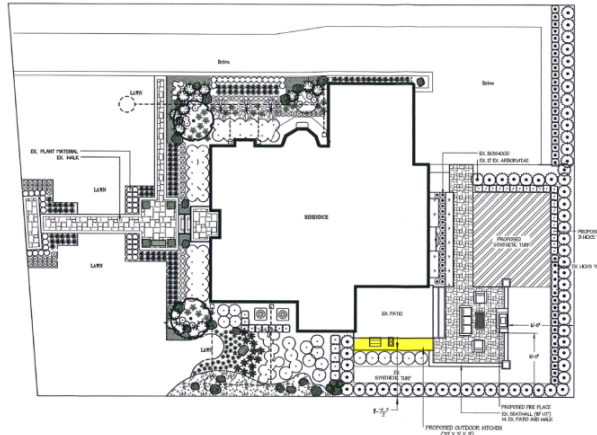
821 Highwood Dr. – Permission request for an accessory structure, a pergola. Dimensional request for the pergola to be located in the secondary front yard.

675 Williamsburg Rd. N. – Tabled at the applicant's request.

Zoning Board of Appeals Accomplishments Continued

(04/12/16 continued)

2535 Endsleigh Dr. – Permission request for an accessory structure, an outdoor kitchenette. Dimensional request for the kitchenette to be located in a side yard and encroaching into the side yard setback.



2727 Indian Mound Rd. – Permission request for an accessory structure, a fire pit. Dimensional request for an in-ground pool with a spa and a fire pit encroaching into the rear yard setback., and dog containment enclosing the rear and side yards.

1111 Glengarry Cir. W. – Dimensional request for pool equipment adjacent to an existing retaining wall in the rear yard.

4830 Cimarron Dr. – Permission request for an accessory structure, a shed.

4540 Cherokee Ln. – Permission request for an accessory structure, a shed.

2969 Berkshire Dr. – Permission request for an accessory structure/use, dog containment. Dimensional request to enclose the side, rear and portions of the secondary front yard.

2570 Aspen Ln. – Permission request for an accessory structure/use, dog containment.

4384 Charing Cross Rd. – Permission request for accessory structures, an outdoor kitchenette, pergola and outdoor fireplace. Dimensional for the fireplace and pergola exceeding the permitted height.

2155 Hammond Lake Rd. E. – Dimensional request for a 4 ft. fence in the front yard.

6755 Telegraph Rd. – Dimensional request for a secondary wall sign.

1845 S. Telegraph Rd. – Dimensional request for a ground sign with a deficient setback, and for secondary wall signs exceeding the permitted projection from the wall and with logos exceeding the permitted size.

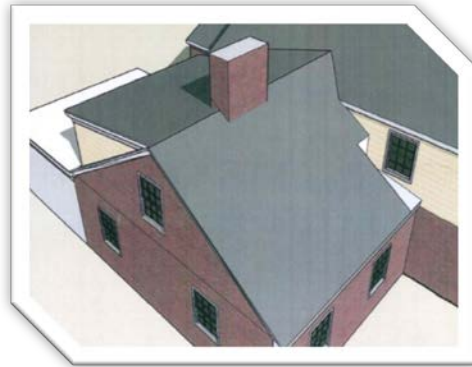
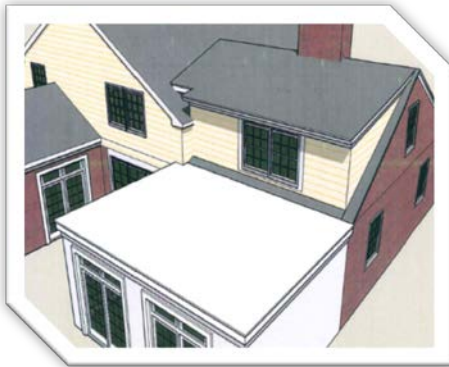
Zoning Board of Appeals Accomplishments Continued

05/10/16

1028 Yarmouth Rd. – Dimensional request for a second floor addition encroaching into the side yard setback and to expand an existing non-conforming home.

1322 Glengarry Rd. N. – Permission request for accessory structures, piers with gates. Dimensional request for piers and gate to be located in the front yard.

659 Overhill Rd. – Dimensional request for a second floor addition encroaching into the side yard setback and expanding an existing non-conforming home.



2740 Bradway Blvd. S. – Dimensional request for a porch addition encroaching into the front yard setback and expanding an existing non-conforming home.

175 Chewton Rd. S. – Dimensional request for an addition encroaching into the front yard setback.

920 Ardmoor Dr. – Permission request for accessory structures, piers and a landscape wall. Dimensional request for the piers and wall to be located in the front yard.

6875 Castle Ct. – Permission request for an accessory structure, a play structure.

430 Eileen Dr. – Permission request for an accessory structure, a shed.

4120 Echo Rd. – Permission request for accessory structures, an outdoor kitchenette and garage with elevated terrace and canopy. Dimensional request for a front yard pool with fence and accessory structures/uses exceeding 50% of the ground floor area of the main building.

2375 Cloverlawn Ave. – Dimensional request for a side yard pool.

3710 Brookside Dr. – Dimensional request for an addition encroaching into the side yard setback.

3768 Lincoln Dr. – Dimensional request for a secondary front yard fence.

2525 Crofton Ct. – Permission request for an accessory structure, a landscape wall. Dimensional request for the wall to be located in the front yard.

Zoning Board of Appeals Accomplishments Continued

(05/10/16 continued)

2101 Telegraph Rd. – Dimensional request for a building entry exceeding the permitted height, and for three secondary wall signs.

3690 Maple Rd. W. – Dimensional request for a ground sign encroaching into the front yard setback.

1501 Opdyke Rd. S. – Dimensional request for a ground sign encroaching into the front yard setback.



44038 Woodward Ave. – Dimensional request for a wall sign not located on the street side façade of the building.

1250 Kensington Rd. – Dimensional request to relocate 8 tennis courts enclosed by 10 – 12 ft. tall fencing, located in the secondary front yard, and for a secondary ground sign with a landscape wall.

6450 Telegraph Rd. – Dimensional request to encroach into the parking setback and a deficiency of required parking lot trees.

06/14/16

675 Williamsburg Rd. N. – Permission request for accessory structures, piers. Dimensional request for the piers to be located in the front yard (Tabled).

1101 Timberlake Dr. – Dimensional request for a deck encroaching into the lakefront setback.

1421 Kirkway Rd. – Dimensional request for a stairway, patio and fire pit encroaching into the required 25 ft. natural feature setback.

1485 & 1505 Kirkway Rd. – Permission request for accessory structures, a detached garage, tennis courts with fencing and gates. Dimensional request for the accessory structures to exceed the 50% of the ground floor area and to be located in the front yard, and for a retaining wall with fencing that exceeds the permitted height.

Zoning Board of Appeals Accomplishments Continued

(06/14/16 continued)

1433 Kirkway Rd. – Dimensional request for a staircase encroaching into the side yard setback.

4380 Pine Tree Trl. – Permission request for an accessory structure, a tree house. Dimensional request for the tree house to encroach into the side yard setback.

1400 Forest Ln. – Permission request for an accessory structure, a garden shed.

774 Brookwood Walke – Permission request for accessory structures, a fireplace, pergola and hot tub.

7456 Greenwich Dr. E. – Dimensional request for a deck to encroach into the rear yard setback.

2095 Klingensmith Rd. – Permission request for an accessory structure, a detached storage building.

1952 Ward Rd. – Dimensional request for a garage addition encroaching into the rear yard setback.

1512 Sodon Lake Rd. – Permission request for accessory structures, a hot tub, shed and landscape wall.

6540 Red Maple Ln. – Permission request for an accessory structure, a gas fire pit.

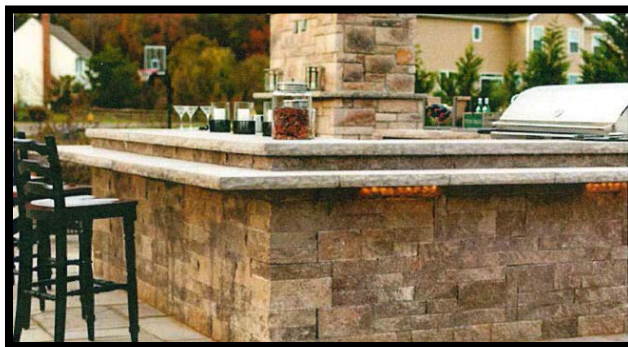
5185 Rector Ct. – Permission request for accessory structures, a fire pit, shed and patio.

240 Manor Rd. – Permission request for accessory structures, a hot tub and pool. Dimensional request for the pool, hot tub and fence to be located in a secondary front yard.

1802 Long Pointe Dr. – Dimensional request for the ground mounted units to encroach into the side yard setback.

4017 Waterwheel Ln. – Permission request for an accessory structure/use, a dog enclosure. Dimensional request for the 6 ft. fence to be located in the secondary front yard.

3039 Berkshire Dr. – Permission request for an accessory structure, an outdoor kitchen.



Zoning Board of Appeals Accomplishments Continued

(06/14/16 continued)

1915 Bootmaker Ln. – Permission request for an accessory structure/use, a dog enclosure. Dimensional request for the invisible fence to be located in the front yard and encroach into the rear and side yard setbacks.

2704 Turtle Ridge Dr. – Dimensional request for landscaping in the natural feature setback.

1750 Saxon Dr. – Permission request for accessory structures, an observation deck with rooftop trellis, bar area, entrance trellis, poolside trellis, splash pad, fitness room addition, and pool storage building addition. Dimensional request for the observation deck with trellises exceeding the permitted height.

19-05-376-074 – Postponed per applicant's request.

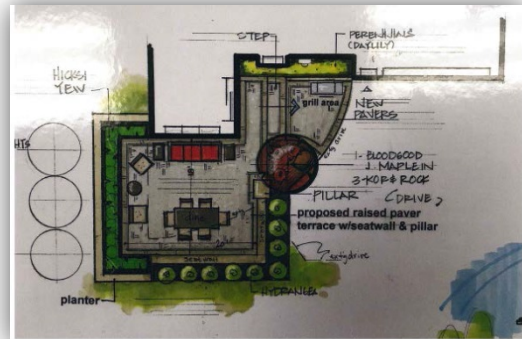
07/12/16

6375 Golfview Dr. – Permission request for accessory structures, a fireplace, patio, and kitchenette, and pergola.

6970 Valley Spring Dr. – Permission request for an accessory structure/use, a dog enclosure.

516 Waddington St. – Dimensional request for an addition encroaching into the side yard setback.

575 Hamilton Rd. – Permission request for an accessory structure, a landscape wall.



6565 Whysall Rd. – Permission request for an accessory structure, a play structure.

2809 Aldgate Dr. – Permission request for an accessory structure, a garden shed.

2807 Turtle Grove Ct. – Permission request for accessory structures, piers and an elevated patio.

Zoning Board of Appeals Accomplishments Continued

(07/12/16 continued)

4146 Meadow Way – Permission request for accessory structures, a deck with a pergola, a work/storage structure, and a carport. Dimensional request for the following: accessory structures to exceed the 50% of the ground floor area and located in the secondary front yard; the deck with pergola encroaching into the rear yard setback; the fence located in secondary frontage; the work/storage addition encroaching into the rear and side yard setbacks; and the carport encroaching into the front yard setback.

3732 Wabeek Lake Dr. – Permission request for an accessory structure, a board walk. Dimensional request for the board walk to encroach into the natural feature setback.

3960 Mystic Valley Dr. – Permission request for accessory structure, a shed.

4580 Cherokee Ln. – Permission request for accessory structures/use, an outdoor water feature, a kitchenette, a fire feature, fireplace, a raised patio with columns, a dog enclosure, and front yard piers. Dimensional request for the piers to be located in the front yard and the dog containment encroaching into the side and rear yards.

6785 Halyard Rd. – Dimensional request for an addition encroaching into the front yard setback, and for a pool encroaching into the side yard setback.

4966 Whispering Pine Ln. – Dimensional request for a 5 ft. fence located in the front yard.

3298 E. Breckenridge – Dimensional request for an addition encroaching into the rear yard setback.

3921 Kirkland Ct. – Permission request for accessory structures, a parapet wall and a wall with a railing. Dimensional request for the parapet wall/railing and a retaining wall exceeding the permitted height and encroaching into the side setback.

3690 W. Maple Rd. – Dimensional request for secondary signage, front and side wall signs with the logo exceeding the permitted area.

1751 S. Telegraph Rd. – Dimensional request for deficient parking spaces.

19-05-376-074 – Dimensional request for the deficient parking space sizes, a boulder wall, and plantings encroaching into the natural feature setback.



Zoning Board of Appeals Accomplishments Continued

08/09/16

2694 Brady Dr. – Dimensional request for enlarging an existing non-conforming structure and for a porch addition with columns encroaching into the front yard setback.

3657 Lombardi Ct. – Permission request for an accessory structure, landscape walls.

23400 W 14 Mile Rd. – Tabled per applicant's request.

3300 Burning Bush Rd. – Permission request for an accessory structure, a masonry grill. Dimensional request for the grill to be located in the secondary front yard.

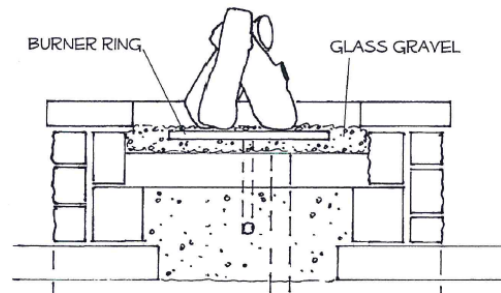
2140 Yarmouth Rd. – Permission request for an accessory structure/use, a dog enclosure, a cabana with a fireplace and a grill. Dimensional request for the pool cabana with a fireplace exceeding the permitted height, and for a dog enclosure encroaching into the side yard setback.

999 W. Glengarry Cr. – Dimensional request for an invisible dog containment fencing enclosure located in the rear, side and portions of the front yard.

186 Westwood Dr. – Dimensional request to expand an existing nonconforming home and for additions encroaching into the front and side yard setbacks.

3919 Mount Vernon Dr. – Permission request for an accessory structure/use, a sports court.

260 Manor Rd. – Permission request for accessory structures, a hot tub and a fire pit. Dimensional request for the accessory structures to be located in the secondary front yard.



2689 Turtle Shores Dr. – Dimensional request for a single family residence to encroach into the natural feature setback.

1385 Lake Crescent Dr. – Permission request for an accessory structure, a pergola.

4920 Dryden Ln. – Permission request for an accessory structure/use, a sports court. Dimensional request for a 6 ft. high fence.

1323 Winchcombe Dr. – Tabled for re-noticing.

Zoning Board of Appeals Accomplishments Continued

(08/09/16 continued)

6060 Old Orchard Dr. – Permission request for accessory structures, a kitchenette and a fire pit.

2980 E. Bradford Dr. – Permission request for an accessory structure, a pavilion.

5507 Farmers Ln. – Tabled at the applicant's request.

3845 Shellmarr Ln. – Permission request for accessory structures, a landscape wall and columns. Dimensional request for the accessory structures in the front yard.

4611 Ranch Ln. – Permission request for accessory structures, a hot tub, a fire pit, and columns.

4309 Geislars Ct. – Permission request for an accessory structure, a kitchenette.

810 Shady Hollow Cr. – Permission request for accessory structures, piers and landscape walls.

4425 Marquis Ln. – Dimensional request for a garage addition encroaching into the front yard setback.

2400 Telegraph Rd. – Dimensional request for a secondary sign.

09/13/16

1323 Winchcombe Dr. – Permission request for an accessory structure, a shed. Dimensional request for the shed to encroach into the side yard and rear yard setbacks.

23400 W. 14 Mile Rd. – Permission request for accessory structures/use, dog enclosure fencing, a pergola, trellis and bench. Dimensional request for the pergola, trellis, bench and 6 ft. fence/dog enclosure to be located in the front yard.

5507 Farmers Ln. – Permission request for an accessory structure/use, a dog enclosure. Dimensional request for the dog enclosure to be located in a secondary front yard.

1375 N. Glengarry Rd. – Permission request for accessory structures, a kitchenette and piers. Dimensional request for the kitchenette to be located in the side yard.

321 S. Cranbrook Cross Rd. – Permission request for accessory structures, a pergola, landscape walls, piers, columns, a water feature, and a fire pit. Dimensional request for accessory structures encroaching into the side and rear yard setbacks.



Zoning Board of Appeals Accomplishments Continued

(09/13/16 continued)

5185 Woodlands Dr. – Permission request for accessory structures, seat walls. Dimensional request for accessory structures located in a secondary front yard.

1885 Hunters Ridge Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach into the rear yard setback.



3675 Squirrel Rd. – Permission request for accessory structures, a hot tub and kitchenette.

3015 High Pointe Ct. – Dimensional request for an air conditioner unit and generator encroaching into the secondary front yard setback.

571 Long Lake Pines Ct. – Table at the applicant's request.

905 Lone Pine Rd. – Permission request for accessory structure/use, a dog enclosure. Dimensional request for the 6 ft. fence dog containment fence encroaching into the side and rear yard setbacks.

3858 Crestlake Dr. – Permission request for accessory structures, a shed and attached pen. Dimensional request for farm activity, 3 chickens on a 0.65 acre parcel of land.

6117 Lantern Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.

1031 Covington Rd. – Permission request for accessory structures, piers with planters, a landscape wall, and a kitchenette/fire feature. Dimensional request for accessory structures to be located in secondary frontage.

4175 Valley Forge Rd. – Dimensional request for an air conditioning unit encroaching into the side yard setback.

6153 Eastmoor Rd. – Permission request for accessory structures, a reflecting pool and landscape walls. Dimensional request for the reflecting pool and landscape walls to be located in the front yard, and a generator and an air conditioning unit to encroach into the side yard setback.

Zoning Board of Appeals Accomplishments Continued

(09/13/16 continued)

1608 Spotswood Dr. – Permission request for an accessory structure/use, a dog enclosure. Dimensional request for a 6 ft. high pool and dog containment fence encroaching into the rear yard setback and in the secondary front yard.

19-08-276-018 – Permission request for accessory structures, a subdivision entrance sign and fence. Dimensional request for a fence exceeding the permitted height.

10/18/16

571 Long Lake Pines Ct. – Dimensional request for a deck to encroach into a secondary front yard.



27 S. Berkshire Rd. – Removed per the applicant's request.

1408 Lenox Rd. – Permission request for an accessory structure, a detached garage.

2640 Endsleigh Dr. – Dimensional request for expanding an existing non-conforming home into the side yard setback.

4653 Chelsea Ln. – Dimensional request for an addition encroaching into the rear yard setback.

2942 Chestnut Run Dr. – Permission request for an accessory structure, a kitchenette.

950 Charrington Rd. – Permission request for accessory structures, landscape walls and piers.

870 Lone Pine Rd. – Permission request for an accessory structure, a fireplace.

2215 Tottenham Rd. – Permission request for accessory structures, piers, landscape walls and a grill.

2685 Colonial Way – Permission request for an accessory structure, a detached garage.

3641 Burning Tree Dr. – Dimensional request for an porch addition to encroach into the front yard setback.

5920 Snowshoe Circle – Permission request for an accessory structure, a play structure.

6014 Snowshoe Circle – Permission request for accessory structures, a kitchenette and fire pit.

Zoning Board of Appeals Accomplishments Continued

(10/18/16 continued)

6775 Wing Lake Rd. – Permission request for accessory structures, piers. Dimensional request for the piers to be located in the front yard.

357 Westbourne Ct. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a 6 ft. dog containment fence to be located along the side lot lines and encroaching into the rear yard setback.

3952 Cottontail Ln. – Dimensional request for a generator located in the front yard.

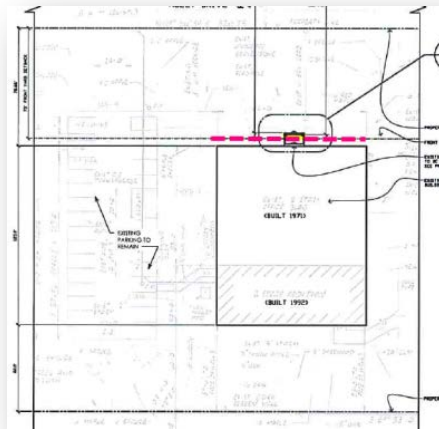
1624 Bracken Rd. – Permission request for accessory structures, landscape walls, piers and a fire pit.

1482 Lochridge Rd. – Dimensional request for two additions encroaching into the lakefront average setback.

2418 Franklin Rd. – Dimensional request for exceeding the permitted size for a sign and logo.

2105 Telegraph Rd. – Dimensional request for a ground sign to encroach into the front yard setback.

555 Hulet Dr. – Dimensional request for a vestibule addition encroaching into the front yard setback.



11/15/16

3015 E. Bradford Dr. – Permission request for an accessory structure, a fire pit.

999 W. Harsdale Rd. – Permission request for accessory structures, a cabana and piers. Dimensional request for pool equipment not immediately adjacent to the residence and piers to be located in a front yard.

2684 Bradway Blvd. – Permission request for accessory structures, piers. Dimensional request for the piers to be located in the front yard.

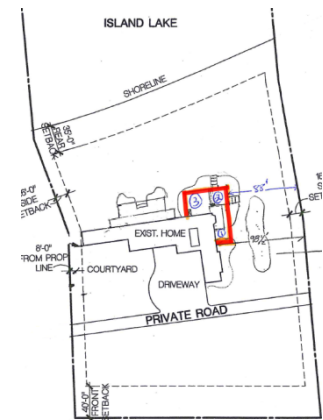
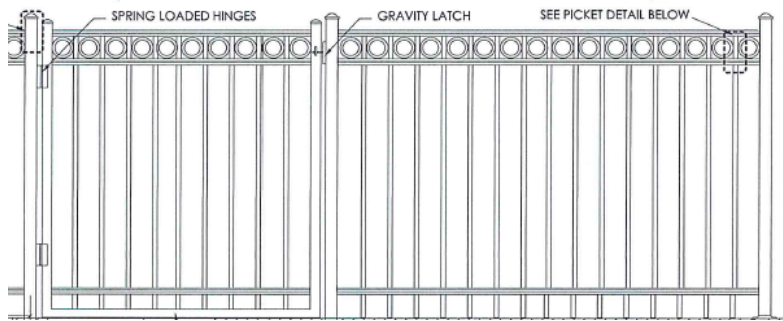
3230 Middlebury Ln. – Permission request for accessory structures, a landscape wall with piers.

Zoning Board of Appeals Accomplishments Continued

(11/15/16 continued)

5972 Lahser Rd. – Permission request for an accessory structure, an above ground pool (Tabled at the applicant's request).

1500 W. Long Lake Rd. – Permission request for an accessory structure/use, dog containment. Dimensional request for the dog enclosure to be located in the side yard.



4442 Chamberlain Dr. – Permission request for accessory structures, a hot tub, kitchenette and water feature.

1248 Cedarholm Ln. – Permission request for an accessory structure, a pier. Dimensional request for the pier to be located in the front yard.

5100 Kings Gate Way – Permission request for accessory structure, a landscape wall with pillars. Dimensional request for the accessory structures to be located in the front yard.

3933 Kirkland Ct. – Permission request for an accessory structure, a gas fire pit.

4578 Coachmaker Dr. – Permission request for an accessory structure, a pergola.

3875 Lakeland Ln. – Dimensional request for second story and deck additions on an existing nonconforming home, encroaching into the lake front setback.

750 W. Long Lake Rd. – Permission request for an accessory structure/use, dog containment. Dimensional request for the dog enclosure to be located in the secondary front yard and encroaching into the required rear yard setback.

3555 Shallow Brook Dr. – Dimensional request for a front porch addition encroaching into the front yard setback and to store a commercial vehicle in a residential driveway on a permanent basis.

1751 S Telegraph Rd. – Dimensional request for a secondary sign.

Zoning Board of Appeals Accomplishments Continued

12/13/16

5972 Lahser Rd. – Permission request for an accessory structure, an above ground pool.

5100 Kings Gate Way – Permission request for accessory structures, a landscape wall with pillars. Dimensional request for the accessory structures to be located in the front yard.

5658 Woodwind Dr. – Dimensional request for a garage addition on an existing non-conforming home encroaching into the rear yard setback.

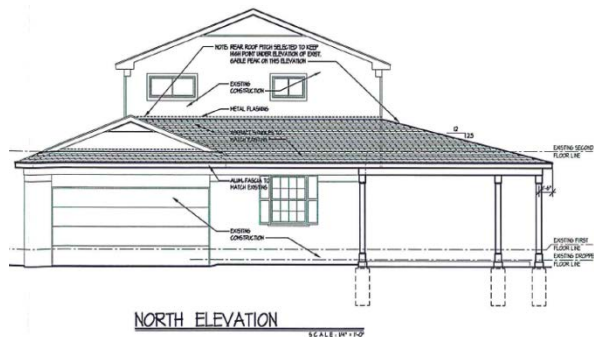
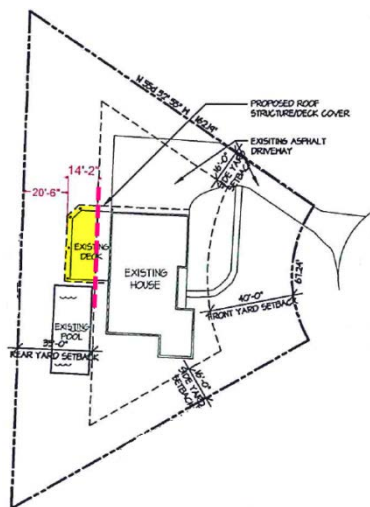
5980 Indianwood Tr. – Permission request for an accessory structure/use, dog containment. Dimensional request for the dog containment fence enclosing the rear, side yards and within the front yard of the home, and encroaching into the side yard setback.

6244 Ramshead Ct. – Permission request for an accessory structure/use, dog containment. Dimensional request for the dog containment fence enclosing the side yard and extending into the front yard.

7420 Inner Circle Dr. – Postponed at the applicant's request.

1010 N. Glengarry Rd. – Permission request for accessory structures, a cabana, pergola, trellis, fireplace, and kitchenette. Dimensional request for the pool equipment located not immediately adjacent to the home.

5400 Echo Rd. – Dimensional request for a covered porch addition over an existing non-conforming deck and encroaching into the rear yard setback.



4381 Barchester Dr. – Permission request for accessory structures, a pergola, an outdoor kitchenette and a gas fire pit.

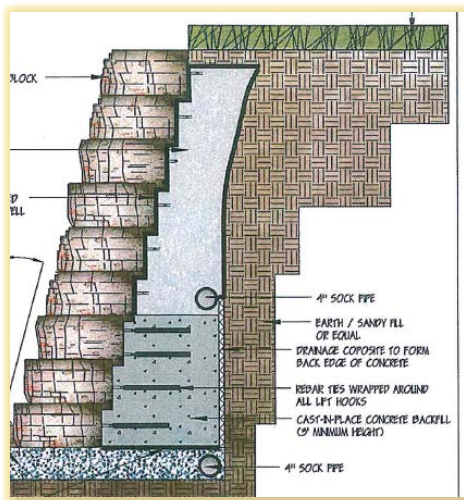
1775 Schoenith Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard and encroaching into the side yard setback.

Zoning Board of Appeals Accomplishments Continued

(12/13/16 continued)

1515 Lone Pine Rd. – Permission request for an accessory structure, a fountain.
Dimensional request for the fountain to be located in the front yard.

3230 Chestnut Run Dr. – Dimensional request for a retaining wall exceeding the permitted height and located 1 ft. from the side yard lot line.



2369 Franklin Rd. – Dimensional request for a secondary ground sign encroaching into the front yard setback.

6450 Telegraph Rd. – Dimensional request to allow off-street parking located more than 300 ft. from the site and for two secondary ground signs encroaching into the front yard setbacks.

6447 Inkster Rd. – Dimensional request for a regulated use to encroach into the setbacks from a residentially zoned district, a school property, and a church.

Lot Split

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

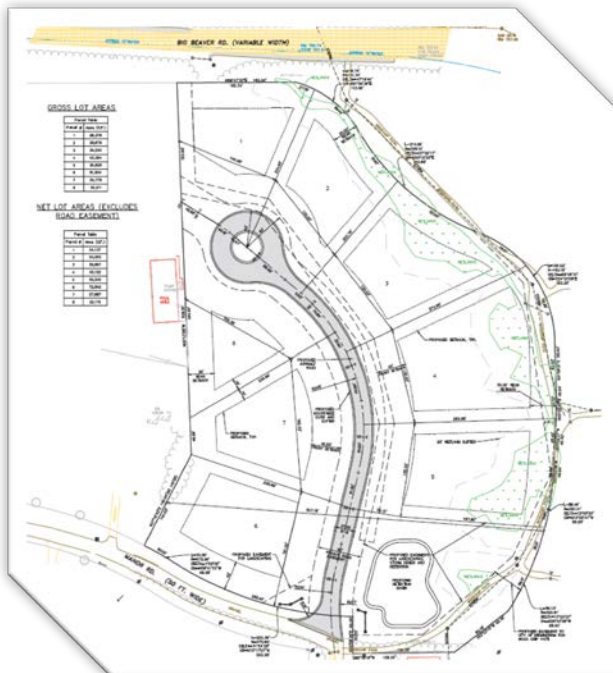
The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving 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 was two lot split applications in 2016.

6/15/16

1250 Kensington Rd. – Lot Split and Revised Site Plan for Academy of the Sacred Heart

12/12/16

350 W. Big Beaver Rd. and 325 Manor Rd. – Lot Split Request



Section 2 ~ Goals of 2016

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.

Action List 2016

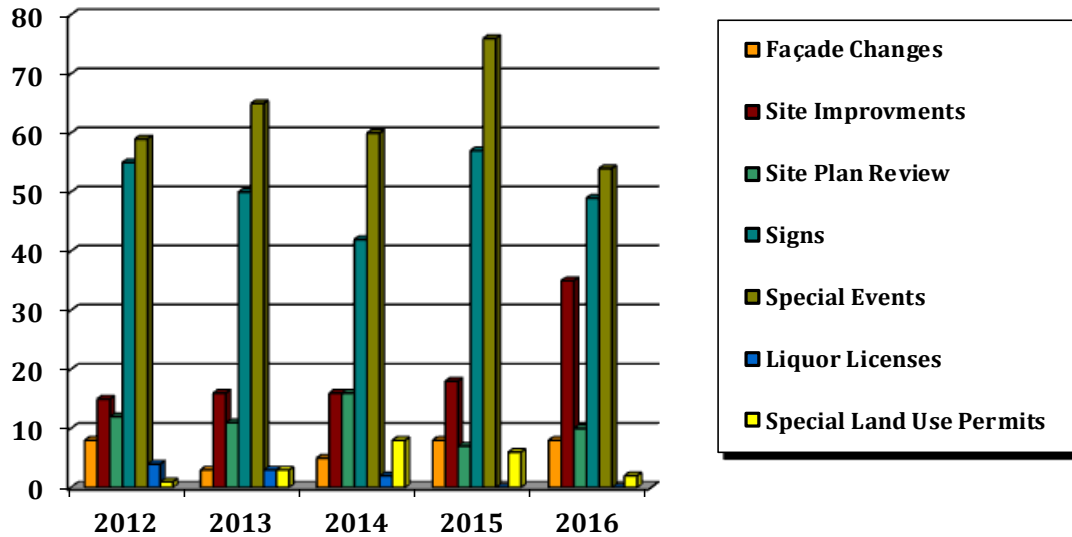
Ongoing Items

- Preparation of a market place assessment and land use study for the South Boulevard and Squirrel Road area in response to a multiple family and commercial development proposal.
- 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.
 - 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

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

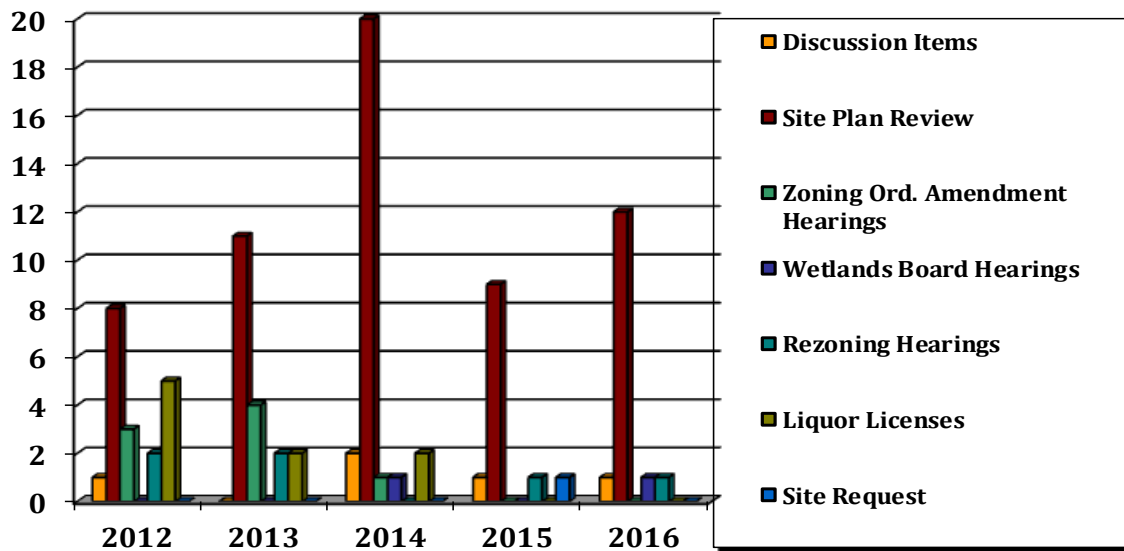
Design Review Board Comparisons



Design Review Board	2012	2013	2014	2015	2016
Façade Change	8	3	5	8	8
Site Improvements	14	16	16	18	35
Site Plan Review	12	11	16	7	10
Signs	51	50	42	57	49
Special Events	*59	65*	60*	76*	54*
Liquor Licenses	4	3	2	0	0
Special Land Use Permits	1	3	8	6	2
Yearly Totals	149	161	149	172	158

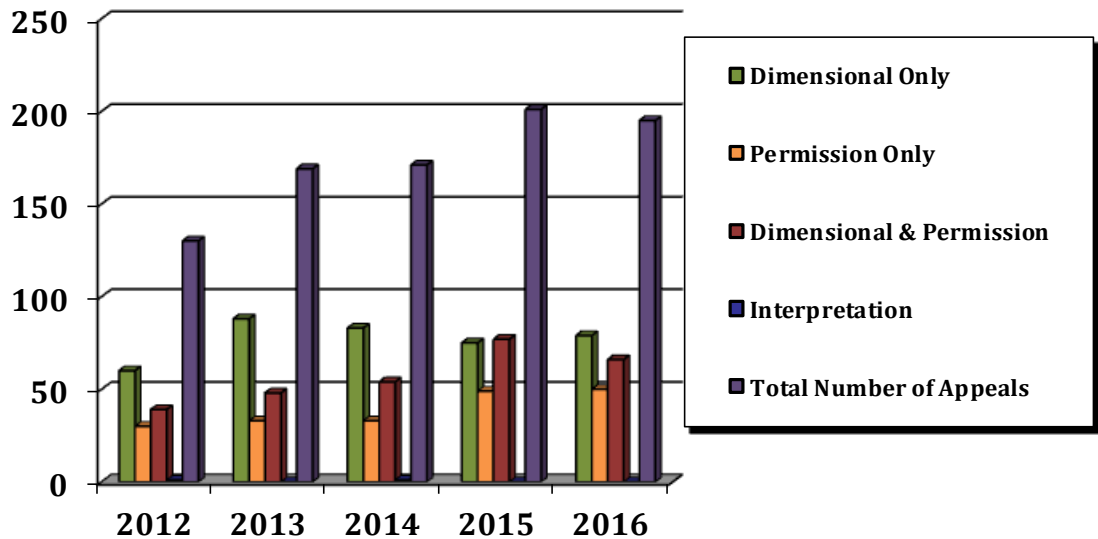
**Includes reoccurring or minor event permits.*

Planning Commission Comparisons



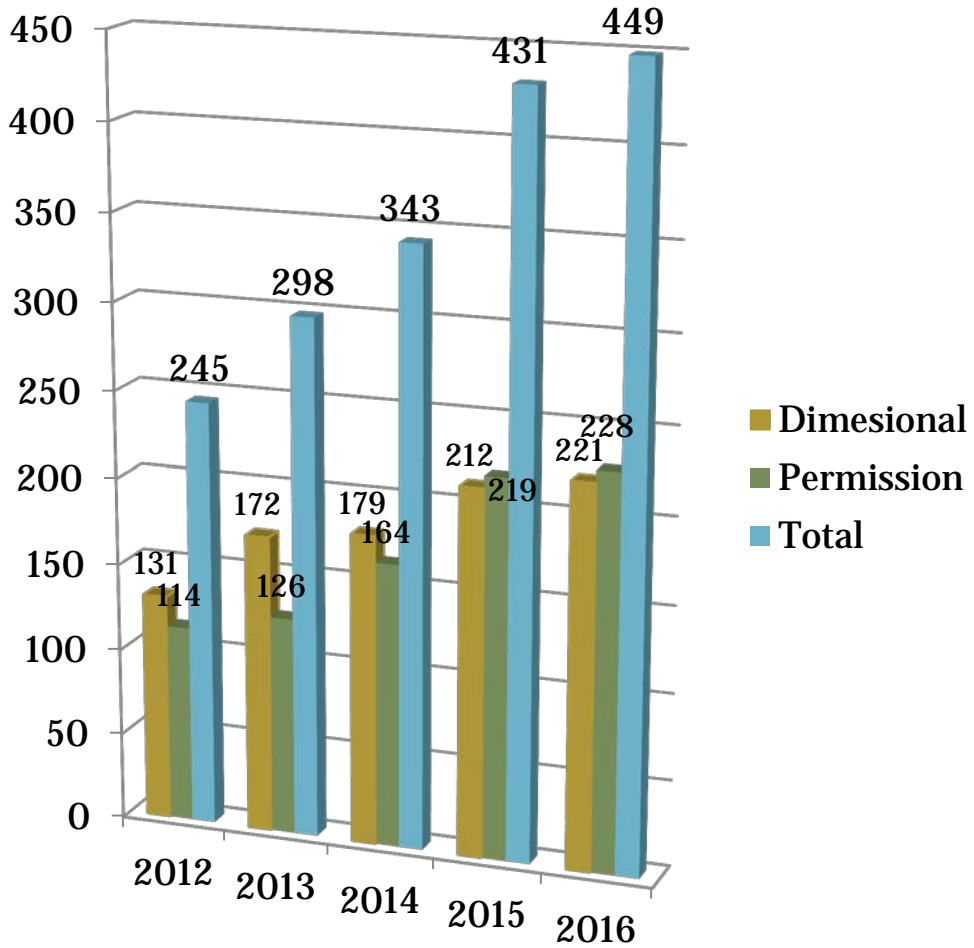
Planning Commission	2012	2013	2014	2015	2016
Discussion Items	1	0	2	1	1
Site Plan Review	8	11	20	9	12
Public Hearings					
Zoning Ord. Amendments	3	4	1	0	0
Wetlands Board Hearings	0	0	1	0	1
Rezoning Hearings	2	2	0	1	1
Liquor License Hearings	5	2	2	0	0
Utility Pole	0	0	0	1	1
Site Request	0	0	0	1	0
Yearly Totals	19	19	26	13	16

Zoning Board of Appeals Comparisons

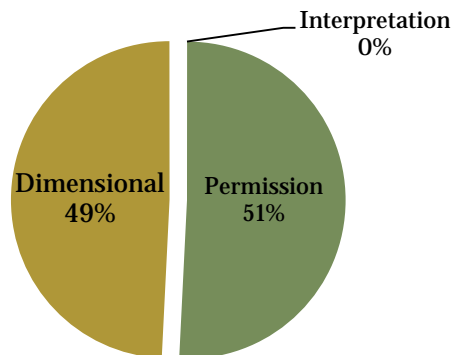


Zoning Board of Appeals	2012	2013	2014	2015	2016
Properties requesting Dimensional Variance	60	88	83	75	80
Properties Seeking Permission request	30	33	33	49	55
Properties requesting both Dimensional & Permission request	39	48	54	77	65
Interpretation requests	1	0	1	0	0
Number of requests on Agendas	130	169	171	201	200

Zoning Board of Appeals Comparisons Continued



Items



Attendance Records 2016

Design Review Board	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Leo Savoie	5	5	3	5	18
Dan Devine	6	7	4	5	22
Brian Kepes	0	0	0	5	5
Jan Roncelli	4	7	4	5	20
Corinne Khederian – alternate	1	0	0	0	1
Neal Barnett - alternate	1	1	0	0	2

Planning Commission / Wetland Board	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Dr. Thomas Petinga	3	5	1	1	10
Jeff Salz	3	5	0	2	10
Neal Barnett	3	5	1	2	11
Richard Mintz	3	4	1	2	10
Richard Atto	3	4	1	2	10
Bruce Selik	1	4	1	2	8
Lisa Seneker	2	3	0	2	7

Attendance Records 2016 ~ Continued

Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Robert E. Taylor	3	2	3	3	11
David Buckley	2	2	2	3	9
James Aldrich	3	3	1	3	10
Lisa Seneker	2	2	1	2	7
Brian Henry	2	2	1	3	8
Carol Rosati	2	3	3	3	11
Tracy Leone	3	3	3	3	12
Pamela Williams-alternate	2	3	2	1	8
Justin Winkelman-alternate	2	2	3	0	7