



BLOOMFIELD TOWNSHIP

PLANNING DIVISION 2012 ANNUAL REPORT



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

Robin Carley, Development Coordinator

Kristi Thompson, Planning/Building Clerk

Patricia Bakken, Planning Clerk



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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 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 for review and approval, if necessary. Twenty-one Design Review Board meetings were held in 2012.

Design Review Board Members

Leo Savoie, Township Supervisor

Dan Devine, Township Treasurer

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 PM in the Township auditorium.

Role of the Planning Commission

In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Eleven Planning Commission meetings were held in 2012.

Planning Commission Members

Dr. Scot Goldberg, Chairman

Jeff Salz, Vice Chairman

Neal Barnett

Richard Mintz

Dr. Thomas Petinga

William Stark (through May 2012)

Lisa Seneker

ZONING BOARD OF APPEALS



Meeting Schedule

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

Role of The Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2012.

Zoning Board of Appeals Members

Robert E. Taylor, Chairman

James Aldrich, Vice Chairman

David Buckley

Lisa Seneker

Brian Henry

Carol Rosati

Tracy Leone

Justin Winkelman, Alternate

Pamela Williams, Alternate

SECTION 1

ACCOMPLISHMENTS OF 2012



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.

DESIGN REVIEW BOARD ACCOMPLISHMENTS

The following lists include submittals from January to December:

Façade Changes

01/04/12

- 42874 Woodward Ave. - Rusty Bucket - New Awnings
- 360 Enterprise Ct. - AT & T Mobility - New Doors

07/26/12

- 4135 W. Maple Rd. - Maple Theater - Façade Revision
- 6536 Telegraph Rd. - Trader Joe's - Front / Rear Elevations

08/15/12

- 4135 W. Maple Rd. - Maple Theater - Façade Revision



- 6536 Telegraph Rd. - Trader Joe's - Front / Rear Elevations

11/07/12

- 6536 Telegraph Rd. - Trader Joe's - Awnings
- 4145 W. Maple Rd. - Bloomfield Plaza / Vacant Bank Building - Façade

Site Improvements

02/15/12

- 1976 Telegraph Rd. - Carl's Golfland - Tee Stall Enclosures
- 43333 Woodward Ave. - Kingswood Plaza - Demolition of vacant bank building

03/14/12

- 4069 Telegraph - Bloomfield Village Square - New Store Front
- 40 E. Square Lake Rd. - Tim Horton's - Landscape Revisions

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

(Site Improvements Continued)

04/04/12

- 2244 Franklin Rd. - 4 Paws Community Center - Fence

04/18/12

- 1507 Telegraph Rd. S. - urbanscapesdetroit - Gates



06/20/12

- 2480 W. Maple Rd. - Chase Bank - ATM / Dumpster Relocation
- 42967 Woodward Ave. - Qdoba Mexican Grill - Concrete Patio

07/18/12

- 411S. Fox Hills Dr. - Fox Hills Condominiums - Dumpster Enclosures

07/26/12

- 4151 W. Maple Rd. - Fire Station No. 3 - Privacy Fencing

08/15/12

- 2244 Franklin Rd. - Four Paws - Fencing
- Devon Square Condominiums - Walls / Landscaping

09/18/12

- 4145 W. Maple Rd. - Maple Theater - Parking Lot Renovations

12/05/12

- 6536 Telegraph Rd. - Trader Joe's - Cart Enclosure

Signs

01/04/12

- 2448 Franklin Rd. - Bloomfield Salon - Wall Sign

01/18/12

- 42651 Woodward Ave. - Seaver Title Company - Wall Sign
- 3617 W. Maple Rd. - LaVida Massage - Wall Sign
- 3643 W. Maple Rd. - Perfect Expressions - Wall Sign
- 3120 South Blvd. - Fifth Third Bank - Ground Sign / Wall Sign

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

(Signs Continued)

02/01/12

- 2520 Telegraph Rd. - Henry Ford Medical Center - Ground Sign
- Colberry Hills Association - Subdivision Entry Signs

02/15/12

- 1727 Telegraph Rd. - Roadside B & G - Signage

03/07/12

- Sandalwood Subdivision - Ground Signs
- 42967 Woodward Ave. - Qdoba Mexican Grill - Wall Sign



- 2145 Telegraph Rd. - Five Below - Wall Sign
- 6420 Telegraph Rd. - L A Fitness - Wall Sign
- 1611 Opdyke Rd. - Dr. Barry P. August - Wall Sign

03/14/12

- Eastover Estates Subdivision - Ground Signs
- 2053 Telegraph Rd. - Better Health Market - Wall Sign

04/04/12

- 1619 Opdyke Rd. - Subway - Wall Sign
- 1551 Opdyke Rd. - Wine Mart/Bloomfield Hills Center - Wall Sign
- 1539 Opdyke Rd. - Medi Mart/Bloomfield Hills Center - Wall Sign
- 3611 W. Maple Rd. - Verizon Wireless - Wall Sign
- 1277 W. Square Lake Rd. - Joseph Dedvukaj Firm, PC - Wall Sign
- 3965 Telegraph Rd. - Bloomfield Hills Weight Loss - Wall Sign
- 4062 W. Maple Rd. - Bloomfield Pet Services - Wall Sign
- 4066 W. Maple Road - DePorre Veterinary Hospital - Wall Sign
- 2145 S. Telegraph Rd. - Five Below - Wall Sign

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

(Signs Continued)

04/18/12

- 37100 Woodward Ave. - Level One Bank - Wall Sign



- 43121 Woodward Ave. - The Medical Pharmacy - Wall Sign
- 1507 Telegraph Rd. S. - urbanscapesdetroit - Wall Sign

05/02/12

- 2066 Franklin Rd. - G. M. Eaton - Temporary Sign - Wall Signs
- 1275 W. Square Lake Rd. - Farm Bureau Insurance - Wall Sign
- 37000 Woodward Ave. - Eddie Merlot's - Ground / Wall Signs
- 4050 W. Maple Rd. - Kumon Learning Center - Wall Sign
- 2520 S. Telegraph Rd. - Henry Ford Medical Center - Ground Sign

05/16/12

- 6602 Telegraph Road - SVS Vision - Bloomfield Plaza Wall Sign



06/06/12

- 42996 Woodward Ave. - GNB Optical - Ground Sign
- 1617 Opdyke Rd. - Hungry Howie's - Wall Sign

06/20/12

- 3681 W. Maple Rd. - Huntington Bank - Wall Sign

07/18/12

- 1900 Telegraph Rd. - Norman Yatooma & Associates - Wall Sign
- 1651 Telegraph Rd. - Dick Scott Vehicles Sales - Ground Sign
- 2242 Telegraph Rd. - USDI / Keller & Avadenka - Wall Sign
- 3941 Telegraph Rd. - Antiques Arts & Beyond - Wall Sign

08/15/12

- 2418 Franklin Rd. - Metro PCS - Wall Sign

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

(Signs Continued)

09/05/12

- 6608 Telegraph Rd. - Bagger Dave's - Wall Sign



- 1717 Telegraph Rd. - Bloomfield Construction - Wall Sign

10/03/12

- 1501 Opdyke Rd. - Mobil Gas / A Star - Wall Sign
- 2207 Telegraph Rd. - GNC - Wall Sign
- 4135 W. Maple Rd. - Maple Theater / Great Lakes Coffee - Wall Signs

10/17/12

- 6536 Telegraph Rd. - Trader Joe's - Wall Sign
- 2063 Telegraph Rd. - The Tile Shop - Wall Sign



- 2222

12/05/12

- 4135 W. Maple Rd. - Maple Theater - Wall Displays
- 4062 W. Maple Rd. - Bloomfield Pet Grooming - Wall Sign
- 4066 Telegraph Rd. - Lifetime Fitness - Wall Signs

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

Special Events

01/04/12 and 01/18/12

- 1645 Telegraph Rd. - Motor City Power Sports - Temporary Signage

02/15/12

- 40 E. Square Lake Rd. - Tim Horton's - Grand Opening

03/14/12

- Covington School - 1525 Covington Rd. - Fundraiser Walk

04/04/12

- 4200 Quarton Rd. - BHMS - Charity Fun Run
- 3611 W. Maple Rd. - Bloomfield Common - Seasonal Outdoor Dining
- 1619 Opdyke Rd. - Subway - Seasonal Outdoor Dining

04/18/12

- 1727 Telegraph Rd. - Roadside Bar and Grill - Seasonal Outdoor Seating
- 4200 Quarton Rd. - BHMS - Charity Fun Run

05/02/12

- 2067 Telegraph Rd. - Performance Bicycle - Outdoor Tent Sale

05/16/12

- 6869 Franklin Road - St. Owen Church 50th Anniversary Picnic Celebration

06/06/12

- 3951 W. Maple Rd. - Oakland Hills Country Club Michigan Amateur and Seasonal Parking
- 2101 S. Telegraph Rd. - K-Mart/Sears - Jake's Fireworks Event
- 4200 Telegraph Rd. - Bloomfield Township Hall - Digital Bookmobile



06/20/12

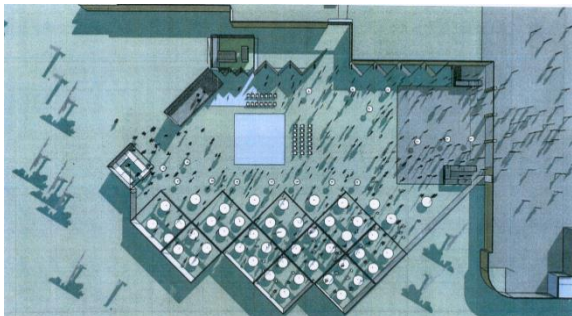
- 555 Hulet Dr. - Hubbell, Roth & Clark - GM / Charity Event
- 42967 Woodward Ave. - Qdoba Mexican Grill - Grand Opening
- 42967 Woodward Ave. - Qdoba Mexican Grill - Outdoor Seating

DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

(Special Event Continued)

07/18/12

- 43816 Woodward Ave. - St. George Greek Orthodox Church - Ya'ssoo Festival



09/18/12

- 37000 Woodward Avenue - Eddie Merlot's - Seasonal Outdoor Seating

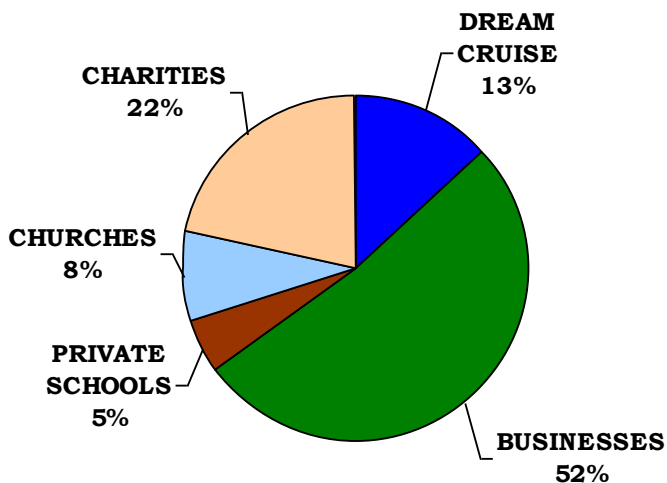
10/03/12

- 4200 Andover Rd. - Lupus Foundation of America - Charity Run
- 3003 W. Maple Rd. - Detroit Country Day - Temporary Signage
- 3600 Bradway Blvd. - Detroit Country Day - Temporary Signage

10/17/12

- 3607 W. Maple Rd. - Café ML - Seasonal Outdoor Seating

2012 Special Event Percentages



DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



Rezoning Requests

04/18/12

- 2510 / 2520 Telegraph Rd. - New Construction - Retail Center

06/06/12

- 4145 W. Maple Rd. - Bloomfield Plaza - Rezoning

09/18/12

- Bloomfield Plaza Shopping Center - Parking Lot Reconfiguration and Rezoning Request

11/07/12

- 2510 - 2520 Telegraph Rd. - Tel-Square - Office / Retail Development

Special Land Use Permits

- 1822 Fox River Dr. - Fox Hills Swim Club-Annual permit.

Site Plan Review

03/14/12

- 4135 W. Maple Rd. - Maple Theater - Addition / Renovations

04/18/12

- 1651 Telegraph Rd. S. - Motor City Sports - Automobile Sales
- 2510 / 2520 Telegraph Rd. - New Construction - Retail Center

05/02/12

- Telegraph Road & Long Lake Road - Medical / Office / Retail - New Construction

05/16/12

- 6608 Telegraph Road - Bagger Dave's - Bloomfield Plaza Class C/Tavern Liquor License

06/06/12

- 3611 (3607) W. Maple Rd. - ML Restaurant - Class C Liquor License with Outdoor Seating



- 4145 W. Maple - Bloomfield Plaza - Canopy / Drive-Through

DESIGN REVIEW BOARD ACCOMPLISHMENTS

(Site Plan Review Continued)

09/18/12

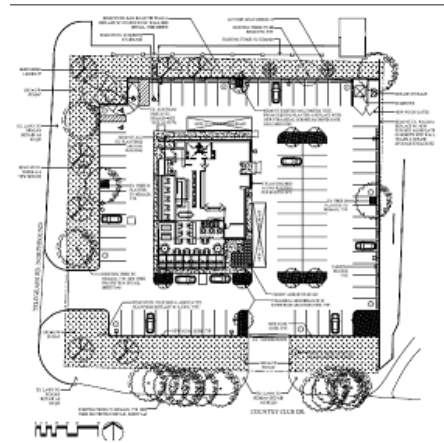
• Bloomfield Plaza Shopping Center - Revised Site Plan / Parking Lot Reconfiguration and Rezoning Request

• 37000 Woodward Avenue - Eddie Merlot's - Special Land Use Restaurant with a Class C License

11/07/12

• 2510 - 2520 Telegraph Rd. - Tel-Square - Office / Retail Development

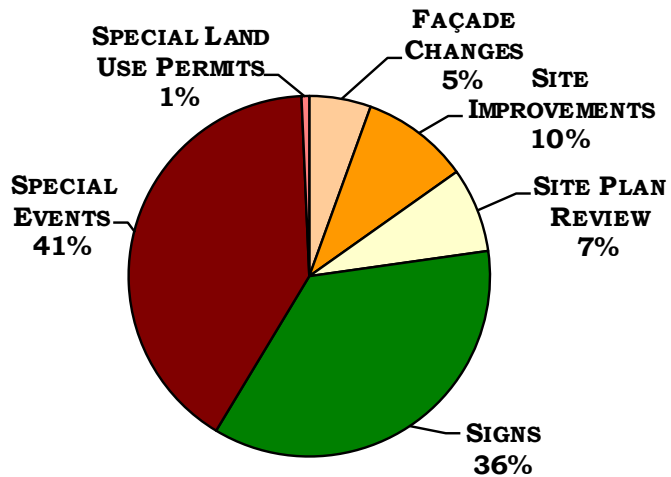
• 6675 Telegraph Rd. - MEX - Restaurant with a Class C Liquor License



12/05/12

• 4066 Telegraph Rd. - Lifetime Fitness - New Construction

2012 Design Review Board Percentages



PLANNING COMMISSION ACCOMPLISHMENTS

The following lists submittals from January to December 2012:

General Business

04/02/12

- Election of Officers
- 2011 Planning Commission Annual Report

Site Plan Review

04/02/12

- 4135 W. Maple Rd. - Maple Theater - Special Use with a Class C License

05/09/12

- 1645-1661 S. Telegraph Rd., Motor City Sports, Vehicle Sales

05/21/12

- 4066 - 4136 Telegraph Rd. - A. Jonna - New Medical Office / Retail Development

06/04/12

- 6608 Telegraph Rd. - Bagger Dave's Restaurant - Special Use with a Class C License

06/18/12

- 3611 (3607) W. Maple Rd. - Restaurant (Café) ML - Special Use Request / Class C Restaurant

10/01/12

- 37000 Woodward Ave. - Eddie Merlot's - Special Use Request / Class C Restaurant

11/19/12

- 6675 Telegraph Rd. - MEX - Special Use Request / Class C Restaurant

12/17/12

- 4066 - 4136 Telegraph Rd. 4145 - 4151 Dublin Dr. - Executive Lifetime Athletic Club - New Construction



PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED



Study Sessions

There were no study sessions held in 2012.

Public Hearings

05/09/12

- Proposed Amendments to the Zoning Ordinance - Cinemas with a Class C License

07/16/12

- Proposed Amendments to the Zoning Ordinance - Rezoning from O-1, Office, to B-2, Community Business, a portion of the Bloomfield Plaza Shopping Center known as 4145 W. Maple Rd.

11/19/12

- Proposed Amendments to the Zoning Ordinance - Rezoning from O-1, Office, to OR-1, Office Retail, to accommodate a new office retail center at the southwesterly corner of Telegraph Road and W. Square Lake Road. (2510 - 2520 Telegraph Road)

Discussion Items

12/3/12

- Master Plan Update - 5 Year Review

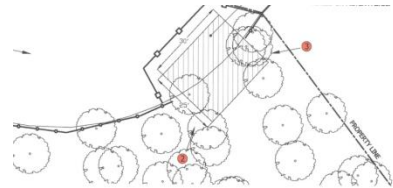


ZONING BOARD OF APPEALS ACCOMPLISHMENTS

The following lists includes submittals from January to December 2012:

01/10/12

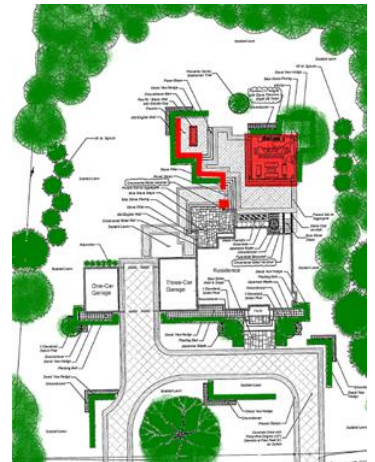
- 4525 Lakeview Ct. - Permission request for an accessory use/structure, dog containment fencing. Dimensional variance for the enclosure in side yard and the tennis court area to be less than 25' from the rear property line.
- 1421 Lochridge Rd. - Dimensional variance for sandy beach area at the water's edge, encroaching into the natural features setback.



- 6939 Meadowlake Rd. - Permission request for an accessory structure, a free-standing deck. Dimensional variance for encroaching into the natural features setback.
- 2157 Telegraph Rd. - Dimensional variance for the wall sign logo for the Ulta Beauty store.

02/14/12

- 1414 Lenox Rd. - Permission request for an accessory structure, outdoor kitchenette, pavilion with recessed lighting in the ceiling, and fire pit surrounded by a seat wall connected to 4 ft. high piers, with additional lighting.



- 3905 Quarton Rd. - Dimensional variance for garage addition encroaching 5 ft. into the front yard setback.
- 4547 Kiftsgate Bend - Permission request for an accessory structure, pool structure.
- 3280 Bradway Blvd - Permission request for an accessory use/structure, ice rink and two lighted masonry piers with decorative metal gates. Dimensional variance for the piers with gates to be located in the front yard.
- 984 Waddington Rd. - Dimensional variance for second story addition over the existing garage encroaching 1 ft. into the side yard setback.
- 3699 W. Bradford Dr. - Permission request for an accessory structure, gazebo and hot tub.
- 4755 Walnut Lake Rd. - Permission request for an accessory structure, an art studio. Dimensional request to be 18 ft. high and located 8 ft. from side lot line.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED



03/13/12

- 6405 Telegraph Rd. - Interpretation of the Zoning Code of the Charter Township of Bloomfield, Section 42-3.1.9, relating to the allowable uses in the O-1, to determine whether the use engaged in by the applicant's tenant, the Renaissance Spa, conforms to such allowable uses.
- 5035 Brookdale - Permission request for an accessory use/structure, tennis court with lighting and two art sculptures. Dimensional variance for art sculpture to be located in the front yard and tapering fence with a max height 10 ft. at each end of the tennis court.
- 3634 Roland Dr. - Dimensional request for air-conditioning unit, encroaching 3 ft. into the side yard setback.
- 3277 Chestnut Run Dr. - Permission request for an accessory structure, hot tub.
- 3849 Glen Falls Dr. - Permission request for an accessory structure, lighted masonry piers. Dimensional request for the piers to be located in the front yard.
- 6630 Castle Dr. - Dimensional request for farm, three chickens (hens) to be on a 1.23 acre site.
- 1727 Telegraph Rd. - Dimensional request for a wall and canopy sign.

04/10/12

- 5865 Wingcroft Ct. - Postponed until May 15, 2012, per applicant's request.
- 2580 Lahser Rd. - Dimensional request for 6 ft. high wooden fencing.
- 7400 Telegraph Rd. - Dimensional request ground mounted fixtures up-lighting the façade.

05/15/12

- 5865 Wingcroft Ct. - Permission request for an accessory use, dog containment. Dimensional request to enclose a portion of the rear yard, 3 ft. from the northerly side property with 4 ft. high black vinyl fencing and 6 ft. high wooden fencing.
- 2580 Lahser Rd. - Dimensional request for 6 ft. high wooden fencing.
- 1851 Crosswick Rd. - Dimensional request for renovation the existing attached garage and second floor, encroaching a maximum of 6.33 ft. into the front yard setback and enlarge the existing front porch, encroaching 5.25 ft. into the front yard setback.



ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(05/15/12 continued)

- 1345 Ashover Ct. - Permission request for an accessory structure, gazebo.
- 3418 Westchester Rd. - Permission request for an accessory use, sports court / ice rink. Dimensional request for the front yard sports court / ice rink.
- 4375 Echo Rd. - Dimensional request for the front porch to encroach 5 ft. in the front yard.
- 1020 Greentree Rd. - Permission request for an accessory use, dog containment. Dimensional request to locate the fence on the rear property line.
- 3105 Woodcreek Way - Dimensional request for a 6 ft. wooden privacy fence.
- 5340 Woodlands Est. Dr. - Dimensional request for a patio stairway to encroach 3 ft. into the side yard setback.
- 3610 South Blvd. - Dimensional request for a both 5 ft. and 6 ft. fencing with a portion located in the front yard.
- 388 N Glengarry Rd. - Dimensional request for the second story addition to encroach 9 ft. and the porch to encroach 16.5 ft. in the front yard setback.
- 6301 Sheringham Rd. - Dimensional request for the garage to encroach 9.5 ft. in the side yard.
- 1619 Opdyke Rd. - Dimensional request for a secondary wall sign.
- 37000 Woodward Ave. - Dimensional request for two wall sign, a blade and canopy sign exceeding the max. 10 sq. ft., and a ground sign located 12 ft. from both Woodward Ave. and Big Beaver Rd.



06/12/12

- 1640 Dell Rose Dr. - Permission request for an accessory structure, entry piers and gates. Dimensional request for 6 ft. gates with masonry piers to locate in the front yard and encroach 18.5 ft. in the natural feature setback.

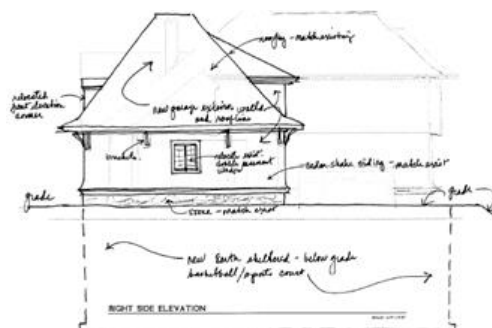


- 5310 Hollow Dr. - Dimensional request for an generator located in the secondary front yard.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(06/12/12 continued)

- 366 S. Glengarry Rd. - Permission request for an accessory use, dog containment. Dimensional request for the fencing to be in the side and rear yard on the property lines.
- 529 Pineway Cir. - Permission request for an accessory structure, outdoor oven.
- 982 Rock Spring - Permission request for an accessory structure, dog containment. Dimensional request the enclosure to be in the rear and side yard and a deck to encroach 9 ft. into the rear yard.
- 6355 Wing Lake Rd. - Dimensional request for an addition to encroach 4.5 ft. in the front and 7 ft. in the side yard setback.
- 6175 Thurber Rd. - Dimensional request for an addition to encroach 3.5 ft. in the side yard setback.
- 2753 Turtle Lake Dr. - Dimensional request for below grade sports court to encroach 9 ft. in the side yard setback.



- 2520 S Telegraph Rd - Dimensional request for 47 sq. ft. ground sign located 6 ft. from the front property line.
- 4066-4136 Telegraph and 4145-4151 Dublin Dr. - Dimensional request for the addition to encroach 10 ft. in the side yard setback, parking to encroach in both the side and front yard setback, 11 ft. height variance for the new building and 7.7 ft. for the parapet, landscape plantings within 4 ft. of property line.



ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

07/10/12

- 1705 Winthrop Rd. - Permission request for an accessory structure, detached garage.
- 1675 Dell Rose Dr. - Dimensional request for additions and air-conditioning unit encroaching between 4.5-7 ft. into the side yard setbacks.
- 2715 Hunters Hill Rd. - Permission request for an accessory structure, gas fire pit.
- 2316 Greenlawn Ave. - Permission request for an accessory use, dog containment. Dimension request for 6 ft. fence located in the secondary front yard.
- 1351 Kirkway Rd. - Permission request for an accessory use/structure, retain a gazebo and brick paver circular driveway with demolition of existing home.
- 5698 Forman Dr. - Dimensional request for a stand-by generator located in the secondary front yard.
- 3275 S Bradway Blvd. - Permission request for an accessory structure, masonry grill.
- 3555 Wooddale Ct. - Dimensional request for a second story addition encroaching 4.5 ft. in the side yard and two-story addition encroaching 5 ft. in the rear yard setback.
- 873 N Cranbrook Rd. - Permission request for an accessory structure, pergola with masonry piers and fireplace.



- 3456 Franklin Rd. - Permission request for an accessory structure/use, a boathouse and a boulder retaining wall, circular driveway in the front yard, fencing along the northerly property line, wood timber retaining wall, wood timbers and beach area at the water's edge to retain with demolition to the existing home.
- 6086 Rocky Spring Rd. - Permission request for an accessory structure, hot tub. Dimensional request to located on a proposed deck partially located in the secondary front yard.
- 800 Ivy Ln. - Dimensional request for a two-car garage addition to encroach 2 ft. in the front yard and 2.2 ft. in the side yard setback.
- 5565 Woodland Pass - Dimensional request for a 6 ft. fence to be located in the secondary front yard.
- 3941 Quarton Rd. - Permission request for an accessory structure, gazebo. Dimensional request for the total 19 ft. from natural grade to top of gazebo.
- 7119 Lindenmere Dr. - Dimensional request for fill dirt to encroach 25 ft. in the natural feature setback.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(07/10/12 continued)

- 5787 Sutters Ln. - Dimensional request for a 6 ft. fence.
- 1988 Crosswick Rd. - Dimensional request for a fence located in the secondary front yard.
- 750 W. Long Lake Rd. - Dimensional request for two air-conditioning units located in the secondary front yard.
- 37100 Woodward Ave. - Dimensional request for additional signage: secondary wall sign, drive-up canopy and three directional signs increasing the overall square footage of the tenant signage to 115.5 square footage.
- 43996 Woodward Ave. - Dimensional request for an ground sign to be located 9 ft. from the Woodward Ave. and 7 ft. from Bloomfield Blvd.

08/14/12

- 1911 Wakerobin Dr. - Permission request for an accessory structure, retaining wall. Dimensional request for 7 and 7.5 ft. high walls within 8 ft. of the property line.
- 4400 Dorian Dr. - Permission request for an accessory structure, gazebo. Dimensional request to locate 7 ft. from the side property line.
- 862 E. Glengarry Cir. - Dimensional request for an addition to encroach 4 ft. in the front and 17.5 ft. into the rear yard setback.



- 1100 E. Glengarry Cir. - Permission request for an accessory structure, piers with gate. Dimensional request for pier with gates to be located in the side yard.
- 635 Half Moon Rd. - Dimensional request for an addition encroaching 5 ft. in the front yard setback.
- 2025 Quarton Rd. - Permission request for an accessory structure, gate. Dimensional request for 6 ft. fencing the rear yard and 4 ft. fence with gates to be located in the front yard.
- 6804 Vachon Dr. - Dimensional request for a generator to encroach 3 ft. into the side yard setback.
- 737 Kensington Ln. - Dimensional request for an addition to encroach 1 ft. in the side yard.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(08/14/12 continued)

- 3341 Westchester Rd. - Permission request for an accessory structure, play structure. Dimensional request for the play structure to be located in the secondary front yard.
- 1237 Lone Pine Rd. - Permission request for an accessory use / structure, retaining wall, deck enclosed hot tub and above ground pool. Dimensional request for 4 ft. retaining wall and to locate the play structure 15.5 ft. from rear property line and 13.5 ft. from side property line. Removed above-ground pool with decking encroaching into the rear yard from this request.
- 4151 W. Maple Rd. - Dimensional request for 6 ft. privacy fence.
- 1651 Telegraph Rd. - Dimensional request for 40 sq. ft. ground sign exceeding the 32 sq. ft. max. and encroaching 15 ft. into the front setback.



- 3681 W. Maple Rd. - Dimensional request for the proposed logo exceeding 5 percent of the total sign area.
- 1507(9) Telegraph Rd. S. - Permission request for accessory structure, gates. Dimensional request for the gates and fencing to be located in a front yard.

09/11/12

- 1330 Oxford Rd. - Permission request for accessory structure, a landscape wall. Dimensional request for the landscape wall location in a front yard.
- 6645 Meadowlake Rd. - Permission request for an accessory use / structure, sports court with fencing/netting, masonry fireplace, outdoor kitchenette, and pergola with masonry piers.
- 1237 Lone Pine Rd. - Permission request for an accessory use / structure, deck enclosed hot tub, retaining wall. Dimensional request to encroach in the side and front setbacks with a 4 ft. retaining wall and to locate the play structure 15.5 ft. from rear property line and 13.5 ft. from side property line.
- 4540 Stony River Dr. - Permission request for an accessory structure, play structure. Dimensional request for a play structure located 8 ft. from the rear property line.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(9/11/12 continued)

- 117 S. Williamsbury Rd. - Dimensional request for a 6 ft. and 4 ft. fence located in the secondary front yard.



- 2688 S. Indian Mound - Permission request for an accessory structure, outdoor fireplace.
- 2575 Kentmoor Rd. - Permission request for an accessory structure, shed.
- 2774 Turtle Lake Dr. - Permission request for an accessory structure, pergola with an outdoor kitchenette.
- 1920 S. Hammond Lake Dr. - Removed at the petitioner's request.
- 650 South Hills Rd. - Permission request for an accessory structure, gazebo. Dimensional request for the overall height to be 16 ft., exceeding the 14 ft. max..
- 3947 Quarton Rd. - Permission request for an accessory structure, hot tub and water feature. Dimensional request for the hot tub to be located 11 ft. 7 in. from the rear property line and the water feature to be located 6 ft. from the rear property line.
- 1500 Forest Ln. - Permission request for an accessory structure, detached garage. Dimensional request for the garage to be 27 ft. 4 in. high.
- 4797 Apple Grove Ct. - Dimensional request for a stand-by generator to be located in the secondary front yard.
- 6430 Apple Grove Ct. - Dimensional request for a stand-by generator to be located in the secondary front yard.
- 4890 Ballantrae Rd. - Permission request for an accessory structure; stone statue, 4 lighted piers, and stone fountain with statue. Dimensional request for the stone statue to be located 13 ft. from the side and rear property lines.
- 1900 S. Telegraph Rd. - Dimensional request for a secondary wall sign.

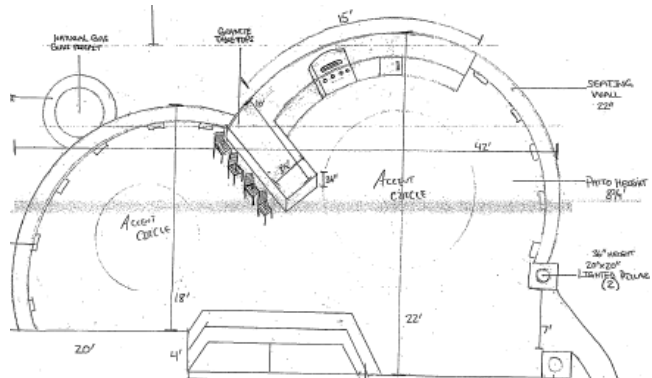
10/09/12

- 1594 Apple Ln. - Dimensional request for a proposed generator encroaching 6 ft. into the side yard setback.
- 3926 Oakland Dr. - Permission request for an accessory structure, fireplace.
- 4851 Ardmore Dr. - Permission request for an accessory structure, hot tub and fire pit. Dimensional request for the fire pit to encroach into the 10 ft. into the natural features setback.
- 4348 Geisler's Ct. - Permission request for an accessory structure, two trellis. Dimensional request for the trellis to be located in the front yard and 3 ft. addition encroachment in the front yard.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(10/09/12 continued)

- 2025 Quarton Rd. - Permission request for an accessory structure, two piers with lighting and storage area with trellis. Dimensional request for the piers to be located in the front yard and the permanent storage area with trellis exceeding 6 ft. in height.
- 1100 Glengarry Cir E. - Permission request to add lights to previously approved piers. Dimensional request for lights to be located in a side yard.
- 3280 Bradway Blvd. - Permission request for an accessory use/structure, ice rink.
- 185 Westwood Dr. - Dimensional request for a new home to encroach 6 ft. into the side yard and 2 ft. in the rear yard setback.
- 3550 Wooddale Ct. - Dimensional request for a air-conditioning unit encroaching 4 ft. into the side yard.
- 6320 Worlington Rd. - Permission request for an accessory structure, four piers. Dimensional request for the piers with a fence to be located in the front yard.
- 5070 Deep Wood Rd. - Permission request for an accessory structure, shed. (Removed dimensional request to encroach 6 ft. into the side yard setback)
- 750 W. Long Lake Rd. - Permission request for an accessory structure, four piers, gas fire pit and outdoor kitchenette with a seating area. Dimensional request for two piers to be located in the front yard.



- 4145 W. Maple Rd. - Dimensional request for encroachment in the front parking setback.

11/13/12

- 1507 Tannahill Ln. - Permission request for an accessory structure, hot tub. Dimensional request for an air-conditioning unit to be located in the secondary front yard.
- 6154 Lantern Ln. - Permission request for an accessory structure, tree house.

ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(11/15/12 continued)

- 430 Eileen Dr. - Permission request for an accessory structure, piers. Dimensional request for the piers to be located in the front yard.



- 700 Yarmouth Rd. - Dimensional request for an air-conditioning unit to encroach 6 ft. into the side yard setback.
- 755 Waddington Rd. - Permission request for an accessory use/structure, ice rink.
- 4835 Wye Oak Rd. - Permission request for an accessory use, dog containment fencing. Dimensional request for enclosure to be located 1 ft. from side and rear property lines.
- 1831 Golf Ridge Dr. S - Permission request for an accessory use/structure, ice rink. Dimensional request to located the ice rink in the front yard.
- 7174 Old Mill Rd. - Permission request for an accessory structure, shed.
- 1501 Opdyke Rd. - Dimensional request for a secondary sign with the logo exceeding the 5 percent of the wall sign.
- 1717 Telegraph Rd. S - Dimensional request for a secondary sign.

12/11/12

- 1200 Lake Pl. - Dimensional request for the invisible fence to be located 9 ft. from the front, 4 ft. from the side and 14 ft. from the rear property lines.
- 871 Harsdale Rd. - Permission request for an accessory structure, seat walls, piers and pergola.
- 6514 Castle Dr. - Dimensional request for two air conditioning units and a generator to be located in the secondary front yard.
- 3975 Quarton Rd. - Permission request for an accessory structure, piers and gates. Dimensional request for the piers and gates to be located in the front yard.
- 650 South Hills Rd. - Permission request for an accessory structure, entrance gates. Dimensional request for the entrance gates to be located in the front yard.
- 5859 Miller Way Rd. E. - Permission request for an accessory structure, gas fire pit.

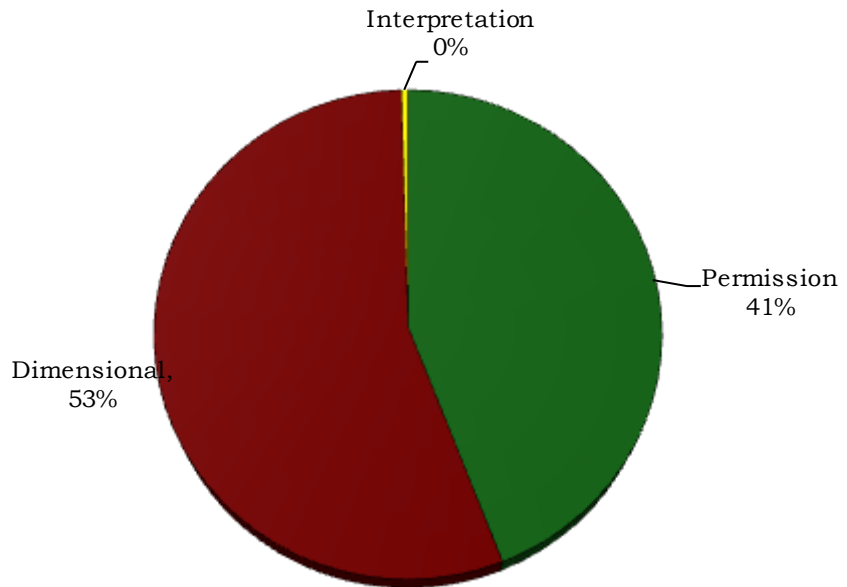


ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(12/11/12 continued)

- 199 Barrington Rd. - Permission request for an accessory structure, shed.
- 4135 Maple Rd. W. - Dimensional request for two proposed wall signs and for one existing wall display sign, with their location not on the street side façade and for one sign projecting more than 12 in. from the wall of the building.

Zoning Board of Appeals Percentages 2012



LOT SPLITS

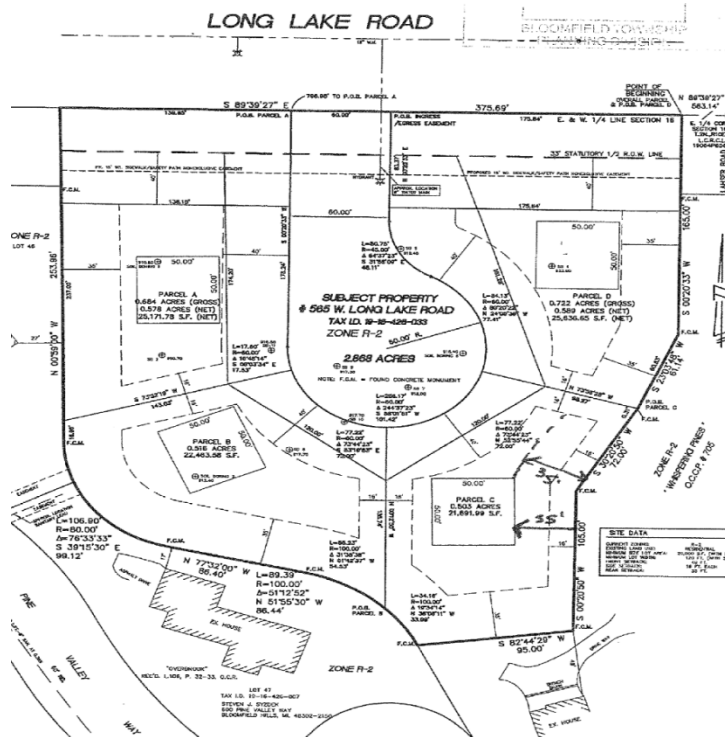


Lot Splits must meet the requirements of the Charter Township of Bloomfield Code of Ordinances and the State Land Division Act.

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 recommendation to the Township Board of Trustees.

11/12/12

- 565 W. Long Lake Rd. Lot Split Request.



SECTION 2

GOALS OF 2012



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 2012



Completed Items

- Adopted Ordinance No. 633 to allow Cinemas with a Class C License.
- Completed the 5 year review of the Master Plan Update (updated in 2007).

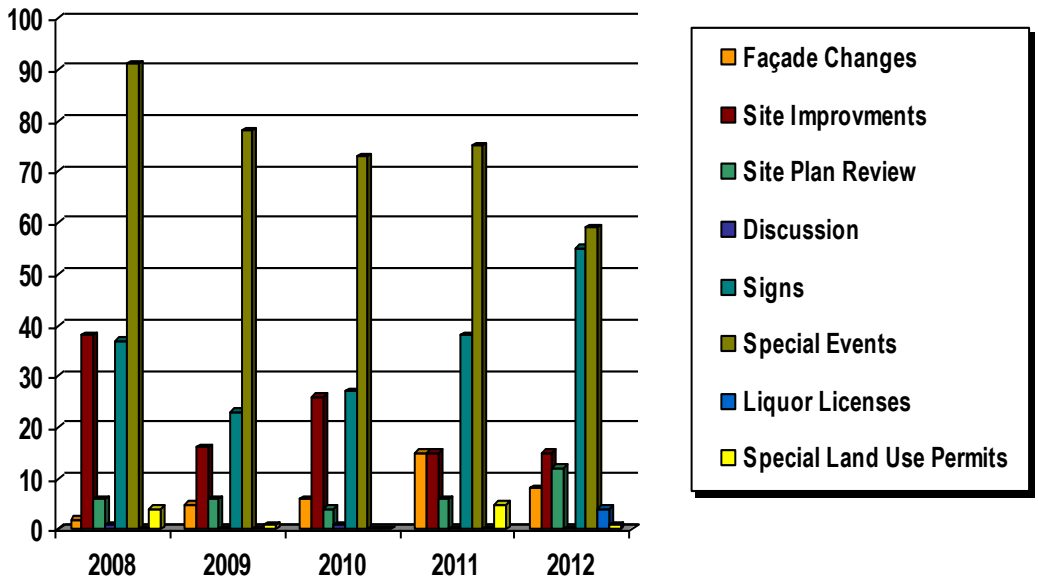
Ongoing Review Items

- Continue discussion on accessory structure regulations.
- Continue review of standards for sport and recreational equipment.

New Review Items

- Review fence requirements for non-residential properties to include electric fencing.
- Review lighting standards to include those intended to preserve the nighttime sky.
- Review current requirements for Wind Energy Systems and recent technology for single-family residential applications.
- Research regulations for use of solar panels on residential and commercial property.
- Review the current parking standards for casual/fine dining restaurants.

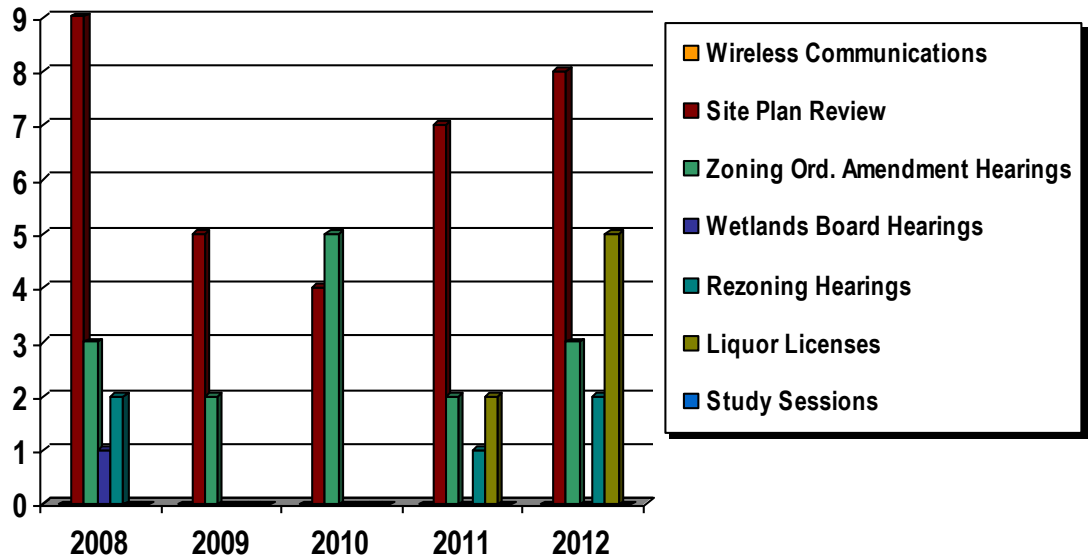
DESIGN REVIEW BOARD COMPARISONS



Design Review Board	2008	2009	2010	2011	2012
Façade Changes	2	5	6	15	8
Site Improvements	38	16	26	15	14
Site Plan Review	6	6	4	6	12
Discussion Items	1	0	0	0	0
Signs	37	23	27	38	51
Special Events	*91	*78	*73	*75	*59
Liquor Licenses	0	0	0	0	4
Special Land Use Permits	1	*2	*1	*5	1*
Yearly Totals	176	130	137	154	149

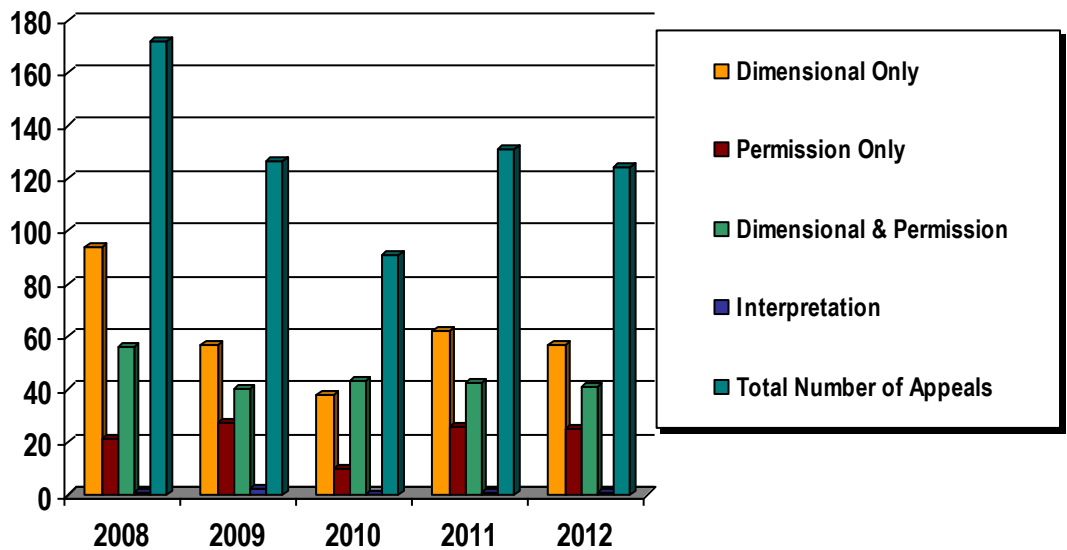
**Includes reoccurring or minor event permits.*

PLANNING COMMISSION COMPARISONS



Planning Commission	2008	2009	2010	2011	2012
Wireless Communication Facilities	0	0	0	0	0
Discussion Items	18	13	9	7	1
Site Plan Review	9	5	4	7	8
<u>Public Hearings</u>					
Zoning Ord. Amendments	3	2	5	2	3
Wetlands Board Hearings	1	0	0	0	0
Rezoning Hearings	2	0	0	1	2
Liquor License Hearings	0	0	0	2	5
Study Sessions	0	0	0	0	0
Totals/year	33	20	18	19	19

ZONING BOARD OF APPEALS COMPARISONS

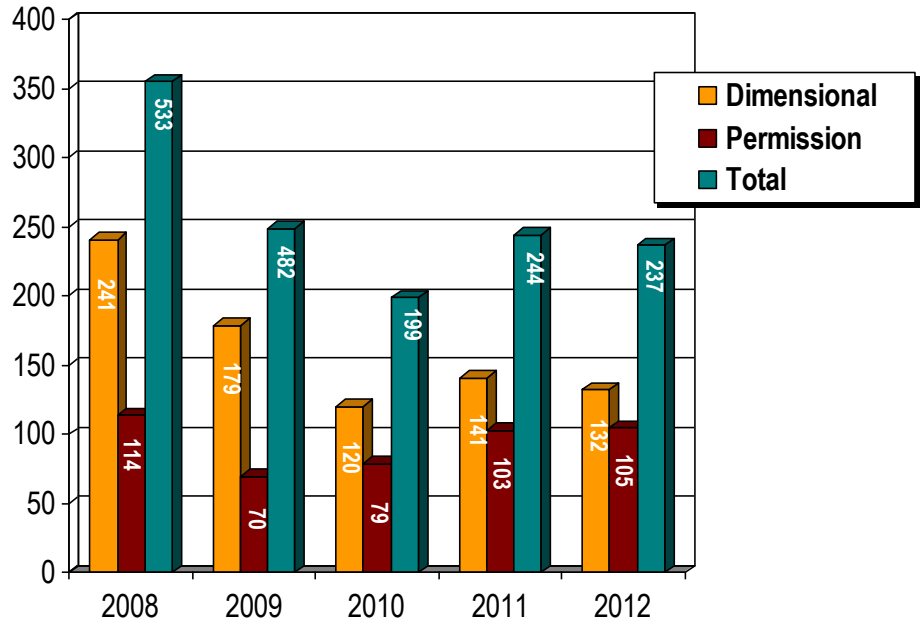


Zoning Board of Appeals	2008	2009	2010	2011	2012
Properties Requesting Dimensional Variance	94	57	38	62	57
Properties Seeking Permission Request	21	27	10	26	25
Properties Requesting both Dimensional & Permission Request	56	40	45	42	41
Interpretation Requests	1	2	0	1	1
Number of Requests on Agendas	172	126	93	131	124

ZONING BOARD OF APPEALS COMPARISONS CONTINUED



Number of Zoning Board Appeals Per Item



ATTENDANCE RECORDS 2012



Design Review Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Leo Savoie	6	5	3	4	18
Dan Devine	6	4	5	4	19
Jan Roncelli	6	3	3	3	15
Neal Barnett	0	1	3	1	5
Corinne Khederian	0	1	0	0	1

Planning Commission	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dr. Scot Goldberg	0	5	1	2	8
Jeff Salz	0	4	1	4	9
Neal Barnett	0	5	0	4	9
Richard Mintz	0	2	1	4	7
Dr. Thomas Petinga	0	4	0	4	8
William Stark	0	3	0	0	3
Lisa Seneker	0	5	1	3	9

ATTENDANCE RECORDS 2012 CONTINUED



Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Robert E. Taylor	3	3	3	3	12
David Buckley	3	3	1	3	10
James Aldrich	3	1	3	2	9
Lisa Seneker	3	2	2	3	10
Brian Henry	2	3	2	3	10
Carol Rosati	3	2	3	3	11
Tracy Leone	2	3	3	3	11
Pamela Williams	2	0	2	0	4
Justin Winkelman	1	3	2	0	6