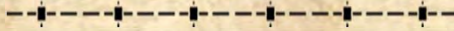


BLOOMFIELD TOWNSHIP  
PLANNING DIVISION  
2008 ANNUAL REPORT



# INTRODUCTION

Dear Residents of Bloomfield Township:

I'm pleased to present the 2008 Bloomfield Township Planning Division Annual Report. This report has been prepared to give you insight into the accomplishments of the Division this year and also provide information about the Planning Division. The Division's principal activities involve assisting the Design Review Board, Planning Commission and Zoning Board of Appeals. The processing of applications for each of these Township Boards is dependent on the enforcement of the Township's Master Plan and Zoning Ordinances. The Planning Division also processes Lot Split Applications that are considered by the Township Board in accordance with Chapter 18, Article III, Division I, Section 18-232 of the Township Code of Ordinances.

This report serves as the annual report of the Planning Commission pursuant to the Planning Commission Bylaws and Township Planning Act. In preparing the report, the Planning Commission has the chance to review their accomplishments over the course of the last 12 months. The Planning Commission approved the report at their meeting on March 16, 2009.

The major accomplishment for 2008 was the adoption of several important zoning ordinance amendments relating to residential wall and fence regulations, parking provisions, and noxious weed restrictions. The residential retaining wall and swimming pool fence regulations helped clarify the requirements for retaining walls and landscaping treatments as well as provide consistency with the State Construction Codes. The parking provisions were updated to include more contemporary parking standards and improve the minimum landscaping requirements. The noxious weed regulations assist in the uniform enforcement of lawn maintenance requirements for all properties in the Township.

The report is separated into two sections: Accomplishments and Goals. The Accomplishments section revisits, in narrative form, the proceedings of the Design Review Board, Planning Commission, and the Zoning Board of Appeals. Included are lists of public hearings, studies, reviews and appeals. The Goals section lists the items from the Planning Commission's Action List and identifies the action taken on each item. The reported information gives the Planning Commission an opportunity to evaluate their goals and objectives, and make any necessary revisions for the coming year. Charts and tables at the end of this section compare the Planning Division's workload to that of previous years.

The continued success of the Planning Division is attributed to the professionalism and dedication of its employees and the employees of other Township Departments who share in the common goal of ensuring the health, safety and welfare of our residents and their property. We look forward to continuing the high level of community service that Bloomfield Township residents have come to appreciate.

Respectfully Submitted,

  
Patricia Voelker

Planning, Building & Ordinance Director



# MISSION STATEMENT

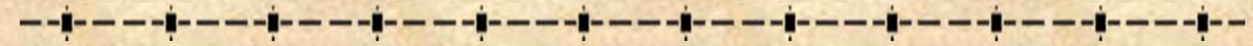
✧ As Representatives of the Bloomfield Township Planning, Building and Ordinance Department we pledge to provide solution-oriented services and the highest level of professionalism for our community in a fair and consistent approach. We are dedicated to upholding the Township adopted plans, codes, ordinances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

✧ **Planning Division Staff:**

- ◆ Patricia Voelker, Planning, Building & Ordinance Director
- ◆ Robin Carley, Development Coordinator
- ◆ Christopher Gruba, Assistant Planner
- ◆ Carly Nettle, Planning Clerk



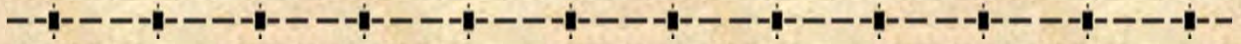
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# ADMINISTRATION



- \* 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 meets twice a month in the Township Auditorium, generally two weeks prior to each Planning Commission meeting.

## ✧ Role of the Design Review Board

- ◆ In accordance with The Charter Township of Bloomfield Code of Ordinances, Chapter 42, Zoning, Section 42-530, Design Review Ordinance, 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.

## ✧ Design Review Board Members

- ◆ Dave Payne, Supervisor
- ◆ Dan Devine, Treasurer
- ◆ Janet Roncelli, Clerk
- ◆ Neal Barnett, Alternate
- ◆ Leo Savoie, 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

- ◆ The Planning Commission serves as a recommending board. Upon their review of varied submittals, ie: commercial site plans, Zoning Ordinance amendments and residential developments. Recommendations are forwarded to the Township Board of Trustees for final approval or denial. The Planning Commission also serves as the Township Wetlands Board.

## ✧ Planning Commission Members

- ◆ Jeff Salz, Chairman
- ◆ Dr. Scot Goldberg, Vice Chairman
- ◆ Sherry Stefanos, Secretary
- ◆ Neal Barnett
- ◆ Richard Mintz
- ◆ Dr. Thomas Petinga (February 20<sup>th</sup> – December)
- ◆ Jane Reisinger (January – February 4<sup>th</sup>)
- ◆ William Stark



# 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

- ◆ The Zoning Board of Appeals will hear and decide specific appeals and authorize such variances from the provisions of the Zoning Ordinance, which will be contrary to the public interest. A variance may be granted by the Board when, due to special conditions, literal enforcement of the provisions of the Ordinance would result in practical difficulty. The Board also acts on requests for interpretation of the Zoning Ordinances, provisions and appeals of administrative decisions.

## ✧ Zoning Board of Appeals Members

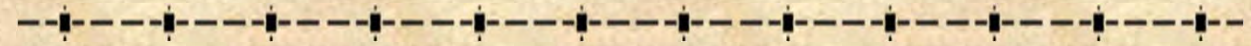
- ◆ Corinne Khederian, Chairman
- ◆ Robert E. Taylor, Jr., Vice Chairman
- ◆ James Aldrich
- ◆ David Buckley
- ◆ Brian Kepes
- ◆ Jane Resinger (January – February)
- ◆ Lisa Seneker
- ◆ Sherry Stefanos (March – December)
- ◆ Brian Henry, Alternate
- ◆ Carol Rosati, Alternate





# SECTION 1

## ACCOMPLISHMENTS OF 2008



- ✧ This section cites in narrative form 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 Design Review Board reviews exterior construction and signage for code compliance and aesthetic compatibility. The Board meets bimonthly and consists of the Township Supervisor, Treasurer and Clerk. The meetings are open to the public and the agenda is posted on the Township website. The Board may forward projects on to the Planning Commission for review and approval if necessary. Twenty-two Design Review Board meetings were held in 2008.

## ✧ Façade Changes

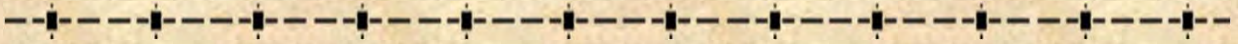
- ◆ 06/09/08
  - 1914 Telegraph Rd. S. – Bloomfield Market Plaza
- ◆ 07/15/08
  - 6600 Telegraph Rd. – Bloomfield Plaza – MB Jewelers

## ✧ Site Improvements

- ◆ 01/23/08
  - 500 Hulet Dr. – International Union of Operating Engineers – Site Changes
- ◆ 02/07/08
  - 6001 Adams Rd. N. – HG Realty LLC – Generator & Enclosure
- ◆ 02/22/08
  - 4200 Telegraph Rd. – Bloomfield Township – Generator for Verizon Wireless
- ◆ 03/14/08
  - 19-06-202-040 – Bloomfield Township – Golf Drive Temporary Storage Building
  - 1133 Long Lk. Rd. – Kirkorian Management LLC – Young & Young Architects – Screening for a/c units
- ◆ 04/18/08
  - 43494 Woodward Ave. – Scottsdale Properties, LLC – Temporary Medical Trailer
- ◆ 05/02/08
  - 2343 Telegraph Rd. S. – Costco Wholesale – Construction Trailers
- ◆ 06/09/08
  - 2029 Orchard Lk. Rd. – Detroit Edison Co. – Ivanhoe Substation Expansion
  - 7225 Lahser Rd. – Marian High School – Parking Lot & Façade Renovation
  - 43816 Woodward Ave. – St. George – Memorial Garden



## DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(Site Improvements continued)*

◆ 06/26/08

- 43816 Woodward Ave.– St. George – Memorial Garden
- 6676 Telegraph Rd. – Bloomfield Plaza – Andiamo Restaurant – Outdoor Patio
- 3700 Maple Rd. W. – Bank of America – ATM Installation
- 6930 Telegraph Rd. – Birmingham Farms Apartments – Now known as Bloomfield Point Apartments/Evangelista Properties – Wall along Telegraph Rd.

◆ 07/15/08

- 1830 Square Lk. Rd. W. – Muslim Unity Center – Rear Yard Dumpster
- 3951 Maple Rd. W. – Oakland Hills Country Club – Halfway House
- 1765 Telegraph Rd. S. – Smart Car of Bloomfield – Site Changes

◆ 07/31/08

- 460 Fox Hills Dr. – Fox Hills Condominiums – Seven Dumpsters & Enclosures
- 500 Hulet Dr. – International Union of Operating Engineers – Site Improvements
- 6930 Telegraph Rd. – Bloomfield Point Apartments – Wall Replacement
- 825 Long Lk. Rd. W. – Bank of America – ATM Replacement
- 766 Industrial Dr. – Sun Heating & Cooling – Generator

◆ 08/14/08

- 2244 Franklin Rd. – 2244 Franklin LLC – 4 Paws Dog Daycare & Training Facility

◆ 09/08/08

- 3200 South Boulevard – Burlington Bloomfield Plaza – Facade & Site Changes

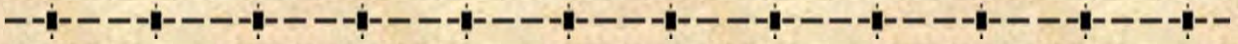
◆ 09/15/08

- 1830 Square Lk. Rd. W. – Muslim Unity Center

◆ 9/24/08

- Whethersfield Apartments – Whethersfield Associates – Ground Sign & Fence
- 43333 Woodward Ave. – Kingswood Plaza – Bank of America – ATM Replacement
- 7275 Lahser Rd. – Marian High School – Front Parking Lot, Light Pole
- 4200 Telegraph Rd. – Bloomfield Township – Central Fire Station – Temporary Trailers

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(Site Improvements continued)*

◆ 10/14/08

- 3975 Telegraph Rd. – I.S. Real Estate – Mobile Gas – Icebox
- 1830 Square Lk. Rd. W. – Muslim Unity Center – Parking Lot Light Poles, Bollards & Dumpster
- 1099 Lone Pine Rd. – Bloomfield Township Library – Landscape Improvements

◆ 10/29/08

- 6510 Telegraph Rd. – Schostak Brothers & Co. – Bloomfield Plaza – Rear Lot Landscaping
- 1830 Square Lk. Rd. W. – Muslim Unity Center – Light Poles & Bollard Lighting

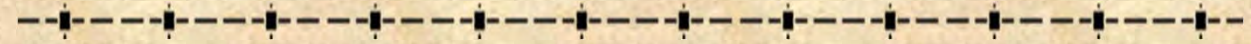
◆ 11/19/08

- 801 Long Lk. Rd. E. – Willoway Apartments – Fence
- 4113 Telegraph Rd. – Devon Square Apartments – Carports
- 515 Friendly Dr. – Edward Morawski – Fencing
- 2975 Adams Rd. W. – Georgian Bloomfield Property, LLC – Oxygen Storage Tank & Masonry Enclosure





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



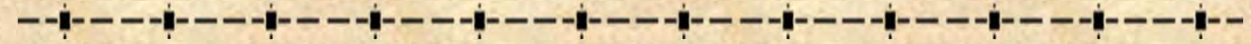
## ✧ Site Plan Review

- ◆ 01/09/08
  - 7275 Lahser Rd. – Marian High School – Parking Lot Expansion
- ◆ 02/07/08
  - 36600 Woodward Ave. – Mercedes Benz of Bloomfield – Building Addition
- ◆ 06/09/08
  - 42874 Woodward Ave. – Square Lake Road Properties LLC – Tim Horton's
- ◆ 07/31/08
  - 1865 Telegraph Rd. S. – Reimer Floors – Parking Lot Expansion
- ◆ 08/14/08
  - 37000 Woodward Ave. – FLS Properties LLC – New Construction
- ◆ 09/08/08
  - 7101 Lahser Rd. – Brother Rice High School – Science Wing Addition



36600 Woodward Ave.

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

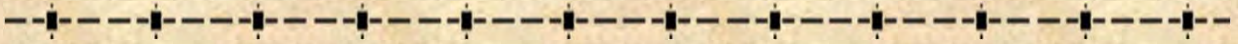


## \* Signs

- ◆ 02/07/08
  - 6420 Telegraph Rd. – Bally Total Fitness – Ground Sign
  - 1116 Long Lk. Rd. W. – Chase Bank – Wall Sign
- ◆ 03/14/08
  - 6566 Telegraph Rd. – Bloomfield Plaza – Relax the Back – Wall Sign
- ◆ 03/26/08
  - 4036 Telegraph Rd. – Maplewood Properties LLC – Allstar Wireless – Wall Sign
  - 1133 Long Lk. Rd. W. – Kirkorian Management LLC – Young & Young Architects – Ground Sign
- ◆ 04/18/08
  - 1751 Hood – Coventry II DDR Harbor – Bloomfield Park Cinema – Wall Sign
- ◆ 05/02/08
  - 2050 Telegraph Rd. S. – Tiffrae LLC – LA Fitness – Wall Sign
  - 2125-A Telegraph Rd. S. – Acadia Management – Art Van Clearance – Wall Sign
  - 1751 Hood – Coventry II DDR Harbor – Bloomfield Park – Cinema Wall Sign
- ◆ 05/21/08
  - 4085 Maple Rd. W. – Maple & Telegraph LLC – Elite Nails – Wall Sign
- ◆ 06/09/08
  - 6495 Telegraph Rd. – Bloomfield BPA LLC – Tim Horton's – Wall Sign
  - 43816 Woodward Ave. – St. George – Franklin Christian Preschool – Ground Sign
  - 6543 Telegraph Rd. – Maple & Telegraph LLC – American Home Fitness – Wall Sign
  - 1952 Telegraph Rd. S. – Bloomfield Market Place – Biggby Coffee – Wall Signs
  - 3700 Maple Rd. W. – Bank of America – Wall & ground Signs
  - 3294 South Boulevard – Bank of America – Wall Sign
  - 43333 Woodward Ave. – Bank of America – Wall Sign
  - 825 Long Lk. Rd. W. – Bank of America – Wall Sign & Ground Sign
  - 36050 Woodward Ave. – Bank of America – Ground Sign
- ◆ 06/26/08
  - 3600 Maple Rd. W. – Three M. Enterprises – Kroger – Wall Sign



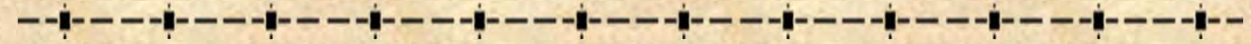
## DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(signs continued)*

- ◆ 07/31/08
  - 3615 Maple Rd. W. – Bloomfield Commons – Ming Lee – Wall Sign
  - 36600 Woodward Ave. – C & L Land Holding – Mercedes Benz of Bloomfield – Signs
  - 1340 Long Lk. Rd. – Kirk in the Hills – Ground Signs
- ◆ 08/14/08
  - 2424 Franklin Rd. – Sugarbush Plaza LLC – Papa Romanos & Mr. Pita – Wall Sign
  - 799 Denison Ct. – Cope Investments LLC – Neuro Pain Consultants – Wall Signs
- ◆ 09/08/08
  - 1948 Telegraph Rd. S. – Line Investment LLC – Subway – Wall Sign
- ◆ 09/24/08
  - Whethersfield Apartments – Whethersfield Associates – Ground Sign & Fence
  - 3675 Maple Rd. W. – Bloomfield Commons – Plum Market/Zingermans – Wall Sign
  - Westchester Village – Enteranceway Signs
  - 43119 Woodward Ave. – Kingswood Plaza – Bear Creek Coffee – Wall Sign
  - 2510 Telegraph Rd. S. – Samca LLC – Fred Astaire – Wall Sign
- ◆ 10/08/08
  - 3003 Maple Rd. W. – Detroit Country Day – Ground Sign
- ◆ 10/14/08
  - 6600 Telegraph Rd. – Schostak Brothers & Co. – MB Jewelers – Wall Sign
  - 1615 Opdyke Rd. S. – Bloomfield Hills Center Inc. – Akshay Restaurant – Wall Sign
- ◆ 10/29/08
  - 1926 Telegraph Rd. S.– Line Investment LLC – Arthur Murray – Wall Sign
- ◆ 12/08/08
  - 2274 Telegraph Rd. S. – John Wohlfeil – AT&T – Ground Sign
  - 2211 Telegraph Rd. S. – Acadia Realty – United States Post Office – Wall Sign

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

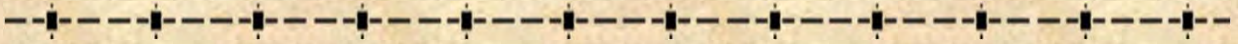


## ✧ Special Events

- ◆ 02/07/08
  - 6646 Telegraph Rd. – Steve’s Deli – Outdoor Seating
- ◆ 02/22/08
  - 4200 Quarton Rd. – Bloomfield Hills Middle School – 2<sup>nd</sup> Annual Cystinosis 5K Run
- ◆ 03/14/08
  - 2101 Telegraph Rd. S. – Stamford United – K-Mart – Spring Flower Sale
  - 2121 Telegraph Rd. S. – Arcadia Management – Drexel Heritage – Liquidation Sale Signage
  - 251 Square Lk. Rd. E. – Bloomfield Surf Club – Temporary Signage
  - 3600 Bradway Blvd. – Detroit Country Day – Spring Open House Signage
- ◆ 03/26/08
  - 1801 Telegraph Rd. S. – Lowe’s Companies – Seasonal Sales
  - 3695 Lincoln Rd. – St. Regis Church – Flower Sale
  - 1100 Lone Pine Rd. – Cross of Christ – Temporary Signage
- ◆ 04/18/08
  - 7400 Telegraph Rd. – Temple Beth El – Crooz & Schmooz – Fundraiser
  - 1525 Covington Rd. – Covington Middle School – Jingle Bell Run – Fundraiser
  - 4099 Telegraph Rd. – Bloomfield Village Square – Kroger Seasonal Sales
- ◆ 05/02/08
  - 7101 Lahser Rd. – Brother Rice High School – Lacrosse Tournament
  - 5631 Adams Rd. N. – Beautiful Savior Church – Temporary Signage 2008
  - 3600 Maple Rd. W. – Three M Enterprises – Kroger – Coming Soon banner
  - 3951 Maple Rd. W. – Oakland Hills Country Club – PGA 2008 Banner Over Maple Rd. Bridge.
  - 3951 Maple Rd. W. – Oakland Hills Country Club – PGA 2008
- ◆ 06/09/08
  - 3659 Maple Rd. W. – Three M Enterprises – Stroh’s Ice Cream – Outdoor Seating
  - 6520 Red Maple Ln. – Leon Ricelli – Temporary Cell Tower for PGA
  - 6622 Telegraph Rd. – Bloomfield Plaza – Crust Pizza – Outdoor Seating
  - 1401 Club Dr. – Forest Lake Country Club – SICSA Swim Meet



## DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(special events continued)*

◆ 06/26/08

- 3600 Maple Rd. W. – Three M Enterprises – Temporary Banner
- 6725 Oakhills Dr. – Oakland Hills Country Club – Temporary Cell Tower
- 4000 Club Gate Dr. – Wabeek Country Club – Fireworks Celebration
- 3695 Lincoln Rd. – St. Regis – The 19<sup>th</sup> Hole Club – Fundraiser
- 6510 Telegraph Rd. – Bloomfield Plaza – Sidewalk Sale

◆ 07/15/08

- 6495 Telegraph Rd. – Bloomfield B.P.A. LLC – BP Gas – PGA Cigar Tent
- 2125 B. Telegraph Rd. S. – Arcadia Realty – Panera Bread – Outdoor Seating
- 3870 Oakland Dr. – James Gnewkowski – PGA Multiple Sclerosis – Fundraiser
- 3829 Oakland Dr. – Michelle Pappert – PGA Party
- 4175 Andover Rd. – Bloomfield Hills Schools – Heart of the Hills Race
- 6450 Telegraph Rd. – JR Properties – Hogan's Restaurant – PGA Parking
- 42717 Woodward Ave. – 2600 Woodward LLC – Dream Cruise – Client Appreciation

◆ 07/31/08

- 6735 Telegraph Rd. – United Jewish Foundation – Temporary Banners
- 36600 Woodward Ave. – C & L Land Holding – Mercedes Benz of Bloomfield – Bloomfield Township Dream Cruise Event
- 3675 Maple Rd. W. – Bloomfield Commons – Plum Market – Scarecrow Display

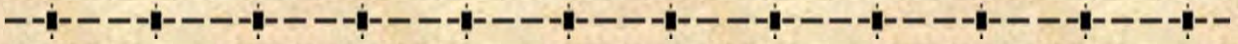
◆ 08/14/08

- 6255 Telegraph Rd. – St. Andrew's Lutheran Church – Temporary Signage
- 3303 Maple Rd. W. – Detroit Country Day – Angel's Place Family Fun Day
- 3600 Maple Rd. W. – Three M Enterprises – Kroger – Outdoor Seating & Sales
- 43816 Woodward Ave. – St. George Church – Woodward Dream Cruise
- NE Corner of Woodward Ave. & Big Beaver – Jerry Reis – Dream Cruise
- 1256 Lenhill Ct. – Parade of Homes

◆ 09/08/08

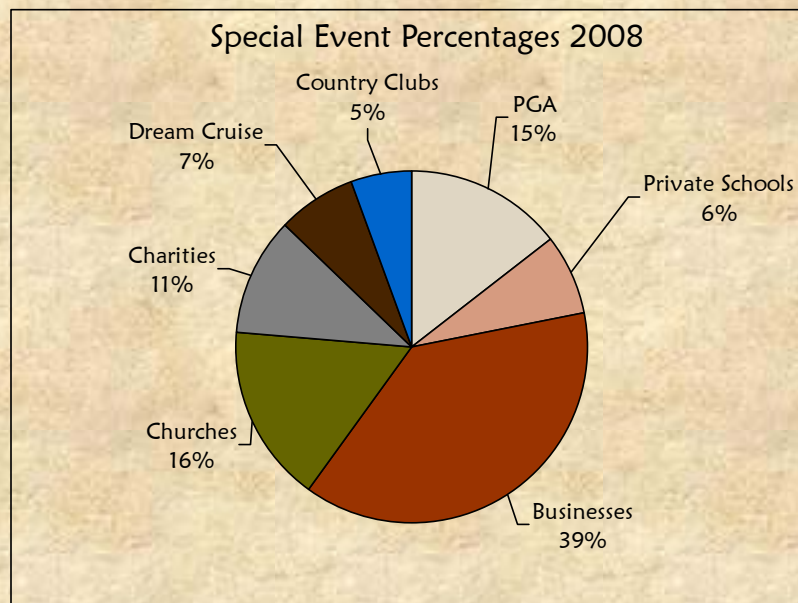
- 1340 Long Lk. Rd. W. – Kirk in the Hills – Kirk Fest
- 36200 Woodward Ave. – JW Realty Co. – Backyard Birds Outdoor Display

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(special events continued)*

- ◆ 09/24/08
  - 7450 Franklin Rd. – Barry Peltz – Franklin Cider Mill – Seasonal Sales & Signage
  - 2343 Telegraph Rd. S. – Costco Wholesale – Grand Opening Banner
  - 3600 Bradway Blvd. – Detroit Country Day – Fall Open House – Temporary Signage
- ◆ 10/08/08
  - 7450 Franklin Rd. – Barry Peltz – Franklin Cider Mill – Seasonal Sales
  - 4875 Maple Rd. W. – Chaldean Catholic Church – Pro Life Crosses Display
- ◆ 10/14/08
  - 7450 Franklin Rd. – Barry Peltz – Franklin Cider Mill – Seasonal Sales
  - 43119 Woodward Ave. – Kingswood Plaza – Bear Creek Coffee – Grand Opening
- ◆ 10/29/08
  - 2343 Telegraph Rd. – Costco Wholesale – Grand Opening
  - 4200 Andover Rd. – Andover High School – Race Judicata 2009
  - 2165 Telegraph Rd. S.– Acadia Realty – Fruit Haven Nursery – Christmas Tree Sale
  - 7315 Lahser Rd. – Marian High School – Christmas Tree Sale
  - 43816 Woodward Ave. – St. George – Franklin Christian Preschool – Open House
- ◆ 12/08/08
  - 5631 Adams Rd. N. – Beautiful Savior Church – Temporary Signage





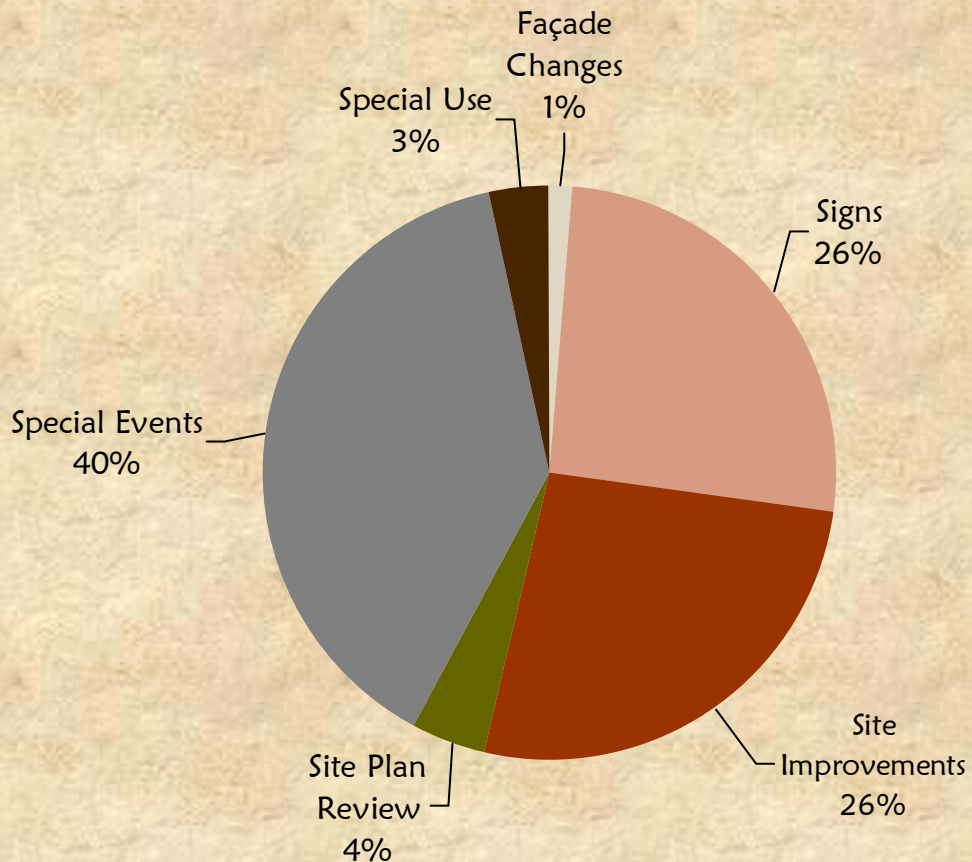
# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

✧ Rezoning Request

✧ Special Use Permit Requests

- ◆ 04/18/08
  - 1822 Fox River Dr. – Fox Hills Community Association – Fox Hills Swim Team
- ◆ 07/31/08
  - 3879 Quarton Rd. – P. Canine / J.Youmans – Child Day Care
- ◆ 10/29/08
  - 3472 Bradford Dr. W. – G. Hartwig – Child Day Care
  - 3871 Adams Rd. N. – L.Pellegrom – Child Day Care

## Design Review Board Appeal Percentages 2008



# PLANNING COMMISSION ACCOMPLISHMENTS

✧ 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. With a recommendation from the Planning Commission, the Township Board shall review the site plan for final approval prior to the issuance of a building permit. Fifteen Planning Commission meetings were held in 2008.

The following lists include submittals from January to December:

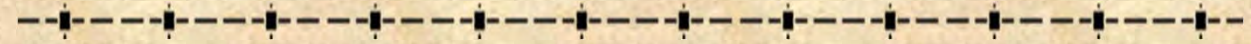
## ✧ General Business

- ◆ 01/07/08
  - Election of Officers
- ◆ 02/20/08
  - Election of Planning Commission Representative to Zoning Board of Appeals.
  - Township Capital Building Project Groundbreaking Ceremony
- ◆ 03/03/08
  - 2007 Planning Commission Annual Report
- ◆ 09/15/08
  - Amendment to Planning Commission By-Laws





# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED



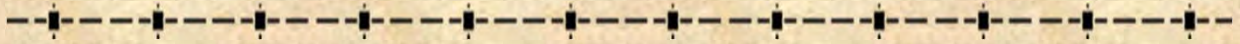
## ✧ Wireless Communication Facilities

The Code of the Charter Township of Bloomfield, Chapter 42, Section 42-575, states that the Planning Commission is authorized to conduct public hearings for the review and approval of Wireless Communication Facilities. There were no Communications Facility hearings in 2008.

## ✧ Discussion Items

- ◆ 01/07/08 – Items Not on the Agenda
  - The Commission discussed the current developments under construction and Ms. Reisinger updated the Commission on the actions taken by the Zoning Board of Appeals.
- ◆ 01/21/08 – Items Not on the Agenda
  - Ms. Reisinger, as the representative from the Zoning Board of Appeals, stated that the setback variance for the Township's Central Fire Station was approved on January 8, 2008.
- ◆ 02/04/08 – Items Not on the Agenda
  - Ms. Reisinger thanked the Commissioners for a wonderful experience serving as a Planning Commissioner and noted all the accomplishments of the Commission, including adoption of a new Master Plan, and moving the Bloomfield Park project forward after many years of review by the Township and several Commission meetings. She stated that she is very proud of Bloomfield Township, including the Planning Commissioners, the staff, and the Elected Officers.  
Mr. Salz thanked Jane for her dedication to the Commission and stated that she would be sorely missed.
  - Mr. Payne introduced Dr. Petinga as the new Planning Commissioner, to start on February 20, 2008. He noted Dr. Petinga's work with the Township in developing the Township's emergency response program.
- ◆ 02/20/08 – Items Not on the Agenda
  - Ms. Stefanos questioned the status of the proposed Best Buy. Ms. McCullough stated that Best Buy and the property owner for the proposed site were still in negotiations.

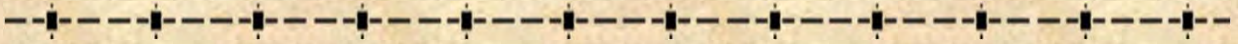
# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED



- ◆ 03/17/08 – Items Not on the Agenda
  - Mr. Salz recognized Larry Nutson, the Manager of Bloomfield Village, noting that Mr. Nutson would be relocating out of state, and thanked him for his many years of dedication and service to the Township and to the Bloomfield Village Subdivision. Mr. Barnett noted that Mr. Nutson received a resolution from the Board of Trustees at the March 10, 2008 Township Board meeting.
  - Ms. McCullough updated the Commission regarding the Clearzoing proposal that was forwarded to the Township Board of Trustees. She stated that the Board approved the proposal, with an upgrade to “Platinum” status. Bloomfield Township would be the first municipality with “Platinum” Clearzoning status, including additional hyperlinks and illustrations.
- ◆ 04/07/08 – Items Not on the Agenda
  - Parking Study Status Report
  - Items not on the agenda – Mr. Salz commented on front yard fencing at a home on Forest Lane. Ms. McCullough noted that the Department would look into the issue.
  - Ms. Carley invited the Commission to “Bloomfield Township Night” on April 24, 2008 at the newly opened Varsity Shop and Training Center. A flyer was provided in their packets.
- ◆ 04/21/08 – Items Not on the Agenda
  - Mr. Stark commented on the possibility of the Township changing their campus lighting to LED lighting. Ms. McCullough noted that this issue would be addressed with the Supervisor and the Township Board of Trustees.
  - Ms. McCullough commented that she was in the process of reviewing the new technology relating to the Township’s recently adopted wind energy system ordinance.
- ◆ 05/07/08 – Items Not on the Agenda
  - Ms. McCullough updated the Commission on the pending closure of the Costco Warehouse and their proposed new construction scheduled, with a tentative opening of the new facility by November of 2008. She also reviewed the status of the Bloomfield Park project.



# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED



## ◆ 06/02/08 – Items Not on the Agenda

- Dr. Petinga questioned the landscaping proposed for the Township's Capital Improvement Program, specifically the tree counts. Mr. Payne commented that many of the trees were being relocated, to accommodate the renovations and additions, and that several new trees were being planted.
- Ms. McCullough updated the Commission on the status of L A Fitness, the Target store, and the Costco Warehouse demolition and construction.
- The Telegraph Rd. landscape median project was discussed, noting the plantings planned for Telegraph Rd., north of Square Lake Rd.
- The Gateway signage project planned for Telegraph Rd. immediately north of 14 Mile Rd. was also reviewed.

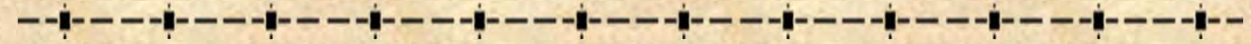
## ◆ 07/21/08 – Items Not on the Agenda

- Dr. Petinga questioned if Tim Horton's was still being proposed for the previous Bennigan's site at the southeast corner of Woodward Avenue and Square Lake Road.
- Ms. McCullough stated that the applicant was currently working on a traffic impact study and would return to the Planning Commission at a later date.

## ◆ 10/20/08

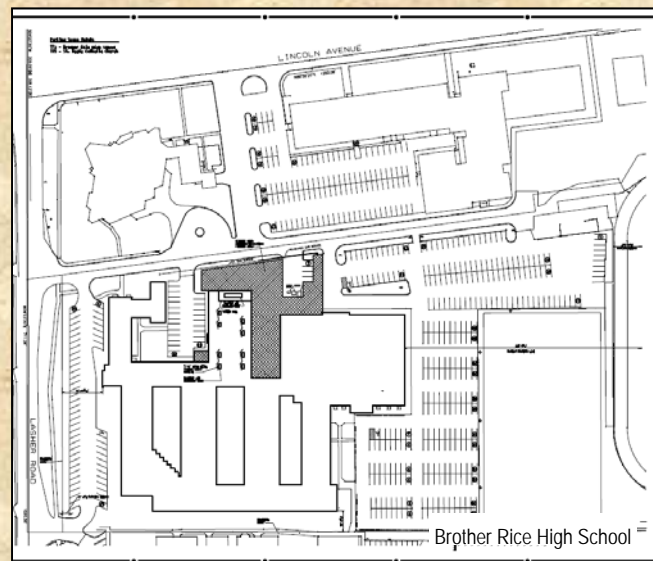
- Sport and Recreational Equipment and Structures discussed.
- Item Not on the agenda – Dr. Petinga, on behalf of a neighboring resident, questioned who was the authority on the safety paths being installed within the Township. It was noted that the Safety Path Master Plan was available on the Township website and was administered through the Township's Engineering Department, including location and installation. The Planning Department was not typically involved with the safety paths within the Township, unless the safety path was included as part of a commercial development.

# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED



## ✧ Site Plan Review

- ◆ 01/07/08
  - 2343 Telegraph Rd. – Costco Wholesale – Demolition / New Construction
- ◆ 01/21/08
  - Bloomfield Park (Township portion) – New Construction
- ◆ 02/04/08
  - Bloomfield Park (Township portion) – New Construction
- ◆ 02/20/08
  - 36600 Woodward Ave. – Mercedes-Benz Dealership – Addition/renovations
- ◆ 04/21/08
  - 1822 Fox River Dr. – Bloomfield Fox Hills Association – Swim Club
- ◆ 06/16/08
  - 42874 Woodward Ave. – Tim Horton's – New Construction
- ◆ 08/18/08
  - 1865 Telegraph Rd. – Reimer Floors, Inc. – Site Improvements
- ◆ 09/15/08
  - 37000 Woodward Ave. – FLS Properties, Inc. – New Construction – (postponed)
  - 7101 Lahser Rd. – Brother Rice High School – Science Wing Addition.





# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED

## ✧ Public Hearings

### ◆ Rezoning Requests

- 01/21/08  
Bloomfield Park (Township Portion) – New Construction
- 02/04/08  
Bloomfield Park (Township Portion) – New Construction

### ◆ Wetlands Board Hearings

The Code of the Charter Township of Bloomfield, Chapter 14, Section 14-116—14-119, states that the Planning Commission acts as the Township Wetlands Board to review proposals in accordance with the standards and criteria set forth to determine whether the proposal is in the public interest and to evaluate the impact on the natural resources.

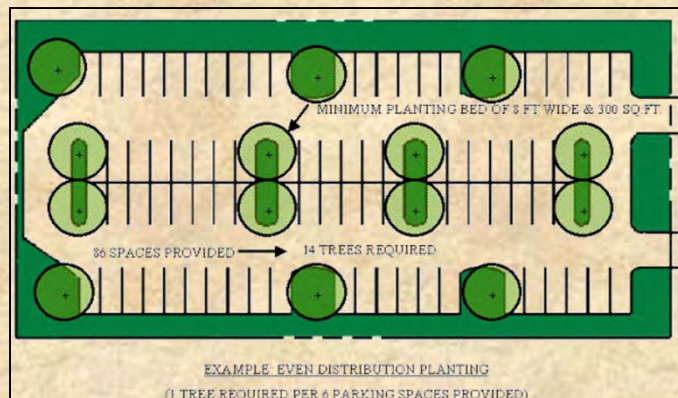
- 01/07/08  
Costco Wholesale Store – 2343 Telegraph Rd. – Demo/New Construction

### ◆ Zoning Ordinance Amendment Changes

- 03/17/08  
Proposed Zoning Ordinance Amendment – Residential Fence / Retaining Walls
- 06/02/08  
Proposed Parking Ordinance Amendment
- 9/15/08  
Proposed Liquor License Amendment - Class C Liquor Licenses for Cinemas in B-3 Districts

## ✧ Study Sessions

There were no study sessions held in 2008.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS

- ✧ In accordance with the Zoning Ordinance, Chapter 42 of Charter Township of Bloomfield Code of Ordinances, appeals from the strict applications of the provisions of the Zoning Ordinance may be made to the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. Twelve Zoning Board of Appeals meetings were held in 2008.

The following lists submittals from January to December 2008:

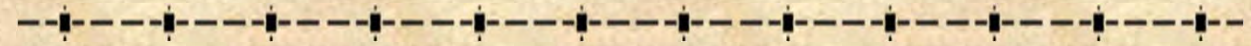
✧ 01/08/08

- ◆ 5157 Wing Lk. Rd. – Permission request for an existing accessory structure, shed. Dimensional variance for existing shed located 9' from the side & rear property lines.
- ◆ 6510-6676 Telegraph Rd. – At the petitioner's request, this item has been rescheduled to the February 12<sup>th</sup> agenda.
- ◆ 4200 Telegraph Rd. – Dimensional variance to encroach 16' into a front yard setback w/ single story addition to the Central Fire Station.
- ◆ 3616 Burning Bush Rd. – Dimensional variance to encroach 2' into a side setback w/ a/c unit.
- ◆ 5434 Longmeadow Rd. – Dimensional variance for an a/c unit in a secondary front yard.
- ◆ 2772 Turtle Bluff Dr. – Dimensional variance for a generator screened w/ 6' brick screen wall in a secondary front yard.
- ◆ 2636 Covington Place – Dimensional variance to encroach 7" into side & 16' 7" rear setbacks w/ an addition to an existing non-conforming home.
- ◆ 6575 Red Maple Rd. – Permission request for an accessory structure ice rink. Dimensional variance for construction of an ice rink that exceeds ½ the ground floor area of main building, 3' from a rear lot line.
- ◆ 3870 Miller Way S. – Permission request for an existing accessory structure shed. Dimensional variance for shed, 6' from a rear lot line.
- ◆ 2085-B Franklin Rd. – Dimensional variance for installation of a secondary wall sign.
- ◆ 4085 Maple Rd. W. – Dimensional variance for nine parking spaces for the inclusion of a proposed nail salon.





# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



## ✧ 02/12/08

- ◆ 4328 Vernor Ct. – Permission request for the continued use of a dog run.
- ◆ 6510-6676 Telegraph Rd. – Dimensional variance of four parking spaces for inclusion of a massage parlor. Dimensional variance to encroach 545' into the required setback for a regulated use to be located adjacent to a residential zoned district.
- ◆ 1080 Forest Ln. – Dimensional variance for an existing 4' fence, a proposed 4' 5" gate in a front yard & an existing 6' fence screening mechanical & electrical units.
- ◆ 1830 Mohawk Ct. – Dimensional variance for existing a/c unit in a secondary front yard.
- ◆ 6805 Colby Ln. – Permission request for existing accessory structures, twelve 3' 8" piers, four of the piers with 2' 1" light fixtures. Dimensional variances for the location of the piers in a front yard.
- ◆ 3985 Lakeland Ln. – Permission request for an existing accessory structure, retaining walls and pier. Dimensional variances for the location of a pier in a front yard, retaining wall in the side & front yards.
- ◆ 5197 Wing Lk. Rd. – Permission request for an existing accessory structure, shed.
- ◆ 2343 Telegraph Rd. S. – Dimensional variances for a proposed loading area in a front yard, a deficiency of 80 parking spaces & two permanent non-illuminated wall signs totaling 208.9 sq.ft.



# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED

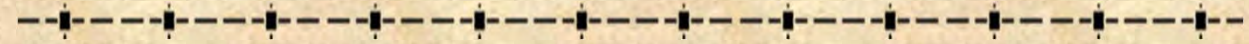
✧ 3/11/08

- ◆ 4319 Chamberlain Dr. – Dimensional variance to encroach 4' 8" into a rear yard setback with single story addition.
- ◆ 3026 Ridge Ct. W. – Dimensional variance for a generator in a side yard within a One-Family cluster residential district.
- ◆ 6293 Dakota Circle – Dimensional variances to encroach 6' into a side yard w/ single story addition, to encroach 2' 6" into a side yard & 20' into the lakeside setback with a rear single story addition, to encroach 5' 11" into a side yard w/ a/c unit.
- ◆ 4085 Maple Rd. W. – Dimensional variance of 6 parking spaces for a proposed nail salon.
- ◆ 7530 Inner Circle Dr. – Permission request for accessory structures, 2 piers. Dimensional variance to locate 2 piers and gate in a front yard.
- ◆ 3555 Forest Hill Rd. – Permission request for existing accessory structures, 3 piers. Dimensional variance for 1 pier located in a front yard.
- ◆ 1335 Forest Ln. – Permission request for an existing accessory use/structure, ice rink. Dimensional variance for existing ice rink located in a front yard.
- ◆ 5263 Franklin Rd. – Permission request for an accessory structure, detached garage. Dimensional variances to locate the proposed detached garage in front yards.
- ◆ 954 Hickory Heights Dr. – Rescheduled to April 8<sup>th</sup>, 2008 agenda at petitioners request.
- ◆ 5157 Wing Lk. Rd. – Permission request for partially installed accessory structure, shed. Dimensional variances for shed to remain 9' 6" from the side & rear lot lines.





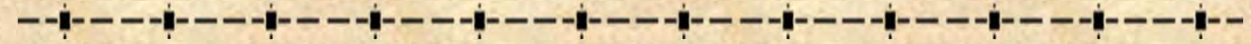
## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



### ✧ 04/08/08

- ◆ 2320 Hammond Lk. Dr. – Dimensional variance for the replacement of an accessory structure, a/c unit in a front yard.
- ◆ 187 Cranbrook Rd. N. – Dimensional variances to install 2 accessory structures, a/c units encroaching 5' 6" into a side yard setback.
- ◆ 852 Yarmouth Rd. – Dimensional variance to encroach 5' 9" into a front yard w/ porch addition. Dimensional variance to encroach 2' 6" into the side yard w/ fireplace addition.
- ◆ 835 Yarmouth Rd. – Dimensional variance to encroach 1' 1" into a side yard w/ single story addition and 3' 1" into a side yard setback w/ a firebox.
- ◆ 1890 Square Lk. Rd. W. – Dimensional variance to encroach 19' into a rear yard with a new home.
- ◆ 7480 Cathedral Dr. – Dimensional variance to install a fence in a front yard.
- ◆ 6420 Telegraph Rd. – Dimensional variance to encroach 11'6" into the required setback by replacing a ground sign.
- ◆ 1584 Clarendon Rd. – Permission request for two accessory structures, entry piers and an existing fountain. Dimensional variance to construct two entry piers and for the existing fountain in a front yard.
- ◆ 1309 Kirkway Rd. – Permission request to construct two retaining walls and a boardwalk. Dimensional variance to construct a boardwalk & place plantings within the natural feature setback..
- ◆ 1241 Club Dr. - Permission request to construct two piers & two retaining walls used to create a staircase, masonry grill & retaining walls in a side yard. Dimensional variances to construct two piers w/ electronic gates & two walls in a front yard & staircase, masonry grill, retaining walls in a rear yard.
- ◆ 954 Hickory Heights Dr. – Permission request for an existing accessory structure, shed w/ electrical.
- ◆ 3721 Thornbrier Way – Item was removed at the applicant's request.
- ◆ 670 Wilshire Dr. – Permission request for an existing accessory structure, shed w/ electrical.
- ◆ 5157 Wing Lk. Rd. – Permission request for partially installed accessory structure, a shed.
- ◆ 5197 Wing Lk. Rd. – Permission request for an existing accessory structure, storage shed. Dimensional variance for existing storage shed encroaching 7' 3" into a side yard setback.
- ◆ 4429 Dorian Dr. – Permission request for an existing accessory structure, pergola.
- ◆ 4610 Cimarron Dr. – Permission request for an existing accessory structure, gazebo.

# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



## ✧ 05/13/08

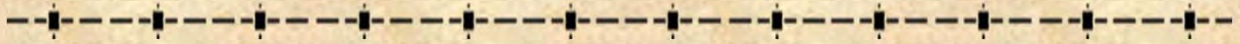
- ◆ 1925 Golf Ridge Dr. – This item rescheduled to the June 10<sup>th</sup>, agenda.
- ◆ 4384 Charing Cross Rd. – Permission request for existing accessory structures, four piers. Dimensional variances for existing piers in a front yard.
- ◆ 5605 Woodwind Dr. – Permission request for an accessory structure, hot tub. Dimensional variance to encroach 11' into a side yard setback w/ hot tub.
- ◆ 7340 Glengrove Dr. – Permission request to install a dog run. Dimensional variance to install dog run in a side yard.
- ◆ 5184 Provincial – Permission request for an existing accessory structure, gazebo.
- ◆ 1450 Square Lk. Rd. W. – Dimensional variance to install a 4' 2" fence in a front yard.
- ◆ 1133 Long Lk. Rd. W. – Dimensional variance to change the face of an existing non-conforming 34.6 sq. ft. sign 11' from the property line.
- ◆ 43494 Woodward Ave. – Permission request for continued use of an accessory use/structure a mobile medical unit for 5 years.
- ◆ 2343 Telegraph Rd. S. – Permission request for accessory structures, four temporary construction trailers. Dimensional variance for four construction trailers in a front yard.

## ✧ 6/10/08

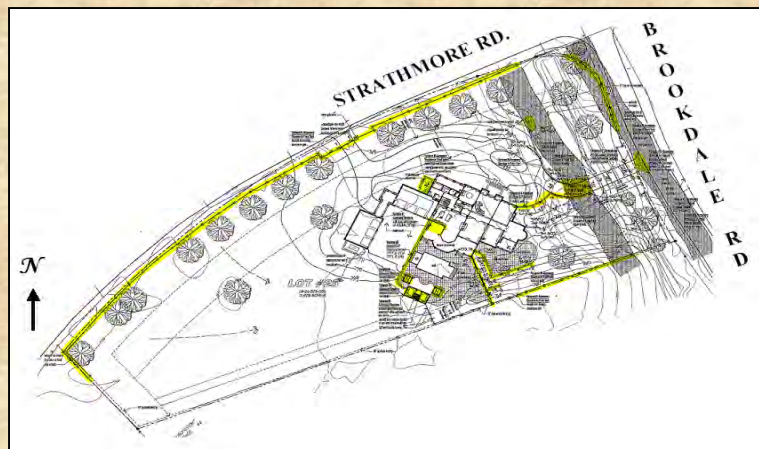
- ◆ 1925 Golf Ridge Dr. – On remand from the Oakland County Circuit Court, ZBA to determine if any portion of existing sport court w/ lighting and retaining wall is above existing grade in rear yard.
- ◆ 916 Tartan Trail – Dimensional variance for an existing accessory structure, a/c unit in a secondary front yard.
- ◆ 6449 Sheringham Rd. – Dimensional variance to encroach 2' with the installation of an accessory structure, a/c unit in a side yard.
- ◆ 2612 Amberly Rd. – Dimensional variance to encroach 4' 9" into the rear yard setback w/ second story addition.
- ◆ 168 Cranbrook Cross Rd. N. – Dimensional variance for existing & proposed 6' fence in rear and side yards.
- ◆ 3185 Ayshire Dr. – Dimensional variance to encroach 3' into a side yard setback w/ single story sunroom addition.



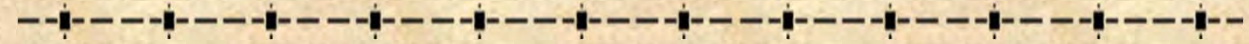
## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



- ◆ 5655 Forman Dr. – Dimensional variances to encroach 6' into a side yard setback w/ new home.
- ◆ 7185 Fairhill Rd. – Dimensional variance to install 6' replacement fencing in side and rear yards.
- ◆ 3535 Wooddale Ct. – Dimensional variances to encroach 5' 6" into a side yard setback w/ a second story addition.
- ◆ 4786 Chipping Glen Rd. S. – Permission request to install an accessory structure, sculpture in a rear yard. Dimensional variance to install 16' structure.
- ◆ 5070 Brookdale Rd. – Permission request for an existing accessory structure storage pod to remain during construction. Dimensional variance for use of a storage pod in front yard.
- ◆ 5110 Brookdale Rd. – Permission request to construct piers, retaining walls, cabana, two pergolas & grill. Dimensional variances to construct a fence, 6' piers & gates partially in the natural feature area. Dimensional variance to install a driveway in the natural feature area. Dimensional variance to install a/c units & screen wall in a front yard. Dimensional variances to construct a cabana w/ pool equipment, a 6' privacy wall & front yard retaining walls all with portions falling within the natural feature area.
- ◆ 253 Woodedge Dr. – Permission request for an accessory structure, a freestanding stone fireplace.
- ◆ 925 Ardmoor Dr. – Permission request for an accessory structure, shed.
- ◆ 3721 Thornbrier Way – This item rescheduled to the July 8<sup>th</sup> agenda.
- ◆ 6570 Castle Dr. – Permission request for an accessory structure, shed.
- ◆ 1939, 1951, 1975 Telegraph Rd., 1751 Hood Rd. & Vacant Lot 32 – Dimensional variance to construct a 2,476 sq. ft. sign extending above the roof.



# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED

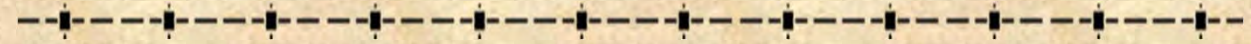


## ✱ 07/08/08

- ◆ 1642 Hamilton Dr. – Dimensional variance to encroach 33' 3" into a front & 7' into a side yard setback w/ a new home. Dimensional variance to encroach 7' into a side yard setback w/ two a/c units.
- ◆ 1020 Waddington St. – Dimensional variance to encroach 4' 9" into a side yard setback w/ the installation of pool equipment.
- ◆ 3043 Bradford Dr. E. – Dimensional variance to encroach 5' into a front yard setback w/ a single-story porch addition.
- ◆ 1766 Alexander Dr. – Dimensional variance for an existing accessory structure, generator located below grade in a side yard.
- ◆ 4115 Franklin Rd. – Dimensional variance for 4' fence & 6' gates in a front yard.
- ◆ 3270 Kernway Ct. – Dimensional variance for existing stone retaining walls w/ a separation of less than 8' and overall height of 7'.
- ◆ 430 Williamsbury Rd. S. – Permission request for the installation of a dog run. Dimensional variance for the installation of a 6' fence, a 10' 1" encroachment into a rear yard setback w/ a garage addition.
- ◆ 540 Wilshire Dr. – Dimensional variance for existing accessory structures, a/c unit in a front yard. Dimensional variance for 6' fence in a side yard.
- ◆ 5833 Pentland Rd. – Permission request for an existing portable storage unit. Dimensional variance for an existing portable storage unit located in a side yard.
- ◆ 1924 Heron Ridge Dr. – Permission request for the construction of an accessory structure boardwalk. Dimensional variance for the construction of a boardwalk within the natural feature area.
- ◆ 3873 Shellmarr Ln. – Permission request for an existing accessory structure, a shed. Dimensional variance for an existing shed in a front yard, 2' from rear lot line.
- ◆ 3721 Thornbrier Way – Permission request for an existing accessory structure, a storage shed.
- ◆ 5980 Indianwood Trail – Permission request for an existing accessory structure, hot tub. Permission request for existing accessory structures, a fire pit & two masonry benches.
- ◆ 4830 Cimmaron Dr. – Permission request for an accessory structure, hot tub. Permission request for existing accessory structures, a fire pit & benches.
- ◆ 2582 Kent Ridge Ct. – Permission request for an accessory structure, sports court.
- ◆ 43816 Woodward Ave. – Dimensional variances for 40 sq. ft. ground sign in addition to an existing monument sign, 12' from a front lot line.
- ◆ 6495 Telegraph Rd. – Dimensional variance for the installation of a ground sign on the front lot line & two wall signs.



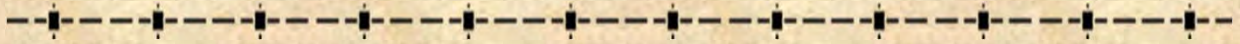
## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



### ✧ 08/12/08

- ◆ 3555 Forest Hill Rd. – Permission request for the construction of seven stone pillars. Dimensional variances for four pillars in a front yard & two pillars in a side yard.
- ◆ 864 Waddington St. – Dimensional variances to encroach 1' 9" into a side yard setback w/ an addition & to construct a 3' masonry screen wall 11' 6" from a side lot line.
- ◆ 380 Woodedge Dr. – Dimensional variances to encroach 1' 11" into a front yard setback & 2' 6" into a side yard setback by constructing additions.
- ◆ 3418 Blossom Ln. – Dimensional variance to install a generator in a secondary front yard.
- ◆ 1421 Lochridge Rd. – Dimensional variance to encroach 24' 6" into the lakeside setback w/ an addition.
- ◆ 4700 Lasher Rd. – Permission request to construct two pillars. Dimensional variances for two pillars in a front yard, installation of 6' high gates in a front yard, to encroach 13' into the natural feature area w/ an existing boulder wall & the installation of plantings in natural feature area.
- ◆ 835 Yarmouth Rd. – Dimensional variance for an existing a/c unit located 11' from a side lot line.
- ◆ 6355 Wing Lk. Rd. – Dimensional variance to encroach 4' 3" into a front yard setback w/ an addition.
- ◆ 6750 Wing Lk. Rd. – Dimensional variance to install a fence in a front yard.
- ◆ 1111 Glengarry Cir. – Permission request to construct a barbeque & fire pit. Dimensional variance to construct a 4' retaining wall less than 8' from the property line.
- ◆ 6031 Walnut Pond Ct. – Permission request for an existing accessory structure, shed. Dimensional variance for the shed to be located 3' from a side lot line.
- ◆ 5566 Westwood Ln. – Permission request to construct a detached garage. Dimensional variance for the garage to be located 8' from a side lot line & to install a heat pump adjacent to garage.
- ◆ 6425 Worlington Rd. – Dimensional variance to encroach 6' into a front yard setback w/ an addition.
- ◆ 1201 Watercliff Dr. – Permission request for the construction of a detached structure. Dimensional variances to construct a structure to house pool equipment & four a/c units.
- ◆ 36050 Woodward Ave. – Dimensional variance to encroach 7' into a front yard setback w/ a ground sign.
- ◆ 3294 South Boulevard. – Dimensional variance to install a wall sign w/ a logo that exceeds 5% of the total sign area.

## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



- ◆ 43333 S. Woodward Ave. – Dimensional variance to install a wall sign w/ a logo which exceeds 5% of the total sign area.
- ◆ 2125-A Telegraph Rd. S. – Dimensional variance to install a secondary wall sign w/ a logo exceeding 5% of the total sign area.
- ◆ 1952 Telegraph Rd. S. – Dimensional variance to install a secondary wall sign w/ a logo exceeding 5% of the total sign area.



### ✧ 09/09/08

- ◆ 6031 Walnut Pond Ct. – Permission request for an existing accessory structure, a shed. Dimensional variance for an existing shed 3' from a side lot line.
- ◆ 4800 Burnley Dr. – Permission request for continued use of two accessory structure storage tents.
- ◆ 1524 Groton Rd. – Permission request for construction of a proposed in-door pool.
- ◆ 1271 Romney Rd. – Permission request for the installation of an accessory structure, hot tub.
- ◆ 1925 Golf Ridge Dr. – Permission request for existing fencing used as a dog run area. Dimensional variance for the dog run fencing in the side yard.
- ◆ 3890 Oakland Dr. – Permission request for existing and proposed accessory structure pillars. Dimensional variances for the pillars located in a front yard.
- ◆ 3975 Oakland Dr. – Permission request for an existing accessory structure, playhouse. Dimensional variance for a playhouse located 15' from a rear lot line.

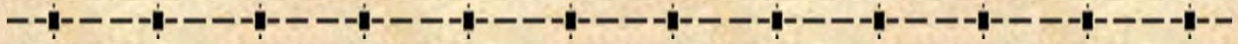


## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED

- ◆ 1380 Dorstone Pl. – Permission request for accessory structures, two piers. Dimensional variance for the placement of the piers & 5' 6" gates in a front yard.
- ◆ 1549 Island Ln. – Permission request for an accessory structure, pillar. Dimensional variances for the pillar in a front yard, encroachments up to 17' 6" for additions on home, 2' 10" encroachment w/ an a/c unit, construction of retaining walls & step pavers within the natural feature setback.
- ◆ 1567 Island Ln. – Permission request for existing accessory structures a fountain & a shed. Dimensional variances for existing brick pavers on a concrete base, existing limestone patio, riprap, the shed & fountain within the natural feature area.
- ◆ 1450 Square Lk. Rd. W. – Permission request for accessory structures, fountain, fire pit w/ seating, children's splash pad, trellises, gazebo, playhouse & play structure. Dimensional variance for the fountain in a front yard.
- ◆ 5735 Forman Dr. – Dimensional variance to encroach 6' 9" into front yard setback w/ an addition.
- ◆ 2363 Tilbury Pl. – Dimensional variance to create two lots with a deficiency of .455 acres for each parcel.
- ◆ 6070 Cross St. N. – Dimensional variance for the installation of an accessory structure, generator 27' from the wall of the building.
- ◆ 3005 Croft Way – Dimensional variance for an accessory structure, generator located in a required exterior yard.
- ◆ 559 Half Moon Rd. – Dimensional variance to encroach 7' 6" into a front yard setback w/ a new home.
- ◆ 1340 Long Lk. Rd. W. – Dimensional variances for the construction of five ground signs in addition to an existing ground sign w/ surfaces totaling 161.2 sq. ft.
- ◆ 799 Denison Ct. – Dimensional variance to install a wall sign in addition to the existing ground & wall signs.
- ◆ 766 Industrial Ct. – Dimensional variance for the replacement of an accessory structure, generator.



# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



## ✧ 10/14/08

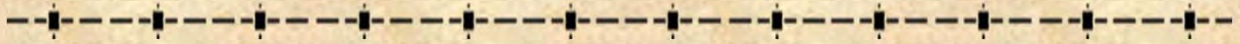
- ◆ 1155 Exeter Rd. – Permission request for accessory structures, two temporary housing trailers. Dimensional variances for the two temporary housing trailers to be located in front yards.
- ◆ 2535 Endsleigh Dr. – Permission request for an existing accessory structure, sports court. Dimensional variance for the sports court location, 5' 6" from a rear lot line.
- ◆ 1954 Klingensmith Rd. – Variance request not required , the storage pod has been removed.
- ◆ 3415 Barlyn Ln. – Permission requests for an existing play structure & above ground pool. Dimensional variances for the play structure & pool within the side yard setback. Dimensional variances for fencing in a front yard.
- ◆ 963 Harsdale Rd. W. – Permission requests for construction of pillars, a landscape wall, a barbeque, pergola & cabana. Dimensional variances for pillars, landscape wall in front yard & cabana housing pool equipment w/ overall height of 20'
- ◆ 765 Oakleigh Dr. – Permission request for an accessory structure, pump house. Dimensional variance to located pool equipment inside the pump house.
- ◆ 459 Kendry – Permission request for existing an accessory structure, play structure/shed. Dimensional variance for the play structure/shed to be located in a front yard.
- ◆ 635 Glengarry Rd. N. – Dimensional variances to encroach into a side yard setback w/ two additions & a masonry wall screening two a/c units.
- ◆ 297 Canterbury Rd. – Dimensional variance to install a generator 40' from the wall of the building.
- ◆ 1783 Blue Heron Ct. – Dimensional variances for retaining walls w/ an overall height of 6' 6", limestone steps, lawn area & plantings within the natural feature area.
- ◆ 631 Hamilton Rd. – Dimensional variances to encroach 6' into the easterly side yard setback & 4' 5" into the westerly side yard set back w/ additions to the home.
- ◆ 3300 Burning Bush Rd. – Dimensional variances to encroach 1' 6" into a side yard setback w/ additions.
- ◆ 3003 Maple Rd. W. – At the petitioner's request, this item has been rescheduled to a future date.
- ◆ 36600 Woodward Ave. – Dimensional variances for the installation of two logo signs in addition to front wall sign.

## ✧ 11/18/08

- ◆ 459 Kendry – Permission request for an existing accessory structure, play structure/shed. Dimensional variance for play structure/shed which is located in a front yard.



## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED

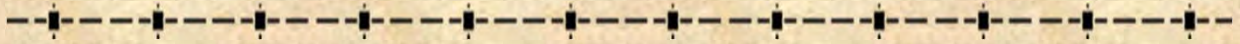


- ◆ 1921 Long Pointe Dr. – Dimensional variance to locate pool equipment 14' from a side lot line.
- ◆ 5970 Wing Lk. Rd. – Dimensional variance to encroach 5' 8" into a side yard with a generator.
- ◆ 2017 Stone Hollow Ct. – Dimensional variance to encroach into a rear yard setback w/ a single story addition.
- ◆ 5645 Meadow Wood Ln. – Permission request for an existing outdoor kitchenette & fire pit. Dimensional variance for existing pool equipment located in a front yard.
- ◆ 257 Highland Ave. – Permission request for an accessory structure, shed.
- ◆ 725 Woodchester Dr. – Permission request for an existing accessory structure, hot tub.
- ◆ 129 Eileen Dr. – Permission request for the construction of an accessory structure, shed. Dimensional variance for the shed to be located in a side yard.
- ◆ 6031 Walnut Pond Ct. – Permission request for an accessory structure, shed.
- ◆ 715 Long Lk. Rd. E. – Permission request for four pillars & a fountain. Dimensional variances for the pillars, 5' gates & fountain to be located in a front yard.
- ◆ 5710 Whethersfield Ln. – Permission request for eight pillars. Dimensional variances for retaining walls, two 8' 4" identification signs in addition to existing ground sign, two 4' 6" sections of fencing & eight pillars in a front yard.
- ◆ 2510 Telegraph Rd. S. – Dimensional variances for two wall signs in addition to an existing wall sign.
- ◆ 500 Hulet Dr. – Dimensional variances for a second flagpole & a 2' 6" encroachment into a side yard setback for an existing patio.

### ✱ 12/09/08

- ◆ 5645 Meadow Wood Ln. – Permission requests for an existing outdoor kitchenette & fire pit. Dimensional variance for the existing pool equipment located in a front yard.
- ◆ 1280 Edison Ave. – Dimensional variances for a 6' fence in the side & rear yards.
- ◆ 3015 Croft Way – Dimensional variance for an existing generator in a side yard within a cluster district.
- ◆ 4581 Burnley Dr. – Dimensional variance for an existing 6' fence w/ gate.
- ◆ 1090 Oakwood Dr. – Dimensional variance to construct a deck within an exterior front yard.
- ◆ 4370 Charing Way – Dimensional variance for a generator to be located in a front yard.
- ◆ 6816 Oakhills Dr. – Dimensional variance to encroach 4' 6" w/ a single story addition.

## ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED

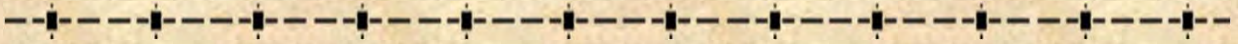


- ◆ 3617 Bradford Dr. W. – Dimensional variance to encroach 6' in a front yard w/ a single story addition.
- ◆ 1347 Club Dr. – Dimensional variance to encroach 20' 6" into the lakeside setback & 2' 11" into a side yard setback w/ a deck and an addition.
- ◆ 312 Hupp Cross Rd. – Dimensional variance to encroach 5' into a side yard setback w/ an a/c unit.
- ◆ 4510 Wagon Wheel - Dimensional variance for an existing generator in a secondary front yard.
- ◆ 264 Woodedge Dr. – Dimensional variances for an existing invisible fence located in the front, side & rear yards.
- ◆ 3405 Bradway Blvd. S. – Permission request for annual ice rink. Dimensional variance for the ice rink to be located in a front yard less than 16' from rear a property line.
- ◆ 2747 Turtle Lake Rd – Permission request for a gas grill. Dimensional variance for the grill to be located on a second floor terrace.
- ◆ 400 Williamsbury Rd. S. – Permission request for an existing storage shed. Dimensional variances for the shed's location, 4' 3" from side & 4' 3" from the rear lot lines. Dimensional variances for 5' & 6' fencing.
- ◆ 801 Long Lake Rd. W. – Dimensional variance to install a 6' fence.
- ◆ Devon Square Condominiums – Permission request to construct carports. Dimensional variances for the construction of carports, 1 in a front yard & 1 less than 16' from a rear lot line.
- ◆ 1527 Cliffwood Rd. – Permission requests for a fountain & an outdoor kitchenette. Dimensional variances for the fountain & outdoor kitchenette to be located in a front yard.

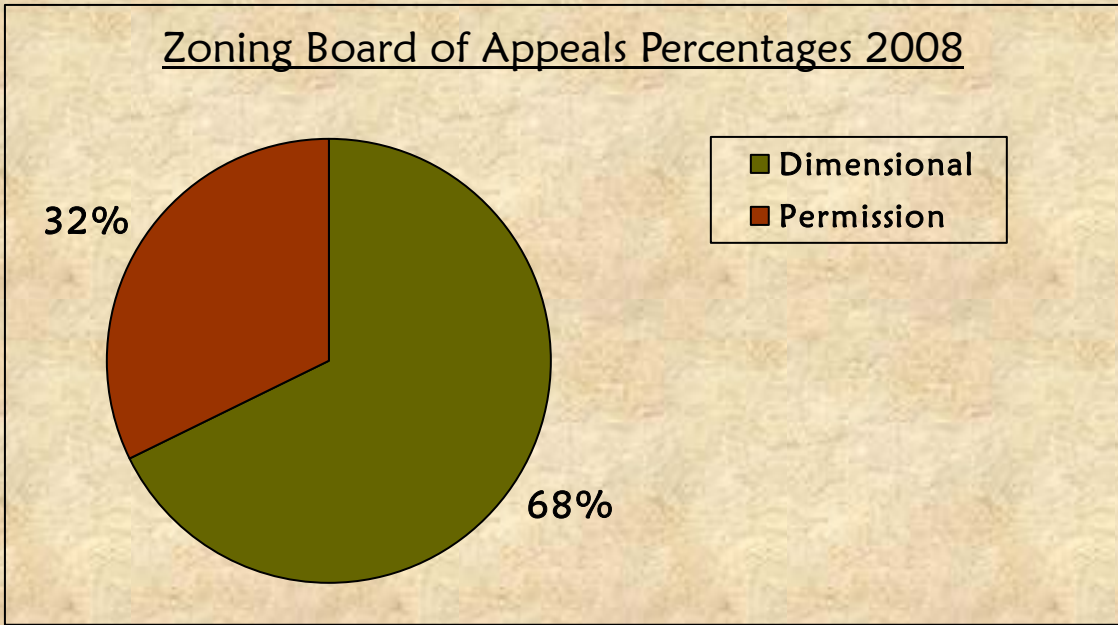




# ZONING BOARD of APPEALS ACCOMPLISHMENTS CONTINUED



Zoning Board of Appeals Percentages 2008



# LOT SPLITS

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- ✧ Lot Splits must meet the requirements of The Charter Township of Bloomfield Code of Ordinances and the State Land Division Act. The review process typically takes between 60 and 90 days to complete. As applicable, this review process may be completed simultaneously with the site plan review process.
  - ✧ The Lot Split Application and 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 one-family residential to hold a public hearing, or to the Planning Commission when required, which holds a public hearing and provides recommendation to the Township Board of Trustees.
  - ✧ In each case, before giving a lot split approval, the Township Board of Trustees shall consider the standards as in Chapter 18, Article III, Division of Lots or Parcels of The Code of the Charter Township of Bloomfield. Upon approval of the proposed lot split by the Township Board of Trustees, the applicant shall record the approved survey with the Oakland County Register of Deeds office and notify the Township Assessing office of the recording. New sidwell numbers cannot be processed until the Township Assessor receives the recorded survey documents.
  - ✧ **2008**
    - ◆ 03/10/08
      - 2343 Telegraph Rd. (19-05-476-086, 19-05-476-092) – Approved
    - ◆ 09/22/08
      - 1865 Telegraph Rd. – Approved
    - ◆ 11/10/08
      - 2363 Tilbury Place (19-26-355-018) – Approved



## SECTION 2 GOALS OF 2008

- 
- ✧ The Planning Commission has set specific goals for the coming year as part of the Annual Report. The formulation of these goals comes from the Township Board and Township staff.
  - ✧ Upon review of the goals noted on the Action List that follow, the Planning Commission will make recommendations to the Township Board for their consideration.



# ACTION LIST 2008

## ✧ Completed Goals

- ◆ 03/10/08
  - The Township Board approved Consultant Services of Clearzoning/Birchler Arroyo Associates for reformatting the Township's Zoning Ordinance.
- ◆ 06/09/08
  - The Township Board adopted Ordinance 596, Residential Retaining Wall & Swimming Pool Fence Regulations (Zoning Amendment).
  - The Township Board adopted Ordinance 597, Buildings & Building Regulations to Amend Swimming Pool Fence Regulations.
- ◆ 07/14/08
  - The Township Board adopted Ordinance 602, Amendment to Noxious Weeds Ordinance.
  - The Township Board adopted Ordinance 601, Amendment to Parking Requirements.
- ◆ 09/22/08
  - The Township Board adopted the Introduction of Ordinance 605, Class C Liquor Licenses for Cinemas in B-3 district.

## ✧ Ongoing Goals

- ◆ Continue working with Clearzoning/Birchler Arroyo Associates to complete the reformatting of the Township's Zoning Ordinance.
- ◆ Continue to review accessory structure regulations.
- ◆ Continue to review standards to address sport and recreational equipment and structures.

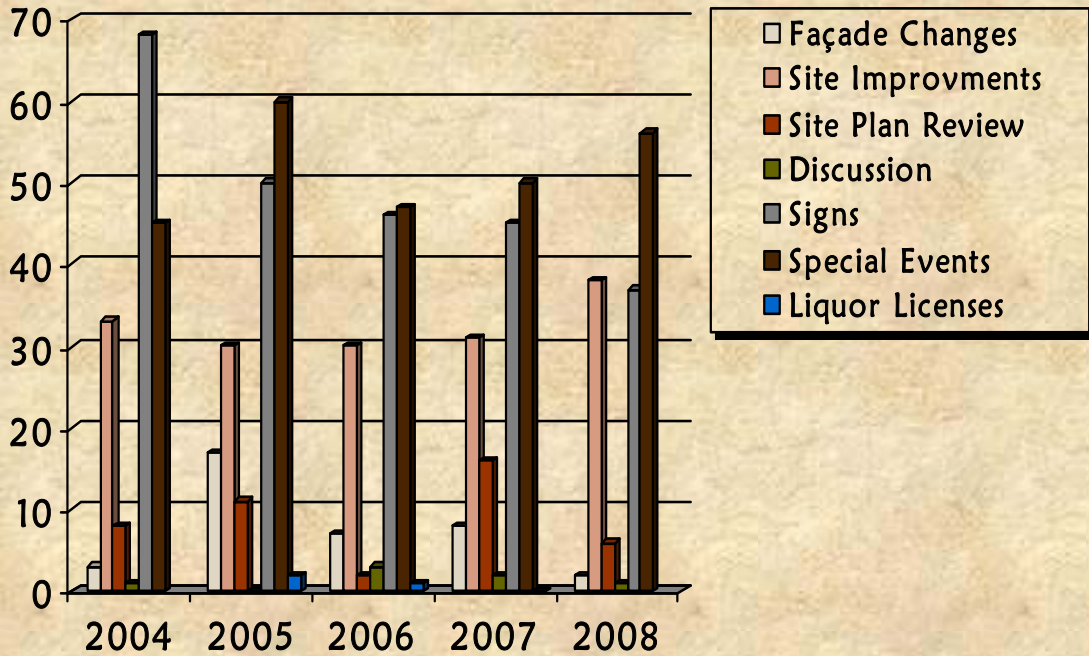
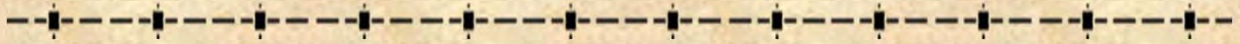
## ✧ New Goals

- ◆ Consider an amendment to define home occupations.
- ◆ Review fence requirements for non residential properties to include electric fence.



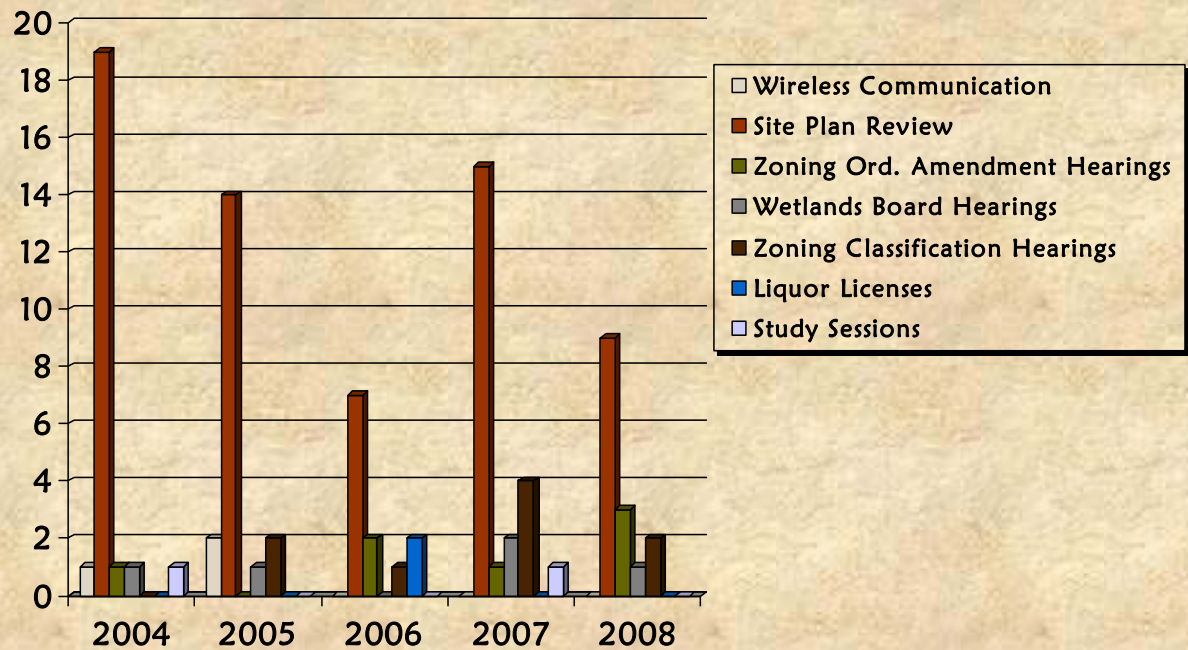


# DESIGN REVIEW BOARD COMPARISONS



| Design Review Board | 2004 | 2005 | 2006 | 2007 | 2008 |
|---------------------|------|------|------|------|------|
| Façade Changes      | 3    | 17   | 7    | 8    | 2    |
| Site Improvements   | 33   | 30   | 30   | 31   | 38   |
| Site Plan Review    | 8    | 11   | 2    | 16   | 6    |
| Discussion Items    | 1    | 0    | 3    | 2    | 1    |
| Signs               | 68   | 50   | 46   | 45   | 37   |
| Special Events      | 45   | 60   | 47   | 50   | 56   |
| Liquor Licenses     | -    | 2    | 1    | 0    | 0    |
| Totals/year         | 158  | 170  | 136  | 152  | 140  |

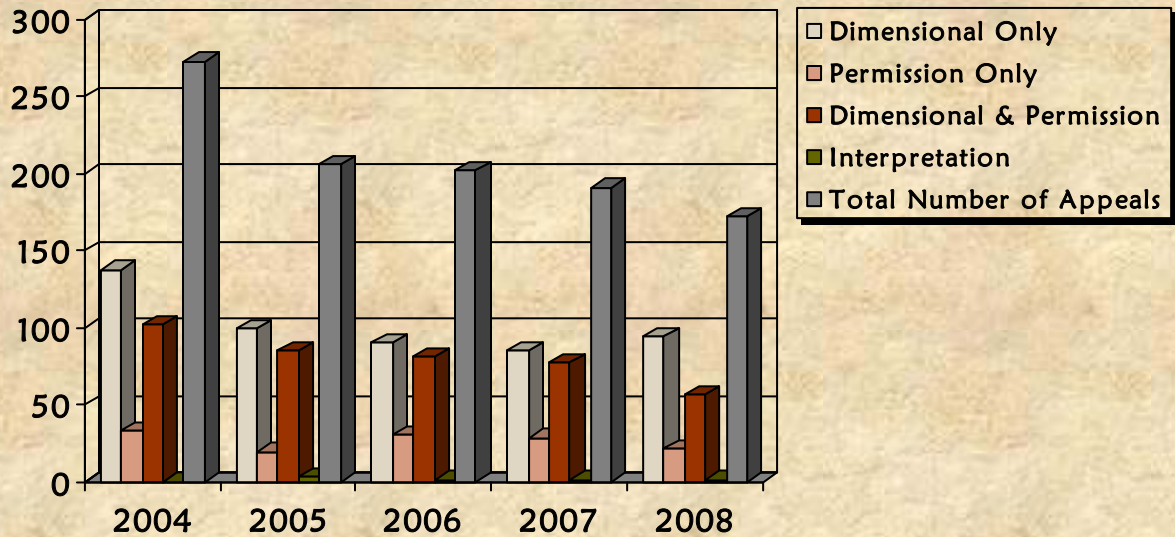
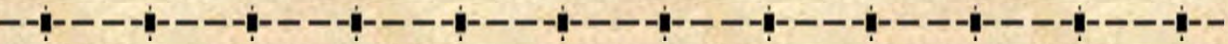
# PLANNING COMMISSION COMPARISONS



| Planning Commission               | 2004 | 2005 | 2006 | 2007 | 2008 |
|-----------------------------------|------|------|------|------|------|
| Wireless Communication Facilities | 1    | 2    | 0    | 0    | 0    |
| Discussion Items                  | 4    | 2    | 9    | 33   | 18   |
| Site Plan Review                  | 19   | 14   | 7    | 15   | 9    |
| <u>Public Hearings</u>            |      |      |      |      |      |
| Zoning Ord. Amendments            | 1    | 0    | 2    | 1    | 3    |
| Wetlands Board Hearings           | 1    | 1    | 0    | 2    | 1    |
| Zoning Classification Changes     | 0    | 2    | 1    | 4    | 2    |
| Liquor License Hearing            | 0    | 0    | 2    | 0    | 0    |
| Study Sessions                    | 1    | 0    | 0    | 1    | 0    |
| Totals/year                       | 27   | 21   | 21   | 56   | 38   |

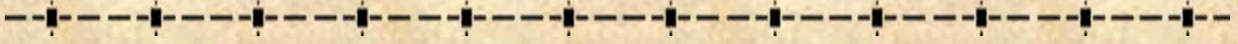


# ZONING BOARD OF APPEALS COMPARISONS

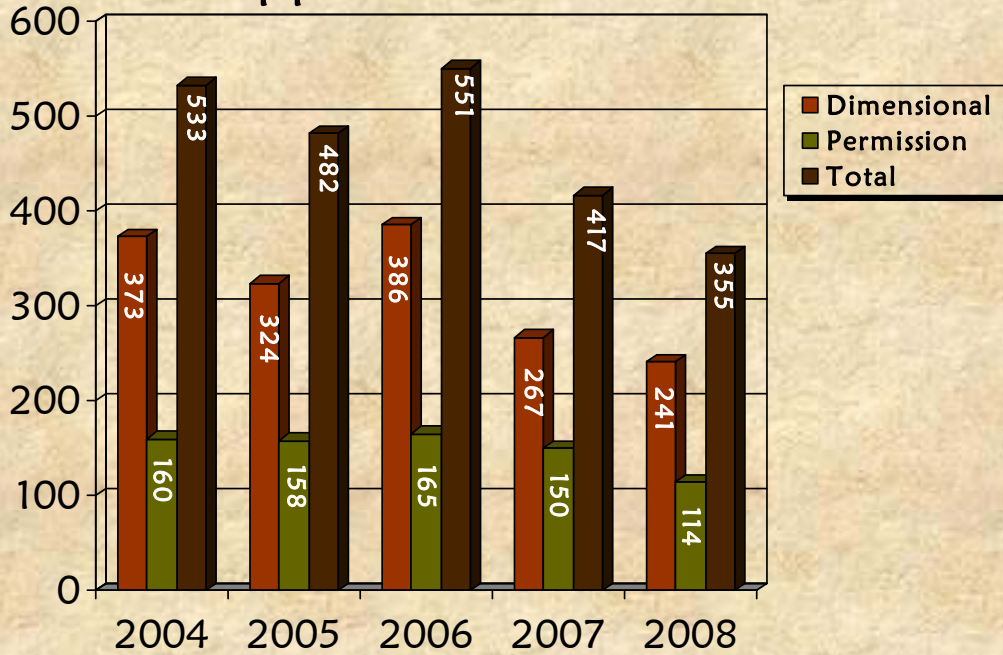


| Zoning Board of Appeals                                | 2004 | 2005 | 2006 | 2007 | 2008 |
|--|------|------|------|------|------|
| Properties Requesting Dimensional Variance             | 138  | 99   | 90   | 85   | 94   |
| Properties Appealing Permission Request                | 33   | 19   | 30   | 28   | 21   |
| Properties Appealing for both Dimensional & Permission | 102  | 85   | 81   | 77   | 56   |
| Interpretation Requests                                | 0    | 3    | 1    | 1    | 1    |
| Number of Items on Agendas                             | 273  | 206  | 202  | 191  | 172  |

# ZONING BOARD of APPEALS COMPARISONS CONTINUED



## Number of Zoning Board Appeals Per Item





# ATTENDANCE RECORDS 2008

| DESIGN REVIEW BOARD | 1 <sup>ST</sup> QUARTER | 2 <sup>ND</sup> QUARTER | 3 <sup>RD</sup> QUARTER | 4 <sup>TH</sup> QUARTER | TOTAL |
|---------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------|
| DAVE PAYNE          | 6                       | 5                       | 5                       | 5                       | 21    |
| DAN DEVINE          | 5                       | 5                       | 4                       | 5                       | 19    |
| JAN RONCELLI        | 5                       | 5                       | 4                       | 4                       | 18    |
| NEAL BARNETT        | 0                       | 0                       | 1                       | 1                       | 2     |
| LEO SAVOIE          | 1                       | 0                       | 1                       | 0                       | 2     |

| PLANNING COMMISSION | 1 <sup>ST</sup> QUARTER | 2 <sup>ND</sup> QUARTER | 3 <sup>RD</sup> QUARTER | 4 <sup>TH</sup> QUARTER | TOTAL |
|---------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------|
| JEFF SALZ           | 6                       | 2                       | 3                       | 1                       | 12    |
| DR.SCOT GOLDBERG    | 5                       | 2                       | 3                       | 0                       | 10    |
| SHERRY STEFANES     | 6                       | 3                       | 3                       | 1                       | 13    |
| NEAL BARNETT        | 6                       | 2                       | 3                       | 0                       | 11    |
| RICHARD MINTZ       | 6                       | 2                       | 3                       | 1                       | 12    |
| *DR.THOMAS PETINGA  | 3                       | 1                       | 3                       | 1                       | 8     |
| WILLIAM STARK       | 5                       | 3                       | 1                       | 1                       | 10    |
| *JANE REISINGER     | 3                       | -                       | -                       | -                       | 3     |

\* Dr. Thomas Petinga (February 20<sup>th</sup> – December)

\* Jane Reisinger (January – February 4<sup>th</sup>)

## ATTENDANCE RECORDS 2008 CONTINUED

| ZONING BOARD OF APPEALS | 1 <sup>ST</sup> QUARTER | 2 <sup>ND</sup> QUARTER | 3 <sup>RD</sup> QUARTER | 4 <sup>TH</sup> QUARTER | TOTAL |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------|
| BRIAN KEPES             | 2                       | 2                       | 1                       | 3                       | 8     |
| DAVID BUCKLEY           | 2                       | 2                       | 2                       | 3                       | 9     |
| LISA SENEKER            | 2                       | 1                       | 3                       | 2                       | 8     |
| CORINNE KHEDERIAN       | 3                       | 2                       | 2                       | 2                       | 9     |
| *JANE REISINGER         | 2                       | -                       | -                       | -                       | 2     |
| JAMES ALDRICH           | 1                       | 3                       | 2                       | 2                       | 8     |
| ROBERT E. TAYLOR        | 2                       | 2                       | 3                       | 3                       | 10    |
| BRIAN HENRY             | 2                       | 1                       | 2                       | 1                       | 6     |
| CAROL ROSATI            | 2                       | 2                       | 1                       | 1                       | 6     |
| *SHERRY STEFANES        | 1                       | 3                       | 3                       | 3                       | 10    |

\* Jane Resinger (January – February)

\* Sherry Stefanos (March – December)