



BLOOMFIELD TOWNSHIP  
PLANNING DIVISION  
2009 ANNUAL REPORT





## 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

Carly Nettle, Planning Clerk

Kristi Thompson, Planning/Building Clerk





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## ADMINISTRATION

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



# 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 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 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 is 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 2009.

## Design Review Board Members

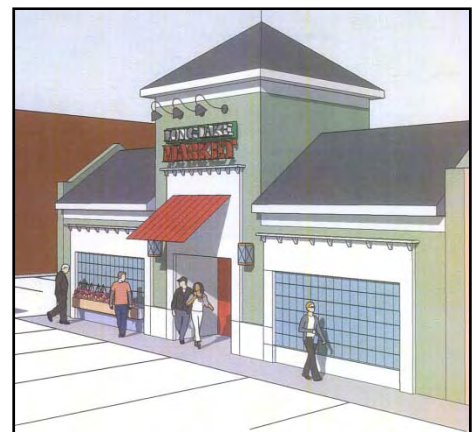
Dave Payne, Township Supervisor

Dan Devine, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Leo Savoie, Alternate







# PLANNING COMMISSION

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## 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. 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.

The Planning Commission serves as a recommending board. Upon their review of varied submittals, ie; commercial site plans, Zoning Ordinance amendments, and residential developments, the Planning Commission forwards their recommendations to the Township Board of Trustees for final approval or denial. The Planning Commission also serves as the Township Wetlands Board. Thirteen Planning Commission meetings were held in 2009.

## Planning Commission Members

Jeff Salz, Chairman  
Dr. Scot Goldberg, Vice Chairman  
Sherry Stefanos  
Neal Barnett  
Richard Mintz  
Dr. Thomas Petinga  
William Stark





# ZONING BOARD OF APPEALS

## Meeting Schedule

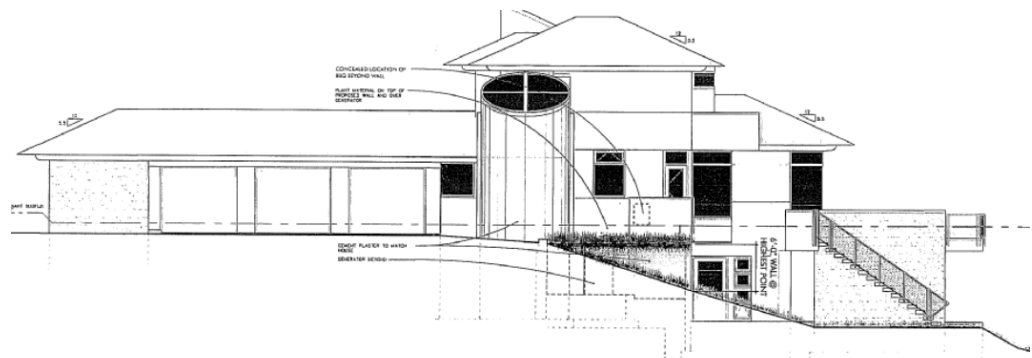
The Zoning Board of Appeals meets the second Tuesday of each month at 7:00 PM in the Township Auditorium.

## Role of The Zoning Board of Appeals

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. Twelve Zoning Board of Appeals meetings were held in 2009.

## Zoning Board of Appeals Members

- Corinne Khederian, Chairman
- Robert E. Taylor, Vice Chairman
- James Aldrich
- David Buckley
- Brian Kepes (January – March)
- Lisa Seneker
- Sherry Stefanos
- Brian Henry (Alternate, Member)
- Carol Rosati, Alternate
- Tracy Leone, Alternate



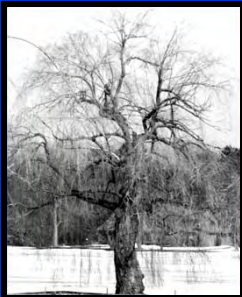


## SECTION 1 ACCOMPLISHMENTS OF 2009

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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 following lists include submittals from January to December:

## Façade Changes

**01/29/09**

- 889 Long Lk. Rd. – Bloomfield Village Square - Frederick's Jewelers

**03/24/09**

- 1075 Long Lk. Rd. W. – Francis Phelps – Long Lake Market
- 2445 Franklin Rd. – AV Bogaerts

**04/08/09**

- 2445 Franklin Rd. – AV Bogaerts
- 2350 Franklin Rd. – North Franklin Office Building



## Site Improvements

**01/29/09**

- 7251 Deep Run Dr. – The Glens – Dumpster Enclosures

**02/17/09**

- 43344 Woodward Ave. – 43344 LLC – Cardiology and Vascular Associates, P.C. – Wall Repair

**03/03/09**

- 43344 & 43380 Woodward Ave. – 43344 Woodward LLC – Wall Repair

**03/24/09**

- 43344 & 43380 Woodward Ave. – Cardiology and Vascular Associates – Wall Repair
- 360 Enterprise Ct. – Cingular Wireless – Two Generators, Two Transformers, Dumpster



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

*(Site Improvements continued)*

**05/11/09**

- 43494 Woodward Ave. – Scottsdale Properties, LLC – Bloomfield Internal Medicine Temporary Medical Trailer

**07/23/09**

- Square Lake Hills Condominiums – Parking Lot Expansion
- Four Seasons Condominiums – Solar Pool Heater
- Ferguson Park – Ferguson Properties – Bloomfield Square Subdivision – Gazebo, Walking Path

**09/16/09**

- 6275 Telegraph - Lutheran Social Services – Deck

**10/05/09**

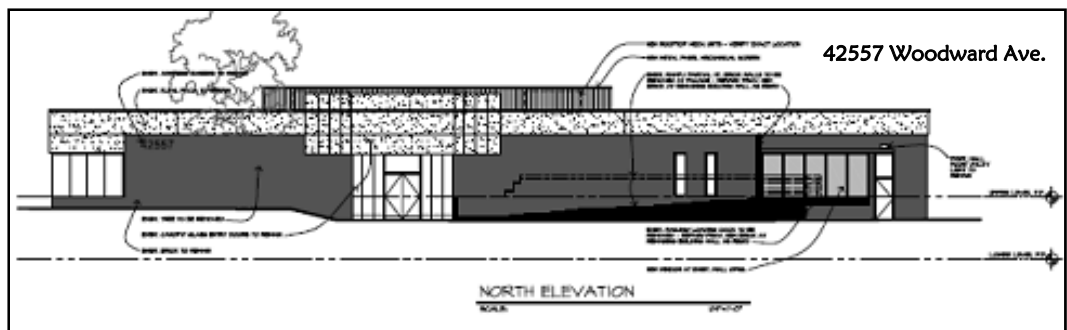
- 4200 Telegraph Rd. - Bloomfield Township – Cell tower antenna changes (Verizon)

**10/21/09**

- 43816 Woodward Ave. – St. George Greek Orthodox Church – Storage Room Addition
- 3500 W. Maple Rd. – Medical Building / Village Knoll – Vestibule Addition
- 100 W. Hickory Grove – Bloomfield Court Condos – Courtyard Sidewalks

**11/05/09**

- 575 Friendly – Verizon / Network Real Estate – Cell tower antenna replacements
- 6785 Telegraph Rd. – Verizon / Vestevich Building – Cell tower antenna replacements





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

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## Site Plan Review

**02/17/09**

- 2481 Telegraph Rd. S. – Famco Services, Inc. – Sonic Restaurant

**06/16/09**

- 2169 Telegraph Rd. S. – (formally Circuit City) – Acadia Realty Trust – Best Buy

**07/14/09**

- 42557 Woodward Ave. – 42557 Woodward LLC – CAVA Medical

**8/27/09**

- The Village Knoll – Three M Enterprises – Parking lot changes for existing medical office building.
- 37000 Woodward – FLS Properties – New Mixed Use Building

## Signs

**01/12/09**

- 3955 Telegraph Rd. – Bonaventure Plaza – Bai Mai Thai – Wall Sign

**01/29/09**

- 35980 Woodward Ave. – 325 Woodward LLC – MCM Management – Wall Sign
- 1751 Telegraph Rd. S. – Jennelle, Virginia – Coastal Outdoor Living – Wall Sign
- 2207 Telegraph Rd. S. – Acadia Realty – Tuesday Morning – Wall Sign

**02/17/09**

- 1751 Telegraph Rd. S. – Jennelle, Virginia – Outdoor Coastal Living Space – Wall Sign
- 42979 Woodward Ave. – Woodward Square LLC – AT&T Platinum – Wall Sign

**03/03/09**

- 2101 Telegraph Rd. S. – Stamford United – K-Mart – Ground Sign

**03/24/09**

- 1739 Telegraph Rd. S. – Jennelle, Virginia – Creative Brick – Ground Sign
- 4036 Telegraph Rd., Suite 103 – Maplewood Properties – Verizon Wireless – Wall Sign

**04/08/09**

- 2350 Franklin Rd. – North Franklin Office Building – Ground Sign Replacement



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

*(Signs continued)*

**06/01/09**

- 42931 Woodward Ave. – Woodward Square LLC – Rite Aid – Wall Sign

**06/16/09**

- 6606 Telegraph Rd. – Bloomfield Plaza – Pink Pump – Wall Sign

**07/23/09**

- 4099 Telegraph Rd. – Bloomfield Village Square – Kroger – Wall Sign
- 3600 Maple Rd. W. – Three M Enterprises – Kroger – Wall Sign

**08/12/09**

- 4100 Telegraph Rd. – 4145 Properties – Bank of America Home Loans – Wall Sign
- 2205 Telegraph Rd. – Chase Bank – Ground Sign Relocation
- Bloomfield Hills Center – Hollywood Market & Bloomfield Hills Center – 2 Ground Signs
- 2101 Telegraph Rd. – Stamford United – Sears Outlet – Wall Sign

**9/16/09**

- 3061 Adams – Pilgrim Congregational Church – Ground Sign

**10/05/09**

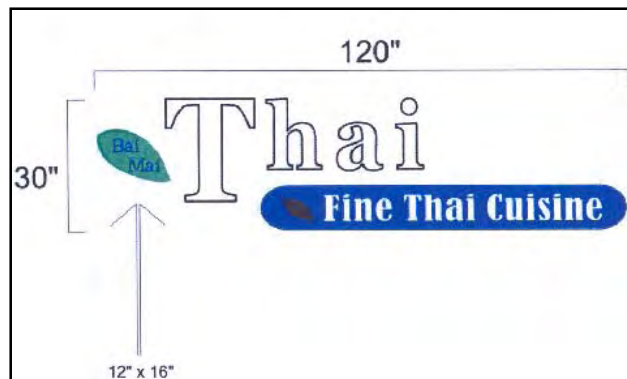
- 36300 Woodward – PNC Bank – Wall Sign and Directional Signage

**11/05/09**

- 10 W. Square Lake Rd. – Kingswood Office & Shopping Plaza – Ground Sign

**12/02/09**

- 3648 W. Maple Rd. – Village Knoll / Little Caesars – Wall Sign
- 43193 Woodward Ave. – Kingswood Plaza / Somerset Dog Grooming – Wall Sign





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## Special Events

**02/17/09**

- 1801 Telegraph Rd. S. – Lowe's – Outdoor Seasonal Sales

**03/24/09**

- 1952 Telegraph Rd. S. – Biggby Coffee – Outdoor Seating
- 1250 Kensington – Convent of Sacred Heart – Leaders of Conscience Speaker Series

**04/08/09**

- 5631 Adams Rd. N. – Beautiful Savior – Temporary Banner
- 43816 Woodward Ave. – St. George Hellenic Church – Franklin Christian Preschool – Temporary Banners
- Wing Lake Beach – Wing Lake Property Owners – 3<sup>rd</sup> Annual Cystinosis 5K Run

**04/23/09**

- 1751 Telegraph Rd. S. – Jennelle, Virginia – Coastal Outdoor Living – Grand Opening
- Green Breeze Garden Tour – House Tour, five homes in Bloomfield Township

**05/11/09**

- 6510 Telegraph Rd. – Schostak Bros & Co. – Bloomfield Plaza – Sidewalk Sale
- 1340 Long Lk. Rd. W. – Kirk in the Hills – Temporary Signage – Preschool Enrollment

**06/01/09**

- 4000 Clubgate Dr. – Wabeek Country Club – Firework Display
- 1250 Kensington Rd. – Convent of Sacred Heart – Birmingham Tennis Club
- 1250 Kensington Rd. – Convent of Sacred Heart – The Garden Party

**06/16/09**

- 6606 Telegraph Rd. W. – Prudential Properties LLC – Plum Market – Outdoor Seating
- 6490 Wing Lake Rd. – Diabetes Walk for a Cure

**06/25/09**

- 2343 Telegraph Rd. S. – Costco Warehouse Facility – Costco Boat Display

**06/29/09**

- 4033 Maple Rd. W. – Birmingham Athletic Club – MICSA Swim Meet Finals
- 3695 Lincoln Rd. – St. Regis – ACT Network for Autism 5K Run
- 1133 Long Lake Rd. W. – Young & Young Architects – Open House/Banner



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

*(Special Events continued)*

**07/23/09**

- 1525 Covington Rd. – Arthritis Foundation – Jingle Bell Run
- 43173 Woodward Ave. – Kingswood Plaza – Jet’s Pizza – Dream Cruise Event
- 3003 Maple Rd. W. – Detroit Country Day – Angel’s Place Family Fun Day
- 6255 Telegraph Rd. – St. Andrew’s Lutheran Church – Preschool Enrollment Sign
- 3594 Maple Rd. W. – Three M Enterprises – Bloomfield Sports Shop – Sidewalk Sale
- 36360 Woodward Ave. – Mark Epps Financial – Client Appreciation Dream Cruise
- 42717 Woodward Ave. – William Jeffrey & Associates – Dream Cruise Event

**08/12/09**

- 2101 Telegraph Rd. S. – Stamford United – Sears Outlet – Grand Opening Banner
- 36600 Woodward Ave. – Mercedes Benz of Bloomfield – Bloomfield Township Classic
- 251 E. Square Lake Rd. – Bloomfield Surf Club – Haunted Maze
- 4600 Charing Cross Rd. – Birmingham House Tour

**8/27/09**

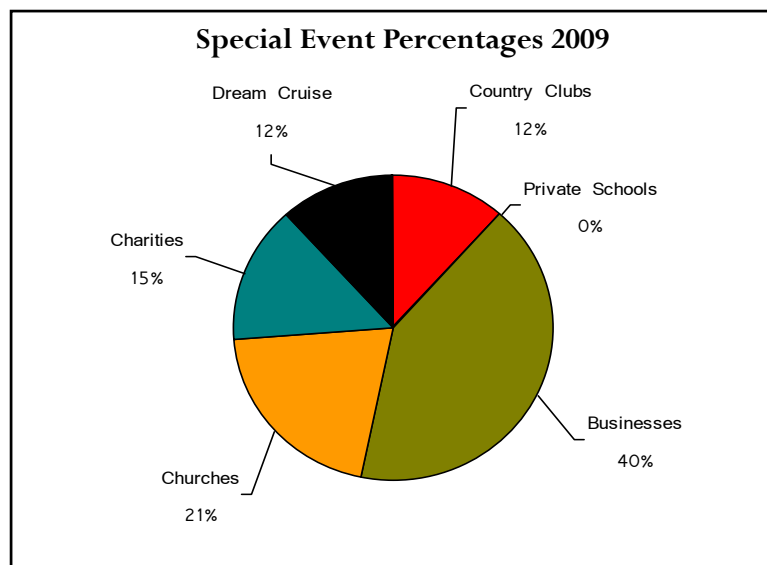
- 4875 Maple Rd. – The Chaldean Catholic Church – Pro Life Banner and Display

**9/16/09**

- 3675 Maple Rd. – Prudential Properties LLC – Plum Market – Scarecrow Contest

**11/05/09**

- 2275 Telegraph Rd. – Bloomfield Town Square – Christmas Tree Sales







# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## Rezoning Requests

- There were no rezoning requests in 2009.

## Special Use Permits

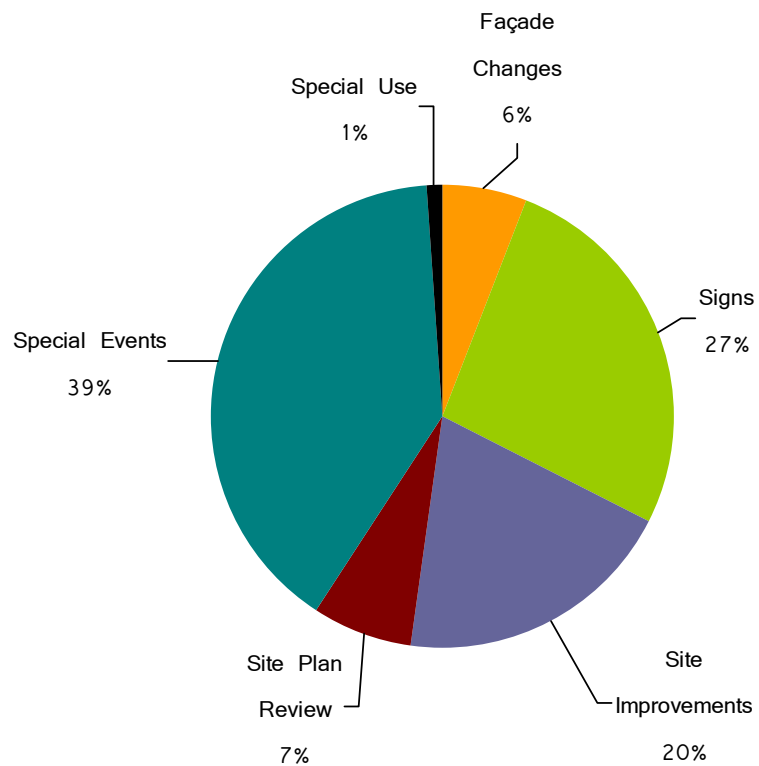
04/28/09

- 1822 Fox River Dr. – Fox Hills Swim Club – Fox Hills Community Association Pool Complex.

06/25/09

- 762 Rock Spring Rd. – Craig & Joan Cutler – Wee Care Day Care

### Design Review Board Appeal Percentages 2009





# PLANNING COMMISSION ACCOMPLISHMENTS

The following lists include submittals from January to December:

## Site Plan Review

**5/4/09**

- 2481 Telegraph Rd. – New Sonic Restaurant – New Construction

**7/20/09**

- 42557 Woodward Ave. – CAVA Medical Building – Site Improvements
- 2169 Telegraph Rd. – Best/Buy / Bloomfield Town Square – Addition

**9/09/09**

- 3684 W. Maple Rd. – Village Knoll Medical Building – Site Improvements
- 37000 Woodward Ave. – Frank Simon Building – New Mixed-Use Building





# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED

## Public Hearings

2/18/09

Appeal of the Design Review Board for Special Event Permit

- 7450 Franklin Rd. – The Franklin Cider Mill

2/2/09

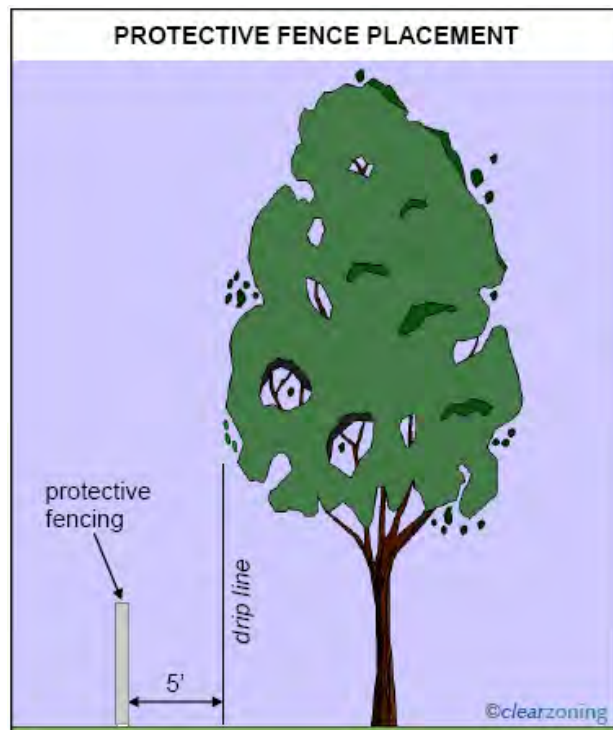
Zoning Ordinance Amendment Changes

- Proposed Tree Preservation Ordinance

11/16/09

Zoning Ordinance Amendment Changes

- Proposed Amendments to the Zoning Ordinance relating to Liquor License Requirements and Proposed Amendments to the Zoning Ordinance relating to Retail Wine Stores.





# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED

## Study Sessions

There were no study sessions held in 2009.

## Discussion Items

**3/16/09**

- Electronic fencing in a commercial zone district.

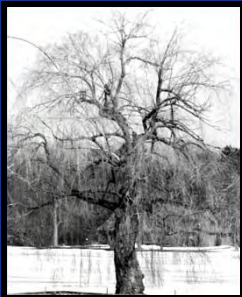
**6/15/09**

- Home Occupation Requirements
- State regulations concerning adult day care facilities and the Township's requirement for addressing adult day care facilities.
- Adopted Clearzoning Ordinance effective as of June 15, 2009, and available on the Township's website.

**10/5/09**

- Wind energy ordinance provisions and the latest technology.
- Possible solar panels regulations.





# ZONING BOARD OF APPEALS ACCOMPLISHMENTS

The following lists submittals from January to December 2009:

## 01/13/09

- 2582 Kent Ridge Ct. – Dimensional variance for an existing 10' fencing located at the north end of the sports court.
- 4180 Valley Forge Rd. – Dimensional variance for an accessory structure, a generator located 10' from the side lot line.
- 572 Pineway Cir. – Dimensional Variance for an accessory structure, a generator located in a side yard within a Cluster Development.
- 5070 Deep Wood Rd. – Dimensional Variance for an existing accessory structure, a generator located in a secondary front yard.
- 5045 Dianna Dr. – Permission request for an existing accessory use/structure, an ice rink. Dimensional variance for an existing ice rink located in a side yard.
- 2799 Turtle Shore Dr. – Permission request for an accessory use, an indoor sports court.
- 2274 Telegraph Rd. S. – Dimensional variances for a ground sign located 2' from the front lot line in addition to the existing wall sign.
- 2211 Telegraph Rd. S. – Dimensional variance for the installation of an existing wall sign with a 10.5 sq ft. logo.

## 02/10/09

- 4180 Valley Forge Rd. – Dimensional variance for an accessory structure, a generator located 10' from the side lot line.
- 5499 Woodview Dr. – Dimensional variance for a 36' 5" encroachment into the rear yard setback for a single story addition and deck.
- 330 Hupp Cross Rd. – Dimensional variance for a 4' 6" encroachment into the side yard setback with an accessory structure, a/c unit.
- 631 Hamilton Rd. – Dimensional variance for a 11' encroachment into the side yard setback with two accessory structures, a/c units.
- 1590 Apple Ln. – Dimensional variance for a 11' encroachment into the side yard setback with an existing accessory structure, generator.
- 1606 Apple Ln. – Permission request for an existing accessory structure, a tent. Dimensional variance for the tent, located in the front yard 1' 4" from the side lot line.





# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(2/10/09 continued)*

- 1067 Glengarry Rd. N. – At the petitioner's request, this item has been removed.
- 7251 Deep Run Dr. – Permission request for accessory structures, three masonry dumpster enclosures. Dimensional variance for the dumpster enclosures to be located in front yards.

**03/10/09**

- 3267 Greentree Rd. – Dimensional variance for a 2' encroachment into a front yard with a deck.
- 777 Kensington Ln. – Dimensional variance for existing accessory structures, two a/c units located in a front yard.
- 911 Timberlake Dr. – Permission requests for existing accessory structures, an outdoor kitchenette and a fire pit with seating.
- 5045 Dianna Dr. – Permission request for an existing accessory structure, an ice rink to be used on an annual basis. Dimensional variance for the ice rink to be used on an annual basis.
- 821 Highwood Dr. – Permission request for four accessory structures, pillars. Dimensional variance for the pillars which are located in a front yard, and three air conditioning units in a secondary front yard.
- 6680 Oakhills Dr. – Permission request for an existing accessory structure, a hot tub.
- 35980 Woodward Ave. – Dimensional variance for a wall sign located on the northwesterly façade of the building.
- 515 Friendly Dr. – Dimensional variance for an existing 10' electronic chain link fence around the perimeter of the lot, including the front yard.

**04/14/09**

- 911 Timberlake Dr. – Permission request for an existing accessory structure, a natural burning fire pit with a seating area.
- 297 Canterbury Rd. – Permission request for accessory structures, two piers. Dimensional variances for two piers supporting a 6' high gate located in a front yard adjacent to a side yard and within a natural feature area.
- 4605 Maple Rd. W. – Permission request for an accessory structure, a detached garage. Dimensional variance to construct a 19' 2" high garage 2' from the rear lot line.
- 893 Glengarry Cir. – Permission request for an accessory structure, a shed housing pool equipment. Dimensional variance for the shed to be located 8' 2" from the northerly side lot line and 6' from the rear lot line.
- 4817 W. Wickford – Dimensional variance for an accessory structure, a generator located in the side yard within a One-Family Cluster zoned district.





# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(4/14/09 continued)*

- 2993 Aldgate Dr. – Dimensional variance for an existing accessory structure, a generator located in a secondary front yard.
- 7249 Camden Ct. – Dimensional variance for an accessory structure, a generator located in a secondary front yard.
- 635 Glengarry Rd. N. – Dimensional variance for an accessory structure, a generator located 10' 3" from the southerly side lot line.
- 1507 Telegraph Rd. S. Ste. A – Dimensional variance of 8 parking spaces with 11 spaces required for this retail tenant space.
- 1739 Telegraph Rd. S. – Dimensional variance for a ground sign to be located 4' 9" from the front lot line.
- 4036 Telegraph Rd. – At the petitioner's request, this item has been withdrawn.

**05/12/09**

- 4555 Private Lake Dr. – Permission request for a proposed accessory use, a 9' x 25' indoor pool located in the lower level of the home.
- 4917 Malibu Dr. – Permission request for an accessory structure, a shed.
- 7262 Cathedral Dr. – Dimensional variance for a 5' high fence.
- 3065 Devon Brook Dr. – Permission request for a dog run area. Dimensional variance for a 6' fenced area to be used as a dog run.
- 825 Pemberton Rd. N. – Permission request for an existing dog run area. Dimensional variance for an existing 6' fence used as a dog run located on the side and rear lot lines.
- 114 Hickory Grove Rd. W. – At the petitioner's request, this item has been rescheduled to 6/9/09.
- 5010 Franklin Rd. – Permission request for accessory structures, a proposed pergola, existing hot tub and shed. Dimensional variance for a pergola in a secondary front yard, a generator located 4' from the wall of the building, two-tiered wire mesh retaining walls with a height of 6' in the front, side and rear yards.
- 976 Stuyvesant Rd. – Permission request for an accessory structure, gazebo. Dimensional variance for the gazebo to be located 13' from the rear lot line.
- 1930 Long Lake Shores Dr. – Dimensional variance for an existing accessory structure, a generator located 13' from the easterly side lot line.
- 3836 Oakhills Dr. – Dimensional variance for an accessory structure, a generator in a secondary front yard.
- 1863 Long Pointe Dr. – Dimensional variance for two accessory structure a/c units located 10' 6" from the southerly side lot line.
- 2350 Franklin Rd. – Dimensional variance for a proposed ground sign located 8' from the front lot line.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

**06/09/09**

- 825 Pemberton Rd. N. – Permission request for an existing dog run area. Dimensional variance to revise an existing 6' wood, chain link and wire fence and gate being used as a dog run area.
- 1624 Apple Ln. – Dimensional variance for a 2' 6" encroachment into the front yard setback with a single story addition.
- 3483 Sutton Place – Dimensional variance for a 6' 7" encroachment into the side yard setback with two single story additions.
- 1549 Island Ln. – Dimensional variance for an accessory structure, a generator, encroaching 3' into the side yard setback.
- 3380 Burning Bush Rd. – Dimensional variance for an accessory structure, pool equipment encroaching 4' 6" into the side yard setback.
- 114 Hickory Grove Rd. W. – Permission request for a dog run area. Dimensional variance for a 6' wooden fenced dog run area located 13' from the rear lot line.
- 2426 Bratton Ave. – Permission request for an accessory structure, a shed. Dimensional variance for the shed to be located 14' from the northerly side lot line and 12' from the rear lot line.
- 3959 Oakland Dr. – At the petitioner's request, this item has been rescheduled to **07/14/09**

- 43494 Woodward Ave. – Permission request for continued use of an accessory use structure, a mobile medical unit.
- 2481 Telegraph Rd. S. – Dimensional variance for a 19' encroachment into the front yard setback for a circulation driveway, a 2' 4" encroachment into the side yard setback for a parking area, a secondary wall sign located on the northerly (or westerly) façade, a 20' encroachment into the front yard setback for a ground sign, and a deficiency in the size of four tree planting bed areas.





## ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(07/14/09 continued)*

- 2657 Turtle Shores Dr. – Permission request for an accessory use/structures, an indoor pool, hot tub and sports court.
- 5110 Brookdale Rd. – Dimensional variance for accessory structures, four a/c units located in front yards.
- 90 Berkshire Rd. N. – Dimensional variance for two existing a/c units located in a secondary front yard.
- 5735 Forman Dr. – Dimensional variance for an existing accessory structure, a/c unit located in a secondary front yard.
- 554 Pineway Cir. – Dimensional variance for an accessory structure, a generator located in a side yard within a One-Family cluster zoned district.
- 849 Orchard Ln. – Dimensional variance for an existing accessory structure, pool equipment located 100' from the wall of the building and screened with an existing 5' fence.
- 4744 Keithdale Ln. – Dimensional variance for a fence located in a secondary front yard.
- 2951 Masefield Dr. – Dimensional variance for a 6' encroachment into the front yard setback with a single-story addition.
- 4319 Chamberlain Dr. – Permission request for an existing accessory structure, a hot tub. Dimensional variance for a 17' encroachment into the rear yard setback with a single story deck addition.
- 3959 Oakland Dr. – Permission request for an existing accessory structure, a play structure.
- 4970 Brookdale Rd. – Permission request for an accessory use/structure, a sports court. Dimensional variance for sports court located 1' from westerly side and rear lot lines, exceeding the ground floor area of the main building, and having a 10' fence.





# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(07/14/09 continued)*

- 6867 Wing Lake Rd. – Permission request for accessory structures, two brick walls, two piers and a storage building. Dimensional variance for walls, piers and gates to be located in the front yard.
- 1871 Indian Trail Rd. – Permission request for accessory structures, a pergola and a kitchenette. Dimensional variance for a 2' encroachment into the side yard setback with a generator, a 5' 10" encroachment into the westerly side yard setback with a pergola, and the construction of a kitchenette located on an elevated terrace.
- 2169 Telegraph Rd. S. – Dimensional variance for a wall sign, which is 58.3% of the street side façade and exceeding the roofline.

**8/11/09**

- 5543 Westwood Ln. – Dimensional variance for a 21' 3" encroachment into the front yard setback w/ a single story addition.
- 3375 Eastpointe Ln. – Dimensional variances for a 3' encroachment into the side yard setback for three a/c units and a generator.
- 560 Pineway Cir. – Dimensional variance for an accessory structure generator located in a side yard of a cluster zoned district.
- 1117 Woburn Green – Dimensional variance for an existing 25' encroachment into the Natural Feature area for an established lawn, landscape plantings, a stone bed and a boulder retaining wall.
- 1989 Crosswick Rd. – Permission request for an existing accessory structure, a storage pod. Dimensional variance for the use of an existing storage pod located 12' from the southerly side lot line.
- 754 Ardmoor Dr. – Permission request for an existing storage pod. Dimensional variance for an existing storage pod located in a side yard.
- 810 Highwood Dr. – Permission request for an accessory structure, fireplace. Dimensional variance for the proposed fireplace to be located in a secondary front yard.
- 1400 Echo Ln. – Permission request for an accessory structure, a cabana. Dimensional variance for pool equipment located in the proposed cabana.
- Bloomfield Square Subdivision – Permission request for an accessory structure, a gazebo. Dimensional variance for the gazebo and with walking path to be located within a common area of the subdivision.
- 42557 Woodward Ave. – Dimensional variance for a 19' encroachment into the front yard parking setback, and a 4' encroachment into the setback for landscape beds.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

## 9/8/09

- 1463 Courtleigh Terrace – This item has been removed at the petitioner's request.
- 391 Glenhurst Dr. N. – Permission request for an existing accessory structure, play structure. Dimensional variance for the existing play structure to be located 10' from the northerly side lot line and 9' from the rear lot line.
- 1576 Covington Rd. – Dimensional variance for the construction of an in-ground pool located in a secondary front yard, installation of pool equipment located 50' from the wall of the building, and the installation of fencing located in front yards.
- 1527 Glengarry Rd. N. – Permission request for an existing art sculpture. Dimensional variance for an existing art sculpture located in a front yard.
- 483 Glengarry Rd. N. – Permission request for a partially constructed accessory structure, a barbeque grill.
- 1055 Frankel Ln. – Permission request for the construction of a dog run. Dimensional variance for a dog run to be located in a side yard.
- 4636 McEwen Dr. – Permission request for an existing accessory structure, a skateboard ramp.
- 1151 Winchcombe Dr. – Permission request for an accessory structure, a storage shed. Dimensional variance for the storage shed to be located 3' 6" from the westerly side lot line.
- 202 Hadsell Dr. – Dimensional variance for a 6' masonry privacy wall.
- 1627 Kirkway Rd. – Dimensional variance for 6' gates to be located in a front yard.
- 2854 Hunters Way – Dimensional variance for a 1' 3" encroachment into the front yard setback with a single-story porch addition.
- 2205 ½ Telegraph Rd. – Dimensional variance for a 25' encroachment into the required street side setback for the construction of a ground sign.
- 2101 Telegraph Rd. – Dimensional variance for the installation of two wall signs in addition to an existing wall sign.
- 42160 Woodward Ave. – Permission request for an existing solar panel. Dimensional variance for an existing solar panel located in a common area of Four Seasons Condominiums.

## 10/13/09

- 42160 Woodward Ave. - Permission request for an existing solar panel. Dimensional variance for the existing solar panel located in a common area of Four Seasons Condominiums.
- 120 Williamsbury Rd. N. – Dimensional variance for a fence to be located in a secondary front yard.

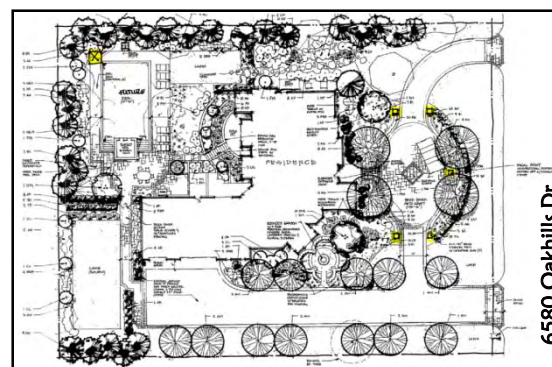




# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(10/13/09 continued)*

- 1588 Indianwood Ct. – Dimensional variance for an existing fence extending into the front yard.
- 1288 Long Lake Rd. W. – Dimensional variances for retaining walls with an overall height of 3' 5" located on the easterly lot line.
- 750 Shady Hollow Circle N. – Dimensional variance for existing pool equipment located 6' from the side lot line.
- 5180 Ponvalley Rd. – Dimensional variance for the installation of a generator located in a secondary front yard.
- 50 Barrington Rd. – Dimensional variance for an existing generator located in a secondary front yard.
- 505 Pineway Cir. – Dimensional variance for a proposed generator located in a side yard.
- 1241 Club Dr. – Dimensional variance for a 6' 8" encroachment into the side yard setback with proposed pool equipment.
- 6580 Oakhills Dr. – Permission request for existing accessory structures, five pillars and a play structure. Dimensional variances for pillars located in a front yard and the play structure located 11' from the rear lot line.
- 1790 Squirrel Valley Dr. – Permission request for an existing accessory structure, a pergola.
- 1201 Water Cliff Dr. – This item was removed from the agenda after notices were sent.
- 3800 Kirkway Rd. – Permission requests for accessory structures, 2 piers and a detached garage. Dimensional variance for piers, 6' high gates and 17' 5" high detached garage located in the front yards.
- 3061 Adams Rd. N. – Dimensional variance for a 20' encroachment into the 43' setback for a 39.7 sq. ft. ground sign.







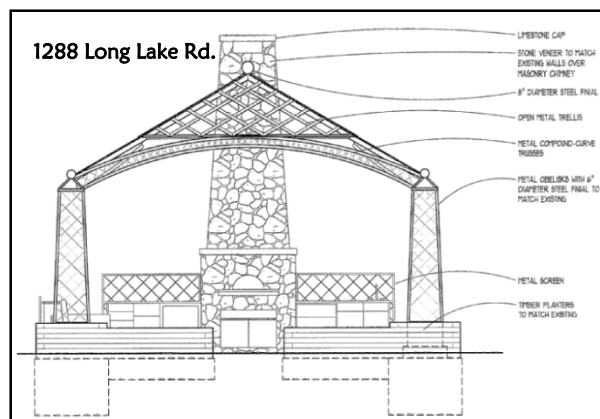
# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

(10/13/09 continued)

- 1525-1625 Opdyke Rd. – Dimensional variance for a 20' encroachment into the required 25' setback for the construction of a proposed ground sign.
- 1525 Opdkye Rd. – Dimensional variance for a 23' 6" encroachment into the required 25' setback for the construction of a proposed ground sign in addition to the existing wall sign.
- 37000 Woodward Ave. – Dimensional variances to encroach 3' 4" beyond the maximum building height of 45' for the construction of a new Mixed Use building, a front parking setback of 10' along Woodward Ave. frontage, 0' parking setback along Big Beaver Rd. frontage, and a deficiency in the residential floor area on the third floor.

11/10/09

- 1527 Glengarry Rd. N. – This item was postponed to 12/08/09 at the petitioner's request.
- 202 Hadsell Dr. – Dimensional variance for a proposed 6' high masonry privacy wall.
- 750 Shady Hollow Cir. N. – Dimensional variance for existing pool equipment located 6' from the side lot line.
- 1211 Sandringham Way – Permission request for an existing accessory structure, a playhouse.
- 1201 Water Cliff Dr. – Permission request for a proposed accessory structure, an outdoor kitchenette.
- 5540 Pinebrooke Ct. – This item has been postponed to a future meeting.
- 1080 Forest Ln. – Permission request for an accessory structure, a hot tub.
- 869 / 889 W. Long Lake Rd. – Dimensional variances for encroachments into the required 1000' setback from another regulated use & encroachments into the 750' setback from a residential zone district.



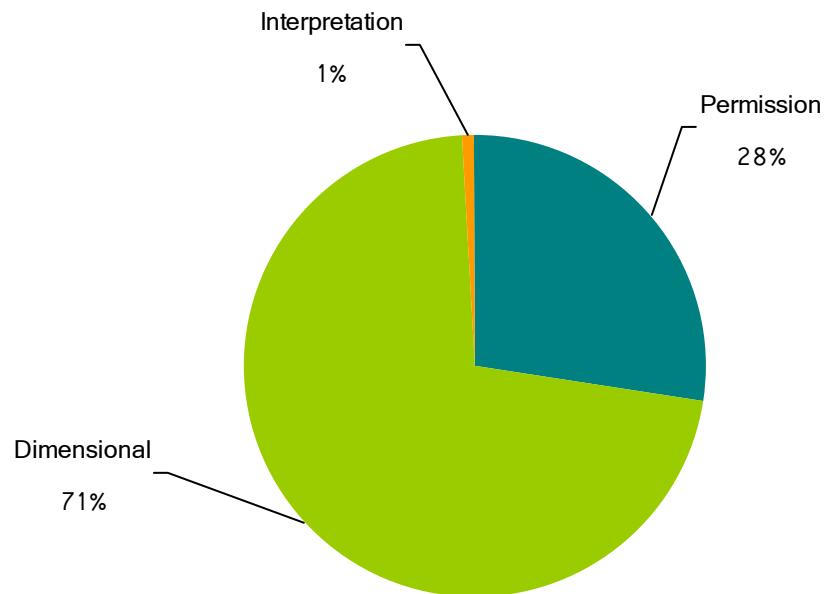


# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

12/08/09

- 1527 Glengarry Rd. N. – An interpretation request for the definition of an accessory structure, Section 42-2.0
- 1530 W. Long Lake Rd. – Permission request for an existing accessory use/structure a sports court. Dimensional variance for an existing 10' high fence.
- 4532 Franklin Mill Rd. – Permission request for a proposed accessory structure, an outdoor kitchenette. Dimensional variance for walls/piers with lighting exceeding 4' in height.
- 1288 W. Long Lake Rd. – Permission request for an accessory structure, an outdoor summer kitchen with masonry fireplace and trellis. Dimensional variance for accessory structures exceeding 14' in height and for proposed fencing and walls exceeding 4' in height.
- 10 W. Square Lake Rd. – Dimensional variance for a 14' encroachment into the required 15' setback for the construction of a proposed ground sign and for a second ground sign for the shopping office complex.

## Zoning Board of Appeals Percentages 2009





## 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 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.

5/11/09

• 6380 & 6300 Wing Lake Rd. (19-29-326-029, 032, 033) and (19-29-326-065) – Approved.

8/24/09

• 5101 Inkster Rd. (19-19-302-013) – Tabled and removed.



## SECTION 2 GOALS OF 2009

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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 Planning Commission, Township Board, and Township staff.

Upon review of the goals on the Action List that follow, the Planning Commission will make recommendations to the Township Board for their consideration.



# ACTION LIST 2009

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## Completed Goals

03/09/09

- The Township Board adopted Ordinance 608, Tree Preservation and Protection Ordinance.

06/08/09

- The Township Board adopted Ordinance 612, Clearzoning Chapter 42 Zoning Ordinance and to Amend the Current Zoning Ordinance.

## Ongoing Goals

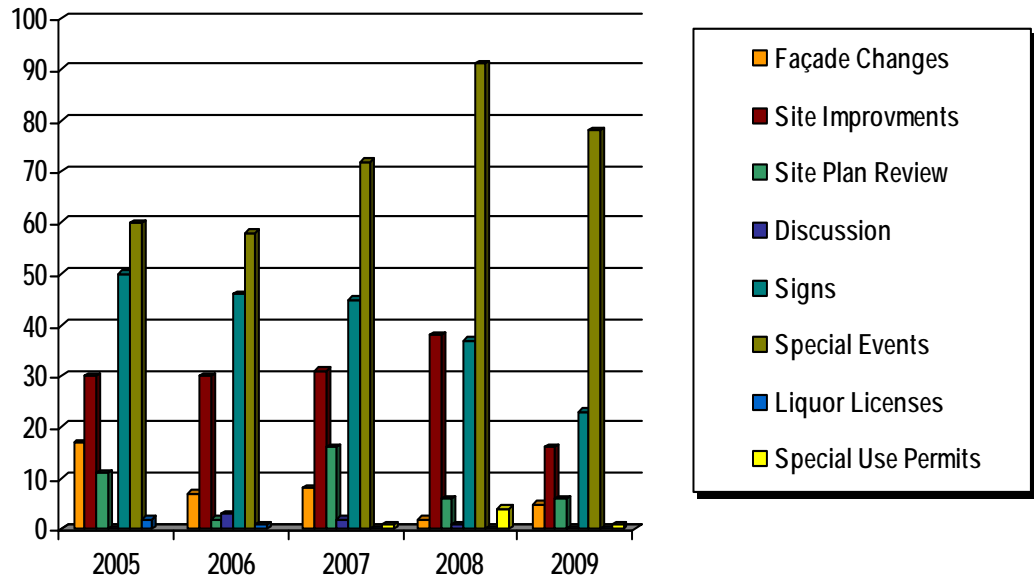
- Continue to review accessory structure regulations.
- Resume review of standards to address sport and recreational equipment and structures.
- Discuss establishing definitions, criteria and standards for home occupations.

## New Goals

- 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 properties.
- Consider amendments to the sign ordinance provisions regarding nonconforming signage.



# DESIGN REVIEW BOARD COMPARISONS



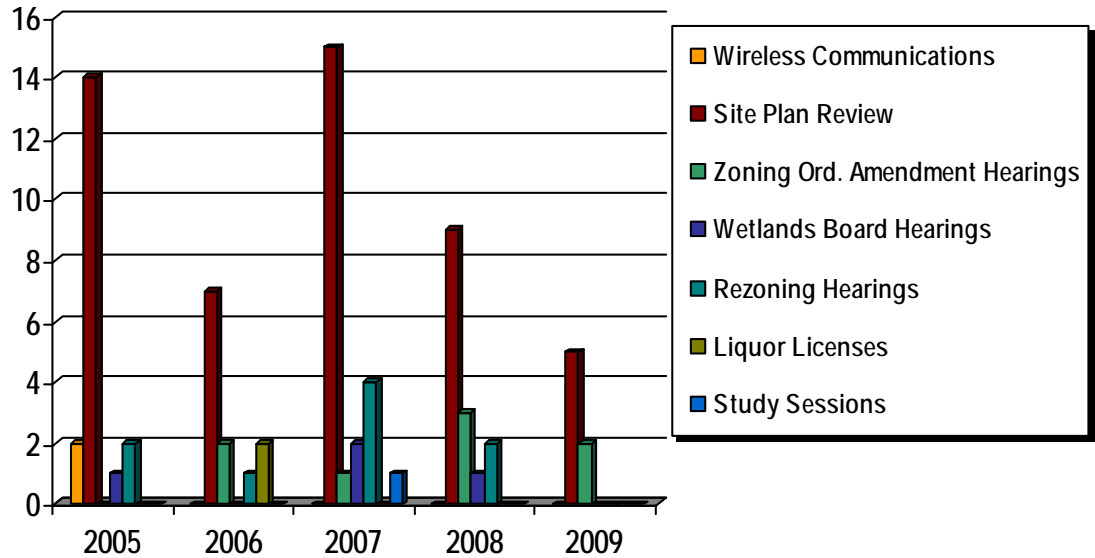
Design Review Board	2005	2006	2007	2008	2009
Façade Changes	17	7	8	2	5
Site Improvements	30	30	31	38	16
Site Plan Review	11	2	16	6	6
Discussion Items	0	3	2	1	0
Signs	50	46	45	37	23
Special Events	60	*58	*72	*91	*78
Liquor Licenses	2	1	0	0	0
Special Use Permits	0	0	4	1	*2
Yearly Totals	170	147	178	176	130

*\*Includes reoccurring or minor event permits.*





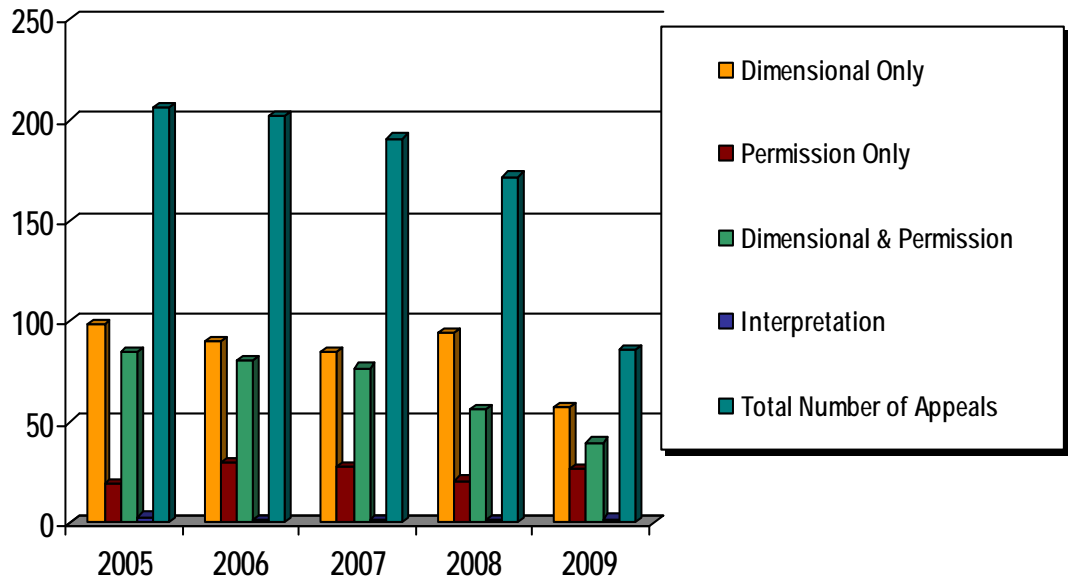
# PLANNING COMMISSION COMPARISONS



Planning Commission	2005	2006	2007	2008	2009
Wireless Communication Facilities	2	0	0	0	0
Discussion Items	2	9	33	18	13
Site Plan Review	14	7	15	9	5
<u>Public Hearings</u>					
Zoning Ord. Amendments	0	2	1	3	2
Wetlands Board Hearings	1	0	2	1	0
Rezoning Hearings	2	1	4	2	0
Liquor License Hearings	0	2	0	0	0
Study Sessions	0	0	1	0	0
Totals/year	21	21	56	38	20



# ZONING BOARD OF APPEALS COMPARISONS

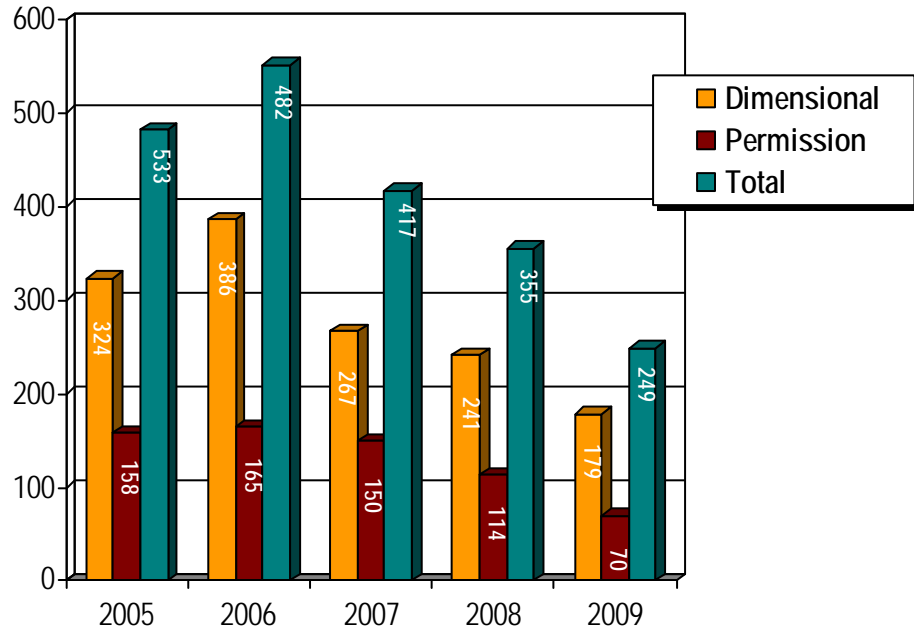


Zoning Board of Appeals	2005	2006	2007	2008	2009
Properties Requesting Dimensional Variance	99	90	85	94	57
Properties Seeking Permission Request	19	30	28	21	27
Properties Requesting both Dimensional & Permission Request	85	81	77	56	40
Interpretation Requests	3	1	1	1	2
Number of Items on Agendas	206	202	191	172	86



# ZONING BOARD OF APPEALS COMPARISONS CONTINUED

Number of Zoning Board Appeals Per Item





## ATTENDANCE RECORDS 2009

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	4	4	5	1	14
Dan Devine	3	0	4	1	8
Jan Roncelli	3	3	5	0	11
Neal Barnett	1	2	1	1	5

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	2	2	2	3	9
Dr. Scot Goldberg	2	1	2	3	8
Sherry Stefanos	3	3	2	3	11
Neal Barnett	3	3	2	3	11
Richard Mintz	3	3	2	3	11
Dr. Thomas Petinga	3	3	2	3	11
William Stark	2	2	-	3	7



## ATTENDANCE RECORDS 2009 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
Corinne Khederian	3	3	2	3	11
Robert E. Taylor	1	1	3	3	8
James Aldrich	3	2	3	1	9
David Buckley	2	3	3	2	10
*Brian Kepes	1	-	-	-	1
Lisa Seneker	2	2	2	0	6
Sherry Stefanos	3	3	3	3	12
Brian Henry	1	3	2	1	7
Carol Rosati	3	1	1	2	7
Tracy Leone	0	2	1	2	5

\*Brian Kepes (January – March)