

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD**

SUMMARY OF ORDINANCE NO. 650

**AMENDMENT TO CHAPTER 18 LAND DIVISIONS, SUBDIVISIONS,
ENGINEERING DESIGN AND STANDARDS**

An Ordinance to amend Article II Subdivision Control, Division 2 Subdivision Procedure, Subdivision II Preliminary Plats, in Chapter 18, Land Divisions, Subdivisions, Engineering Design and Standards of the Code of the Ordinances of the Charter Township of Bloomfield.

THE CHARTER TOWNSHIP OF BLOOMFIELD HEREBY ORDAINS:

Section 1 of Ordinance

Article II, Subdivision Control, Division 2. Subdivision Procedure, Subdivision II Preliminary Plats, Section 18-82 Tentative approval shall be hereby amended as follows.

(c) Planning Commission review. Amended to read:

- (1) The clerk shall place the preliminary plat on the next regular planning commission agenda, at which meeting the proprietor shall be scheduled to appear. The planning commission shall act on the preliminary plat within 30 days after the date of filing with the clerk.
- (2) The township engineer shall notify the commission of his recommendation for either approval or rejection of the preliminary plat.
- (3) The commission shall review the preliminary plat for compliance with the following:
 - a. Applicable ordinances and regulations.
 - b. Availability and adequacy of utilities.
 - c. Availability of school and recreation facilities.
 - d. Comprehensive master plan.
 - e. Consistency and compatibility with existing lots, parcels and uses in the neighborhood in which the property is situated so as not to change the character of the neighborhood in terms of the following:
 1. Size of lots or parcels.
 2. Percentage of lot coverage by buildings, structures, and other hard surfaces.
 3. Front, side and rear setbacks of structures.
 4. Organization and/or arrangement of residences and/or garages on lots.
 5. Presence and location of open space, and the physical and visual accessibility of lots to open space.
 6. Presence of natural features, historic sites, or particular natural resources.

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7. Topography, scenic views, active or passive recreational areas, privacy, noise, odor and lighting.
8. Existence, placement, screening and/or other treatment of utility facilities, parking and unloading areas, solid waste storage and disposal areas and snow storage areas.
9. Stormwater runoff and other drainage considerations.
10. Presence, maturity, location and amount of trees, natural vegetation and other landscape features.
11. Vehicular and/or pedestrian circulation and safety, taking into consideration traffic patterns and volume, the presence of sidewalks, the potential for conflicts between vehicles and pedestrians, the potential for conflict between vehicles and other vehicles, grade differences, landscaping, and lighting.

(d) Township Board hereafter “Governing body” review. Amended to read:

- (1) The governing body shall not review or approve a preliminary plat until it has received the review and recommendation of the commission for compliance with subsection (3) (a-e). Following receipt of such recommendation, the governing body shall consider the preliminary plat and take action thereon within 90 days of the date of filing with the clerk if no pre-application meeting was held pursuant to section 34 18-54, or within 60 days if such pre-application meeting was held.

Section 2 of Ordinance

Article II, Subdivision Control, Division 2. Subdivision Procedure, Subdivision II Preliminary Plats, Section 18-83 Final approval is hereby amended as follows.

- (a) Submission for approval. Within one year after having received tentative approval of the preliminary plat as described in section 34 18-82 the proprietor shall submit the preliminary plat for final approval.

Section 3 of Ordinance – Severability

Section 4 of Ordinance – Savings

Section 5 of Ordinance – Effective Date

The provisions of this Ordinance shall take effect immediately upon publication.

A complete copy of Ordinance 650 is on file in the Bloomfield Township Clerk’s Office, 4200 Telegraph Road, Bloomfield Township, MI.