April 18, 2006

Dear Residents of Bloomfield Township:

I’m pleased to present the 2005 Bloomfield Township Planning Department Annual Report. This report has been prepared to give you insight into the accomplishments of the Department this year and also provide information about the Planning Department. The Department’s principal activities involve administering to the Design Review Board, Planning Commission and Zoning Board of Appeals. The processing of applications to each of these Township Boards is dependent on the enforcement of the Township’s Master Plan and Zoning Ordinances. The Planning Department also processes Lot Split Applications that are considered by the Township Board pursuant to General Ordinances 479 and 553, the Amended Lot Split Ordinance.

The major initiative for 2005 was the commencement of the Master Plan process to update the 1991 Master Land Use Plan. The Township’s new Master Plan will update the current goals and provide a comprehensive strategy to help manage growth and redevelopment for a period of about 20 years. It considers population and economic trends, housing and infrastructure, and the protection of natural features. It offers goals for the physical arrangement of various land use activities.

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 of April 17, 2006.

The report is separated into two distinct parts: Accomplishments and Goals. The Accomplishments section cites in narrative form the activities conducted by the Design Review Board, Planning Commission, and Township Board. This narrative includes a list of public hearings, studies and reviews. The Goals section lists the items from the Planning Commission’s Action List and identifies the action taken on each item. From this list, the Planning Commission has the opportunity to evaluate their goals and objectives, and make any needed revisions for the coming year. Charts at the end of this section compare the division of the workload of the Planning Department to that of previous years.

The success of the Planning Department is attributed to the professionalism and dedication of its employees and employees from 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 the future to continue the high level of community service that Bloomfield Township residents have come to appreciate.

Respectfully Submitted,

[Signature]

Patricia McCullough
Planning & Building Director

2005 Planning Department Annual Report
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CHARTER TOWNSHIP OF BLOOMFIELD
DESIGN REVIEW BOARD

Meeting Schedule

The Design Review Board meets the first and third Wednesday of each month in the Township Conference Room, unless otherwise scheduled by the Supervisor.

Role of the Design Review Board

In accordance with Ordinance 508/536, 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)
CHARTER TOWNSHIP OF BLOOMFIELD
PLANNING COMMISSION

Meeting Schedule

Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 P.M. in the Township Auditorium.

Role of the Planning Commission

The Planning Commission serves as a recommending board to the Township Board for a variety of requests, such as commercial site plans, zoning ordinance amendments, rezoning requests, and residential developments. Recommendations are forwarded to the Township Board for final approval.

Planning Commission Members

Jeff Salz, Chairman
Scot Goldberg, Vice-Chairman
Sherry Stefanes, Secretary
Jane Reisinger
John Swoboda
Richard Mintz
Bill Stark
CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS

Meeting Schedule

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

Role of the Board of Zoning 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 not 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 Zoning Ordinances, provisions, and appeals of administrative decisions.

Board of Zoning Appeals Members

Corinne Khederian, Chairperson
Jane Reisinger, Vice Chairperson
James Aldrich
Dan Devine
Brian Kepes
Lisa Seneker
Robert E. Taylor, Jr.
Brian Henry (Alternate)
Larry Smith (Alternate)
SECTION ONE: Accomplishments of 2005

The Accomplishments section cites in narrative form the activities conducted by the Design Review Board, Planning Commission, and Township Board. This narrative includes a list of public hearings, studies and reviews.
Design Review Board

The Design Review Board meets twice a month and generally two weeks prior to the Planning Commission meeting. The Design Review Board had many full agendas during the year, as many new businesses moved into the Township and existing businesses improved their facades. A total of 25 meetings were held during 2005.

The Design Review Board reviews projects initially for compliance with the Design Review Board Ordinance prior to forwarding on to the Planning Commission for review and recommendation.

The following businesses requested design reviews to alter the appearance of their buildings from January 1, 2005 to December 31, 2005:

Facade Changes:
01/05/05 Bloomfield Town Square/Dick’s Sporting Good’s -2185 Telegraph
01/20/05 Bloomfield Plaza/UPS Store - 6510-6676 Telegraph
02/09/05 Bloomfield Plaza Center - 6510-6676 Telegraph
02/23/05 McPherson Oil Company/Mobile Service Station - 6490 Telegraph
04/06/05 Harbor Company/ Pier One Tenant Space - 1067 Telegraph
04/13/05 Maple & Telegraph Venture - 4082 W. Maple
05/03/05 McPherson Oil Company/Mobile Service Station - 6490 Telegraph
06/08/05 Bank One - 2480 W. Maple
07/11/05 Ghafari Realty LLC/Mobile Service Station - 1501 Opdyke
St. Owens Church - 6855 Franklin
08/03/05 St. Owens Church - 6855 Franklin
Golling Chrysler Jeep Dodge - 2405 Telegraph
08/18/05 Bloomfield Park - 1939 Telegraph
10/19/05 Mobil Service Station - 43003 Woodward
11/02/05 Sunrise Senior Living - 2080 Telegraph
11/23/05 Bloomfield Township Library - 1099 Lone Pine
12/07/05 Bloomfield Park - 1939 Telegraph

Site Improvements:
01/14/05 Newton’s Ctr. /Gateway Bldg.,Harbor Companies - 2053/2097 Telegraph
02/02/05 Newton’s Ctr. /Gateway Bldg.,Harbor Companies - 2053/2097 Telegraph
04/13/05 Beautiful Savior - 5631 N. Adams
04/20/05 Three M Enterprises Inc./National City Bank - 3580 W. Maple
05/03/05 Golling Chrysler Jeep Dodge - 2405 Telegraph
Arthur Mojares/Steven Mazur - Square Lake Athletic Club - 799 Denison Ct.
Laith Jonna/Jonna Management - 1681 Telegraph
05/26/05 Lutheran Church Cross of Christ - 1100 Lone Pine
06/08/05 Brother Rice High School - 7101 Lahser
07/11/05 Woodward Properties LP - 36880 Woodward
GS and LA Michigan Company - 2369 Franklin
08/03/05 Ford Leasing Development Co. - 1845 Telegraph
  McDonald’s - 2209 Telegraph
  Brother Rice High School - 7101 Lahser
  T-Mobile - 4145 Dublin
  Bloomfield Park - 1939 Telegraph
08/18/05 Bloomfield Park - 1939 Telegraph
  Bloomfield Children’s Dentistry PLC - 6405 Telegraph
  Oakland Hills Country Club - 3951 W. Maple
10/05/05 Bloomfield Honda - 1819 Telegraph
10/19/05 Bloomfield Park Information/Sales Center - 1939 Telegraph
  Bloomfield Honda - 1819 Telegraph
  Cingular Wireless - 360 Enterprise Ct.
  Verizon Wireless - 293 Strathmore
  Marketing Associates - 500 Hulet Dr.
  Chrysler Corporation - 2125 Telegraph
11/02/05 Bloomfield Boulevard LLC - 44004 Woodward
  Maple Art Cinema - 4135 W. Maple
  Chrysler Corporation - 2125 Telegraph
11/23/05 Bloomfield Honda - 1819 Telegraph

**Liquor Licenses:**
  Kingswood Plaza/Huda Restaurant - 43259 Woodward
  Kingswood Plaza/Golden Crown Restaurant - 43239 Woodward

**Site Plan Review:**
01/20/05 Bloomfield Town Square - 2125 Telegraph
02/09/05 Shell Oil - 3690 W. Maple
02/23/05 Detroit Country Day School - 3600 Bradway Blvd.
04/06/05 Bloomfield Town Square - 2125 Telegraph
  Oakland Hills Country Club - 3951 W. Maple
  Bloomfield Township Library - 1099 Lone Pine
04/20/05 J. Allen, LLC/Atto Construction, Inc. - 2527 Telegraph
05/26/05 Sign of the Beefcarver/Iroquois (Petoskey) Club - 43248 Woodward
  Bloomfield Town Square/Ethan Allen - 2125 Telegraph
7/11/05 Ginko Investment Company - 722 Crestview Ave.
09/06/05 Ethan Allen - 2125 Telegraph

**Discussion Items:**

**Signs:**
01/05/05 Golling Chrysler - 2405 Telegraph
  Chestnut Run North Association - Chestnut Run Dr.
  Charter One Bank - 2500 W. Maple
  Maple Cranbrook Shopping Ctr./Townsend Cleaners - 2531 W. Maple
02/09/05 Sugarbush Plaza/Takee Outee - 2436 Franklin
  Bloomfield Medical Village - 6405 Telegraph
Woodward Square/FedEx Kinkos - 42999 Woodward
Harbor Telegraph, LLC Olga's Kitchen/Suncoast Smoothies -2097 Telegraph
02/23/05 Acadia Montessori/St. George Church - 43816 Woodward
Cross of Christ - 1100 Lone Pine
Maple & Telegraph, LLC/Bonnie's Kitchen - 6527 Telegraph
03/09/05 Kingswood Plaza/Lebanese Restaurant - 43259 Woodward
04/06/05 Golling Chrysler Jeep Dodge Dealership - 1951 Telegraph
04/13/05 Three M Enterprises, Inc./Shell Service Station - 3690 W. Maple
Harbor Telegraph, LLC Olga's Kitchen/Suncoast Smoothies -2097 Telegraph
04/20/05 A.G. Edwards Building - 43907 Woodward
Bank One - 2480 W. Maple
Bing Construction/Hadsell's Addition - 105 & 220 Hadsell
05/03/05 Woodward Square/Charter One Bank - 42869 Woodward
Richard Baidas/Bloomfield Dental Care - 43380 Woodward
Newton’s Retail Center/Pier One - 2067 Telegraph
Newton’s Retail Center/Pet Supplies Plus - 2057 Telegraph
05/26/05 Sunrise Assisted Living - 2080 Telegraph
Sugarbush Plaza/Wireless Giant - 2430 Franklin
Maplewood Properties/All Star Wireless - 4036 Telegraph
Chrysler Realty Corporation - 2405 Telegraph
06/08/05 Bloomfield Plaza/Bec & Sam's - 6612 Telegraph
Bloomfield Plaza/Damman/Ace Hardware - 6650 Telegraph
Bloomfield Hills Center/China Village - 1655 Opdyke
Chrysler Realty Corporation/Golling - 2405 Telegraph
08/03/05 Wireless Giant - 4082 W. Maple
Credit Union One - 42886 Woodward
08/18/05 Bloomfield Tennis - 799 Denison Ct.
Bloomfield Township Library - 1099 Lone Pine
LaSalle Bank - 825 W. Long Lake
LaSalle Bank - 43333 Woodward
LaSalle Bank - 3700 W. Maple
LaSalle Bank - 36050 Woodward
LaSalle Bank - 3294 South Boulevard
09/06/05 Bloomfield Town Square Soccer Plus - 2191 Telegraph
Bloomfield Dental Care - 43380 Woodward Avenue, Suite 107
Andover Office Building - 4190 Telegraph
Maple Cranbrook Stores/All Star Wireless - 2519 W. Maple
09/05/05 North Franklin Office Building - 2350 Franklin
10/05/05 Bloomfield Gymnastics - 2124 Franklin
10/19/05 Amae Plastic Surgery - 43940Woodward
Schwartz Investments - 3707 W. Maple
11/23/05 Bloomfield Plaza/United Good Housekeeper - 6622B Telegraph
Kingswood Plaza/Nail Gallery - 43193 Woodward
12/07/05 Kingswood Plaza/Jet’s Pizza - 43173 Woodward
Special Events:
02/02/05  Baby Shower - 1895 Ward
02/23/05  Stamford United/Walnut Services/Kmart - 2101 Telegraph
03/15/05  Kirk In The Hills Church - 1340 W. Long Lake
04/01/05  Girls on the Run - 1525 Covington
          Oakland County Bar Association Race Judicata
04/06/05  Lowe’s - 1801 Telegraph
04/13/05  St. Regis/Brother Rice - 3695 Lincoln Dr.
04/21/05  2005 MS Walk
05/03/05  Costco Wholesale - 2343 S. Telegraph
          Bloomfield Plaza/Don Thomas Sporthaus - 6600 Telegraph
          Three M Enterprises Inc./Farmer Jack - 3600 W. Maple
05/26/05  Bennigan’s Restaurant - 42874 Woodward
          Kroger - 3675 W. Maple
          Pre-Wedding Religious Ceremonies - 5543 Hartford Ct.
06/02/05  Temple Israel House Tour - 5700 Walnut Lake
06/03/05  Kroger Summer Selling - 3675 W. Maple
          Graduation Party - 4526 Quarton
          Kirkwood Improvement Block Party - 4631-5684 Woodward
          Eastover Estates Ice Cream Social - 987 N. Reading
06/08/05  Bank One - 2480 W. Maple
06/16/05  Graduation Party - 7285 Bingham
06/24/05  Kroger/ Breast Cancer Foundation - 4099 Telegraph
06/27/05  Temple Beth El - 2nd Annual Crooz & Schmooz - 7400 Telegraph
          Bloomfield Plaza Annual Side Walk Sale - 6510-6676 Telegraph
          NPT Breast Cancer 3-Day, LLC - Telegraph/Maple
          Birmingham Country Club SICSA League Swim Finals - 1750 Saxon
          Kroger Company Seasonal Outdoor Selling - 4099 Telegraph
          Stroh’s Ice Cream Outdoor Seating - 3659 W. Maple
06/29/05  Bloomfield Plaza Sidewalk Sale - 6510-6676 Telegraph
          NPT Breast Cancer 3 Day, LLC - Telegraph/Maple
07/25/05  Gary Davis Memorial Car Show - 1801 Telegraph
08/03/05  Birthday Party - 5695 Forman
08/04/05  Hillside Furniture Tent Sale - 2300 Telegraph
08/05/05  Ace Hardware Grand Opening - 6650 Telegraph
08/03/05  Bloomfield Township, Bloomfield Twp. Classic Car Show - 36600 Woodward
          Hillside Furniture Tent Sale - 2300 Telegraph
08/19/05  Birthday Party - 6290 Wing Lake Road
08/24/05  Emily’s Fun Run
09/09/05  St. Vincent De Paul - 3926 Oakland Drive
09/11/05  Allstate Billiards & Patio Tent Sale - 1605 Telegraph
09/14/05  Katrina Fundraiser - 2385 S. Telegraph
09/19/05  Bloomfield Village Mom Social-Co-op
08/18/05  Temple Beth El - 7400 Telegraph
          Emily’s Fun Run
08/31/05  Luau - 4425 Marquis Lane
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<th>Date</th>
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<tr>
<td>09/30/05</td>
<td>5K Fun Run-Walk - 1525 Covington</td>
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<td>09/06/05</td>
<td>Charles Bowers School Farm PCDS Buddy Walk - 1219 &amp; 1383 Square Lk.</td>
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<td>Beautiful Savior Church - Oktoberfest - 5631 N. Adams</td>
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<td>Costco Wholesale Safety Week - 2343 Telegraph</td>
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<td>09/09/05</td>
<td>Block Party - 420 and 480 N. Glenhurst</td>
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<td>Beautiful Savior Parking Lot Dedication - 5631 N. Adams</td>
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<td>09/15/05</td>
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<td>09/26/05</td>
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<td>10/19/05</td>
<td>Fruit Haven Nursery, Inc. - Bloomfield Town Square</td>
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<td>11/02/05</td>
<td>Detroit Country Day - 3003 W. Maple Road</td>
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<td>Detroit Country Day - 3600 Bradway Boulevard</td>
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<td>St. Regis - 7225 Lahser Road</td>
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<td>11/03/05</td>
<td>Open House - 36260 Woodward</td>
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<td>11/16/05</td>
<td>New Gateways Parents Council - 7100 Lindenmere</td>
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<td>11/23/05</td>
<td>Oakland County Bar Association - 4175 Andover High School</td>
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Planning Commission

The Planning Commission, which meets the first and third Monday of each month, conducts reviews involving site plan approvals, commercial lot splits, rezoning requests, wetland hearings, and planning discussion items.

In accordance with Ordinance 265, Zoning Ordinance, 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 following lists include submittals from January 1, 2005 to December 31, 2005. A total of 16 meetings were held during 2005.

**General Business:**
03/07/05  Election of Officers
          Planning Commission By-Laws
04/04/05  Planning Commission Annual Report of 2004
11/07/05  Announcement of Mr. Robert Wittbold’s retirement from the Planning Commission.

**Zoning Ordinance Amendment Changes:**
03/07/05  Amendment to Zoning Ordinance re: Liquor License
06/06/05  Amendment to the Zoning Ordinance regarding R-P (Research Park) District

**Wireless Communications Facilities:**
Pursuant to the Wireless Communication Facilities Ordinance No. 493 the Planning Commission is authorized to conduct public hearings for the review and approval of Wireless Communication Facilities. The following Wireless Communication Facilities Hearings were held:

08/15/05  T-Mobile - 4145 Dublin Drive – Cellular Tower and Base Cabinets
09/19/05  T-Mobile - 4145 Dublin Drive – Cellular Tower and Base Cabinets

**Discussion Items:**
01/19/05  Parking Requirements
11/21/05  Master Plan Update/Presentation from Candidates

**Design Review/Site Plans:**
03/07/05  Detroit Country Day School -3600 Bradway Blvd.
05/02/05  Atto Construction - 2527 Telegraph
05/16/05  Bloomfield Technology Park - Research Park District (P. Raye)
(East side of Franklin Road, north of Square Lake Road –
Between Fremont and Furse)

06/06/05  Ethan Allen furniture store - 2125 Telegraph
Iroquois Club - 3248 Woodward

06/20/05  Bloomfield Technology Park - Research Park District (P. Raye)
(East side of Franklin Road, north of Square Lake Road –
Between Fremont and Furse)

07/18/05  Crestview Office Center - 622 and 722 Crestview

08/15/05  Golden Crown Restaurant - 43239 Woodward
Huda/Lebanese Restaurant - 43259 Woodward
BP Associates, LLC/C. Schubiner - Master Site Plan and Building A

09/07/05  42757 Woodward - Fuddruckers Restaurant
BP Associates, LLC / C. Schubiner - Building B

10/17/05  Burlington-Bloomfield Shopping Center - South Blvd. and Squirrel

11/07/05  Burlington-Bloomfield Shopping Center - South Blvd. and Squirrel

**Wetland Board Hearing:**
Pursuant to the Wetlands Ordinance No. 473, the Planning Commission acts as the Township Wetlands Board to review proposals in accordance with the standards and criteria set forth in Section 4.3 in order to determine whether the proposal is in the public interest and to evaluate the impact on the natural resources. The following Wetland Hearing was held:

06/20/05  Bloomfield Technology Park – Research Park District (P. Raye)
Conant Elementary School - 4100 & 4200 Quarton (Bloomfield Hills School District)

**Pre-Application Discussions:**
In some cases, pre-application discussions are recommended for new construction. This type of discussion is beneficial to both the applicant and the Planning Commission, giving both the opportunity to informally discuss proposals. These items are placed at the end of the agenda for discussion after the regular scheduled public hearings and site plan reviews. One project was discussed in this manner. No pre-application discussions were requested during 2005.

**Public Hearings for changes in Zoning Classifications:**
The Planning Commission did not receive any rezoning applications.
Zoning Board of Appeals

The Zoning Board of Appeals meets the second Tuesday of each month. In accordance with Ordinance 265, Zoning Ordinance, 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 or hardship have been met.

The following lists include submittals from January 1, 2005 to December 31, 2005. A total of 12 meetings were held during 2005.

Interpretation Requests:

08/09/05  Seeking an interpretation of the Zoning Ordinance as it relates to the attachment to an accessory structure. - 6805 Colby Ln.
10/11/05  Seeking an interpretation of Article II, Section 201 of Zoning Ordinance No. 265 as it relates to the definition of property lines for Part of Lot 1, Broughton’s Park Subdivision, Section 29. - 4415 Oak Grove

Dimensional Variances for:

01/11/05  Request for consideration of asphalt sports court. - 7357 Greenwich
Variance to construct a trellis & gazebo. - 1469 Dell Rose
Variance to construct retaining walls. - 1917 Lone Pine
Variance to construct retaining walls & encroach 2.7' with two a/c units. - 3955 Kirkway
Variance for existing accessory structure, a shed. - 5430 Longmeadow
Variance for temporary signage. - 2053 Telegraph
Variance for temporary signage. - 2057 Telegraph
Variance for placement of three a/c units. - 1252 Cottingham
Variance to install two storage trailers. - 2405 Telegraph
Variance to construct retaining wall. - 4835 W. Wickford
Variance to reconstruct brick screen wall. - 4740 Littlegate
Variance for accessory structure, shed. - 4699 Coachmaker Dr
Variance for accessory use/structure, in-door swimming pool. - 1267 Club
Variance for signage. - 4135 W. Maple
Variance to encroach 8' w/ one-story addition. - 775 E. Valley Chase
Variance to encroach 3' w/ fireplace addition. Variance for two a/c units & generator placement. - 3207 Breckenridge
Variance for placement of generator. - 1411 Lochridge
Variance for existing 6' high lattice. - 150 Belroi Place

02/08/05  Removed at petitioner’s request: Variance to encroach 8’ w/ addition. - 775 E. Valley Chase
Variance to encroach 7.5’ w/ one-story addition. - 1015 Waddington
Variance for accessory structure, tent. - 4717 Heather Ln

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Variance for placement of two a/c units. - 1496 Sodon Lake
Variance for accessory structure, cabana. - 1331 N. Cranbrook
Variance for accessory structures, hot tub and existing trellis. - 1130 Timberlake
Variance to construct two 50’ flag poles. - 2405 Telegraph
Variance to add kitchen and bathroom facilities to a previously approved accessory structure, shed. - 3467 Greentree

03/08/05 Rescheduled at petitioner’s request: Variance for accessory structure, above ground hot tub. - 5720 Kilbrennan
Variance for placement of existing generator. - 5653 Shadow Ln
Variance to encroach 7’ w/ a new home. - 1254 Cedarholm
Variance for placement of existing generator. - 1012 Timberlake
Variance for accessory use/structure, in-ground swimming pool. Variance for pool fence in side & front yard. - 620 Pine Valley Way
Variance to renovate existing accessory structure. - 3467 Greentree
Variance to encroach 7.3’ w/ garage and a second story addition. - 796 Rockspring
Variance for accessory structure, pool house. Variance to construct retaining walls. - 4600 Charing Cross
Variance for retaining walls & mailbox pier. - 1880 S. Golf Ridge
Variance for 4.5’ fence. - 1331 Cranbrook
Variance for addition to include interior living facilities, creating a second dwelling. - 1705 Winthrop

04/12/05 Variance for accessory structure pool house 2’ from rear lot line. - 5755 Monterey
Variance for accessory structure, above ground hot tub. - 5720 Kilbrennan
Variance for accessory structure, gazebo. - 3727 Franklin
Variance for a temporary sale office use. - 105 Hadsell
Variance to encroach 5.8’ w/ covered porch addition. - 293 Westwood Dr.
Variance for placement of generator. - 316 Woodedge
Variance for temporary job site trailer. - 3120 South Boulevard
Variance for accessory structure, pergola. - 5374 Vincennes Dr
Variance for 6’ temporary fence with two 20’ gates. - 3915 Oakland
Variance for temporary fence with two 20’ gates. - 3559 Burning Bush
Variance to encroach 4’ with one story addition. - 5555 Crabtree Rd.
Variance to replace or repair sections of the existing fence with 8-10’ high industrial security chain link fence, security gates, outriggers, barbwire, helical razor wire and fence sensor system. - 6201 Adams Rd. N.
05/10/05
Variance for generator placement. - 316 Woodedge
Variance to encroach 26’ with covered entranceway. Variance for an
accessory structure, kiln house. Variance to construct 11.9’ retaining
walls with staircase. Variance for hobbyist studio, ceramics room, kiln
house and recreation room as accessory uses. - 7357 Lindenmere
Variance to encroach 14’ with one story addition. - 3600 Bradway Blvd.
Variance to construct 3’ fence in front yard. - 1412 Inwoods
Variance to construct 4.2’ fence in front yard. - 4120 Echo
Variance for accessory structures, a marketing trailer, construction trailer,
4 storage units. - 2080 Telegraph
Variance to encroach 7’ with one story addition. - 6225 Golfview
Variance to construct 3 accessory structures, lighted piers. - 3017 Franklin
Variance to encroach 29.2’ with one story addition. - 1710 Ward
Variance to encroach 12.4’ with second story addition. - 7160 White Pine
Variance to encroach 13’ with single story addition. Variance for accessory
structures: construction trailers, sculpture, 6’ gated masonry
enclosure, ground mounted electrical and mechanical units. Variance
for temporary construction fence and ornamental fence. - 1099 Lone
Pine Rd.
Variance for an accessory structure, a shed. - 1644 Ledbury
Variance for an accessory use/structure, a sports/tennis court. -
650 South Hills
Variance for courtyard walls and electronic gate. - 3775 Shallowbrook
Variance for an accessory use/structure, sports court. - 2400 Brenthaven
Variance to encroach 21.4’ with ground sign. - 3690 W. Maple
Variance for placement of two a/c units. Variance for an accessory
Structure, sports court with lights. - 1000 Forest Ln.
Variance for the use of an incidental medical facility for consulting and
therapy purposes in the Square Lake Athletic Club - 722 Denison Ct.

06/14/05
Variance to construct 3 accessory structures, brick and limestone lighted
piers. - 3017 Franklin
Variance to encroach 29.2’ with one story addition. - 1710 Ward
Variance for an accessory use/structure, sports court. - 2400 Brenthaven
Variance for placement of two a/c units. Variance for an accessory
Structure, sports court with lights. - 1000 Forest Ln.
Variance for an existing accessory use/structure, a sports court, two
light poles and 10’ fencing. - 5425 Long Meadow
Variance to retain accessory structure, pump house, retaining walls, stone
walkway & retaining wall, stone steps, stone/iron wall, stone wall,
chain link and lattice fence. Variance to construct two retaining walls.
Variance to encroach 22.2’ into lakeside setback with new home.
- 3530 Franklin Rd.
Variance to construct 10’ retaining walls, erect 4’ fence with two piers & gate in front yard. Variance to encroach 23.4’ into lakeside setback. Variance to encroach 2’ into both side yards. Variance for an accessory structure, detached garage w/ attached covered walkway. Variance to retain fence along front, side and rear yards. - 3544 Franklin Rd.

Variance to construct retaining walls 5’ and 6.2’. - 3310 Morningview Terrace

Variance to encroach 14’ with a second story addition. - 2456 Sanders

Variance to encroach 4.5’ with generator placement. - 4643 Brightmore

Variance for 19 parking spaces. Variance to installation two 50-Square Foot wall signs - 2075 Telegraph Rd.

Variance for an existing accessory structure, shed. - 6040 Burnham Ct

Variance for an existing accessory use/structure, attached garage with aviary. - 2457 Parcells

Variance to encroach 10’ with single story porch addition. - 344 N. Glenhurst

Variance for a 6’ fence. - 2663 Douglas

Variance for a 3.5’ fencing for animal containment. - 2852 Aldgore

Variance for existing 4’ fence in front yard. (Lot’s 89, 90, 91, & 92 of Turtle Lake Subdivision)

Variance to encroach 5.7’ with existing brick screen wall screening 4 a/c units. - 2741 Turtle Lake

Variance for accessory use/structures, pool cabana with living facilities, storage and pool equipment. - 1496 Sodon Lake

Variance for an accessory structure, shed. - 2365 Cloverlawn

Variance to renovate existing accessory structure, garage, to an accessory use/structure, cabana with living facilities, storage & pool equipment. Variance for sports court with 10’ fencing and gate - 185 Dourdan

Variance to demolish an existing accessory structure, construct new accessory structure, with additional living facilities creating a second dwelling - 3467 Greentree

Variance for placement of two a/c units with screen wall. - 3890 Oakland

Variance for an accessory use/structure, sports court, incorporating basement & first floor of an addition. - 1051 W. Glengarry Cir.

Variance to encroach 7.5’ with two story porch addition. - 1500 Kirkway

Seeking interpretation of Article XV, Section 1503 of Zoning Ordinance No. 265. - 26832 Fourteen Mile Rd.

Variance to encroach 10’ into natural feature setback with new home. - 1272 Water Cliff

07/12/05 Variance for existing accessory use/structure, sports court, two 18’ light poles, 10’ fencing. - 5425 LongMeadow

Variance for 6’ fence. - 2663 Douglas

Variance for existing 4’ fence in front yards - Turtle Lake Development

Variance for two retaining walls. - 4170 Echo Rd.

Variance to encroach 3.3’ with porch addition. - 636 Westbourne Dr.
Variance for accessory structures, a pool cabana, equipment. - 4334 Chimney Pt.
Variance for an accessory structure, 1.7’ x 1.7’ x 6’ brick wall. – 4019 Stoneleigh
Variance for an accessory structure retaining wall, overall height 20’. - 1439 Kirkway
Variance to install a second temporary sign. - 2080 Telegraph
Variance for 5’ fence. Variance for placement of generator & pool equipment. - 1590 Tully
Variance for an accessory structure, pergola. - 388 Tilbury
Variance for a second accessory sign. - 2405 Telegraph
Variance to encroach 8’ with in ground pool. - 2800 S. Bradway Blvd.
Variance for 6’ fence in the front yard. - 3810 Burning Tree
Variance to construct two lighted entranceway structures. - 105 / 220 Hadsell
Variance for an accessory use/structure, sports court. - 2400 Brenthaven
Rescheduled to 08/09/05 at petitioner’s request. - Variance to encroach 16.1’ into rear & 18.6’ into front setback w/ single story addition. - 6186 Worlington

08/09/2005  Variance to encroach 22.2’ into natural feature setback with new home. - 1272 Water Cliff
Variance for a 6’ fence. - 2663 Douglas
Variance for a 5.5’ fence. - 2651 Douglas
Variance for an existing accessory structure, concrete block/wood shed w/ new roofline. - 1210 Oxford
Variance to encroach 16.1’ into rear & 18.6’ into front setback with single story addition. - 6186 Worlington
Variance for an existing 40 sq. ft. ground sign. - 43816 Woodward
Variance to encroach 3.5’ with two existing a/c units. - 275 Abbey
Variance for accessory structures, nine brick piers w/ overall height of 5.8’.
Variance to encroach 4’ w/ three existing a/c units. - 3250 Morningview
Variance to install 4’ fence & gate, along front lot line. - 5373 Van Ness Ct.
Variance to encroach 14’ w/ a 9’ raised masonry patio. - 1091 Park Place
Variance to permanently store an RV on private property. - 2845 Lahser
Variance for a second wall sign. - 6650 Telegraph
Variance to encroach 7.2’ w/ a single story addition. - 3315 Bradway Blvd
Variance for an accessory structure, gazebo. - 6601 Colby
Variance for a 5.5’ fence. - 260 S. Williamsbury
Variance for accessory structures, pergola w/ fireplace & pool equipment. - 4774 Stoneleigh
Variance to encroach 2’ & 10’ w/ garage addition. - 5815 Wing Lk.
Variance to encroach 55’ into nature feature setback to enclose existing deck. - 1522 Kirkway
Variance to encroach 3.8’ & 1.3’ w/ porch addition. - 5856 Sutters Ln
Variance for an accessory structure, gazebo. - 2695 Bloomfield Crossing
Variance for an accessory structure, pool equipment. - 5570 Brookdale
Variance for the installation of a second permanent non-illuminated wall sign. - 6650 Telegraph
Variance to encroach 7.2' w/ a porch addition. - 3315 Bradway Blvd.
Variance for an accessory structure, gazebo. - 6601 Colby Lane
Variance for a 5.5' fence. - 260 S. Williamsbury
Variance for accessory structures, an 11' pergola, 8' x 5.5' x 14' stone fireplace & pool equipment. - 4774 Stoneleigh
Variance to encroach 2' into the front yard setback, & 10' into the rear yard setback w/ garage. - 5815 Wing Lake Rd.
Variance to encroach 55' into average setback of 80' by enclosing existing deck. - 1522 Kirkway Rd.
Variance to encroach 3.8' into front yard setback & 1.3' into side yard setback w/ porch addition. - 5856 Sutters Ln.
Variance for an accessory structure, a 12' x 12' x 13.5' gazebo attached to existing deck. - 2695 Bloomfield Crossing
Variance for accessory structures, pool equipment screened with an existing 4.8' high brick wall. - 5570 Brookdale St.

09/13/05
Variance for existing accessory structure, shed w/ new roofline. - 1210 Oxford
Variance to encroach 16.1' & 18.6' w/ single story addition. - 6186 Worlington
Variance to encroach 3.5' w/ two existing a/c units. - 275 Abbey
Variance to permanently store RV on private property. - 2845 Lahser
Variance for retaining walls w/ overall height of 7'. - 4600 Charing Cross
Variance for existing accessory structures, retaining walls w/ overall heights of 5' & 3'. - 2755 Ayrshire
Variance for existing retaining walls. - 4861 Cimarron
Variance for existing accessory structure, hot tub. Variance to install 7' fence. - 4776 Walnut Lk. Rd.
Variance for accessory structures, 6' entry walls & piers. - 870 Bloomcrest
Variance to relocate existing accessory structure, shed. - 6040 Burnham
Variance for accessory structures, 6' entry walls & piers. - 635 South Hills
Variance to reconstruct existing accessory structure, pump house. - 1718 Hamilton
Variance for accessory structures 7.7' landscape wall, existing 3.3 landscape wall, existing screen wall, existing four a/c units. - 2739 Turtle Ln. Dr.
Variance for existing accessory structure/use a sports court w/ 10' & 6' high fences. - 193 Dourdan
Variance for accessory structures, brick canopy, six lighted bollards, two screen walls. - 2812 Telegraph
Variance to encroach 7' & 10.7' w/ building & landscaping. Variance for location of 324 sq. ft. loading space. Variance for a 3' parking setback. - 722 Crestview
Variance to encroach 11.6' w/ garage addition. - 2190 Lancaster
Variance to change roofline of non-conforming building. Variance to encroach 25.5' & 3.3 to rebuild existing deck. - 4415 Oak Grove
Variance for a 6’ fence. - 4224 Orchard Way
Variance to encroach 5’ w/ addition. Variance for accessory
use/structures, indoor pool. Variance for a retaining wall, overall
height 6.8’ - 770 Brookwood Walke

10/11/05 Variance for a 6’ fence. - 4224 Orchard Way
Variance to encroach 5’ w/ addition. Variance for accessory
use/structure, indoor pool. Variance for a retaining wall, overall
height 6.8’ - 770 Brookwood Walke
Variance for retaining walls 14.1’. - 1390 Kirkway
Variance to encroach 1’ w/ porch addition. - 175 Hillboro
Variance for existing accessory structure, shed. - 1565 Squirrel
Variance for placement & screening of three existing a/c units & a
generator. - 6855 Colby Ln.
Variance for an accessory structure, detached garage. - 6805 Colby Ln.
Variance for existing retaining walls, overall height 7’. - 4725 Tully
Variance for placement of two lighted piers & existing generator. - 4855 Tully
Variance to encroach 5.5’ w/ sun-room addition. - 5564 Village Ln
Variance to encroach 2’ & 1.2’ w/ two-story addition. Variance to change
roofline of non-conforming building. - 3580 Roland Dr.
Variance for accessory structures retaining walls & pediment wall, overall
height 4’. Variance for accessory structures, two screen walls, overall
height 7’. - 2728 Turtle Ridge Dr.
Variance to encroach 3.3’ w/ single-story addition. - 2487 Parcells Cir.
Variance for installation of accessory structure, generator. - 537 Pineway
Variance for accessory structures, two boat storage racks.
- Forman’s Wing Lake Property Association
Variance for 4’ fence & gates to be used as a dog run. - 2171 Kemp Rd.

11/08/05 Variance to extend the roofline of existing non-conforming building.
- 4415 Oak Grove
Variance for existing accessory structure, shed. Variance for existing 6’
fence. - 1301 Ashover Dr.
Variance to encroach 3.5’ w/ porch addition. - 1636 Apple Ln.
Removed at petitioner’s request: Variance for accessory structure, pool
cabana. Variance for location of pool equipment. - 3875 Oakland Dr.
Variance to replace existing accessory structure, retaining wall, overall
height 4’. - 3544 Franklin
Variance for existing 8’ fence. - 1000 Forest Ln.
Variance for existing 6.5’ fence. - 2820 Farmingdale
Variance to encroach 3.2’ w/ single story addition. - 1265 Atkinson Ave.
Variance to encroach 7.0’ & 2.0’ w/ 2nd story addition. - 560 Glengarry Rd.
Variance to encroach 1.0’ w/ 2nd story addition. - 1080 Cranbrook Rd. N.
Variance for accessory structure, shed. - 1848 Hunters Ridge
Variance for accessory structure, sports court & 3 light poles. Variance for retaining walls, overall height 4.6' to 7.0'. Variance for 10' fence.
- 831 Highwood
Variance for existing accessory structure, 15.1' play structure.
- 5547 Pebbleshire Rd.
Variance for six spot lights to illuminate existing cross at top of spire.
- 1100 Lone Pine Rd.
Variance for accessory structure, hot tub. - 2797 Warwick Dr.
Variance of 9 parking spaces for the inclusion of a beauty salon into retail development. - 4078 W. Maple Rd.

12/13/05
Variance for accessory structures, 16.3 detached brick canopy, six 3.7' lighted bollards, two 3.7' screen walls w/ lighted bollards.
- 2812 Telegraph Rd.
Variance to replace existing accessory structure, a/c unit. Variance to for existing accessory structure, generator. - 631 Franklin Hills Rd.
Variance for 4’ fence w/ gate to be used as a dog run. - 4328 Vernor Ct.
Variance for existing accessory structure, 4.1’ retaining wall.
- 3781 Darlington
Variance to extend existing 5.5’ brick screen wall. - 4728 Littlegate
Variance for existing accessory/use structure, sports court.
- 5128 Midmoor Rd.
Variance for existing accessory structure, shed. - 6040 Burnham Ct.
Variance for accessory structures, two 6’ retaining walls w/ light fixtures.
- 1292 Circle Ct.
Variance for existing 4’ fence in front yard. - 4980 Stoneleigh Rd.
Variance for existing accessory structures, two a/c units & one generator in front yard. Variance for existing 6’ fence. Variance for existing retaining walls 6-12’ in height. - 3883 Mystic Valley
Variance to encroach 2’ & 3’ w/ single story addition. - 1225 Sandringham
Variance to encroach 4’ w/ placement of a/c unit. - 420 N. Glenhurst Dr.
Variance to encroach 12’ w/ single story addition. - 2815 Courville Dr.
Variance for existing accessory structure, 16.5’ tree fort. – 2211 Devonshire Rd
Variance for accessory structures, four 6’ brick piers & 8’ fountain.
- 3858 Columbia
Variance for existing accessory structure, a/c unit in front yard.
- 5451 Brookdale St.
Variance to encroach 3’ w/ a/c placement. - 860 Ardmoor Dr.
Seeking approval for an extension on the use of the previously approved accessory structure, a shed, which includes additional living facilities creating a second dwelling unit. - 3467 Greentree
Lot Splits

Lot Splits within the Charter Township of Bloomfield must meet the requirements of the Township Ordinance Nos. 479 and 553 Amended Lot Split Ordinance and the State Land Division Act. The review process typically takes between 60 – 90 days to complete. As applicable, this review process may be completed simultaneous with the site plan review process.

The Lot Split application and survey information is first reviewed by the Planning Department, and other Township Departments to confirm that it meets all Township Ordinance requirements. Once all information is reviewed, the application is forwarded to the Township Board 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.

In each case, before giving its approval, the Township Board shall consider the standards as stated in Sections 3.03 and 4.05 of Ordinance 479 – amended Lot split Ordinance. Upon approval of the proposed lot split by the Township Board, the applicant shall record the approved survey with the Oakland County Register of Deeds office and notify the Township Assessor’s office of the recording. New sidwell numbers cannot be processed until the Township Assessor receives the recorded survey documents.

2002
06/10/02 Lots 24-29 & 49-63, Hadsell’s Bloomfield Highlands Subdivision, Section 4. Approved
09/23/02 778 W. Long Lake Denied

2003
03/24/03 3945 Oakland Dr. Approved
04/14/03 1895 Ward Approved
06/23/03 3855 Shallowbrook Denied
10/27/03 43816 Woodward Ave. Approved
11/10/03 4510 & 4530 Charing Cross Approved

2004
05/10/04 4290 N. Willoway Estates Approved
07/21/04 3695 Lincoln Dr. Approved
08/23/04 3855 Shallowbrook Dr. (revised) Denied
09/03/04 2080 Telegraph Rd. Approved
09/03/04 Sunset Dr. – Square Lake Country Club Denied

2005
01/10/05 1351 Kirkway Approved
05/09/05 1767 Sunset Dr. & 1951 Club View Dr. Approved
06/27/05 2989 Little Gate Denied
08/22/05 3355 Franklin Rd. Denied
SECTION TWO: GOALS OF 2006

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, Township Supervisor, Planning Commission, Zoning Board of Appeals, Design Review 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 2005**

**Completed Goals**

Adoption of compiled Zoning Ordinance Amendments on November 22, 2004 by Township Board.

**Ongoing Goals**

Update Township Master Plan.

Action-to-date: Commenced master plan update review in accordance with the Township Planning Act, as amended.

Tree Preservation Study.

Action-to-date: Added as a major component to the Master Plan process, a Natural Features Inventory will incorporate criteria and standards for the protection of natural features to include the preservation of trees during construction.


Action-to-date: Initial discussion on June 16th. Resume discussion of the current parking requirements and prepare draft of changes as part of Master Plan Update process.

Review Current Regulations for Accessory Structures.

Action-to-date: Resume discussion of the definition of accessory structures and regulations as part of Master Plan Update process.

**New Goals**

Update the Zoning Ordinance.

Action: Based on the recommendations of the Updated Master Plan, establish a scope of study to review the multiple sections of the Zoning Ordinance for study to consider possible amendments.
Comparison Chart of Reviews

Design Review Board

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* For tabulation purposes, New Construction has been combined with Site Plan Review
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#### Graph

- **Amendment Changes**
- **Wireless Communication Facilities**
- **Discussion Items**
- **Site Plan Review**
- **Wetland Hearings**
- **Pre-Application Discussion**
- **Study Sessions/Discussion**
- **Public Hearings**

*2005 Planning Department Annual Report*
Zoning Board of Appeals

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![Bar chart](chart.png)
# Attendance Records 2005

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**Planning Commission**

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**Zoning Board of Appeals**

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July, August, September, 2005

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**Planning Commission**

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Richard Mintz</td>
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<td>Scot Goldberg</td>
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<td>Jane Reisinger</td>
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**Zoning Board of Appeals**

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<td>Brian Henry</td>
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<td>Lisa Seneker</td>
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**October, November, December, 2005**

**Design Review Board**

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## Attendance Totals 2005

### Design Review Board

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<tr>
<th>Member</th>
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<tr>
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