Bloomfield Township
Planning Department

2006 Annual Report
Dear Residents of Bloomfield Township:

I’m pleased to present the 2006 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 project for 2006 was the Master Plan process to update the 1991 Master Land Use Plan. Several opportunities for public input, outreach and review were offered during the past 11 months to include public forums, newsletter articles, web page updates and cable programming all focused on the Township’s Master Plan efforts. Of the total of 11 meetings, 5 public forums were held which invited representatives from homeowner associations, churches, schools and the business community to participate in public focus sessions.

The Township’s new Master Plan updates the current goals and provides 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 4, 2007.

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,

Patricia McCullough
Planning & Building Director
Our 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.
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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)
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. The Planning Commission also serves as the Township Wetlands Board.

Planning Commission Members

Jeff Salz, Chairman
Dr. Scot Goldberg, Vice-Chairman
Sherry Stefanes, Secretary
Jane Reisinger
John Swoboda
Richard Mintz
William Stark
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 – January to November)
Carol Rosati (Alternate – December)
Section One:  
Accomplishments of 2006

The Accomplishments 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

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 sites. A total of 26 meetings were held during 2006.

The Design Review Board reviews projects for compliance with the Design Review Board Ordinance. The Board may forward projects on to the Planning Commission for review and approval if necessary.

The following businesses required DRB approval from January to December 2006:

**Facade Changes:**
- 01/03/06 Maple/Telegraph Venture – 4078-4090 W. Maple
- 03/07/06 Dryclean Depot – 2527 Telegraph
- 05/04/06 Bank of Birmingham – 4145 W. Maple
- Panera – 2125 Telegraph
- 05/17/06 Kitchen Studio – 1681 Telegraph
- 06/08/06 HBD 2425 Franklin LLC – Airvoice Wireless – 2425 Franklin
- 11/30/06 Bloomfield B.P.A. LLC – 6495 Telegraph

**Site Improvements:**
- 01/03/06 Bloomfield Plaza – Bank of Birmingham – 4145 W. Maple
  - Clear Linx Network Corporation –
    #1 West of Franklin Rd., between Niagara & Ottawa
    #2 East side of Franklin Rd. at Orinoco
- 01/30/06 Clear Linx Network Corporation –
  #1 West of Franklin Rd., between Niagara & Ottawa
  #2 East side of Franklin Rd. at Orinoco
- 03/07/06 Scottsdale Properties/Bloomfield Internal Medicine – Mobile Medical Unit – 43494 Woodward
  - St. Owens Church – 6869 Franklin
- 03/24/06 Metro PCS – 575 Friendly
- 04/19/06 Nativity Episcopal Church – 21220 W. Fourteen Mile
- 05/04/06 Iroquois Club – 43248 Woodward
- 05/17/06 Mobil Gas Station – 43003 Woodward
06/08/06  Andrew Anderson – Honda Bloomfield – 1819 Telegraph
       Bloomfield Plaza – Schostak Brothers & Co.
06/26/06  Bloomfield Blvd. LLC – 44004 Woodward
06/29/06  Lutheran Social Services – Maple Village – 6257 Telegraph
       Bloomfield on Square Lake – 1974 Klingensmith
07/21/06  Chase Bank – 4860 Maple
       Chase Bank – 2205 Telegraph
       Chase Bank – 1116 Long Lk. Rd.
       Bloomfield Commons – Plum Market – 3675 Telegraph
09/14/06  Lowell Associates – Costco Gas Station – 2385 Telegraph
10/03/06  Kingswood Plaza – 10 W. Square Lake
       Ellory Jade, LLC – 1987 Orchard Lake
11/15/06  Kingswood Plaza – Rotisserie Xperience – 43121 Woodward
11/02/06  Detroit Edison Co. – Garage Expansion – 1970 Orchard Lake
       Verizon Wireless – Nokia Colocation and Equipment Cabinet – 575 Friendly
11/30/06  Ginko Investment Co. – DaVinci Centre – 722 Crestview
       Trilok Desai – Medical Office Building – Construction Trailer – 1109 Long Lk.
12/12/06  Arcadia Realty Trust – Circuit City – 2169 Telegraph, Ste. 11

Liquor Licenses:
04/04/06  Crust Pizza - 6622 Telegraph
05/08/06  Steve’s Deli - 6646 Telegraph

Site Plan Review:
06/29/06  Armada Real Estate, LLC – New BP Gas Station – 6495 Woodward
       IHM St. Mary’s Academy – Marian High School – 7225 Lahser

Discussion Items:
11/02/06  Smart Bus Shelter – SW corner of Maple and Telegraph (Bloomfield Plaza)
11/15/06  Subdivision Park Signage
11/30/06  Subdivision Park Signage

Signs:
01/03/06  The Iroquois Club – 43248 Woodward
       Bloomfield Town Square – Office Max – 2145 Telegraph
02/08/06  Viceroy Homes – 42912 Woodward
03/24/06  Bose – 280 Enterprise
       Complete Risk Management, Total Risk Management and Raho International
       – 300 Enterprise
       Beyond Petroleum (formerly British Petroleum) – 6495 Telegraph
       Farm Bureau Insurance – 4132 Telegraph
       New Mode Wigs & Beauty Supply – 1557 Opdyke
04/04/06  Kirk in the Hills – 1340 W. Long Lake Rd.
Dryclean Depot – 2527 Telegraph
Petersen Investments LLC. – 4066 Telegraph
04/19/06 Dryclean Depot – 2527 Telegraph
Men’s Warehouse – 2081 Telegraph
Chase Bank – 1116 Long Lake Rd.
Chase Bank – 37000 Woodward
Chase Bank – 2205 Telegraph
Chase Bank – 4860 Telegraph
Chase Bank – 2480 Telegraph
05/07/06 Golling Chrysler Dealership – 2405 Telegraph
Bank of Birmingham – 4145 W. Maple
Panera Bread – 2125 Telegraph
05/17/06 Fitness Experts – 6543 Telegraph
Schwartz Devine Land Company – 3707 W. Maple
06/08/06 Kingswood Plaza – Kingswood Chiropractic – 43257 Woodward
Ambrose Properties LLC – CIT – 2285 Franklin
HBD 2425 Franklin LLC – Airvoice Wireless – 2425 Franklin
Bloomfield Plaza – Schostak Brothers & Co.
06/26/06 Kingswood Plaza – Staples – 43313 Woodward
Bonaventure Plaza – 3935 Telegraph
Petrucci Properties – Bloomfield Construction – 1717 Telegraph
Bloomfield Commons – Plum Market – 3675 Telegraph
07/05/06 Kingswood Plaza – Staples – 43313 Woodward
07/21/06 Anderson Sales & Service – Motor City Power Sports – 1645 Telegraph
Bloomfield Commons – Plum Market – 3675 W. Maple
08/09/06 Lowe’s Companies – 1801 Telegraph
Bonaventure Plaza – Pita Kabob – 3955 Telegraph
10/03/06 Bloomfield Village Square – Diva Nails & Spa – 873 W. Long Lake
10/18/06 Samca LLC – Fred Astaire Dance Studio – 2510 Telegraph
11/02/06 Stamford United – K Mart – 2101 Telegraph
J W Realty Co. – Wellington Chase Homes – 26240 Woodward
Maplewood Properties LLC – Subway – 4036 Telegraph
11/15/06 Schostak Brothers & Co. – Crust Pizza – 6622 Telegraph
11/30/06 IHM St. Mary’s Academy – 7225 Lahser
Bloomfield B.P.A. LLC – BP Gas and Dunkin’ Donuts – 6495 Telegraph
12/12/06 Kaplan, Marshall – Tresses Hair Studio – 1083 Long Lake
Line Investment LLC – Arthur Murray Dance Studio – 1926 Telegraph
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<tr>
<th>Date</th>
<th>Event Description</th>
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<tr>
<td>01/03/06</td>
<td>Maple/Telegraph Venture – Wireless Giant – 4082 W. Maple</td>
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<td>02/22/06</td>
<td>Cross of Christ – 1100 Lone Pine</td>
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<td>Franklin Christian Pre-School – 3600 Telegraph</td>
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<td>03/24/06</td>
<td>Temple Beth El – 7400 Telegraph</td>
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<td>Lowe’s – 1801 Telegraph</td>
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<td>National Multiple Sclerosis Society</td>
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<td>Super Kmart – 2101 Telegraph</td>
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<td>Sunrise Senior Living of Bloomfield – 2080 Telegraph</td>
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<td>04/04/06</td>
<td>Kroger – 3675 Maple</td>
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<td>Kroger – 4099 Telegraph</td>
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<td>Building Industry Association of Southeastern</td>
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<td>04/19/06</td>
<td>Franklin Christian Preschool – 3600 Telegraph</td>
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<td>05/04/06</td>
<td>Oakland Hills Country Club – 3951 W. Maple</td>
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<td>St. Regis Catholic Church – 3695 Lincoln</td>
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<td>Farmer Jack – 3600 W. Maple</td>
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<td>Panera – 2125 Telegraph</td>
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<td>Kirk in the Hills – 1340 W. Long Lk.</td>
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<td>Stroh’s Ice Cream – 3659 W. Maple</td>
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<td>05/10/06</td>
<td>Brother Rice – 7101 Lahser</td>
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<td>05/24/06</td>
<td>Sunrise Senior of Bloomfield – 2080 Telegraph</td>
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<td>06/08/06</td>
<td>Labelle Management Inc. – Bennigan’s – 42874 Woodward</td>
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<td>Selik Investments LLC – Hillside Furniture – 2300 Telegraph</td>
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<td>Charles and Linda Soberman – 3727 Franklin</td>
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<td>06/26/06</td>
<td>WGC Acquisitions LLC – Wabeek Country Club – 4000 Club Gate Dr.</td>
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<td>Bloomfield Hills School District – Andover High School</td>
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<td>Kingswood Plaza – Lebanese Restaurant – 43259 Woodward</td>
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<td>Bloomfield Plaza – 6510 Telegraph</td>
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<td>Bloomfield Hills School District – 1219 Square Lk. Rd.</td>
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<td>Sunrise Senior of Bloomfield – 2080 Telegraph</td>
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<td>06/29/06</td>
<td>Beautiful Savior Lutheran Church – 5631 N. Adams</td>
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<td>Bloomfield Plaza – Steve’s Deli – 6645 Telegraph</td>
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<td>Beautiful Savior Lutheran Church – 5631 N. Adams</td>
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<td>Bloomfield Schools – Andover High School</td>
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<td>Woodward Square LLC – Fuddruckers – 42757 Telegraph</td>
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<td>Ghesquiere, Charles – Mercedes of Bloomfield – 36600 Telegraph</td>
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<td>Birmingham Athletic Club – 4033 W. Maple</td>
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<td>07/28/06</td>
<td>Birmingham School District – 3595 N. Adams</td>
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<td>07/31/06</td>
<td>Motor City Power Sports – 1645 Telegraph</td>
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<td>Selik Investments LLC – Hillside Furniture – 2300 Telegraph</td>
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<td>10/03/06</td>
<td>Starbucks – 3584 W. Maple</td>
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<td>10/18/06</td>
<td>Detroit County Day – 3600 Bradway Blvd.</td>
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<td>11/02/06</td>
<td>Acadia Realty Trust – Christmas Tree Sale – 2105 Telegraph</td>
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<td>Morris, Wanya – Common Ground Sanctuary – 3827 Wabeek Lk. Dr.</td>
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<td>Maple Cranbrook Stores – Fresh Fruit Bouquet Co. – 2519 W. Maple</td>
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11/15/06  Bloomfield Park Associates – Bloomfield Park Groundbreaking  
            – 1951 Telegraph
IHM St. Mary’s Academy – St. Regis Christmas Tree Sale – 7225 Lahser

Rezoning Request:
08/09/06  Bloomfield Park Associates – 1751 Hood & 19-05-159-002
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, 2006 to December 31, 2006. A total of 18 meetings were held during 2006.

**General Business:**
01/16/06 Master Plan Update
04/17/06 Planning Commission 2005 Annual Report

**Zoning Ordinance Amendment Changes:**
09/06/06 Proposed Zoning Ordinance Amendment – Flood Plain Regulations

**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. There were Wireless Communication Facilities hearings in 2006.

**Discussion Items:**
03/06/06 Current population and housing trends of Bloomfield Township and how to protect the character of the Township while planning for future development.

Updates regarding the preliminary proposal from Target Corporation for the proposed construction of a store at the northwest corner of Telegraph
Rd. and Square Lake Rd. and the proposed Bloomfield Park project located on the easterly side of Telegraph Road, north of Square Lake Road.

03/20/06 No additional items were discussed.
04/03/06 No additional items were discussed.

05/03/06 Mr. Payne stated that the Township’s revised liquor license ordinance, combined with the Township’s parking requirements, was very limiting as to where restaurants could locate. He also commented that even if a license were transferred to another community, it would not affect our quota. Our quota would remain the same if the population remained the same.

05/15/06 No additional items were discussed.
06/19/06 No additional items were discussed.
07/17/06 No additional items were discussed.
08/09/06 No additional items were discussed.
08/21/06 No additional items were discussed.
09/06/06 No additional items were discussed.
09/18/06 Ms. Reisinger reported to the Commission that the proposed medical office building at 1109 W. Long Lake Road was heard by the Zoning Board of Appeals, with the requested setback and variances approved unanimously.

10/04/06 No additional items were discussed.
10/16/06 Mr. Mintz commented on a draft Master Plan he had received from the City of Troy and the need for Troy to update their current Township contact information.

11/08/06 Parking Study
12/18/06 Discussion of Parking Requirements – Proposed Parking Study

**Design Review/Site Plans:**
05/03/06 St. Regis Parish – Traffic Circulation and Signage – 3695 Lincoln Drive
06/19/06 Marion High School – Addition/Alterations – 7225 Lahser
BP Service Station – Demolition / New Construction – 6495 Telegraph
09/06/06 Medical Office Building – Demolition / New – 1109 W. Long Lake Construction
10/04/06 Costco Fueling Station – Demolition / New Construction – 2385 Telegraph
Detroit Country Day School – Addition / Alteration – 3600 Bradway
Pet Supply Plus Plaza / Gateway Bldg. – Site Issues – 2055-2097 Telegraph

**Wetlands Board Hearings:**
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. There were no Wetland Hearings in 2006.
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 2006.

Public Hearings for changes in Zoning Classifications:
10/04/06 Rezoning Request – 2510 Telegraph – from O-1 Office to OR-1 (Office-Retail)

Public Hearings
03/06/06 Consider an Amendment to the Soil Fill Permit Provisions
10/04/06 PA 110 – Zoning Regulations

Liquor License
01/16/06 Consider an Amendment to the Zoning Ordinance for the Liquor License Requirements in the B-2 and B-3 Districts

Liquor License - Public Hearings
04/17/06 Crust Pizza – Bloomfield Plaza – 6622 Telegraph Road
                  Steve’s Deli – Bloomfield Plaza – 6646 Telegraph

Master Plan Update:
This year, the Planning Commission, Township residents and the business community worked together to update the Township’s Master Plan. The Master Plan Update was guided by the Planning Commission through a series of monthly meetings. The Township hired LSL Planning, a local planning consultant to assist with the process.

Ten public meetings were held and included opportunities for comments and questions. Discussion topics included trends and conflicts affecting the Township, protection of key natural features, transportation and community facilities, economic development, and land use.

The Master Plan Update will become the Township’s "vision" for land use and development planning for the next 20 years. As new opportunities come to Bloomfield Township, the Master Plan will be used as a guide to assure that these initiatives are consistent with the goals and objectives Bloomfield Township identified through the Master Plan update process.
02/06/06  Master Plan Process and Schedule
03/20/06  Discussion – Existing Conditions
04/03/06  Introduction
  Master Plan Overview
  Population, Housing, and Existing Conditions
  Draft Vision Statement
  Group Exercise
  Discuss Draft Vision Statement
  Discuss / Report on Top Focus Areas
05/15/06  What is a Master Plan
  Work Plan / Schedule
  Population and Existing Conditions
  Draft Vision Statement
  Exercise and Input
06/19/06  Public Forum
07/17/06  Master Plan Update – LSL Planning, Inc.
  Draft Goals and Objectives
  Tree Ordinance
08/09/06  Draft Goals and Objectives – Continuation of 07/17/06 Discussion
08/21/06  Master Plan Update – LSL Planning, Inc.
  Master Plan Update Status
  Review of Plan Chapter Review Process
  Community Facilities Chapter Presentation with Recommendations
  Natural Features Presentation with Recommendations
  Public Comment
09/18/06  Master Plan Update - LSL Planning, Inc.
  Master Plan Update Status
  Review of Plan Chapter Review Process
  Business and Economics Chapter Presentation with Recommendations
  Transportation Chapter Presentation with Recommendations
  Public Comment
10/16/06  Master Plan Update - LSL Planning, Inc.
  Master Plan Update Status
  Housing and Neighborhoods Chapter (as included in the draft Master Plan)
  Draft of Future Land Use (as included in the draft Master Plan)
  Overview of draft Master Plan with recommendation to the Township Board
  Public Comment
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 to December, 2006. A total of 12 meetings were held during 2006.

**Interpretation Requests:**
01/10/06   Seeking an interpretation of Article II, Section 201 of Zoning Ordinance No. 265 as it relates to the definition of yards. – 4120 Echo Rd.

**Dimensional Variance Requests:**
01/10/06   Variance for accessory use/structure, sports court & 8’ fence.  
– 831 Highwood Dr.  
Variance for accessory structure, fountain. – 4500 Cimarron Dr.  
Variance for existing accessory structure, retaining wall. – 6186 Worlington  
Variance for accessory/use structure, swimming pool, 4’ fence & pool house in front yard. Variance to encroach 9.7’ w/ single story addition.  
– 4033 Abbey Ct.  
Variance to encroach 1.5’ w/ two-story addition. – 2935 W. Hickory Grove  
Variance to encroach 10.8’ w/ single story addition. – 367 Tilbury  
Variance to encroach 7’ w/ single story addition. – 3125 S. Adams  
Variance for accessory structure, generator. – 4321 Sawgrass  
Variance for accessory structures, retaining walls. – 2573 Ginger Ct.  
Variance for existing accessory structure, mobile office trailer.  
– 2125 Telegraph  
Variance for existing accessory structure, gazebo. – 5759 Blandford  
Variance for existing accessory structure, tree house. – 4349 Risdon Ct.  
Variance for existing accessory structure, one a/c unit. – 4120 Echo  
02/14/06   Variance for a 6.5’ fence. – 2820 Farmingdale  
Variance for existing accessory structures, two a/c units, one generator, 6’ fence & retaining walls. – 3883 Mystic Valley  
Variance for a 5’ fence. – 3861 Mystic Valley  
Variance to encroach 5.2’ w/ replacement a/c unit. – 144 Williamsbury S.
Variance to encroach 2.5’ w/ two-story garage addition.
  – 1056 Glengarry Cir. W.
Variance for existing accessory structures, two a/c units. – 3701 Lakecrest
Variance for accessory structures, retaining walls. – 4786 Chipping Glen
Variance for accessory structures, stone pillars & electronic gate.
  – 4600 Lahser
Variance to encroach 8’ w/ second story addition. – 950 Waddington
Variance for existing accessory/use structure, ice rink. – 4891 Loch Lomond
Variance for existing accessory/use structure, ice rink. – 4896 Loch Lomond
Variance to encroach 17.1’ into natural feature setback w/ driveway.
  – 1640 Dell Rose
Variance for accessory structure, temporary office trailer. – 4145 W. Maple
Variance to encroach 10’ into the parking setback. Variance to exceed
  maximum building height. Variance for 47 parking space deficiency.
  Variance to construct trash enclosure w/ gates. – 3200-3295 South
  Boulevard

3/14/06 Variance for accessory structure, shed. – 1718 Hamilton
Variance to construct 6’ fence. – 567 Cranbrook Cross S.
Variance to construct fence in front yard. – 4078-4090 W. Maple
Variance to encroach 1’ w/ porch addition & 11.9’ w/ second story addition.
  – 752 Ardmoor Dr.
Variance to revise the location of 6’ fence used for dog containment.
  – 1856 Long Lake Shores Dr.
Variance for a 4’ fence w/ gates for dog containment.
  – 861 Hickory Heights Dr.
Variance to encroach 5’ w/ three a/c units. Variance to encroach 1.5’ w/ one
  a/c unit. – 1201 Water Cliff
Variance for existing accessory structures, retaining walls. – 5330 Inkster
Variance of 11 parking spaces. – 865 W. Long Lake Rd.
Variance to encroach 6.5’ w/ two a/c units. – 3544 Franklin Rd.
Variance to encroach 3.5’ w/ porch addition. – 2146 Lost Tree Way
Variance of 256 parking spaces for inclusion of Crust Pizza.
  – 6510 Telegraph
Variance for accessory/use structure, sports court, retaining walls & 10’
  fence. – 1090 Hickory Grove W.
Variance to encroach 2’ w/ one a/c unit. – 240 Harrow Circle
Variance for existing accessory structure, recycling bin. Variance for
  accessory structure, storage building. – 6869 Franklin Rd.

5/9/06 Variance for existing accessory structures, retaining walls. Variance for
  accessory structure, one a/c unit. – 6186 Worlington Rd.
Variance to encroach 14.5’ w/ two-story addition. – 4653 Chelsea Ln.
Variance for existing accessory structure, hot tub. – 4155 Valley Forge
Variance to encroach 6’ w/ two-story addition. – 6355 Wing Lake Rd.
Variance to encroach 7.5’ w/ one a/c unit. – 876 Glengarry Circle W.
Variance to encroach 2.5’ w/ two a/c units. Variance to encroach 2’ w/
  stairway to second story deck. – 2230 Hammond Lake Dr. E.
Variance existing accessory structure generator. - Turtle Lake Development/Heron Bay Homeowner's Association
Variance to demo existing accessory structure & build new shed on existing foundation. - 4718 Pickering Rd.
Variance for accessory structure, steps leading to Lower Long Lake. - 3637 Franklin Rd.
Variance for accessory structure, pergola. - 6301 Sheringham Rd.
Variance for accessory structure, shed. - 5920 Snowshoe Circle
Variance for 6' fence. Variance for accessory structure, pool equipment. - 2727 Warwick Dr.
Variance to construct 2.4' fence along waters edge & front yard. - 4500 Cimarron Dr.
Variance for accessory structures, piers & gates. - 1000 Lone Pine Rd.
Variance for accessory structures, pool equipment inside existing shed. - 195 Strathmore St.
Item withdrawn at petitioners request: Variance to encroach 6.3' w/ two-story addition. - 377 Woburn Ln.
Variance to encroach 18' w/ single story addition. - 73 Judy Ln.
Variance to encroach 4' w/ two-story addition. - 245 Harrow Cir.
Item removed and will be rescheduled at later date: Variance for existing accessory structures, retaining walls. Variance to encroach 24' into lakeside setback. - 1117 Woburn Green
Variance to encroach 17.2' w/ two-story addition. - 2815 Courville
Variance to encroach 2.5' w/ two a/c units. Variance to encroach 2' w/ stairway to second story deck. - 2230 Hammond Lake Dr. E.
Variance to encroach 24' into average lakeside setback w/ house & deck. Variance for accessory structures, retaining walls. - 1117 Woburn Green
Variance for existing accessory structures, two sheds. - 5920 Snowshoe Cir.
Variance for existing accessory structure, shed. - 620 Spinning Wheel
Variance for accessory structure, shed & 6' fence. - 1295 Fairfax
Variance for existing accessory structures, two sheds. - 4573 Brafferton
Variance for a temporary accessory structure, mobile remediation system. - 43003 Woodward
Variance for four wall signs & to exceed the maximum figure size of two signs. - 2405 Telegraph
Variance for accessory structure, pergola. - 1923 Marie Cir.
Variance to encroach 16' w/ single story deck. - 7220 Camden Ct.
Variance for accessory structure, garage. - 1254 Atkinson
Variance to encroach 2.5' w/ second story addition & 8.7' w/ one a/c unit. - 235 Hupp Cross
Variance for existing accessory structure, pizza oven. - 6300 Wing Lk. Rd.
Variance for accessory use/structures, pool house, pergola, hot tub, gas/wood burning fireplace & pool equipment. - 4033 Abby Ct.
Variance for accessory use/structure, indoor swimming pool. - 5901 Adams Rd. N.
Variance for existing accessory structure, tree house. – 4891 Quarton Rd.
Variance to replace existing 6’ fence. – 6511 Timber Ridge Dr.
Variance to install additional signage. – 2081 Telegraph
Variance for accessory structure, generator. – 5053 Chainbridge Rd.
Variance for existing accessory structure, pool equipment.
  – 6015 Snowshoe Cir.
Variance for accessory use/structure, in-door gymnasium. – 3499 Franklin
Variance for existing accessory structure, pool equipment.
  – 6015 Snowshoe Cir.
Variance for 4’ fence in front yard. – 1252 Cottingham Row
Variance for 6’ fence in front yard. – 1258 Cottingham Row
Variance for two existing 6’ fence sections in front yard.
  – The Hills of Lone Pine
Variance for existing accessory structure, generator. – 1164 E. Wickford
Variance for accessory structures, two entry piers w/light fixtures.
  – 4359 Oakgrove
Renewal of variance for existing accessory structure, 11’ tree house/storage area. – 7155 Parkhurst Dr.
Variance to encroach 1’ w/a wall sign. – 6495 Telegraph
Variance for additional signage, two ground signs. – 6510-6676
Variance for accessory structures, pergola/trellis & retaining wall.
  – 7421 Wing Lk. Rd.
Variance for accessory structure, hot tub. – 3400 Chickering Ln.
Withdrawn at petitioner’s request: Variance for existing 6’ fence used for dog containment. – 328 Wadsworth
Variance to encroach 11.2’ w/second floor addition and front façade changes. – 2811 Bradway Blvd.
Variance for accessory structures, two brick lampposts.
  – 1269 Indian Mound Rd. E.
Variance for accessory structure, pergola. – 3622 Darcy Dr.
Variances to encroach 2’ w/screen wall for two a/c units in east side yard,
  2’ w/screen wall for two a/c units in east side yard, 4’ w/screen wall for generator in west side yard. – 2755 Turtle Shores Dr.
Variance for accessory structures, retaining walls. – 2764 Turtle Lake Dr.
Variance to encroach 14’ & 8’ w/ground sign. – 3707 W. Maple
Variance for accessory structure, stone cabinet w/gas grill. – 3530 Franklin
Variance for existing accessory structures: cabana, pool equipment, retaining wall, steps, stone fire pit. – 3775 Shallow Brook Dr.
Variance for accessory structures: hot tub & retaining walls.
  – 3781 S. Darlington
Variance for additional signage, ground sign. – 43313 Woodward Ave.
Variance for existing 6’ fencing being used as a dog run. – 328 Wadsworth
Variance for existing accessory structure, gazebo. – 1526 Winthrop
Variance for existing accessory structure, carport. – 2888 Colonial Way
Variance for gymnasiurn addition exceeding the height limitation.
  – 7225 Lahser
Variance for accessory structure, garage exceeding 50% of residence main floor. – 1610 Lakeway Dr.
Variance to encroach 7.9' w/ single-story garage & porch addition. Variance to encroach 1.6' w/ single-story addition. – 4235 Carey Ln.
Variance for existing accessory structure, river viewing platform, staircase, wheelchair ramp at waters edge 5.7' from side lot line. – 735 Robinhood Cir.
Variance to encroach 10' & 4' w/ below grade staircase, above grade 4' handrails. – 766 Tennyson Downs Ct.
Variance for existing accessory structure, hot tub. – 5890 Snowshoe Cir.
Variance for existing accessory structure, play structure. – 3860 Carriage St.
Variance to encroach 7.6' w/ one a/c unit. Variance for existing dog run. – 3160 Bradway Blvd. S
Variance for existing accessory structure, playhouse. – 4049 Abby Ct.
Variance for one a/c unit placement. Variance for accessory structures, pergola & pool equipment. Variance for 5.1' fence. – 1469 Dell Rose
Variance for accessory structures, piers w/ light fixtures & fencing, pool equipment house, revisions to previously approved kiln house, waterfall feature & pergola. – 7357 Lindenmere Dr.
Variance for accessory use/structure an in-door swimming pool. – 1530 W Long Lake Rd.
Variance for a/c unit placement. – 5561 Lakeview Dr.
Removed from agenda – 3984 Columbia Dr.
Variance for accessory structures, 5' screen wall, in-ground hot tub, two a/c units 7' from building wall. – 2759 Turtle Ridge Dr.
Variance for existing accessory structure, hot tub – 1234 Water Cliff Dr.
Variance for 8.5' retaining & planting walls for two raised patios. – 1720 Beechwood Way
Variance for placement of accessory/use structure, in ground pool. Variance to encroach 1.5' w/ pool equipment. Variance for 4' fence in front yard enclosing proposed pool. – 4539 River Trail
Variance to encroach 10' w/ ground sign. – 2285 Franklin Rd.
Variance for 18' canopy over pump islands. Variance to encroach into parking setbacks, lack of 1,060 sq. ft. loading dock. – 6495 Telegraph
Variance for existing 6' fencing being used as a dog run. – 328 Wadsworth
Variance for existing accessory structure hot tub – 1234 Water Cliff Dr.
Variance for placement of accessory/use structure, in ground pool. Variance to encroach 1.5' w/ pool equipment. Variance for 4' fence in front yard enclosing proposed pool. – 4539 River Trail
Variance to encroach 4.7' w/ single story deck. – 4653 Chelsea Ln.
Variance for existing accessory structure, hot tub. – 6730 Meadowlake Dr.
Variance for existing 3.1' fencing in front yard. – 1353 Forbes Dr.
Variance for accessory structure, a/c unit. – 4254 Echo Rd.
Variance of 6 parking spaces. Variance to encroach .5' in side yard. Variance to encroach 10' for sign location. – 1109 W. Long Lake.
Variance to encroach 5.7' & 8.3' w/ ground sign. – 1717 Telegraph Rd.

09/12/06
Variance to encroach 2.5’ w/ existing pool equipment. – 2973 Heron Pl.
Variance to encroach 7.4’ w/ wall to screen two existing a/c units. Variance for 2 piers w/ lights 5.2’ high. – 2921 Turtle Pond Ct.
Variance to encroach 13’ w/ 4’ fence. – 3200 South Boulevard
Variance for a dimensional lake setback of 38.2’ w/ new home. Variance for accessory structure, hot tub. – 1871 Indian Trail
Variance for two temporary accessory structures, construction office trailers. – 3675 W. Maple Rd.
Variance for accessory structure, 8’ trash enclosure. – 3675 W. Maple Rd.
Variance for revisions to previously approved, existing sports court. – 5425 Longmeadow
Variance for accessory/use structure, indoor swimming pool. – 5070 Deepwood St.

10/10/06
Variance for existing accessory structure, a river-viewing platform including a staircase and handicap accessible wheelchair ramps. – 735 Robinhood Cir.
Variance for an existing accessory structure, shed. – 620 Spinning Wheel
Variance for an existing fence used as a dog run. – 328 Wadsworth Ln.
Variance for existing accessory structure, hot tub. – 580 Lahser Rd.
Variances for of the following accessory structures and dimensional variances: 2 piers w/ light fixtures, encroach 4.8’ w/ existing wall screening 3 a/c units, a pergola, 6.7’ statue, 2 retaining walls. – 2731 Turtle Lake Dr.
Variance for accessory structure, generator. – 4033 Abby Ct.
Variance for 3 wall signs. – 2075 Telegraph Rd.
Variance for accessory structures, storage shed & 2 retaining walls. – 1210 Oxford
Variance for a subdivision entryway sign. – 1974 Klingensmith
Variance for accessory structure, detached garage. – 5434 Longmeadow
Variance to install additional signage. – 1801 Telegraph Rd.
Variance to encroach 35.4’ into the average natural feature setback w/addition to nonconforming home. Variance for accessory structures, 2 arbors. – 1460 W. Long Lake
Dimensional lakeside setback variance of 75’ for new home, not to exceed 100’. Variance for accessory use/structure, indoor swimming pool, 2 entrance way piers. – 3375 Eastpointe L.
Variances for accessory use/structures & fencing allowing for renovations: sports court, gazebo/pagoda, storage barn, 4 screen walls. – 1040 Forest Ln.
Variance for existing 6’ fence. – 2845 Berkshire Dr.
Variance to encroach 2’ w/ a/c placement. – 6833 Woodbank Dr.
Variance for existing accessory structures, pergola & two screen walls. – 4547 Grindley Ct.
Variance for 6’ fence – 4885 Loch Lomond

11/14/06

Variance for existing accessory structure, a river-viewing platform including a staircase and handicap accessible wheelchair ramps.
  – 735 Robinhood Cir.
Variance to encroach 15.7’ & 13.7’ w/ addition. – 3600 Bradway Blvd.
Variance of 5 additional parking spaces. – 2053-2081 Telegraph
Variance for accessory structure, fuel canopy. Variance for wall sign 10.1% of façade. – 2385 Telegraph
Variance for existing accessory structure, boat house. Variances for accessory structures, 2 pergolas & 1 retaining wall. – 5080 Cliffwood
Variance to encroach 4.2’ w/ addition. – 254 Westwood Dr.
Variance existing accessory structure, a/c unit. – 5675 Lane Lk. Ct.
Variance for accessory use/structure, above ground pool. – 444 Waddington
Variance to encroach 5’ w/ existing a/c unit. – 1020 Waddington
Variance for lakeside setback of 36.8’ w/ new home. Variance for accessory use/structures, retaining wall, indoor pool & 3 a/c units.
  – 3732 Wabeek Lk. Dr. E.
Variance for existing accessory structures to remain, detached garage, driveway & retaining wall. – 5950 Westmoor Rd.
Variance to extend use of previously approved accessory structure, temporary office trailer. – 4145 Maple
Rescheduled to 12/12/06 meeting at petitioner’s request. – 1247 Club Dr.
Variance to encroach 6’ w/ roof gable, 1.3’, 1.1’ & 1.7’ w/ single story porch addition. – 6394 Wing Lake Rd.
Variance to encroach 23.5’ w/ existing accessory structures, 2 retaining walls & seating area. Variance to place sod 1.5’ from waters edge. – 1535 Island Ln.
Variance for accessory use/structures, indoor pool & pergola.
  – 2609 Kentmoor
Variance to encroach 8’ w/ addition. – 760 Westbourne
Variance for existing accessory structures, 2 retaining walls.
  – 26832 Fourteen Mile
Variance to encroach 5’ w/ generator. – 2311 Tilbury
Variance for accessory structure, a/c unit. – 580 Hamilton
Variance for accessory structures, 6’ screen wall w/ gate, brick retaining/screen wall, courtyard fireplace w/ 26’ chimney, trellis, in-ground courtyard pool, 6’ motor court wall, 4’ stone wall, fencing w/ 6’ piers. Variance to encroach 2.7’ w/ a/c unit – 2756 Turtle Bluff Dr.
Variance to encroach 5.1’ & 6’ w/ first & second story additions.
  – 3480 Sunnydale

12/12/06

Variance for existing 6’ fence. – 2845 Berkshire
Variance to retain accessory structures, detached garage & retaining wall.
  – 5950 Westmoor
Variance for existing accessory structures, 2 retaining walls.
  – 26832 Fourteen Mile
Variance for 6’ fence. – 2910 Meadowood Ln.
Variance for existing 6’ fence. – 3757 Quarton
Variance for accessory structure, hot tub. – 1465 Quarton Ridge
Variance to replace existing front yard a/c unit. – 3917 Cottontail
Variance for existing accessory structure 6’ satellite dish. – 7333 Cathedral
Variance for existing accessory structures, piers, landscape walls, retaining walls. – 1555 Lone Pine
Variance for existing accessory structures, 3 a/c units & stone wall.
   – 2784 Turtle Shores Dr.
Variance to replace existing accessory structure, detached garage.
   – 136 Alice Ave.
Variance to encroach 9’ w/ accessory structure, hot tub. – 820 N. Pemberton
Variances for accessory structures, bathing pavilion, storage pavilion, pool equipment, pergola & trellis. – 1222 Long Lake W.
Variance for accessory structures, brick wall, fencing & electronic entry gates. – 1247 Club Drive
Variance to encroach 2.1’ & .6’ w/ roofline overhang. Variance to encroach 1.6’ garage addition & 2.6’ w/ 2nd story addition. – 4600 Lahser
Variance for existing accessory structures, 2 retaining walls.
   – 1898 Square Lake Rd. W.
Variance for existing accessory structures in natural feature setback, 2 retaining walls, 4’ fence, 2 a/c units, home, deck. Variance for existing front yard a/c, side yard retaining wall. – 1346 Carillon Ct.
Variance for additional signage. – 799 Denison Ct.
Variance for existing accessory structure, truck shelter. – 1970 Orchard Lake
Variance for use of accessory office/construction trailer. – 1109 Long Lake
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 sidewell numbers cannot be processed until the Township Assessor receives the recorded survey documents.

### 2002

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2005

2006
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.
**Completed Goals**

*Forwarded the Master Plan Update on November 27, 2006 to the Township Board with adoption scheduled for March 26, 2007.*

**Ongoing Goals**

*Tree Preservation Study*

Action-to-date: Draft Tree Preservation Ordinance under review by the Engineering & Environmental Services Department for comment. A review by the Township attorney’s office is anticipated in April for a presentation to the Planning Commission shortly thereafter.

*Review of Current Parking Regulations*

Action-to-date: Completion of the Bank use study in February 2007. Review of restaurant uses currently underway. Parking requirements for shopping centers are scheduled immediately following the restaurant use analysis.

*Review Current Regulations for Accessory Structures*

Action-to-date: Resume discussion of the definition of accessory structures and regulations.

**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 and to consider possible amendments.*
Comparison Chart of Reviews
### Design Review Board

#### Façade Changes
- 2002: 3
- 2003: 24
- 2004: 3
- 2005: 17
- 2006: 7
- Totals: 54

#### Site Improvements
- 2002: 2
- 2003: 16
- 2004: 33
- 2005: 30
- 2006: 30
- Totals: 111

#### Site Plan Review
- 2002: 5
- 2003: 11
- 2004: 8
- 2005: 11
- 2006: 2
- Totals: 37

#### Discussion
- 2002: 0
- 2003: 1
- 2004: 1
- 2005: 0
- 2006: 3
- Totals: 5

#### Signs
- 2002: 4
- 2003: 72
- 2004: 68
- 2005: 50
- 2006: 46
- Totals: 240

#### Special Events
- 2002: -
- 2003: -
- 2004: 45
- 2005: 60
- 2006: 47
- Totals: 152

#### Liquor Licenses
- 2002: -
- 2003: -
- 2004: -
- 2005: 2
- 2006: 1
- Totals: 3

#### Totals/year
- 2002: 14
- 2003: 124
- 2004: 158
- 2005: 170
- 2006: 136
- Totals: 602

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Zoning Board of Appeals

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## Overall Planning Reviews

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### Design Review Board

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### Planning Commission

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