Bloomfield Township
Planning Division
2017 Annual Report

Patricia Voelker, Director
Planning, Building, & Ordinance
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As Representatives of the Bloomfield Township Planning, Building and Ordinance Department we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that maintain the quality of life and safety for current and future generations.

Planning Division Staff
Patricia Voelker, Planning, Building & Ordinance Director
Andrea Bibby, Development Coordinator Planner
Jennifer MacDonald, Assistant Planner
Kelly Jacobson, Planning/Ordinance Administrative Assistant
Kristi Thompson, Planning/Building Clerk
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This section outlines the meeting schedules, roles and members of the Design Review Board, Planning Commission and Zoning Board of Appeals.

Get involved! Stay informed! Click on the links to get started.
Meeting Schedule
The Design Review Board meetings are held on the first and the third Wednesdays of each month at 2:00 p.m. in the Township auditorium.

Role of the Design Review Board

- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Section 42-6.4 and 42-7.13, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure, except for single-family detached dwellings, shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.

- The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Twenty-two Design Review Board meetings were held in 2017.

Design Review Board Members
Leo Savoie, Township Supervisor
Brian Kepes, Township Treasurer
Janet Roncelli, Township Clerk
Neal Barnett, Alternate
Dani Walsh, Alternate (appointed January 9, 2017)
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
- In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township’s Wetlands Board. Fourteen Planning Commission meetings were held in 2017.

Planning Commission Members
Dr. Thomas Petinga, Chairman
Lisa Seneker, Vice Chairman
Richard Mintz
Neal Barnett
Bruce Selik
Jeff Salz
Richard Atto
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 Zoning Board of Appeals
• In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2017.

Zoning Board of Appeals Members
James Aldrich, Chairman
Carol Rosati, Vice Chairman
Robert E. Taylor
David Buckley
Lisa Seneker
Brian Henry
Tracy Leone
Jocelyn Giangrande (appointed June 2017)
Claudine Bacher, Alternate
Pamela Williams, Alternate (until June 2017)
This section identifies 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.

Get involved! Stay informed! Click on the links to get started.

(Township Zoning Ordinance) Planning Overview Planning Applications

(Photograph: Barton Estates)
The following lists include submittals from January to December:

**Façade Changes**

06/28/17  
6450 Telegraph Rd. – Level One Bank – Façade

9/20/17  
6450 Telegraph Rd. – Level One Bank – Façade

11/15/17  
3915 Telegraph Rd. – Flagstar Bank – Awnings

**Site Improvements**

03/15/17  
4860 W. Maple – Chase Bank – Parking lot improvement

7101 Lahser Rd. – Brother Rice High School – Parking lot improvement

Various locations on existing DTE poles – Fibertech Wireless Communications

04/05/17  
3584 W. Maple Rd. – Starbucks – Extended hours

786 W. Square Lake Rd. with 2398-2448 Franklin Rd. – Sugarbush Center – Addition
(Site Improvements continued)

04/19/17
2100 S. Telegraph Rd. – Chipotle Mexican Grill – Planters/landscaping
2385 S. Telegraph Rd. – Costco Gas Station – Warming hut

05/03/17
35980 Woodward Ave. - Bloomfield Hills Financial – Generator

05/17/17
1501 Opdyke Rd. – Behler-Young – Parking lot expansion

06/28/17
7225 Lahser Rd. – Marian High School – Shed

07/19/17
7225 Lahser Rd. – Marian High School – Parking lot lights

08/16/17
3595 S. Bradway Blvd. – Bloomfield Village Hall – Generator

11/1/17
37000 Woodward Ave. – Frank Simon Building – Lighting

12/20/17
6400/6420 Telegraph Rd. – Office/Retail Building & Starbucks – Walkways & railing
Design Review Board
Accomplishments ~ Continued

**Signs**

**01/04/17**
43097 Woodward Ave. – Karmanos Cancer Institute – Wall sign
1914 S. Telegraph Rd. – T-Mobile – Wall sign
2300 S. Telegraph Rd. – Art Van Pure Sleep – Pillar sign

**01/18/17**
1415 S. Telegraph Rd. – Sunoco – Ground sign

**02/01/17**
1083 W. Long Lake Rd. – Stretch Zone – Wall sign

**03/15/17**
6450 Telegraph Rd. – Art Van Puresleep – Wall sign
2300 Telegraph Rd. – Hillside Furniture and Art Van Puresleep – Pillar sign

**04/05/17**
42857 Woodward Ave. – AT&T – Wall sign
36300 Woodward Ave. – Jewish Learning Center – Wall sign

**04/19/17**
4099 Telegraph Rd. – Kroger – Wall sign
43207 Woodward Ave. – Home Care Assistance – Wall sign

**05/03/17**
6450 Telegraph Rd. – Jersey Mike’s – Wall sign
6450 Telegraph Rd. – Level One Bank – Wall sign
6400 Telegraph Rd. – Citizens Yoga – Wall sign

**05/17/17**
3615 W. Maple Rd. – Delicious Thai – Wall sign
Design Review Board
Accomplishments ~ Continued

(Signs continued)

**06/07/17**
2300 S. Telegraph Rd. - Art Van Puresleep – Wall sign
6450 Telegraph Rd. – Level One Bank – Wall signs

**06/28/17**
3941 Telegraph Rd. – uBreakiFix – Wall sign
860 W. Long Lake Rd. – Walsh & Co., CPAs – Wall sign

**08/02/17**
3590 W. Maple Rd. - Martinizing Dry Cleaning – Wall sign
1085 W. Long Lake Rd. - Martinizing Dry Cleaning – Wall sign
3669 W. Maple Rd. – Rite Aid – Wall sign
42805 Woodward Ave. – Thai Street Kitchen – Wall sign
869 W. Long Lake Rd. – Kaku Sushi & Poke – Wall sign
6500 Telegraph Rd. – Nino Salvaggio’s – Wall signs

**09/06/17**
2274 S. Telegraph Rd. – Medpost – Wall sign & reface ground sign
3611 W. Maple Rd. – Verizon – Wall sign
2125 S. Telegraph Rd. – Cyclebar Fitness Facility – Wall sign
2067 S. Telegraph Rd. – Spirit Halloween – Wall sign
Design Review Board
Accomplishments ~ Continued

(Signs continued)

09/20/17
6450 Telegraph Rd. - Mediterranean Street Food Kitchen – Wall sign

6755 Telegraph Rd. – Signature/Sotheby’s International Realty – Wall sign

10/18/17
100 W Square Lake Rd. – First and Main Assisted Living / Memory Care – Ground sign

11/15/17
2105 S. Telegraph Rd. – Bloomfield Town Square - Ground signs
1700 S. Telegraph Rd. – House of Bedrooms – Ground sign
1717 S. Telegraph Rd. – Executive Language Services Inc. – Wall sign

12/06/17
6450 Telegraph Rd. – Mediterranean Street Food – Wall signs
3621 W. Maple Rd. – Jersey Bagel Deli & Grille – Wall sign

12/20/17
2274 S. Telegraph Rd. – MedPost – Wall and ground signs
Special Events

02/15/17
3675 W. Maple Rd. – Plum Market – Tenth Anniversary

03/15/17
4135 W. Maple Rd. – Maple Theater – Private Bat Mitzvah
4200 Andover Rd. – Bloomfield Hills High School – Money Smart Week 5K run

04/05/17
7450 Franklin Rd. – Franklin Cider Mill/Detroit Water Ice Factory

05/03/17
3695 Lincoln Dr. – St. Regis Church – Ike’s World Changers 5k Run

05/17/17
4108 W. Maple Rd. – Beau’s Restaurant – Car Wash & Detail

06/07/17
2527 W. Maple Rd. – Pink Pump – Block Party
4108 W. Maple Rd. – Beau’s Restaurant – Car Wash & Detail
1830 W. Square Lake Rd. – Muslim Unity Center – Religious Celebrations

06/28/17
1750 Saxon Dr. – Birmingham Country Club – SISCA swim finals

07/19/17
1340 W. Long Lake Rd. – Kirk in the Hills – All Church Picnic & Vacation Bible School
(Special events continued)

08/02/17
1751 S. Telegraph Rd. – Summit Sports – Outdoor and tent sale
1830 W. Square Lake Rd. – Muslim Unity Center – Eid al-Adha celebration

09/06/17
2067 S. Telegraph Rd. – Spirit Halloween – Temporary signage

11/15/17
2343 S. Telegraph Rd. – Costco Christmas Tree Sales

2017 Special Event Percentages

- Businesses: 40%
- Dream Cruise: 18%
- Charities: 22%
- Churches: 15%
- Private Schools: 5%
Site Plan Review

02/01/17
Long Lake Rd. – Baron Estates Planned Unit Development

03/15/17
1765 S. Telegraph – Victory/Indian Motorcycles – Warehouse storage building

04/05/17
786 W. Square Lake Rd. and 2398-2448 Franklin Rd. – Sugarbush Center – Addition

06/07/17
2262 S. Telegraph Rd. – 5th Tavern Restaurant – Outdoor Seating
1440 W. Square Lake Rd. – Church of Bloomfield – Vestibule addition and interior alterations

08/16/17
1939-1969 Telegraph Rd. - Village at Bloomfield – Parking lots, landscaping and lighting

09/20/17
4065 W. Maple Rd. – Equinox Center Health Club – Parking lot, landscaping and fencing

12/20/17
7100 Lindenmere Dr. – Meadowlake Hills – Residential development
Design Review Board
Accomplishments ~ Continued

Special Land Use Permits

04/5/17
3584 W. Maple Rd. – Starbucks – Hours of operation

06/7/17
2262 S. Telegraph Rd. – 5th Tavern Restaurant – Class C liquor license for outdoor seating addition
1440 W. Square Lake Rd. – Church of Bloomfield – Place of worship in residential zoning

08/02/17
6500 Telegraph Rd. – Nino Salvaggio’s – Retail package liquor at Bloomfield Plaza

09/6/17
2125 S. Telegraph Rd.- Cyclebar Fitness Facility – Hours of operation
3500 W. Maple Rd. - SLT fitness facility – Hours of operation

09/20/17
4065 W. Maple Rd. – Equinox Center Health Club – Hours of operation

10/11/17
6565 Telegraph Rd. - Rebel Boxing Fitness – Hours of operation

11/1/17
1050 E. Square Lake Rd. – New Detroit Meeting Room on the campus of Sterling Academy South – Place of worship in residential zoning
Rezoning/Vacation
11/1/17
2500 W. Maple Rd. – Citizens Bank – Alley behind building

2017 Design Review Board Percentages

- Special Land Use Permits: 1%
- Special Events: 34%
- Façade Changes: 5%
- Signs: 31%
- Site Plan Review: 7%
- Site Improvements: 10%
The following lists include submittals from January to December:

**General Business**

02/06/17  
Election of Officers  
Draft 2016 Planning Annual Report

**Public Hearings**

03/20/17 & 05/01/17  
New Wireless Communications systems for Fibertech on 5 replacement DTE utility poles at various locations

11/29/17  
Master Plan Amendment for the South Boulevard and Squirrel Road Study Area

12/04/17  
Rezoning/Site Plan for Vacation of the Public Alley abutting 2500 W. Maple Road

**Discussion Items**

07/17/17 & 08/16/17  
Review of current Master Plan goals, objectives, and implementation strategies for South Boulevard and Squirrel Road by Planning Consultants  
Giffels Webster

09/18/17  
Presentation of Draft Proposed Master Plan Amendment by Planning Consultants  
Giffels Webster

11/06/17 & 12/4/17  
Master Plan – 5 year Review
Special Land Use Review

11/06/17
1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South

04/19/17
3584 W. Maple Rd. – Starbucks – Village Knoll Shopping Center – Hours of Operation

06/19/17
2262 Telegraph Rd. – Fifth Tavern – Addition to the outdoor seating area
1440 Square Lake Rd. – Church in Bloomfield – Place of worship

09/19/17
3650 W. Maple Rd. - SLT Fitness Facility – Village Knoll Shopping Center – Special Land Use Hours of operation
2125 S. Telegraph Rd. – Cyclebar Fitness Facility – Special Land Use Hours of operation

10/2/17
4065 Maple Rd. – Equinox Fitness Facility – Special Land Use Hours of operation

10/16/17
6565 Telegraph Rd. – Rebel Boxing – Maple-Telegraph Shopping Center - Hours of operation

11/6/17
1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South – Place of worship

Site Plan Review

02/06/17
19-18-402-001 / Long Lake Rd. – Baron Estates Planned Unit Development

03/20/17
1765 S. Telegraph Rd. – Victory Indian Motorcycle – Warehouse storage building
(Site Plan Review continued)

**04/19/17**

2398-2448 Franklin Road and 786 W. Square Lake Road – postponed per the applicant’s request.

**06/19/17**

2262 Telegraph Rd. – Fifth Tavern – Addition to the outdoor seating area

1440 Square Lake Rd. – Church in Bloomfield – Place of worship

**08/07/17**

6592 Telegraph Rd. – Nino Salvaggio – Retail Package Outlet

**08/16/17**


**10/2/17**

4065 Maple Rd. – Equinox Fitness Facility – Parking lot, landscaping and fencing

**10/16/17**

6565 Telegraph Rd. – Rebel Boxing – Maple-Telegraph Shopping Center - Hours of operation

**11/6/17**

1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South
The following lists includes submittals from January to December:

**Zoning Board of Appeals**

**01/10/17**

7420 Inner Circle Dr. – Permission request for accessory structures, pool house with a garage, pergola, and storage barn. Dimensional request for the swimming pool, pool house, 18’ high storage barn, pergola and fence in the front yard, the proposed pool equipment not immediately adjacent to the residence, 8’ fence, and the accessory space exceeding 50% of the existing ground floor of the main house.

1361 Club Dr. – Dimensional request for expanding an existing nonconforming structure, an addition and overhang, encroaching into the front yard setback and for the overhang encroaching into the side yard setback.

2698 Turtle Ridge Dr. – Postponed by the applicant.

297 Canterbury – Permission request for an accessory structure, a pool cabana. Dimensional request for the pool cabana exceeding 14 ft.

1936 Bayou Dr. – Dimensional request for the air conditioner units encroaching into the side yard setback.

1914 Long Lake Shores – Postponed by the applicant.

814 Foxhall Rd. – Permission request for an accessory structure, a carport. Dimensional request for the carport located in the side yard and encroaching into the side yard setback.

4035 Fairlane Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure located in a front yard.

6953 Meadowlake Rd. – Dimensional request for a generator encroaching into the side yard setback.
(1/10/17 continued)

4276 Chimney Point Dr. – Dimensional request for invisible fencing encroaching into the side setbacks.

4540 Lakeview Ct. – Permission request for accessory structures, a fire pit and benches.

2719 Turtle Ridge – Dimensional request for disruption in the natural feature setback and a new residence encroaching into the natural features setback.

3600 Telegraph Rd. – Dimensional request for ground sign encroaching 13 ft. into the setback.

555 Hulet Dr. – Dimensional request for a wall sign with the logo exceeding the permitted size.

37000 Woodward Ave. – Dimensional request for a wall sign exceeding the permitted 10 sq. ft. in conjunction with a ground sign.

02/14/17

675 N. Williamsbury Rd. – Permission request for accessory structures, piers. Dimensional request for the piers located in the front yard.

4276 Chimney Point Dr. – Dimensional request for the invisible fencing encroaching into the side setbacks.
(02/14/17 continued)

2719 Turtle Ridge – Dimensional request for disruption in the natural features setback and a new residence encroaching into the Natural Features setback.

1775 Schoenith Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard and encroaching into the side yard setback.

1917 Lone Pine Rd. – Permission requests for accessory structures, piers. Dimensional request for the piers located in a front yard.

2140 Yarmouth Rd. – Permission request for accessory structures, two illuminated and two non-illuminated columns.

6375 E. Surrey Rd. – Dimensional request for expanding an existing nonconforming structure, an addition, encroaching into the side yard setback.

5250 Brookdale Rd. – Dimensional request for disruption in the natural features setback.

1565 Lone Pine Rd. – Permission requests for accessory structure/use, dog run and landscape walls.

4412 Parklane Ct. – Dimensional request for expanding an existing nonconforming structure, an addition, encroaching into the front yard setback.

2960 Thedford Rd. – Permission requests for an accessory use/structure, an ice rink. Dimensional request for the ice rink to be located in the front yard.

7225 Lahser Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed located in the side yard.

19-18-402-001 – Permission requests for accessory structures, a sign with walls, piers, and a gazebo. Dimensional request for the sign exceeding 5 ft. in height and for the piers located in the front yard.
Zoning Board of Appeals
Accomplishments ~ Continued

03/14/17
2698 Turtle Ridge Dr. – Dimensional request for an in-ground pool, screen wall, and landscaping to encroach into the natural feature setback.
1622 Hunters Ridge Dr. – Dimensional request for a fence located in a front yard.
1750 Hamilton Dr. – Tabled at the applicant’s request.
1765 Dell Rose Dr. – Dimensional request for an addition encroaching in the side yard setback.
439 N. Williamsbury Rd. – Dimensional request for expanding an existing nonconforming structure, additions, encroaching into the front and rear yard setbacks.
323 Yarmouth Rd. – Dimensional request for expanding an existing nonconforming structure, additions, encroaching into the side yard setbacks.
2740 S. Bradway Blvd. – Dimensional request for air conditioning units encroaching into the side yard setback.
1475 Tottenham Rd. – Permission requests for accessory structures, a tennis court and fire pit. Dimensional request for an 8 ft. high mesh fence.

3535 Burning Bush Rd. – Permission requests for an accessory structure, a fire pit.
338 S. Cranbrook Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to encroach in the rear and side yard setbacks.
5746 Sutters Ln. – Dimensional request for an invisible fence located in the front yard, secondary front and side yards, and encroaching into the side and rear setbacks.
1441 Lochridge Rd. – Dimensional request for the removal of a concrete racquetball court and restoring the area with sod in the natural feature setback.
(03/14/17 continued)
3933 Kirkland Ct. – Dimensional request for adding to an existing retaining wall with a total height of 4 ft. exceeding the permitted height (by 2 ft.) within the setback.
2750 Turtle Bluff Dr. – Dimensional request for air conditioning units and pool equipment encroaching into the side yard setbacks, and for a pool located in the secondary frontage.
6855 Oakhills Dr. – Permission request for an accessory structure/use, dog enclosure. Dimensional request for the dog enclosure fence to encroach into the side and rear yard setbacks.
2930 W. Hickory Grove Rd. – Dimensional request for an addition encroaching into the side yard setback.
2740 Franklin Rd. – Dimensional request for retaining walls exceeding the permitted height.
04/04/17
5331 Lauren Ct. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a 6 ft. fence located in the front yard, and encroaching into the rear and side yard setbacks.
1749 Wood Grove Ln. – Permission request for an accessory structure, a temporary storage POD. Dimensional request for a garage encroachment into the front yard setback.

565 Kendry – Permission request for an accessory structure, a pier. Dimensional request for the pier to be located in the front yard.
6350 Muirfield Ct. – Dimensional request for generator encroaching into the side yard setback.
Zoning Board of Appeals Accomplishments ~ Continued

(04/04/17 continued)

1534 Sodon Lake Dr. – Permission request for an accessory structure, a play structure.
1455 Lochridge Rd. – Postponed at the applicants request.
7380 Saint Auburn Dr. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a fencing encroaching into the side and rear yard setbacks.

2811 S. Bradway Blvd. – Dimensional request for relocating a retaining wall exceeding 2 ft. within the setback.
1052 Rock Spring Rd. – Dimensional request for pool equipment encroaching into the side yard setback.
5360 Brookdale Rd. – Permission request for accessory structures, piers, a gate, a pool house, and garden walls. Dimensional request for an 18 ft. chimney, pool equipment located not immediately adjacent to the residence, and for piers with a gate in the front yard and encroaching into the natural features setback.
1490 Lochridge Rd. – Dimensional request for a new residence to encroach in the lakefront average setback.
5324 Van Ness Dr. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a 6 ft. dog containment fence encroaching into the side yard and rear yard setbacks.
36700 Woodward Ave. – Dimensional request for the encroachments of a regulated use into the setback from a residentially zoned district.
6450 Telegraph Rd. – Dimensional request for a wall sign exceeding the permitted size, a logo exceeding 5% of the sign area and exceeding the height of the building.
05/09/17
1455 Lochridge Rd. – Dimensional request for a retaining wall, steps and landscaping exceeding the total height and encroaching into the natural feature and side yard setback.
1880 Long Lake Shore Dr. – Dimensional request for disruption in the natural features setback.
1774 Sunset Dr. – Permission request for accessory structures, a pergola and fireplace. Dimensional request for the pergola and fireplace to be located in the side yard.
626 Wattles Rd. – Permission request for an accessory structure, a detached garage. Dimensional request for the garage to exceed 14 ft. in height, encroach into the side yard setback and exceeding 50% of the existing ground floor of the main house.
2593 Pamela Ct. – Dimensional request for a 6 ft. fence located in the secondary front yard.
1772 Squirrel Valley Dr. – Permission request for accessory structures, three piers with landscape wall, fire pit and pergola.
1556 Island Ln. – Permission request for accessory structures, patio with glass sidewall/railing. Dimensional request for expanding an existing non-conforming structure, addition, encroaching in the front, secondary front and side yard and accessory use, patio, located in the secondary front yard.

529 Pineway Cir. – Dimensional request for a generator located in the side yard of a cluster development.
1670 Kirkway Ln. – Dimensional request for a driveway for a previously approved garage addition to encroach in the lake front setback.
06/13/17

5645 Meadow Wood Ln. – Permission request for accessory structures, a cabana with fireplace.

291 Hupp Cross Rd. – Permission request for an accessory structure, a pergola.

1247 Twin Maples Ln. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fence to encroach into the rear yard setback and located in the secondary front yard.

850 S Pemberton Rd. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fence to encroach into the side and rear yard setback.

3365 Morningview Terr. – Permission request for accessory structures, seat walls and piers. Dimensional request for the seat walls and piers to encroach into the rear yard setback.

2750 Turtle Bluff Dr. – Dimensional request for the pool equipment to be located in the secondary front yard, not immediately adjacent to the residential wall and to encroach into the side yard setback.

1988 Cragin Dr. – Dimensional request for the pool and fence to be located in the secondary front yard.

1085 Fox Chase Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.

2574 Ginger Ct. – Permission request for accessory structures, a pergola with fireplace.

6105 Westmoor Rd. – Permission request for accessory structure/use, dog containment fencing.

6245 Golfview Dr. – Permission request for accessory structures, a fireplace, seat walls and pier.

5541 Lakeview Dr. – Dimensional request for invisible fencing encroaching into the side and rear yard setbacks.
(06/13/17 continued)
860 N Pemberton Rd. – Permission request for accessory structures, fireplace and fire pit.
7375 Parkstone Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.
3698 South Blvd. – Permission request for an accessory structure, an above ground pool. Dimensional request for the above ground pool and pool equipment encroaching into the side yard setback, and pool equipment located not immediately adjacent to the residence.
3707 W. Maple Rd. – Dimensional request for two air conditioners located in the front yard.
07/11/17
3698 South Blvd. – Permission request for an accessory structure, an above ground pool. Dimensional request for the above ground pool and pool equipment encroaching into the side yard setback, and pool equipment located not immediately adjacent to the residence.
905 Lone Pine Rd. – Permission request for accessory structures, a shed and play structure. Dimensional request for the shed and play structure to encroach into the side and rear yard setbacks.

2258 Pine St. – Dimensional request for an air conditioner unit encroaching into the side yard setback.
838 W. Glengarry Cir. – Dimensional request for a second floor addition encroaching into the side yard setback.
2760 S. Bradway Blvd. – Permission request for accessory structures, piers. Dimensional request for the piers located in the front yard.
3335 Burning Bush Dr. – Permission request for an accessory structure, a gas fireplace.
(07/11/17 continued)

244 S. Williamsbury Rd. – Dimensional request for an addition encroaching into the front yard setback.

1765 Dell Rose Dr. – Dimensional request for an attached garage encroaching into the side yard setback.

3828 Mystic Valley – Permission request for an accessory structure, a fountain. Dimensional request for the fountain to be located in the front yard.

4540 Lakeview Ct. – Dimensional request for an air conditioner unit to be located in the front yard.

3499 Franklin Rd. – Permission request for accessory structures, landscape walls and piers. Dimensional request for the landscape walls and piers to be located in the front yard.

4515 Burnley Dr. – Dimensional request for a 6 ft. fence.

5005 Brookdale Rd. – Postponed per the applicant’s request.

1288 Lenox Rd. – Permission request for an accessory structure, a hot tub. Dimensional request for the hot tub to be located in a side yard.

353 Eileen Dr. – Permission request for an accessory structure, a shed.

1580 Georgetown Pl. – Dimensional request for a 6 ft. fence located in the secondary front yard.

5151 Dianna Dr. – Permission request for an accessory structure, a pergola.

6772 Valley Spring Rd. – Permission request for accessory structures, a pergola and fountain. Dimensional request for the fountain to be located in a front yard.

2300 S. Telegraph Rd. – Dimensional request for secondary wall signs, for logos exceeding 5% of the sign area, and for a sign not located on the street side facade.

6450 Telegraph Rd. – Dimensional request for a secondary wall sign, for logos exceeding 5% of the sign area, and for a sign not located on the street side facade.
(07/11/17 continued)

2262 Telegraph Rd. – Permission request for an accessory structure, a fireplace. Dimensional request for a pergola encroaching into the front yard setback, fireplaces located in the side and front yards and a ground sign encroaching into the front yard setbacks.

08/08/17

5095 Brookdale Rd. – Permission request for accessory structures, pergolas with arbors.

3405 S. Bradway Blvd. – Permission request for an accessory structure, a pergola. Dimensional request for a pergola to be located in the secondary front yard.

1591 Heronwood Ct. – Permission request for accessory structures, landscape walls, piers and waterfall. Dimensional request for landscape walls, piers and waterfall to be located in the secondary front yard.

Long Lake Shores #2 HOA, Bayou Dr. – Permission request for an accessory structure, a shed. Dimensional request for a shed without a principal building to encroach into the natural feature setback.

1880 Long Lake Shore Dr. – Dimensional request for a manifold, not immediately adjacent to the residential building and air compressor hoses encroaching into the natural features setback.

4120 Echo Rd. – Dimensional request for an air conditioner unit to be located not immediately to the residence.

7355 Chula Vista Ln. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment fencing to encroach in the rear yard setback.

4857 Dover Rd. – Permission request for accessory structure, a pool house. Dimensional request for a 18 ft. high pool house and for the pool equipment to be located not immediately to the residence.
(08/08/17 continued)

2028 E Hammond Lake Dr. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment to encroach in the rear and side yard setback.

6854 Cedarbrook Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach in the rear and side yard setback.

1885 Hunters Ridge Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach in the rear yard setback.

945 W Harsdale Rd. – Permission request for accessory structures, spa and planter boxes. Dimensional request for the pool, spa, and planters located in the secondary front yard.

1485 Kirkway Rd. – Permission request for accessory structures, a screen wall, pizza oven and outdoor kitchenette. Dimensional request for the screen wall, pizza oven and outdoor kitchenette to be located in a front yard.

26628 W 14 Mile Rd. – Permission request for an accessory structure, a pergola. Dimensional request for the retaining wall exceeding the maximum permitted height, and for walls exceeding the permitted 2 ft. height within 8 ft. of the property line.

3815 Burning Tree Dr. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment to encroach into the rear yard setback and located in the secondary frontage.

4520 Walnut Lake Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed encroaching into the rear yard setback.

2382 Klingensmith Rd. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to be located in the secondary front yard.
(08/08/17 continued)

7225 Lahser Rd. – Permission request for an accessory structure, a shed.


6592 Telegraph Rd. – Dimensional request for the four secondary wall signs, logos exceeding five percent of the sign area, and for two signs exceeding the permitted size, not located on the street side façade.

09/12/17

3732 Wabeek Lake Dr. E. – Permission request for accessory structures, a detached garage, piers, gate, and a fountain. Dimensional request for the detached garage, piers, gate, fountains, and a 6 ft. high fence to be located in the front yard, a detached garage in a side yard and for the accessory structures exceeding fifty percent of the main floor area of the home.

1525 Tottenham Rd. – Permission request for accessory structures, a kitchenette, a fire pit, and landscape walls.

1033 N. Glengarry Rd. – Dimensional request for an air conditioning unit located in the front yard.

864 Waddington Dr. – Permission request for accessory structures, landscape walls.

371 N. Williamsbury Rd. – Permission request for an accessory structure/use, a ice rink. Dimensional request for the ice rink to encroach into the rear yard setback.
(09/12/17 continued)

1351 Fieldway Dr. – Dimensional request for an air conditioning unit encroaching into the side yard setback.

3403 Chickering Ln. – Dimensional request for enlarging an existing non-conforming structure, a garage addition, encroaching into the front yard setback.

7178 Lahser Rd. – Permission request for an accessory structure, a gas fire pit.

4920 Dryden – Permission request for an accessory structure, a gas fire pit.

7390 Old Mill Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the secondary front yard.

4790 Dover Rd. – Permission request for accessory structures, a pavilion and a trellis.

383 Concord Pl. – Dimensional request for an air conditioning unit in a side yard of a cluster development and not screened in accordance with the ordinance.

6153 Dakota Cir. – Permission request for accessory structures, a gas fire pit, and landscape walls. Dimensional request for the landscape wall and gas fire pit encroaching into the side yard setback.

6311 Wing Lake Rd. – Dimensional request for a generator located in the secondary frontage and encroaching into the side yard back.

6380 Wing Lake Rd. – Dimensional request for expanding an existing non-conforming structure, a porch, encroaching into the front yard setback.

2915 Turtle Pond Ct. – Dimensional request for a generator encroaching into the side yard setback.
(09/12/17 continued)

2698 Turtle Ridge – Permission request for an accessory structure, a kitchenette.
6748 Vachon Dr. – Permission request for an accessory structure, a pergola.
5247 Clarendon Crest – Permission request for accessory structures, a masonry waste enclosure and fountain. Dimensional request for the enclosure located in the side yard, encroaching into the side yard setback and for the fountain to be located in the front yard.
2705 Warwick Dr. – Dimensional request for expanding an existing non-conforming structure, an addition, encroaching into the side yard setback.

11/08/17

275 Harrow Cir. – Dimensional request for a pool and pool fence located in the secondary frontage.
290 Harrow Cir. – Postponed at applicant’s request.
130 N. Cranbrook Cross – Permission request for accessory structures, a fire pit, and kitchenette with a grill. Dimensional request for a fence to be located in the secondary front yard.
3370 Morningview Terr. – Dimensional request to enlarge an existing nonconforming structure, an addition, encroaching into the side yard setback.
3570 Middlebury Ln. – Permission request for an accessory structure/use, a dog containment fencing. Dimensional request for fence to encroach into the rear and side yard setbacks.
3270 Kernway Ct. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.
830 Highwood Dr. – Permission request for accessory structures, a fire table, landscape walls and a pergola.
1728 Bellwood Ct. – Permission request for accessory structures, a hot tub, piers, fire pit, landscape walls and a pergola.
(11/08/17 continued)

7470 Greenwich Dr. – Permission request for accessory structures, a hot tub, piers, two gas fire pits, a wood burning fireplace, landscape walls and a kitchenette.

1988 Cragin Dr. – Permission request for an accessory structure, a gas fireplace. Dimensional request for the fireplace to be located in the secondary front yard.

4384 Charing Cross Rd. – Permission request for a proposed accessory structure, a sports court. Dimensional request for sports court to be located in the side yard.

1408 Sodon Lake Dr. – Permission request for an accessory structure, a sports court with a fence. Dimensional request for sport court with 10 ft. fence to be located in the secondary frontage.

4616 Private Lake Dr. – Permission request for an accessory structure, a sports court with a fence. Dimensional request for the fence exceeding 4 ft. with sports court to be located in the front yard.

342 Roanoke Dr. – Permission request for an accessory structure, a pergola.

6800 Franklin Rd. – Permission request for an accessory structure, a shed. Dimensional request for shed to be located in the secondary frontage.

7347 Wing Lake Rd. – Permission requests for accessory structures, a fire pit, a fireplace, kitchenette, piers, landscape walls and a pergola.

1195 Forest Ln. – Dimensional request to continue beekeeping on a parcel less than 40 acres.

843 Satterlee Rd. – Permission request for an accessory structure, a play structure.

612 Pine Valley Way – Permission request for an accessory structure, a hot tub. Dimensional request for the hot tub to be located in the side yard.
Zoning Board of Appeals
Accomplishments ~ Continued

11/14/17
290 Harrow Cr. – Permission request for an accessory structure, a pergola. Dimensional request for the pergola to be located in the secondary frontage.
1968 Maplewood Ave. – Permission request for an accessory structure, a hot tub.
3580 Wooddale Ct. – Dimensional request for expanding an existing non-conforming structure, an addition, encroaching into the secondary front yard setback.
4466 Pine Tree Tr. – Permission request for an accessory structure, a tree house.

3431 Devon Brook Dr. – Permission request for an accessory structure, a shed.
3698 South Blvd. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for 6 ft. dog enclosure fence encroaching into the rear and side yard setbacks.
3710 Kirkway Rd. – Permission request for accessory structures, illuminated piers, two gates, and landscape walls. Dimensional request for illuminated piers, two gates, and landscape walls located in the front yard.
7415 Jackson Park Dr. – Permission request for accessory structures, a pergola, a landscape wall, and kitchenette.
1922 Foxfire Ct. – Permission request for an accessory structure, a pergola.
1880 Long Lake Shores – Dimensional request for a retaining wall exceeding 4 ft. in height.
2780 S. Telegraph Rd. – Permission request for an accessory structure, pigeon coop. Dimensional request for the coop encroaching into the side and rear yard setbacks and to allow farming activity on a parcel less than 40 acres.
1954 Sherwood Glen – Dimensional request for an air conditioner located in the front yard.
(11/14/17 continued)

3955 Mt. Vernon – Permission request for accessory structures, a kitchenette, patio, landscape walls and piers, a gas fire feature with a waterfall, and a gas fire pit. Dimensional request for the kitchenette, patio, landscape walls and piers, a gas fire feature with a waterfall, and a gas fire pit to be in the secondary front yard, and expanding an existing non-conforming structure, an addition, encroaching into the secondary front yard setback.

1516/1518 Goddard Ct. – Permission request for an accessory structure, a sculpture. Dimensional request for the sculpture to be located in the front yard.

2845 Berkshire Dr. – Permission request for accessory structures, a wood burning fireplace, a kitchenette, and pergola.

3965 Quarton Rd. – Permission request for an accessory structure, a shed.

1000 Forest Ln. – Dimensional request for an air conditioner located in the front yard.

3544 Franklin Rd. – Dimensional request for a generator located in the front yard.

4830 Ardmore Dr. – Permission request for an accessory structure, a shed.

19-29-377-015 (adjacent to 6311 Wing Lake Rd.) – Permission request for accessory structures/uses, a patio, wood burning fire pit and fence with garden. Dimensional request for the patio, wood burning fire pit and fence with garden to be located on a lot without a principal use.

4632 Chelsea Ln. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach into the rear yard setback.

3395 Eastpointe Ln. – Permission request for accessory structures, a patio with a wood burning fire pit and seatwalls. Dimensional request for piers with gas fire-bowls, a kitchenette, a pergola and a gas fire pit encroaching into the natural features setback.
2017 Planning Division Annual Report

12/12/17

4632 Chelsea Ln. – Postponed at the applicants request.

3774 Quarton Rd. – Permission request for an accessory structure, a fountain. Dimensional request foundation located in the front yard.

5462 Van Ness Dr. – Permission request for an accessory structure/use, dog containment. Dimensional request for dog containment enclosing side and front yard and extending into the front yard more than 5 ft. from the house.

6120 Westmoor Rd. – Permission request for an accessory structures, play structure and an chicken coop. Dimensional request farming activity on a parcel less than 40 acres.

340 N. Berkshire Rd. – Permission request for an accessory structure, a shed.

2640 Endsleigh Dr. – Dimensional request for an air conditioner encroaching into the side yard setback.

323 Yarmouth Rd. – Dimensional request for an air conditioner encroaching into the side yard setback.

217 Westwood Dr. – Dimensional requests for renovations to the front porch and expanding an existing non-conforming structure, sunroom, encroaching into the front yard and side yard setbacks.

1315 Porters Ln. – Permission request for accessory structures, illuminated piers, a hot tub and a wood burning fire pit. Dimensional request for piers to be located in the front yard.

720 Hawthorne Dr. – Permission request for an accessory structure, illuminated piers. Dimensional request for piers to be located in the front yard.
(12/12/17 continued)

5441 Longmeadow Rd. – Permission request for accessory structures, a wood burning fire pit, a kitchenette, and a dog run with fence.

2926 Turtle Pond Ct. – Permission request for accessory structures, a hot tub and an illuminated sports court. Dimensional request for a pool with fencing, a hot tub and an illuminated sports court to be located in the secondary front yard.

4525 Charing Cross Rd. – Permission request for accessory structures, a landscape wall, detached garage and temporary storage POD. Dimensional request for wall to be located in the front yard, and a detached garage exceeding 14 ft. in height.

1085 Fox Chase Rd. – Permission request for accessory structures, illuminated piers. Dimensional request for illuminated piers located in the front yard.

6946 Cathedral Dr. – Permission request for accessory structures, a wood burning fire pit, and a landscape wall.

4780 Haddington Rd. – Permission request for an accessory structure, a pergola.

3611 W. Maple Rd. – Dimensional request for a wall sign with a logo exceeding 5% of the total sign area.

2105 S. Telegraph Rd. – Dimensional requests for two 32 sq. ft. multi-tenant ground signs encroaching into the setback.

2274 S. Telegraph Rd. – Dimensional request for a replacement wall sign to be a secondary sign to the existing ground sign.
Lot Splits must meet the requirements of the Charter Township of Bloomfield Code of Ordinances and the State Land Division Act.

The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There was not any lot split applications in 2017.

**Township Board Preliminary Plat request**

01/23/17

3355 Franklin Road. – Tentative Preliminary Plat Proposal for Replat of Part of Lot 6 of Supervisor’s Plat of North Devon Acres - Denied
The Planning Commission identifies specific study items for the coming year as part of the Annual Report. The formulation of these topics comes from the Planning Commission, Township Board, and Township staff.

Upon review of the goals on the Action List, the Planning Commission forwards recommendations to the Township Board for their consideration.
Ongoing Items
Engaged Clearzoning, Inc. to assist with a health check-up of the Township’s Zoning Ordinance to:

- Review the definitions to ensure they are current and reflect needs of today’s residents and business owners.
- Review District intent statements to ensure they are descriptive in terms of the types of uses permitted.
- Review all District provisions in light of the Township’s Master Plan to ensure they are in alignment.
- Review site standards to ensure they are adequately addressed and regulations are consistent.
- Assess how the Township’s Ordinance reflects state law.
- Provide a summary report of strategies for updating the Zoning Ordinance to better implement the Master Plan, reflect current zoning trends, and meet state laws.

New Review Item
When completed, review Clearzoning, Inc. summary report of Zoning Ordinance Health Check Up and make recommendations to the Township Board for implementation.
### Design Review Board Comparisons

The table below shows the number of cases for various categories from 2013 to 2017:

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*Includes reoccurring or minor event permits.
# Planning Commission Comparisons

![Comparison Graph](image)

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# Zoning Board of Appeals Comparisons

The table below shows the number of requests for various types of appeals from 2013 to 2017.

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Zoning Board of Appeals Comparisons ~ Continued

Number of Appeals Item

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- Dimensional: 34%
- Permission: 0%
- Total: 66%
## Attendance Records 2017

### Design Review Board

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### Planning Commission / Wetland Board

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