




Bloomfield Township
Planning Division
2011 annual report



Mission statement



As Representatives of the Bloomfield Township Planning, Building and Ordinance Department we pledge to provide solution-oriented services and the highest level of professionalism for our community in a fair and consistent approach. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that facilitate the growth of the Township and enhance the quality of life and safety for current and future generations.

Planning Division Staff

Patricia Voelker, Planning, Building & Ordinance Director

Robin Carley, Development Coordinator

Kristi Thompson, Planning/Building Clerk

Patricia Bakken, Planning Clerk



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administration

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



Design review board

Meeting Schedule

The Design Review Board meets the first and third Wednesday of the month 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 shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit. The Design Review Board also reviews special event and special use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda is posted on the Township website. The Board may forward projects on to the Planning Commission for review and approval, if necessary. Sixteen Design Review Board meetings were held in 2011.

Design Review Board Members

David Payne, Township Supervisor January through July 2011

Leo Savoie, Township Supervisor starting August 2011

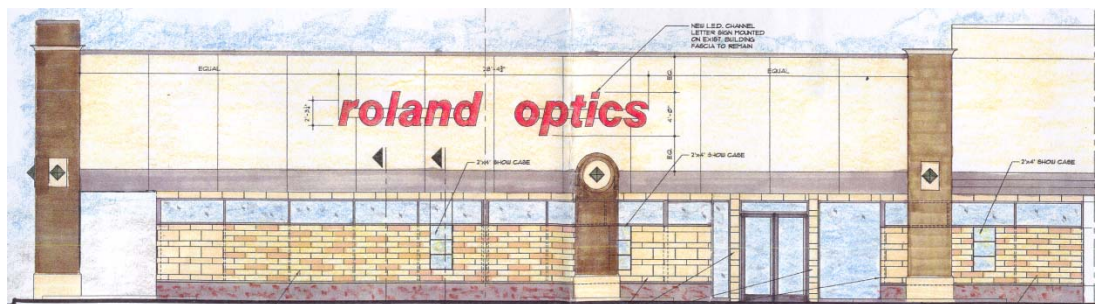
Dan Devine, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Leo Savoie, Alternate January through July 2011

Corinne Khederian, Alternate starting October 2011



Planning Commission



Meeting Schedule

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

Role of the Planning Commission

In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. With a recommendation from the Planning Commission, the Township Board shall review the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Eleven Planning Commission meetings were held in 2011.

Planning Commission Members

Dr. Scot Goldberg, Chairman

Jeff Salz, Vice Chairman

Neal Barnett

Richard Mintz

Dr. Thomas Petinga

William Stark

Sherry Stefanos until Sept 2011

Lisa Seneker starting Nov 2011

Zoning board of appeals

Meeting Schedule

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

Role of The Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. Twelve Zoning Board of Appeals meetings were held in 2011.

Zoning Board of Appeals Members

Corinne Khederian, Chairman until Sept 2011

Robert E. Taylor, Chairman starting Sept 2011

James Aldrich, Vice Chairman

David Buckley

Lisa Seneker

Brian Henry

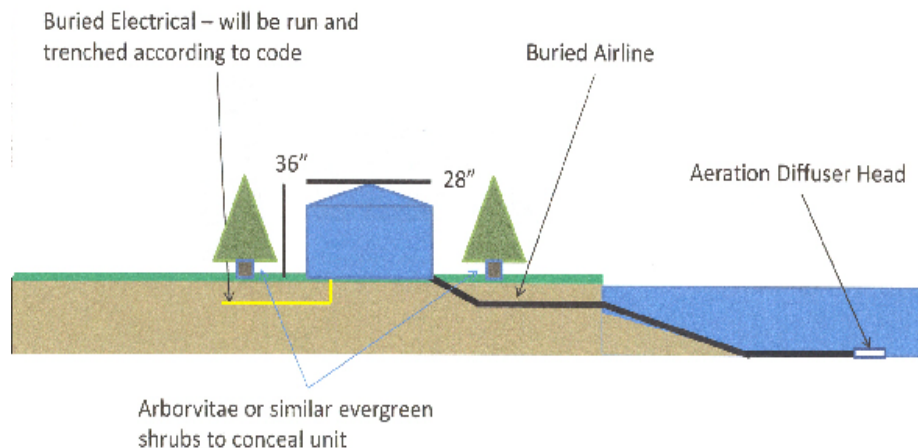
Carol Rosati

Tracy Leone

Sherry Stefanos until Oct 2011

Justin Winkelman, Alternate starting Nov 2011

Pam Williams, Alternate starting Nov 2011

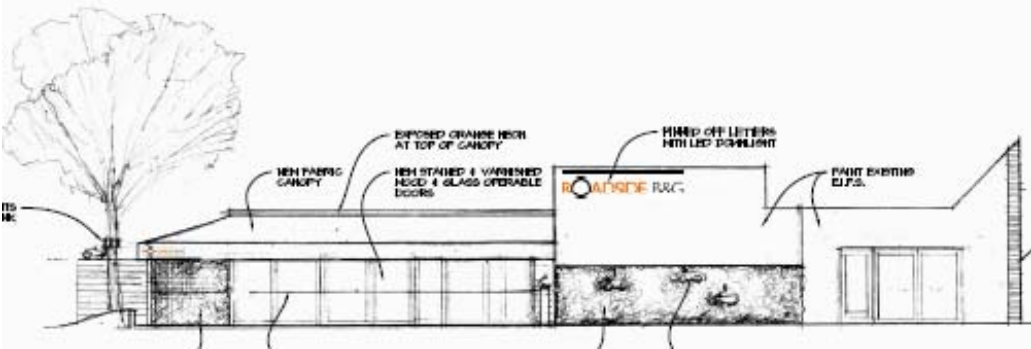


Section 1

accomplishments of 2011



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



Design review board accomplishments

The following lists include submittals from January to December:

Façade Changes

01/20/11

- 2005 Orchard Lake Rd. – BlueStar, Inc. – Façade Treatment

04/05/11

- 40 W. Square Lake Rd. – Tim Hortons – Façade Revisions

07/13/11

- 2005 Orchard Lake Rd. – Blue Star Building - Façade Changes

08/03/11

- 6676 Telegraph Rd. – Andiamo's West – Façade Changes / Site Improvements
- 2145A Telegraph Rd. – Bloomfield Town Square / Ulta Spa – Façade Changes
- 2145B Telegraph Rd. – Bloomfield Town Square / Five Below – Façade Changes

08/17/11

- 6565 Telegraph Rd. – Skier's Peak – Façade Changes



09/07/11

- 37100 Woodward Ave. – Level One Bank – Façade Changes

09/21/11

- 4114 W. Maple Rd. – Birmingham Vision Care – Awnings
- 6523 Telegraph Rd. – Roland Optics – Exterior Materials

10/19/11

- 1765 Telegraph Rd. – Penske Cars – Building Entrance

11/2/11

- 4080 Telegraph Rd. – Vacant Tenant Space – Façade Replacement

Design review board accomplishments continued



(Façade Change Continue)

12/7/11

- 3951 W. Maple Rd. – Oakland Hills Country Club – Entry Way / Landscaping
- 6785 Telegraph Rd. – Vestevich Office Building – Cell Tower
- 37000 Woodward Ave. – Frank Simon Building – Site Revisions / Landscaping

Site Improvements

04/05/11

- 1099 Lone Pine Rd. – Bloomfield Township Public Library – Landscaping
- 4120 Quarton Rd. – DTE – Substation Additions / Fencing

06/15/11

- 6790 Telegraph Rd. – Sunrise Assisted Living – Storage Facilities

07/13/11

- Bloomfield Commons Shopping Center – Façade Changes / Site Improvements
- 42934 Woodward Ave. – CVS Shopping Center – Site Improvements

08/03/11

- 6676 Telegraph Rd. – Andiamo's West – Façade Changes / Site Improvements
- 7400 Telegraph Rd. – Temple Beth El – Site Lighting

08/17/11

- Bloomfield Hills Shopping Center – Façade Changes / Site Improvements

09/07/11

- 2053 Telegraph Rd. – Better Health Market – Site Improvements

09/21/11

- 1970 Orchard Lake Rd. – DTE – Landscaping

10/05/11

- 3951 W. Maple Rd. – Oakland Hills Country Club – Outdoor Cafe' Area
- 4050 W. Maple Rd. – Maple Office Building – Dumpster Enclosure / Lighting

11/2/11

- Fox Hills Condominiums – Replace Portion of Wall with Ornamental Fencing
- Bloomfield Park Center – 2053-2067 Telegraph Rd. – Landscape Improvements

11/16/11

- 555 / 575 Friendly Dr. – AT&T – Wireless Communication Facility

Design review board accomplishments continued



Signs

01/20/11

- 2405 Telegraph Rd. – Golling / Fiat Dealership – Wall Signs
- 1109 W. Long Lake Rd. – Beaumont Medical Building – Ground Sign
- 6459 Inkster Rd. – Toarina's Pizza – Wall Sign

02/10/11

- 42805 Woodward Ave. – Bangkok Thai Bistro – Wall Sign
- 4890 W. Maple Rd. – Speedway Gas Station – Ground Sign
- 2105 / 2129 Telegraph Rd. – Dick's Sporting Goods – Wall Sign

04/05/11

- 2139 Telegraph Rd. – TJ Maxx – Wall Sign



- 2207 Telegraph Rd. – Great Clips – Wall Sign
- 42857 Woodward Ave. – AT&T – Wall Sign

06/15/11

- 42160 Woodward Ave. – Four Seasons Condominiums – Entry / Ground Sign
- 225 E. Square Lake Rd. – Mulberry Square Condominiums – Entry / Ground Sign
- 1587 Opdyke Rd. – Brown's Barber Shop – Wall Sign
- 40 E. Square Lake Rd. – Tim Hortons – Ground / Wall Signs
- 42876 Woodward Ave. – Rusty Bucket – Ground / Wall Signs

07/13/11

- 4087 W. Maple Rd. – Jimmy John's – Wall Sign
- 3630 W. Maple Rd. – Twisted Fruit – Wall Sign



- 1525 Opdyke Rd. – Dollar Tree – Wall Sign
- 2101 Opdyke Rd. – Bravo Montessori Academy – Ground Sign
- 1976 Telegraph Rd. – Carl's Golfland – Ground Sign / Wall Sign

Design review board accomplishments continued



(Signs 6/15/11 continued)

- 1932 Telegraph Rd. – The Wine Guy – Wall Sign



08/03/11

- 1940 Telegraph Rd. – Accelerated Physical Therapy – Wall Sign
- Bennington Green Subdivision – Entry Ground Sign

08/17/11

- 2125 Telegraph Rd. – Art Van Rooms – Wall Sign
- 1605 Telegraph Rd. – Mattress Closeout Center – Wall Sign

09/21/11

- 2525 Telegraph Rd. – Northpointe Office Building – Ground Sign

10/05/11

- 42994 Woodward Ave. – Sunoco / Shell Gas Station – Ground Sign
- 6523 Telegraph Rd. – Roland Optics – Wall Signs

10/19/11

- 6565 Telegraph Rd. – Skiers Peak – Wall Sign
- 1765 Telegraph Rd. – Penske Cars – Wall Signs

11/2/11

- 2063 Telegraph Rd. – Halloween City – Wall Sign
- Chapel Hill Estates Subdivision – Subdivision Entry Signage

12/7/11

- 2157 Telegraph Rd. – Ulta Beauty – Wall Sign
- 2519 W. Maple Rd. – Total Tennis – Wall Sign



- 43141 Woodward Ave. – Bloomfield Urgent Medical – Wall Sign
- 2172 Franklin Rd. – Fred Astaire Dance Studio – Wall Sign
- 36880 Woodward Ave. – Sayeg Plastic Surgery / Joann M. Smith, MD – Wall Sign

Design review board accomplishments continued



(Signs 12/7/11 continued)

- 3655 W. Maple Rd. – Pure Hair – Wall Sign



- 6801 Telegraph Rd. – Fifth Third Bank – Ground and Wall Sign

Special Events

01/20/11

- 2075 Telegraph Rd. – Olga's Kitchen – Special Event

05/12/11

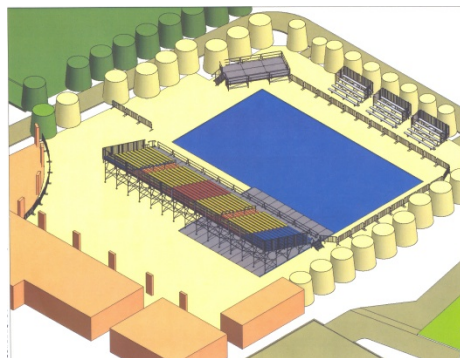
- 2300 Telegraph Rd. – Hillside Furniture – Fashion / Charity Event
- 7101 Lahser Rd. – Brother Rice High School – Lacrosse Invitational Event
- 2125 Telegraph Rd. – Art Van Furniture – Temporary Signage
- 6255 Telegraph Rd. – St. Andrew's Lutheran Church – Preschool Enrollment Sign

06/15/11

- 6646 Telegraph Rd. – Steve's Deli – Indoor / Outdoor Dining

07/13/11

- 3600 Telegraph Rd. – Bloomfield Hills Baptist Church – Spring Hill Day Camp
- 1750 Saxon Dr. – Birmingham Country Club – SICSA Swim Finals



08/03/11

- 42611 Woodward Ave. – Seaver Title – Republican Party Pre-Dream Cruise
- 42557 Woodward Ave. – CAVA Medical – Dream Cruise
- 2057 Telegraph Rd. – Pet Supplies Plus – The Cat's Pajamas Adoption Event

Design review board accomplishments continued



(Special Events 8/3/11 continued)

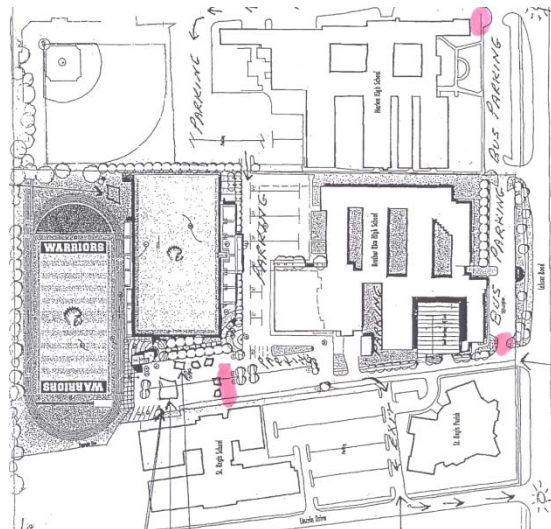
- 43816 Woodward Ave. – St. George Greek Orthodox Church – Dream Cruise
- 1400 Franklin Rd. – Franklin Rd. Church of Christ – Weekend Unity Event
- 42874 Woodward Ave. – Rusty Bucket Restaurant – Seasonal Outdoor Seating

08/17/11

- 1219 Square Lake Rd. – Bowers School Farm – Corn Roast Special Event
- 36700 Woodward Ave. – Dietz Property Group – Pre-Dream Cruise Special Event
- 36600 Woodward Ave. – Mercedes Dealership – Bloomfield Township's Classic Car Show / Dream Cruise Special Event
- 7430 Old Mill Rd. – James Trask Residence – Eagle Scout Ceremony and Picnic Special Event
- 1099 Lone Pine Rd. – Bloomfield Township Public Library – Book Sale
- 1450 W. Square Lake Rd. – N. Yatooma / J. Fidler – Wedding
- 4467 Stony River Dr. – A. Millowe / J. Javahery – Wedding
- 92 Manor Ct. – K. Rockind / Community House – Annual Home Tour
- 36700 Woodward Ave. – Metro Detroit Chevrolet Dealers – Dream Cruise
- 36800 Woodward Ave. – Metro Detroit Chevrolet Dealers – Dream Cruise
- 3584 W. Maple Rd. – Starbuck Coffee – Temporary Coffee Café' Unit

09/07/11

- 7101 Lahser Rd. – Brother Rice – Warrior Classic



Design review board accomplishments continued



(Special Events continued)

10/05/11

- 3003 W. Maple Rd. – Detroit Country Day School – Open House / Summer Camp
- 3600 Bradway Blvd. – Detroit Country Day Junior School – Open House

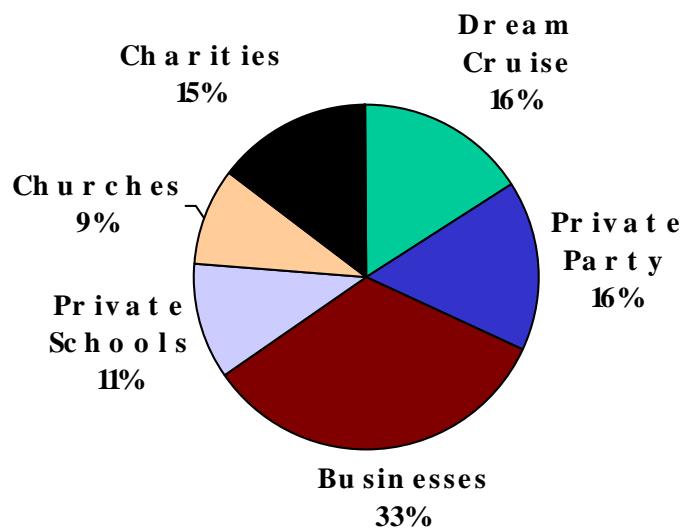
10/19/11

- 43816 Woodward Ave. – St. George Greek Orthodox Church – Rummage

11/16/11

- 210 Waddington Rd. - Christ Child Society – Christmas Home Tour

2011 Special Event Percentages



Rezoning Requests

09/07/11

- Bloomfield Hills Shopping Center – Opdyke & South Blvd. – Site Plan / Rezoning

Special Use Permits

- 1822 Fox River Dr. - Fox Hills Swim Club-Annual permit
- 4062 – 4076 W. Maple Rd. – DePorre Veterinary Hospital
- 42874 Woodward Ave – Rusty Bucket Restaurant
- 1727 Telegraph Rd. – Roadside B & G / Brandy's Restaurant
- 3633 W. Maple Rd. – The Honey Tree Restaurant

Design review board accomplishments



Site Plan Review

02/10/11

- 2105 / 2120 Telegraph Rd. – Dick's Sporting Goods – New Construction

05/12/11

- 4062 – 4076 W. Maple Rd. – DePorre Veterinary Hospital – Renovations / Expansion

07/13/11

- 1976 Telegraph Rd. – Carl's Golfland – Renovations / Additions

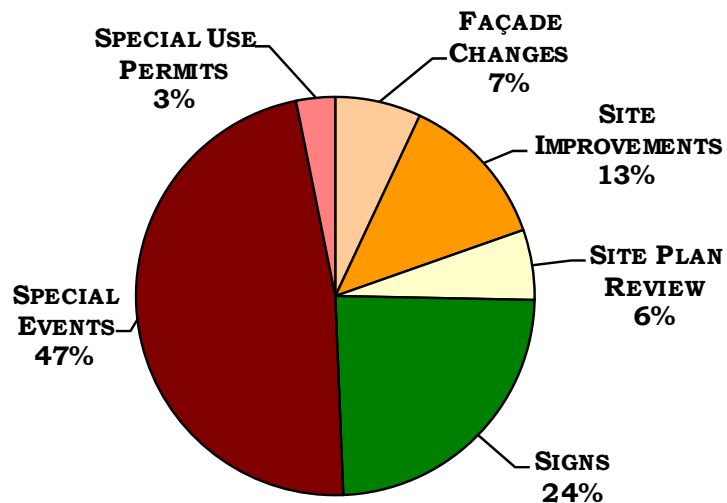
09/07/11

- Bloomfield Hills Shopping Center – Opdyke & South Blvd. – Site Plan / Rezoning
- 1727 Telegraph Rd. – Roadside B & G / Brandy's – Additions / Renovations

12/07/11

- Bloomfield Hills Shopping Center – ATM Kiosk

2011 Design Review Board Percentages



Planning commission accomplishments

The following lists includes submittals from January to December 2011:

General Business

02/23/11

- Election of Officers
- 2010 Planning Commission Annual Report

11/7/11

- Election of Secretary (to fill position previously held by S. Stefanos)

Site Plan Review

02/23/11

- 2105 / 2129 Telegraph Rd. – Dick's Sporting Goods – New Construction

05/2/11

- 42874 Woodward Ave. – Rusty Bucket – Renovation for New Restaurant

05/16/11

- 4062 – 4076 W. Maple Rd. – DePorre Veterinary – Renovations / Expansion

07/18/11

- 1976 Telegraph Rd. – Carl's Golfland – Addition / Renovations



08/15/11

- 42874 Woodward Ave – Rusty Bucket Restaurant

09/7/11

- 1727 Telegraph Rd. – Roadside B & G / Brandy's Restaurant

12/19/11

- 1525-1616 Opdyke Rd., 1655 Opdyke Rd. – Bloomfield Hills Shopping Center / ATM Kiosk

Planning commission accomplishments continued



Public Hearings

03/21/11

- Proposed Amendments to the Zoning Ordinance relating to Class C Licenses in the MX Mixed Use District as a Special Land Use

07/18/11

- Proposed Amendments to the Zoning Ordinance relating to Design Review Board Regulations

09/19/11

- 1525-1616 Opdyke Rd., 1655 Opdyke Rd. – Bloomfield Hills Shopping Center

Study Sessions

There were no study sessions held in 2011.

Discussion Items

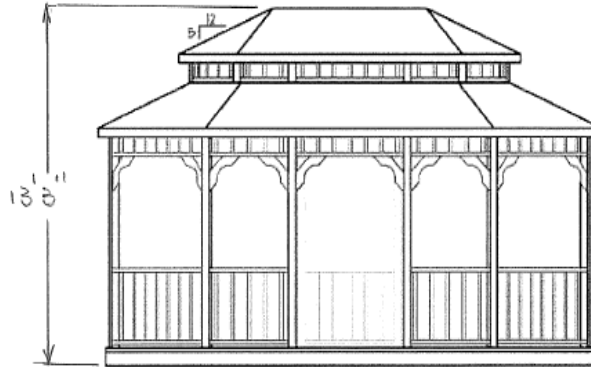
There were no discussion items on the agenda in 2011.

Zoning Board Of Appeals Accomplishments

The following lists submittals from January to December 2011:

01/11/11

- 5035 Brookdale Rd. - Postponed to February 8th, 2011, at the owners request.
- Bloomfield Concord Condominiums – Permission request for an accessory structure, gazebo.

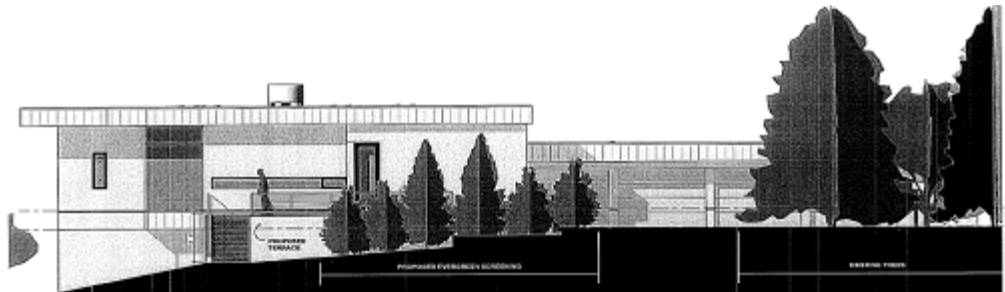


- 6321 Dakota Cir. – Permission request for accessory structures, air compressor with a sound cover and air lines to run underground within the lagoon area. Dimensional variance to encroach 10 ft. from the water's edge in the natural feature setback and 15 ft. from the southerly side property line with the air compressor.
- 6251 Dakota Cir. – Permission request an accessory structure, air compressor with a sound cover and air lines to run underground within the lagoon area. Dimensional variance for encroaching in the natural feature setback area and setback approximately 10 ft. from the water's edge and 15 ft. from the northerly side property line.
- 6394 / 6388 Murfield Ct. – Permission request for an accessory structure, air compressor with a sound cover and air lines to run underground within the lagoon area. Dimensional variance to encroach 10 ft. from the water's edge in the natural feature setback and 15 ft. from the southerly side property line.
- 4476 W. Maple Rd. – Permission request for an accessory structure, air compressor with a sound cover and air lines to run underground within the lagoon area. Dimensional variance to encroach 10 ft. from the water's edge in the natural feature setback and 15 ft. from the southerly side property line.
- 1638 Apple Ln. – Dimensional variance for a front yard standby generator.
- 1351 Kirkway Rd. – Permission request for accessory structures, gazebo and brick paver circular driveway to remain on the property without a principle structure.
- 6684 Valley Spring Rd. – Permission request for an accessory structure, a hot tub, located on a second floor patio.
- 3574 Maxwell Ct. – Permission request for an accessory structure, ice rink.
- 850 Harsdale Rd. - Postponed to February 8th, 2011 at the owners request.

Zoning board of appeals accomplishments continued

02/08/11

- 100 W. Hickory Grove Rd., Unit B-7 – Dimensional variance for a proposed air-conditioning unit located in a side yard within a Cluster Development
- 850 Harsdale Rd. – Permission request for a proposed accessory use / structure, an ice rink.
- 5035 Brookdale Rd. – Permission request for accessory structures, masonry wall with a stone cap and decorative metal gates. Dimensional variance for a 6 ft. high masonry wall with a stone cap and decorative metal gates in the front yard.
- 2817 Hunters Way – Permission request for accessory structures, outdoor kitchenette with a grill, a series of trellises and gazebos. Dimensional variance to encroach 7 ft into rear yard setback with a deck, a series of trellises and gazebos, to encroach 9 ft. into the rear yard setback.
- 3955 Mount Vernon Dr. – Dimensional variance for a front yard standby generator.
- 3989 Orchard Hill Dr. – Dimensional variance for 6 ft. high wooden fencing, to screen each end of an existing wood pile.
- 1855 Raymond Place – Permission request for accessory structures, masonry landscape walls with masonry piers. Dimensional variance for masonry landscape walls with masonry piers to be located in the front yard.
- 5555 Shadow Ln. – Dimensional variance to encroach 5 ft. in the side yard setback for an elevated terrace area.



- 5555 Kenmoor Rd. – Postponed to March 8th, 2011 meeting at the homeowner's request.
- 2405 Telegraph Rd. – Dimensional variance for three internally illuminated "FIAT" wall signs, and one "Golling FIAT" wall sign.

03/08/11

- 5555 Kenmoor Rd. – Permission request for an existing well on site to remain on the property without a principle structure.
- 320 N. Williamsbury Rd. – Dimensional variance to encroach 4 ft. into the side yard setback with two air-conditioning units.
- 6935 Valley Spring Dr. – Permission request for accessory structures, shed, and two pedestrian bridges. Dimension variance for portion of a shed encroaching onto the property from an adjacent lot and two pedestrian bridges over a waterway on site to remain on the property without a principle structure.

Zoning board of appeals accomplishments continued

(03/08/11 continued)

- 2905 Lahser Rd. – Permission request for a rear yard dog run.
- 4120 Echo Rd. – Dimensional variance for front yard bamboo posts with horizontal wire and fish line attached, running parallel and attached to existing decorative metal fencing.
- 5575 Meadow Wood Ln. – Dimensional variance to allow the family to remain in the existing home on site during construction of a proposed new home.
- 3732 Wabeek Lake Dr. E. – Dimensional variance to encroach 28.5 ft. into the average lakefront setback for the construction of a new home.
- 369 Westwood Dr. – Dimensional variance to encroaching .5 ft. into the side yard setback for a second story addition to the existing non-conforming sun room at the front of the home, and to encroach 1 ft. into the side yard setback for a two-story addition to the rear of the existing non-conforming home.



- 2105 / 2129 Telegraph Rd. – Dimensional variance for entrance treatment with a maximum height of 38 ft., internally illuminated 407 sq. ft. wall sign, and logo to exceeding 5% of the total sign area of the proposed wall sign.

04/12/11

- 1615 Opydyke Rd. – Withdrawn at the applicant's request.
- 2731 W. Hickory Grove Rd. – Permission request for an accessory structure, hot tub. Dimensional variance to place the pool equipment in the rear yard not immediately adjacent to the home.
- 1319 Club Dr. - Dimensional variance for encroachment of retaining wall with steps within the natural features setback.
- 817 Waddington St. - Dimensional variance to encroach 1 ft. 4 in. into the front yard setback with a front porch addition.



Zoning board of appeals accomplishments continued

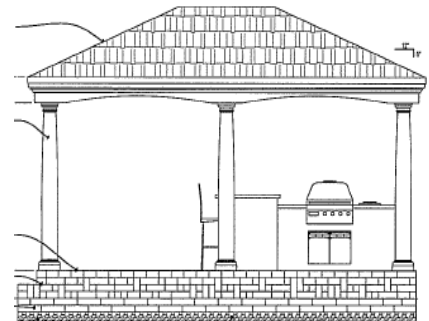


(04/12/11 continued)

- 2605 Ayrshire Dr. – Permission request for accessory use / structure, an ice rink with 1 ft. high boards.
- 327 Dalebrook Ln. – Dimensional variance to encroach 1 ft. 6 in. into the front yard setback for a covered porch addition.
- 5960 Hickory Tree Trail – Permission request for an accessory structure, a cabana / pool house.
- 1241 Club Dr. – Permission request for accessory structures, natural stone staircases, and rock outcroppings. Dimensional variance for proposed activity within the natural features setback and for the 3 ft. high retaining wall on the westerly property line.
- 42857 Woodward Ave. – Dimensional variance for the proposed logo to exceed 5% of the total AT&T wall sign area.
- 4120 Quarton Rd. – Dimensional variance for front yard 4' fence.

05/10/11

- 4120 Echo Rd. – Tabled to the June 14, 2011 meeting, at the applicant's request.
- 2840 Courville Dr. – Dimensional variance for an 6 ft. high white vinyl fence.
- 3889 Lincoln Rd. – Permission request to retain a driveway on site with the demolition of the principal residence and prior to construction of a new residence.
- 6294 Worlington Rd. – Dimensional variance for an air-conditioning encroaching 3.5 ft. in the side yard setback.
- 4353 Geislars Ct. – Dimensional variance for a stand-by generator encroaching 3 ft, in the side yard setback.
- 4600 Charing Cross Rd. – Permission request for an accessory structure, wooden storage shed.
- 5495 Shadow Ln. – Dimensional variance for front yard 7 ft. high decorative copper and steel gates.
- 1525 N. Cranbrook Rd. – Permission request for accessory structure, a cabana with an outdoor kitchenette.



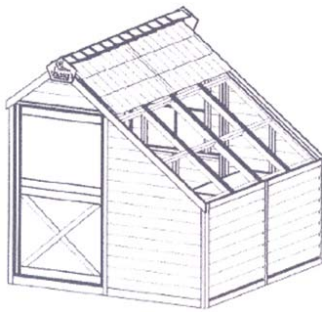
06/14/11

- 4120 Echo Rd. - This item has been postponed to the July 12th ZBA Meeting.
- 4395 Charing Cross – Permission request for accessory structures, high lamp posts constructed of stone bases, wooden piers, and bronze light fixtures. Dimensional variance for front yard high lamp posts constructed of stone bases, wooden piers, and bronze light fixtures.

Zoning board of appeals accomplishments continued

(06/14/11 continued)

- 1462 Sodon Ct. – Permission request for an accessory structure, pool cabana. Dimensional variance for 6 ft. high wooden fencing.
- 100 N. Berkshire Rd. – Permission request for an accessory structure, satellite dish. Dimensional variance for a front yard satellite dish mounted on a 4 ft. high pole.
- 2403 Sanders Place – Dimensional variance for an air-conditioning unit encroaching 4' in the side yard setback.
- 414 Eileen Dr. – Permission request for an accessory structure, wooden garden shed.



- 3280 Chickering Ln. – Permission request for an accessory building. Dimensional variance for 16 ft. high accessory building, located on an existing deck.
- 1442 Inwoods Cir. - Permission request for accessory structures, stone retaining walls. Dimensional variance for retaining walls, with an overall height of 11 ft., to create a patio area at the rear of the home.
- 4799 Avondale Terrace – Permission request for 4 ft. high black decorative fencing for the purpose of dog containment.
- 1564 N. Glengarry Rd. – Permission request for 4 ft. high black decorative fencing for the purpose of dog containment. Dimensional variance for front yard location of the fence.
- 4744 Haddington Dr. – Permission request for an accessory structure wooden storage shed. Dimensional variance for pool equipment adjacent to the proposed shed.
- 4555 Private Lake Dr. – Permission request for accessory structures, lighted piers and fountains. Dimensional variance for front yard high lighted stone piers and 4 ft. high retaining wall within 5 ft. of the property line.

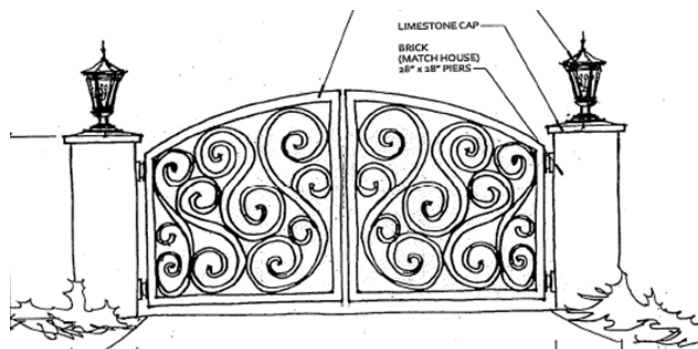
07/12/11

- 4120 Echo Rd. - This item will not be heard as the 8 ft. high fencing has been removed.
- 4825 N. Adams Rd. – Permission request for accessory structures, masonry piers with decorative iron gates. Dimensional variance for front yard piers with 6 ft. 6 in. high decorative iron gates.

Zoning board of appeals accomplishments continued

(07/12/11 continued)

- 6750 Valley Spring Rd. – Dimensional variance to encroach 21 ft. into the front yard setback and for the proposed enlargement of an existing non-conforming structure.
- 291 Hupp Cross Rd. – Dimensional variance for 2 front yard air-conditioning units.
- 920 Yarmouth – Permission request for accessory use / structure, a sports Ct..
- 880 N. Cranbrook Rd. – Dimensional variance for garage addition to the existing non-conforming home, encroaching 15.5 ft. in front yard setback.
- 754 Ardmoor Dr. – Dimensional variance for addition to the rear of the existing non-conforming home, encroaching 1.5 ft. into the side yard setback.
- 1576 Apple Ln. --- Permission request for accessory structures, piers, gates and boathouse. Dimensional variance for the front yard piers, gates and the height of the boathouse exceeding 14 ft.



- 5310 N. Woodland Estates Dr. – Dimensional variance for upper level deck addition with an 6 ft. encroachment into the front yard setback.
- 1920 S. Hammond Lake Dr. – Dimensional variance for garage addition encroaching 6 ft. into the front yard setback.
- 4851 Ardmore Dr. – Dimensional variance for 14 ft. encroachment into the natural feature setback with the proposed 8 ft. overall height patio, steps, and walls.
- 225 E. Square Lake Rd. – Dimensional variance for two ground signs encroaching into the front yard setback.
- 42160 Woodward Ave. – Dimensional variance for 33 sq. ft. ground sign.

08/09/11

- 4890 Ballantrae Rd. – Permission request for accessory structures, piers, gates, fountain with statue, and fireplace. Dimensional variances for the front yard, piers, gates, and fountain with statue.
- 1870 Canterbury Ct. – Permission request for an accessory structures, chicken coop. Dimensional variance for front yard wooden and wire mesh chicken coop, located on 1.2 acre property.

Zoning board of appeals accomplishments continued

(08/09/11 continued)

- 4083 Charing Cross Rd. – Permission request for accessory structures, 4 masonry piers, with metal gates. Dimensional variance for the front yard piers and gates.
- 235 Hupp Cross Rd. – Dimensional variance for enlargement of an existing non-conforming structure encroaching into the side yard setbacks.
- 1525 N. Cranbrook Rd. – Permission request for an accessory structure, cabana with an outdoor kitchenette
- 5049 Mohr Valley Ln. – Dimensional variance for enlargement of an existing non-conforming structure encroaching into the front and side yard setback.
- 2740 Thedford Rd. – Permission request for accessory structure, storage shed.
- 4087 W. Maple Rd. – Dimensional variance for a logo that is 30.3 percent of the overall size of the wall sign.
- 1976 Telegraph Rd. – Dimensional variance for ground sign set back 5 ft. from the front property line, in addition to a proposed 120 sq. ft. wall sign.
- 1932 Telegraph Rd. – Dimensional variance for the sign design / illustration incorporating the entire area of the sign.



09/13/11

- 4890 Ballantrae Rd. – Permission request for accessory structures, piers, gates, fountain with statue, and fireplace. Dimensional variances for the front yard, piers, gates, and fountain with statue.
- 1253 Cottingham Row – Dimensional variance for the second floor addition 1 ft. encroachment into the required front yard setback.
- 1267 Club Dr. – Permission request for accessory structures, pergola. Dimensional variances for the encroachment of the deck and pergola into the required natural features setback.
- 4200 Orchard Way - Item Removed to October's Agenda.
- 1187 Perveril Rd. – Dimensional variance for the 6 ft. fencing.
- 762 Rock Spring Rd. – Dimensional variance for the invisible fencing located 6 ft. from the rear property line.
- 6815 Vachon Dr. – Dimensional variance for the addition proposed 19 ft. encroachment into the rear yard setback.
- 4331 Compton Way – Dimensional variance for the height of the retaining wall exceeding 4 ft. and the air-conditioning units 4 ft. encroachment into the rear yard setback.

Zoning board of appeals accomplishments continued

(09/13/11 continued)

- 680 W Long Lake Rd. – Permission request for an accessory structure, a play house. Dimensional variance for the air-conditioning unit, playhouse and fencing in the front yard.
- 7400 Telegraph Rd. – Interpretation request of Section 42-5.5 regarding lighting standards. Dimensional variance for the up-lighting of the façade of the Temple.
- 2125 Telegraph Rd. – Dimensional variance for the 25 sq. ft. logo, with a maximum 5.75 sq. ft. logo allowed for the proposed wall sign.
- 1727 Telegraph Rd. – Dimensional variance for the outdoor café addition encroachments into both the front yard setbacks.
- 40 E. Square Lake Rd. / 42874 Woodward Ave. – Dimensional variance for the number of signs, wall sign and ground signs, encroaching front setbacks.

10/11/11

- 4200 Orchard Way – Permission request for 4 ft. fence for the purpose of dog containment.
- 1987 Meadow Ct. – Dimensional variance for an in-ground pool, pool equipment not immediately adjacent to the home, and fencing to enclose the immediate area surrounding the pool, located in the front yard.
- 1040 Timberlake – Permission request for the accessory structure, an outdoor kitchenette and a planter.



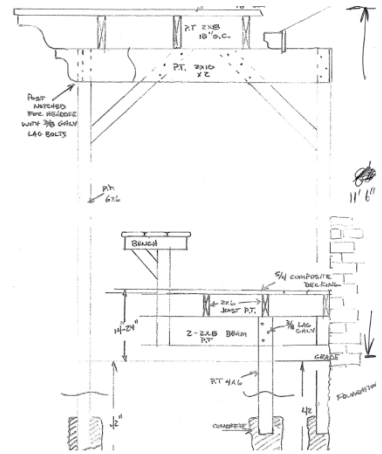
- 1418 Inwoods Cir. – Dimensional variance for new home 31 ft. encroachment into the average lakeside setback.
- 1462 Sodon Ct. – Permission request for an accessory structure, pool cabana. Dimensional variance for the cabana to encroach 10.3 ft. in the side yard setback.
- 2152 Tottenham Rd. – Permission request for an accessory structure, hot tub.
- 235 Hupp Cross Rd. – Dimensional variance for the second story addition, encroaching 5.2 ft. into the side yard setback.
- 3460 Sunnydale Rd. – Dimensional variance for the bay window addition encroaching 2.5 ft. into the side yard setback.

Zoning board of appeals accomplishments continued



(10/11/11 continued)

- 3108 Bradway Blvd. – Dimensional variance for invisible fencing, encroaching in the side and rear setback and extending into the front yard.
- 972 E Square Lake Rd. – Permission request for a dog run. Dimensional variance for the 5 ft. 4 in. high picket fence into the side and rear yards.
- 3947 Quarton Rd. – Permission request for accessory structures, masonry pillars, hot tub, and retaining walls to create an outdoor patio area. Dimensional variance for the masonry pillars to be located in the front yard.
- 4571 Grindley Ct. – Permission request for accessory structures, masonry outdoor fireplace, stone retaining walls and piers with proposed lighting.
- 1339 Forbes Dr. – Permission request for an accessory structure, wooden trellis.
- 2101 S Opydyke Rd. – Dimensional variance for the ground sign encroaching in the front yard average setback.
- 4104 W Maple Rd. – Dimensional variance for the regulated use jewelry store encroaching into the residential zone setback.



11/15/11

- 1462 Sodon Ct. – Permission request for an accessory structure, pool cabana. Dimensional variance for the cabana to encroach 10.3 ft. in the side yard setback.
- 4382 Queens Way – Permission request for an accessory structure, lighted masonry pier. Dimensional variance for lighted masonry pier to be located in the front yard.
- 4778 Lahser Rd. – Permission request for an accessory structure, sports wall.
- 3321 Squirrel Rd. – Dimensional variance for a replacement pool fencing with 6 ft. high vinyl fencing.
- 2539 Crofton Ct. – Permission request for an accessory structure, a storage shed. Dimensional variance to be placed 12.5 ft. from the side lot line.
- 1235 Westview Rd. – Permission request for accessory structures, lighted masonry piers and decorative metal gates. Dimensional variance for 8 ft. lighted masonry piers, and 9 ft. high decorative metal gates, located at the driveway entrance in the front yard.
- 3712 Thornbrier Way – Dimensional variance for a front yard air-conditioning unit.
- 4528 Covered Bridge – Permission request for accessory structures, decorative masonry piers. Dimensional variance to be placed in the front yard.

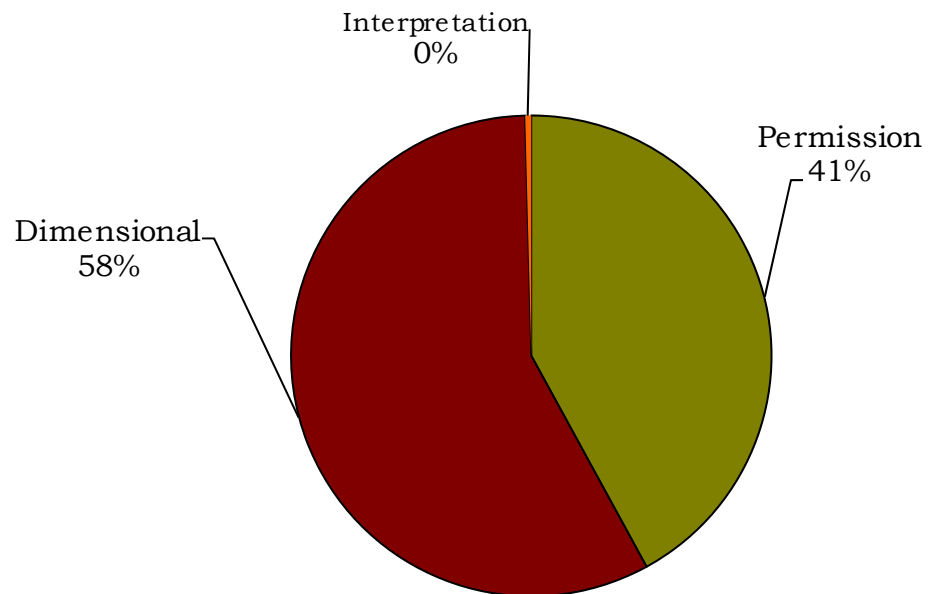
Zoning board of appeals accomplishments continued

(12/13/11 Continued)

- 241 Norcliff Dr. – Dimensional variance for a stand-by generator located at the back of the home in the secondary front yard.
- 4083 Charing Cross – Permission request for accessory structures, masonry piers with 4 ft. high metal gates. Dimensional variance for the location in the front yard.
- 6223 Dakota Cir. – Permission request for a dog enclosure. Dimensional variance for the location of the fencing in the side yard.
- 2605 Ayrshire Dr. – Permission request for accessory use / structure, an ice rink with 1 ft. high boards.
- 5888 E. Miller Way – Dimensional variance for a fence 4 ft. to 6 ft. high.
- 2075 Squirrel Rd. – Dimensional variance for a 4 ft. white vinyl three-rail fencing located in the front yard.
- 3277 Chestnut Run – Permission request for an accessory structure, elevated gazebo. Dimensional variance for an overall height of 18 ft.
- 1414 Lenox Rd. – Permission request for accessory structures, high seat wall connected to 4 ft. high piers, outdoor kitchenette, and pavilion with recessed lighting in the ceiling. Dimensional variance for 27.5 ft. high pavilion.
- 6523 Telegraph Rd. – Dimensional variance for two wall signs.



Zoning Board of Appeals Percentages 2011



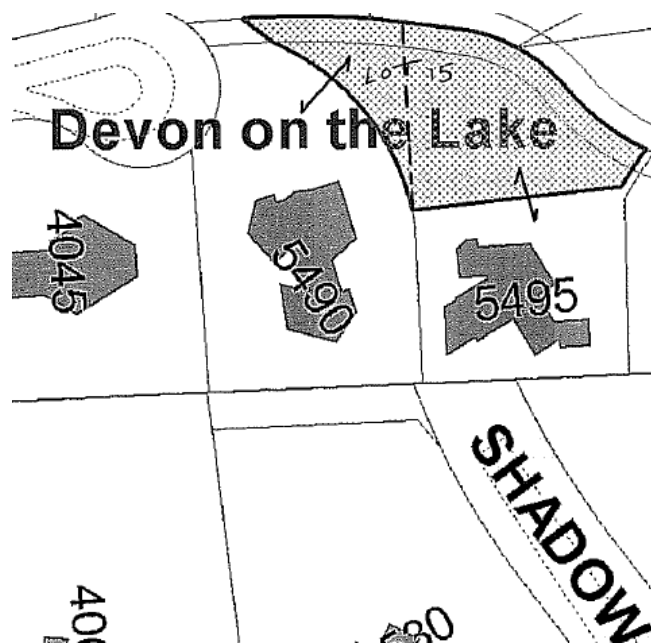
Lot splits

Lot Splits must meet the requirements of the Charter Township of Bloomfield Code of Ordinances and the State Land Division Act.

The Lot Split Application and survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned one-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides recommendation to the Township Board of Trustees.

10/24/11

- Lot 15, Shadow Ln. (19 21 352 012)



Section 2 goals of 2011



The Planning Commission has set specific goals for the coming year as part of the Annual Report. The formulation of these goals comes from the Planning Commission, Township Board and Township staff.

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

Action list 2011

Completed Goals

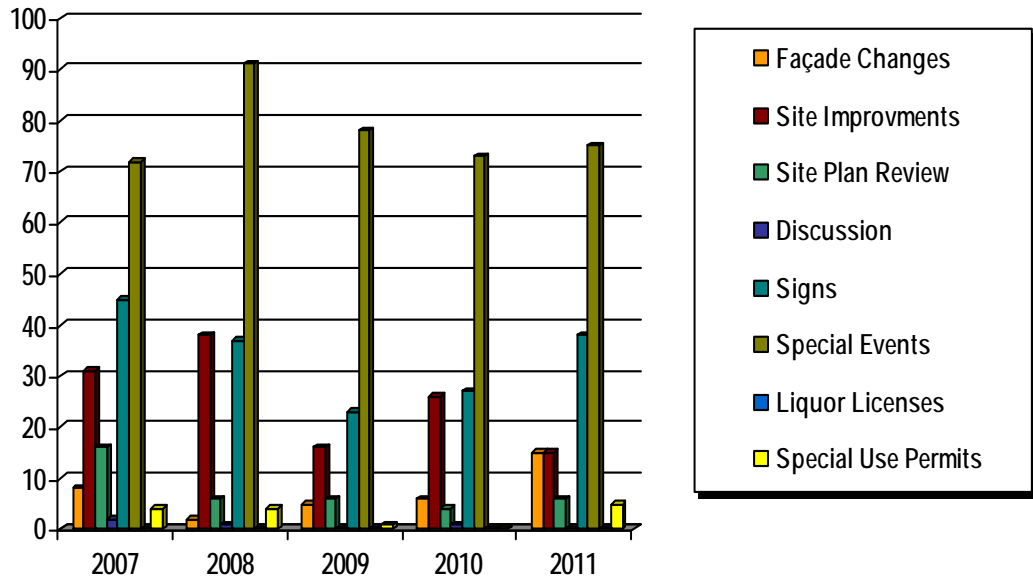
Ongoing Goals

- Continue to evaluate the accessory structure regulations.
- Continue to monitor requests before the Zoning Board of Appeals for sport and recreational equipment and structures.

New Goals

- Amend the current parking standards for casual/fine dining restaurants.
- Conduct a five year overview of the 2007 Master Plan Update for compliance with the State Act.
- Review fence requirements for non-residential properties to include electric fencing.
- Review lighting standards to include those intended to preserve the nighttime sky.
- Review current requirements for Wind Energy Systems and recent technology for single-family residential applications.
- Research regulations for use of solar panels on residential and commercial property.

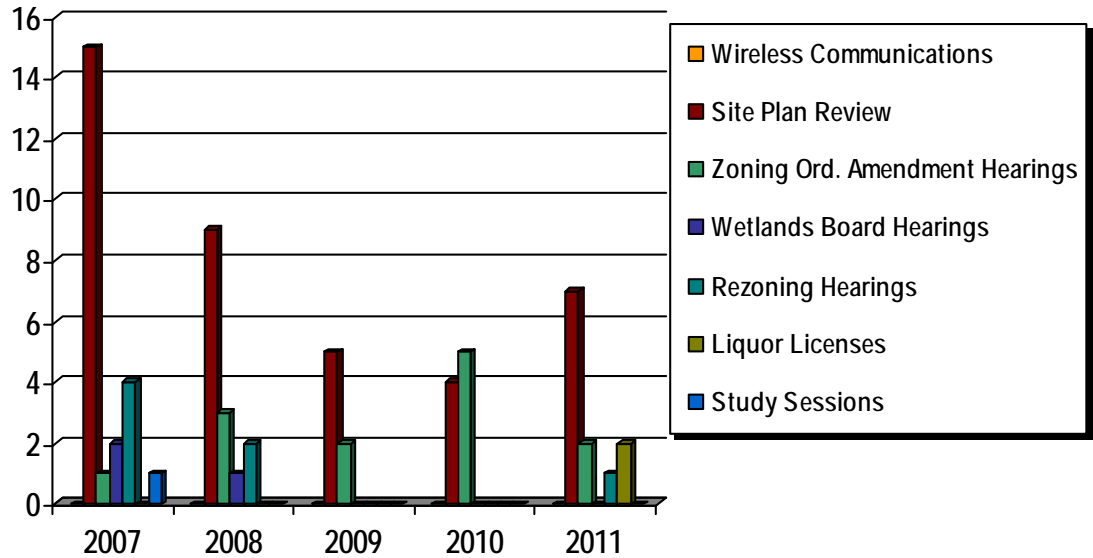
Design review board comparisons



Design Review Board	2007	2008	2009	2010	2011
Façade Changes	8	2	5	6	15
Site Improvements	31	38	16	26	15
Site Plan Review	16	6	6	4	6
Discussion Items	2	1	0	0	0
Signs	45	37	23	27	38
Special Events	*72	*91	*78	*73	*75
Liquor Licenses	0	0	0	0	0
Special Use Permits	4	1	*2	*1	*5
Yearly Totals	178	176	130	135	154

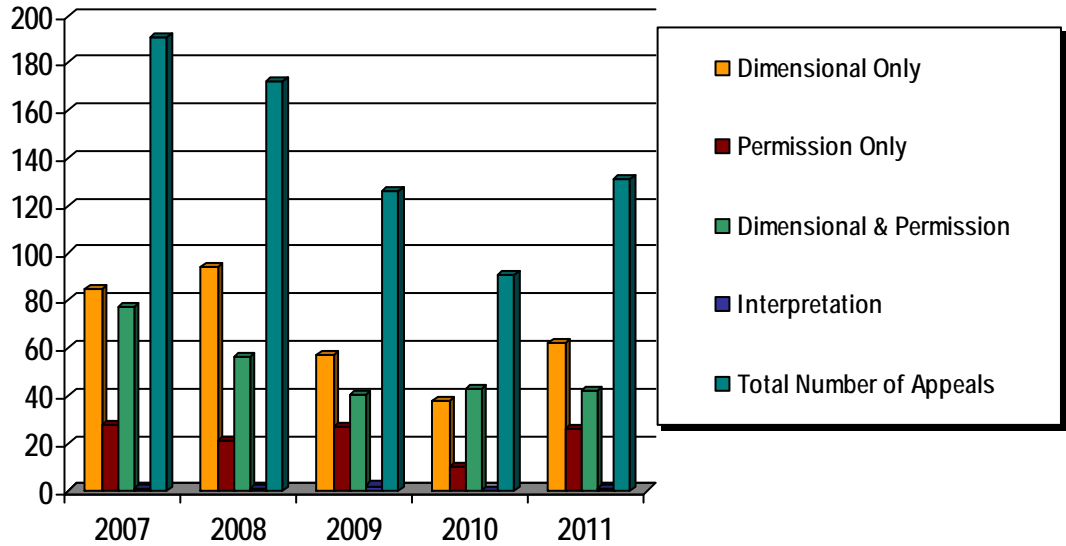
**Includes reoccurring or minor event permits.*

Planning commission comparisons



Planning Commission	2007	2008	2009	2010	2011
Wireless Communication Facilities	0	0	0	0	0
Discussion Items	33	18	13	9	7
Site Plan Review	15	9	5	4	7
<u>Public Hearings</u>					
Zoning Ord. Amendments	1	3	2	5	2
Wetlands Board Hearings	2	1	0	0	0
Rezoning Hearings	4	2	0	0	1
Liquor License Hearings	0	0	0	0	2
Study Sessions	1	0	0	0	0
Totals/year	56	38	20	18	19

Zoning board of appeals comparisons

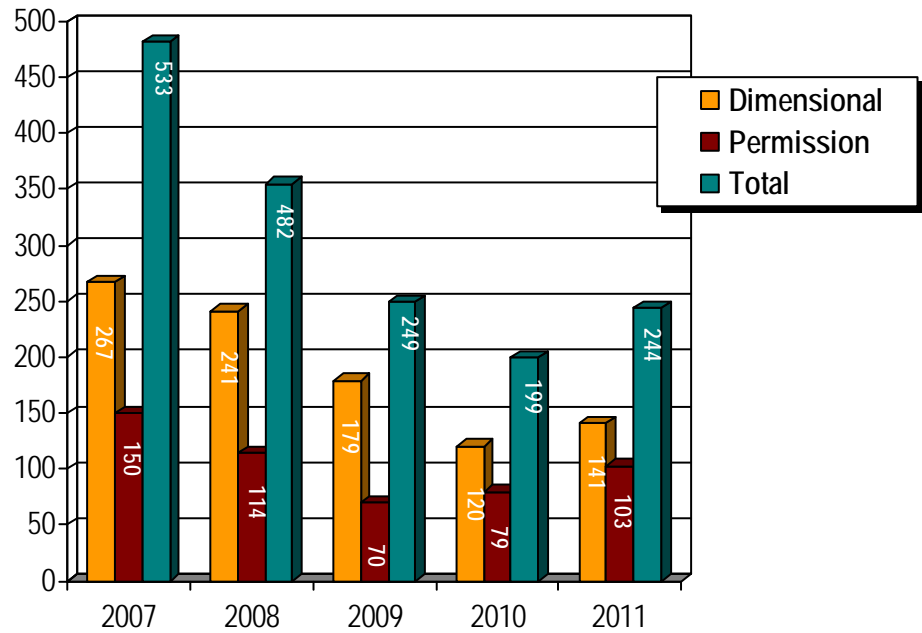


Zoning Board of Appeals	2007	2008	2009	2010	2011
Properties Requesting Dimensional Variance	85	94	57	38	62
Properties Seeking Permission Request	28	21	27	10	26
Properties Requesting both Dimensional & Permission Request	77	56	40	45	42
Interpretation Requests	1	1	2	0	1
Number of Requests on Agendas	191	172	126	91	131

Zoning board of appeals comparisons continued



Number of Zoning Board Appeals Per Item



Attendance records 2011



Design Review Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dave Payne	2	4	1	0	7
Dan Devine	2	3	3	5	13
Jan Roncelli	1	4	5	3	13
Neal Barnett	0	1	1	2	4
Leo Savoie	1	1	4	5	11

Planning Commission	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dr. Scot Goldberg	1	3	4	2	10
Jeff Salz	2	2	3	1	8
Sherry Stefanos	2	2	3	0	7
Neal Barnett	2	3	4	2	11
Richard Mintz	2	3	2	1	8
Dr. Thomas Petinga	2	3	3	2	10
William Stark	2	2	3	1	8
Lisa Seneker	0	0	0	1	1

Attendance records 2011 continued



Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Corinne Khederian	3	3	1	0	7
Robert E. Taylor	3	1	3	3	10
David Buckley	2	3	2	3	10
James Aldrich	3	3	2	2	10
Lisa Seneker	2	3	3	2	10
Sherry Stefanos	3	3	2	0	8
Brian Henry	2	3	3	2	10
Carol Rosati	1	1	0	2	4
Tracy Leone	1	1	3	3	8
Pamela Williams	0	0	0	1	1
Justin Winkelman	0	0	0	2	2