



Bloomfield Township

Planning Division 2023 Annual Report

*Patricia Voelker, Director
Planning, Building, & Ordinance*

This Page Intentionally Blank

Mission Statement

Planning Division Staff

Patricia Voelker, 21 years of service
Planning, Building & Ordinance
Director

Andrea Bibby, 10 years of service
Deputy Director of Planning, Building
& Ordinance

Kelly Jacobson, 18 years of service
Planning/Ordinance Administrative
Assistant

*Our Mission Statement:
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 to
ensure a safe, sustainable and
enjoyable community for present and
future residents.*

This Page Intentionally Blank

Table of Contents

<u>Administration</u>	7
Design Review Board	8
Planning Commission	9
Zoning Board of Appeals	10
<u>Section 1, Accomplishments of 2023</u>	
Design Review Board Accomplishments	12
Planning Commission Accomplishments	18
Zoning Board of Appeals Accomplishments	19
Lot Splits	35
<u>Section 2, Goals for 2024</u>	
Action List 2023	36
Design Review Board Comparisons	37
Planning Commission Comparisons	38
Zoning Board of Appeals Comparisons	39
Attendance Records 2023	41

This Page Intentionally Blank

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 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, minor site modifications, 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 (22) Design Review Board meetings were held in 2023.

Design Review Board Members

- Dani Walsh, Township Supervisor
- Brian Kepes, Township Treasurer (resigned August 2023)
- Michael Schostak, Township Treasurer (appointed September 2023)
- Martin Brook, Township Clerk
- Neal Barnett, Alternate
- Valerie Murray, 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

- 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. Seven (7) Planning Commission meetings were held in 2023.

Planning Commission Members

- Jeff Salz, Chairman
- Richard Atto, Vice Chairman
- John Kelly
- Neal Barnett
- Bruce Selik
- Dr. Thomas Petinga
- Andrea O'Donnell

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 Zoning Board of Appeals

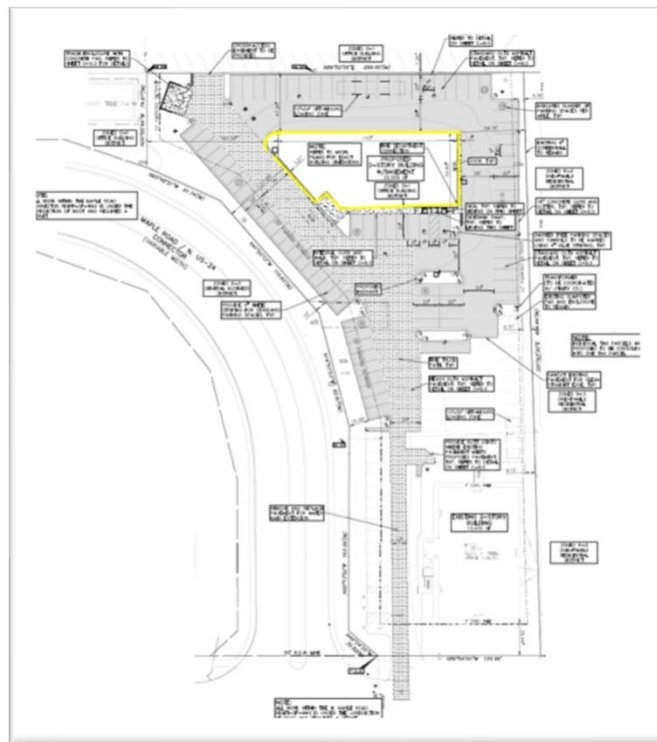
- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of 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 (12) Zoning Board of Appeals meetings were held in 2023.

Zoning Board of Appeals Members

- Brian Henry, Chairman
- Jocelyn Giangrande, Vice Chairman
- Robert E. Taylor
- Andrea O'Donnell
- Stephanie Fakih
- Ed Ford
- Scott Gittleman
- Carol Rosati, Alternate
- Glenda Meads, Alternate

Section 1 ~ Accomplishments of 2023

- 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.



(Photo: Maplewood Office Park)

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

**Township
Zoning
Ordinance**

**Planning
Overview**

**Planning
Applications**

Design Review Board Accomplishments

The following lists include submittals from January to December:

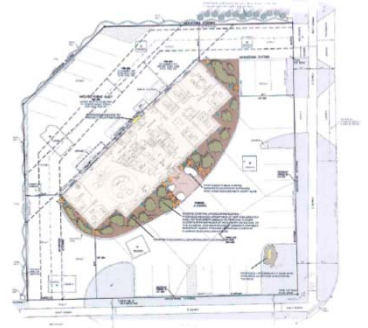
Site Improvements / Façade Changes

02/01/23

- 3700 W. Maple Rd. – Bank of America – Install new signage and landscaping

02/15/23

- 43003 Woodward Ave. – Mobil Oil Service Station – Materials color change
- 411 S. Fox Hills Dr. – Fox Hills Condominium Association – New carpets
- 1050 E. Square Lake Rd. – One Detroit Global Campus – Install 6' fencing



03/15/23

- 4113 Telegraph Rd. – Devon Square Condominiums – Generator in front yard
- 43816 Woodward Ave. – St. George Greek Orthodox Church – Addition and install canopy over patio area

04/05/23

- 300 Enterprise Ct. – V2 Soft – Generator

05/03/23

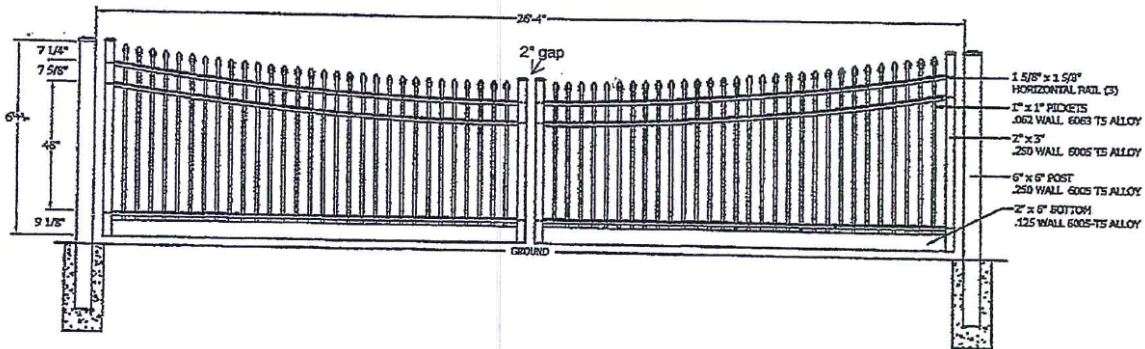
- 2500 W. Maple Rd. – Superior National Bank – Window replacement, update landscaping and changing ground and wall signage
- 3003 W. Maple Rd. – Install fencing and gate

06/07/23

- 1050 E. Square Lake Rd. – One Detroit Global Campus – Install 6' high fence

06/21/23

- 3700 W. Maple Rd. – Bank of America – Install landscape plantings
- 505 Pineway Circle – Whispering Pines Subdivision gate



Design Review Board Accomplishments ~ Continued

(Site Improvements continued)

07/19/23

- 6895 Telegraph Rd.– Pinnacle Office Building – Install generator & dumpster enclosure
- 1830 W. Square Lake Rd. – Muslim Unity Center – Landscape plan - **TABLED**
- 2053 S. Telegraph Rd. – Better Health Market – Cart corral
- 42934 Woodward Ave. – Starbucks – Transformer
- 6675 Telegraph Rd. – MEX Restaurant - Building materials & color changes

08/02/23

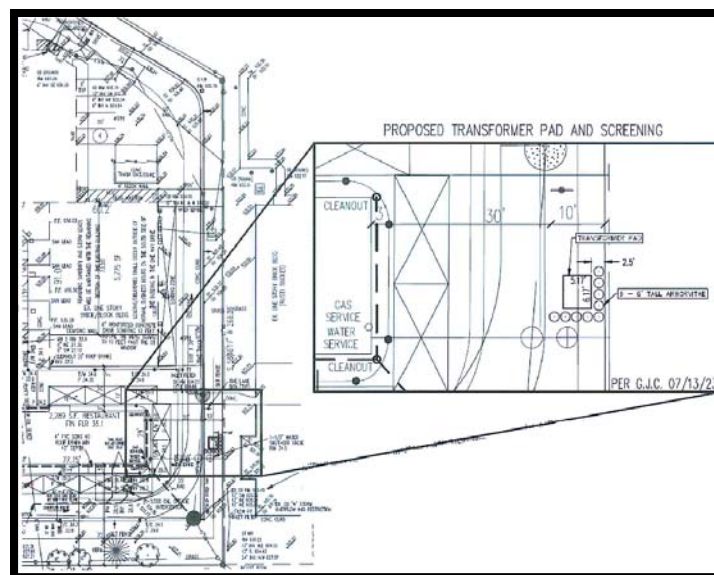
- 3700 W. Maple Rd. – Bank of America – Landscape Plan
- 2445 Franklin Rd. – Alexander Bogaerts & Associates – Install generators
- 6450 Telegraph Rd. – Hogan’s Plaza – Loading space & elevation change
- 6201 Adams Rd. – T-Mobil – Central equipment cabinets

08/16/23

- 1830 W. Long Lake Rd. – Muslim Unity Center – Landscape Plan

11/15/23

- 1822 Fox River Dr. – Fox Hills pools



Design Review Board Accomplishments ~ Continued

Signs

01/04/23

- 6755 S. Telegraph Rd. – Keller Williams Domain– Wall Sign
- 43269 Woodward Ave. – DashMart– Wall Sign
- 1933 S. Telegraph Rd. – Calico Design + Shop – Wall Sign
- 1983 S. Telegraph Rd. – Pie Collective by Achatz – Wall Sign

02/15/23

- 42855 Woodward Ave. – Jimmy John’s - Wall Sign

03/01/23

- 6520 S. Telegraph Rd. – Hollywood Feed - Wall Sign
- 1585 Ashover Dr. – Whisperwood Subdivision Sign

05/03/23

- 42919 Woodward Ave. – Smoky’s Cigar Lounge - Wall Sign

06/07/23

- 43207 Woodward Ave. – Robotic Relief Therapy – Wall Sign

07/05/23

- 42825 Woodward Ave. – Starbucks – Wall Sign
- 43344 Woodward Ave. – Specialist in Rehabilitation Medicine – Wall Sign & temporary banner

08/02/23

- 1924 S. Telegraph Rd. – Everwise Credit Union

08/16/23

- 43344 Woodward Ave. – Specialists in Rehabilitation Medicine - Wall Sign

09/06/23

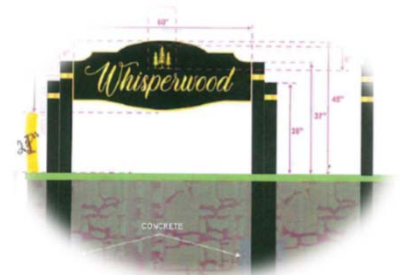
- 6400 Telegraph Rd. – Ruby’s Balm / She - Wall Sign
- 42967 Woodward Ave. – Middle Eats – Wall Sign

11/01/23

- 6450 Telegraph Rd. – Sherwin Williams - **TABLED**

11/15/23

- 6450 Telegraph Rd. – Sherwin Williams - Wall Sign & add panels to existing ground signs
- 36440 Woodward Ave. – Comerica Bank – Ground Sign & Wall Sign



Design Review Board Accomplishments ~ Continued

(Signs continued)

12/20/23

- 3500 W. Maple Rd. – Birmingham Bloomfield Audiology – Wall Sign
- 2242 S. Telegraph Rd. – Multi tenant Ground Sign

Site Plan Review

01/18/23

- 4036 Telegraph Rd. – Crumbl Cookies

03/01/23

- 43572 Woodward Ave. – Bloomfield Vein and Vascular

04/05/23

- 4050 W. Maple Rd. – Maplewood Office Park

08/02/23

- 3951 W. Maple Rd. – Oakland Hills Country Club

08/16/23

- 2165 S. Telegraph Rd. – Chick Fil-A Restaurant with drive thru

09/06/23

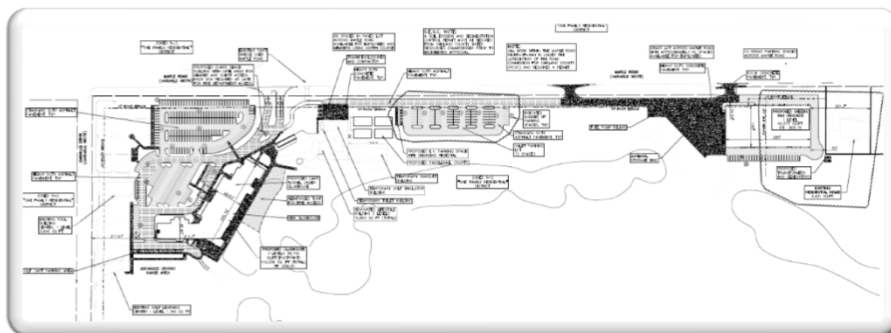
- 36300 Woodward Ave. – Sukkot
- 3570 Telegraph Rd. – Bloomfield Christian School – Athletic fields

09/20/23

- 2101 Opdyke Rd. – Memory Care

10/18/23

- 1760 S. Telegraph Rd. – Office building
- 6670 Telegraph Rd. – Bloomfield Plaza Shopping Center
- 2101 Opdyke Rd. – Memory Care



Design Review Board Accomplishments ~ Continued

(Site plan review continued)

11/01/23

- 1401 Club Dr. – Forest Lake Country Club entrance improvements

Special Events

04/05/23

- 1830 W. Square Lake Rd. – Muslim Unity Center

04/19/23

- 1219 E. Square Lake Rd. – Bowers Farm Mix n Mingle Fundraiser

06/07/23

- 3325 Franklin Rd. – Fisher Federation - Forest to Table Fundraiser/Johnson Nature Center

07/19/23

- 1750 Saxon Dr. – Birmingham Country Club Suburban Inter-Club Swim Association (SICSA)

08/02/23

- 6735 Telegraph Rd. – Fisher Federation

09/06/23

- 36300 Woodward Ave. – Sukkot
- 3750 Bloomfield Christian – Athletic fields

Special Land Use

01/18/23

- 4036 Telegraph Rd. – Crumbl Cookies

03/01/23

- 43572 Woodward Ave. – Bloomfield Vein and Vascular

04/05/23

- 4050 W. Maple Rd. – Maplewood Office Park

08/02/23

- 3951 W. Maple Rd. – Oakland Hills Country Club

08/16/23

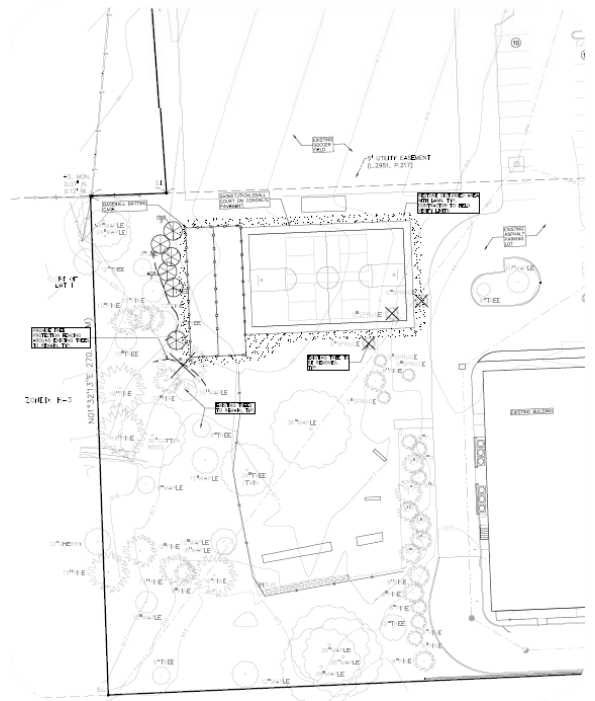
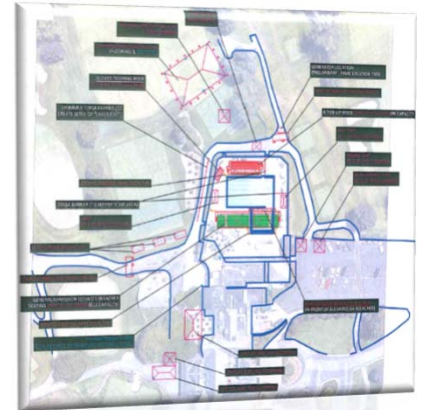
- 2165 S. Telegraph Rd. – Chick-Fil-A

09/06/23

- 36300 Woodward Ave. – Sukkot
- 3750 Bloomfield Christian – Athletic fields

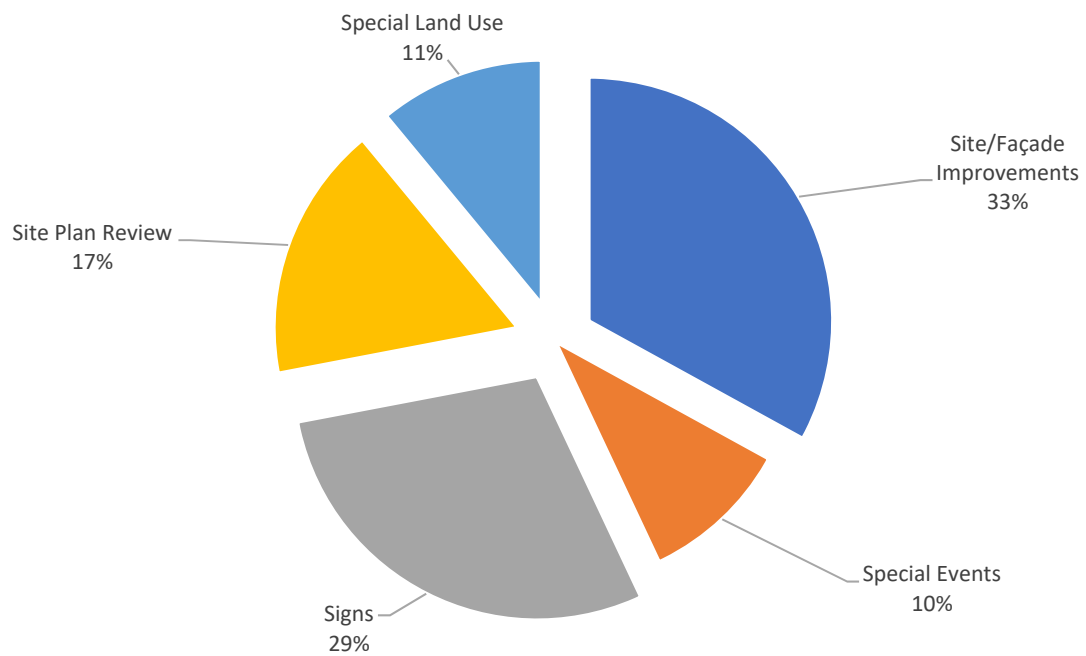
12/06/23

- 6255 Telegraph Rd. – Primrose Daycare



Design Review Board Accomplishments ~ Continued

- 2023 Design Review Board Percentages



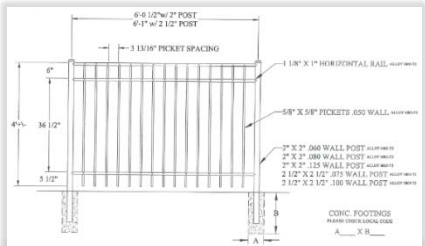
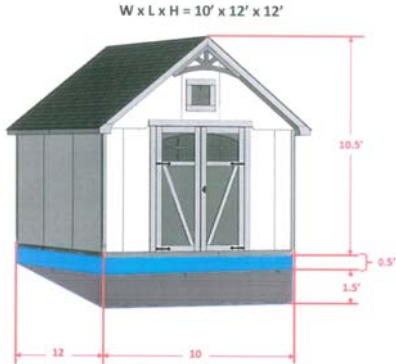
Zoning Board Of Appeals Accomplishments

The following lists includes submittals from January to December:

Zoning Board of Appeals

01/10/23

- 2434 Bratton Ave. – Permission request for a shed. Dimensional request for the shed to encroach into the rear yard setback.
- 6506 Spruce Dr. – Dimensional request for a fence exceeding 4’ in height and located in a secondary front yard.
- 7178 Lahser Rd. – Permission request for a sports court. Dimensional request for a 12’ mesh net enclosing the sports court.
- 3335 Burning Bush Rd. - Dimensional request for a generator not immediately adjacent to the residential building.
- 6060 Snowsie Cir. - Dimensional request for a generator located in the front yard.
- 1775 Schoenith Ln. - Permission request for a sports court with mesh fence, fire pit, cabana, and pergola. Dimensional request for the 8’ mesh fence.
- 1928 Heron Ridge Dr. - Permission request for a sports court with a mesh fence. Dimensional request for the 8’ mesh fence and for the sports court located on a lot without a principal building.
- 2900 Woodcreek Way - Dimensional request for generator encroaching into secondary front yard setback.
- 4456 W. Maple Rd. - Dimensional request for an addition encroaching into the required lakefront average setback.
- 5033 Mohr Valley Ln. – Dimensional request for an addition to an existing nonconforming home.
- 7480 Bingham Rd. – Dimensional request for multiple signs in the Glens of Bloomfield Apartments.
- 6450 Telegraph Rd. – Dimensional request for secondary signage.
- 6675 Telegraph Rd. – Dimensional request for secondary signage.
- 1845 Telegraph Rd. – Dimensional request for flag pole exceeding 30’ and to expand an existing nonconforming use.



Zoning Board of Appeals Accomplishments ~ Continued

02/14/23

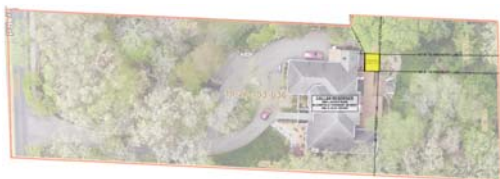
- 2406 Heronwood Dr. – Permission request for hot tub and illuminated piers. Dimensional request for piers, hot tub, and pool encroaching into side yard setback.
- 6750 Oakhills Dr. – Permission request for a pergola.
- 2555 Endsleigh Dr. – Dimensional request for a generator encroaching into side yard setback and not located immediately adjacent to the residential building.
- 5640 Woodwind Dr. – Permission request for beehives. Dimensional request for farming activity on a parcel that is less than 40 acres and for beehive structures encroaching into required side yard setback.
- 6546 Donegan Ct. – Dimensional request for generator encroaching into side yard setback.
- 6089 Old Orchard Dr. – Dimensional request for a generator not located immediately adjacent to the residential building.
- 4966 Stoneleigh Dr. – Dimensional request for a fence exceeding 4' in height and located in a secondary front yard.
- 4763 W. Wickford. – Permission request for a pergola. Dimensional request for structures encroaching into natural features setback.
- 4887 Wye Oak Rd. – Permission request for a fire pit and a spa.
- 1906 Long Lake Shore Dr. – Dimensional request for a new home encroaching into the required lakefront average setback.
- 3680 Middlebury Ln. – Dimensional request for a fence exceeding 4' in height and being used to screen pool equipment.
- 4288 Stoneleigh Rd. – Permission request for a trash enclosure. Dimensional request for trash enclosure located in side yard and encroaching into side yard setback.
- 2770 Mackintosh Ln. – Permission request for spa, piers, and pergola with kitchenette. Dimensional request for piers with gates located in side yards.
- 2527 S. Telegraph Rd. – Dimensional request for a wall sign exceeding permitted size and for secondary signage.



Zoning Board of Appeals Accomplishments ~ Continued

03/14/23

- 7178 Lahser Rd. – Permission request for a sports court. Dimensional request for fence exceeding 4 ft. in height.
- 3930 Devon Gables Ct. – Permission request for accessory structures. Dimensional request for piers, walls and gates exceeding 4 ft. in height and for pool cabana and gazebo exceeding 14 ft. in height.
- 6130 W. Surrey Rd. – Permission request for pillars, piers, seat wall and fireplace.
- 4732 Walnut Lake Rd. – Dimensional request for generator encroaching into side yard setback.
- 4390 Chisholm Trl. – Permission request for bee hives. Dimensional request for farming activity on a property less than 40 acres.
- 6455 Golfview Dr. – Dimensional request for a generator encroaching into side yard setback.
- 1914 Long Lake Shore Dr. – Dimensional request for air conditioner encroaching into side yard setback.
- 1250 Marymar Ln. – Permission request for hot tub.
- 1190 Edison Ave. – Permission request for a shed. Dimensional request for shed and fence located in secondary front yard, addition encroaching into secondary front yard setback and expanding an existing nonconforming structure.
- 4345 S. Willoway Est. Ct. – Permission request for sports court. Dimensional request for sports court encroaching into the required 16 ft. side yard setback and a fence exceeding 4 ft. in height.
- 6770 Colby Ln. – Permission request for pool house and firepit. Dimensional request for pool equipment not immediately adjacent to residential structure.
- 5865 Lahser Rd. – Permission request for pavilion and firepit. Dimensional request for pavilion exceeding 14 ft. in height.
- 3325 Baron Dr. – Dimensional request for pool equipment encroaching into side yard setback.
- 4891 Keithdale Ln. – Permission request for dog containment fence. Dimensional request for fence encroaching into side yard setback.
- 3950 Franklin Rd. – Dimensional request for pool equipment encroaching into side yard setback and not immediately adjacent to residential building.
- 3458 Bloomfield Club Dr. – Dimensional request for deck encroaching into side yard setback.
- 1903 Lone Pine Rd. – Permission request for sports court. Dimensional request for sports court encroaching into side yard setback and for a fence exceeding 4 ft. in height.
- 3883 Telegraph Rd. – Dimensional request for secondary signage.
- 1983 S. Telegraph Rd. – Dimensional request for secondary signage.



2023



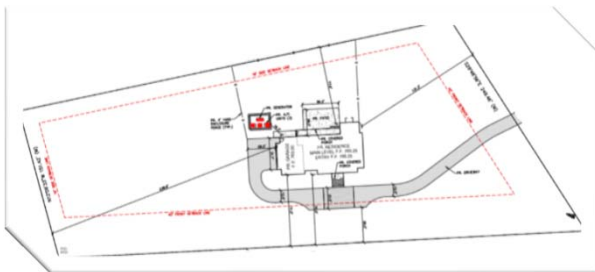
21

Zoning Board of Appeals Accomplishments

~ Continued

04/11/23

- 3930 Devon Gables Ct. – Permission request for multiple accessory structures. Dimensional request for multiple accessory structures in front yard and/or secondary front yard, mechanical equipment not located immediately adjacent to home and fencing exceeding 4' in height. - **POSTPONED**
- 3680 Middlebury Ln. – Dimensional request for fencing exceeding 4' in height.
- 4891 Keithdale Ln. – Dimensional request for a dog containment fence encroaching into the required side yard setbacks.
- 4345 S. Willoway Est. – Permission request for a sports court and shed. Dimensional request for sports court encroaching into side yard setback, fence exceeding 4' in height, and for shed located in a side yard.
- 968 Yarmouth Rd. – Dimensional request for a generator not located immediately adjacent to home.
- 3571 Burning Bush Rd. – Dimensional request for a generator and 2 a/c units encroaching into required side yard setback.
- 866 Rock Spring Rd.– Permission request for dog containment fence. Dimensional request for fence exceeding 4' in height from grade and encroaching into side and rear setbacks. - **POSTPONED**
- 4390 Oak Grove Dr. – Permission request for sports court. Dimensional request for sports court encroaching into side and rear yard setbacks.
- 6770 Halyard Rd. - Permission request for shed.
- 2554 McClintock Rd. – Permission request for a pergola.
- 25370 W. 14 Mile Rd. – Permission request for dog containment fence. Dimensional request for fence exceeding 4' in height and for dog containment fence encroaching into side and rear setbacks.
- 71 Douglas Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into side and rear setbacks and for fence exceeding 4' in height.
- 4675 Avondale Ter. – Dimensional request for new home encroaching into front yard setback.
- 1315 Porters Ln. – Permission request for hot tub. Dimensional request for spa equipment not located immediately adjacent to home.
- 5486 Brookdale Rd. – Dimensional request for a generator and 3 a/c units not located immediately adjacent to the home and for a fence in the front yard.



Zoning Board of Appeals Accomplishments ~ Continued

- (05/09/23 continued)
- 1760 Hamilton Dr. – Dimensional request for air conditioner unit encroaching into side yard setback, new home encroaching into side yard setbacks front yard setback and lakefront average setback and for retaining walls exceeding 2' in height within 8' of the lot line.
- 6816 Oakhills Dr. – Dimensional request for new home encroaching into rear yard setback.
- 5232 Van Ness Dr. – Permission request for pergolas and fireplace.
- 736 Westview Rd. – Permission request for shed. Dimensional request for shed encroaching into rear yard setback.
- 3861 N. Adams Rd. – Dimensional request for home addition encroaching into side yard setback and for expanding an existing non-conforming home.
- 293 Eileen Dr. – Permission request for a shed.
- 4467 Stony River Dr. – Permission request for a pavilion.
- 4060 W. Maple Rd. – Dimensional request for elevator exceeding 14' in height, deficient parking spaces, elevator shaft and stairwell encroaching into required setbacks to exterior walls and exceeding overall permitted building height.

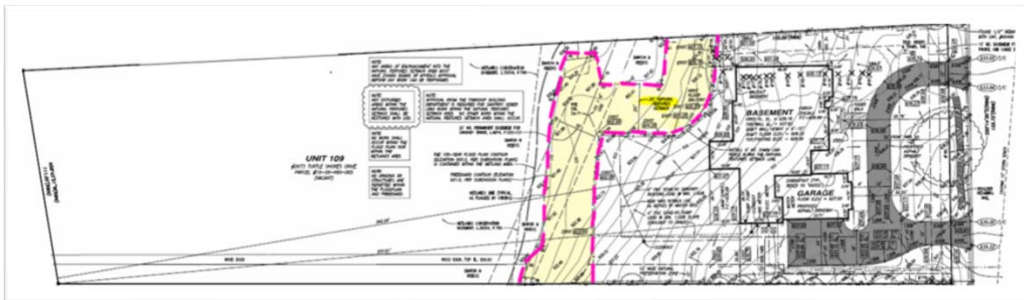
06/13/23

- 6750 Oakhills Dr. – Permission request for a sports court
- 340 N. Berkshire Dr. – Permission request for gate and piers. Dimensional request for gate and piers in front yard.
- 293 Westwood Dr. – Dimensional request for generator not immediately adjacent to residence.
- 1147 N. Glengarry Rd. – Dimensional request for fence in secondary front yard.
- 450 Hupp Cross Rd. – Dimensional request for generator not immediately adjacent to residence.
- 5130 Ponvalley Rd. – Permission request for swim spa. Dimensional request for swim spa in side yard.
- 3732 Brookside Dr. – Permission request for fire pit, fireplace, pergolas and piers. Dimensional request for driveway piers in front yard.



Zoning Board of Appeals Accomplishments ~ Continued

- (06/13/23 continued)
- 3637 Walbri Dr. – Permission request for detached garage and outdoor fireplace.
- 7401 Franklin Ct. – Dimensional request for garage to be located on a lot without a principal structure.
- 2515 Crofton Ct. – Permission request for shed. Dimensional request for shed located in secondary front yard and exceeding one-half the ground floor area of the main building.
- 6715 Birmingham Club Dr. – Permission request for shed. Dimensional request for shed encroaching into rear yard setback. POSTPONED
- 870 Pine Hill Dr. – Dimensional request for accessory use exceeding one-half the ground floor area of the main building.
- 2701 Turtle Ridge Dr. – Permission request for cabana and fire table. Dimensional request for cabana and fire table in front yard. POSTPONED
- 2673 Turtle Shores Dr. – Dimensional request for encroachment into natural features setback.
- 2681 Turtle Shores Dr. - Dimensional request for encroachment into natural features setback.
- 4465 Parklane Ct. – Dimensional request for garage addition encroaching into side yard setback.

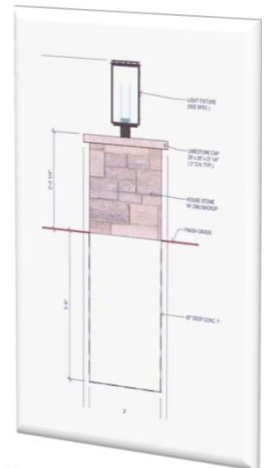


- 4740 W. Wickford Rd. – Permission request for play structure. Dimensional request for play structure in front yard.
- 1050 E. Square Lake Rd. – Dimensional request for 6' fencing in front yard and secondary front yard.
- 3003 W. Maple Rd. - Dimensional request for gate in front yard and fence in side yard.

Zoning Board of Appeals Accomplishments ~ Continued

07/11/23

- 1659 Ledbury Dr. – Permission request for dog containment fence.
- 6715 Birmingham Club Dr. – Permission request for shed. Dimensional request for shed encroaching into rear yard setback.
- 2701 Turtle Ridge Dr. – Permission request for cabana and fire table. Dimensional request for cabana and fire table in front yard.
- 3558 Tuckahoe Rd. – Dimensional request for home additions encroaching into side yard setbacks and expanding an existing nonconforming structure. POSTPONED
- 407 Tilbury Rd. – Dimensional requests for additions encroaching into front and side yard setbacks and for generator not immediately adjacent to residence
- 5030 Brookdale Rd. – Dimensional request for generator not immediately adjacent to residence.
- 1789 Long Lake Shore Dr. – Permission request for sheds.
- 4035 Blackthorn Ct. – Dimensional request for fence in secondary front yard.
- 6080 Snowshoe Cir. – Dimensional request for fence in secondary front yard.
- 4117 Sunningdale Dr. – Dimensional request for 6' fence.
- 3773 Lakecrest Dr. – Dimensional request for encroaching into the natural features setback, a 6' retaining wall located less than 8' from the side property line and for exceeding 4' and 6' high patio columns.
- 1808 Ward Rd. – Permission request for detached garage.
- 5095 Brookdale Rd. – Permission requests for sports court with mesh net, a trampoline park, a treehouse, a deck, climbing walls, piers and metal gates, a waterfall with a reflecting pool, play equipment, art pieces and a conservatory / studio. Dimensional requests for 14' high mesh fencing around sports court and trampoline park and 18' high conservatory.
- 1525 Lakewood Rd. – Permission request for sports court.
- 600 Pine Valley Way – Dimensional request for home addition encroaching into the rear yard setback and for a garage addition encroaching into the rear yard setback and expanding a nonconforming structure.



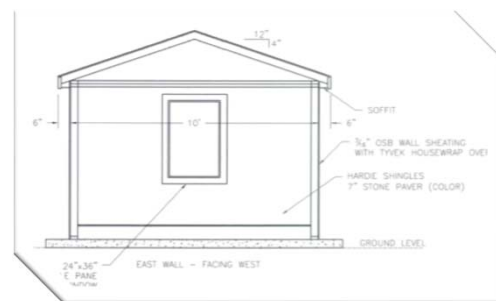
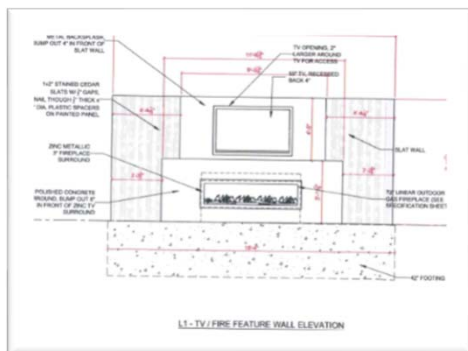
Zoning Board of Appeals Accomplishments ~ Continued

(07/11/23 continued)

- 2781 Turtle Shores Dr. – Dimensional request for overall home height, exceeding the maximum height and maximum number of stories.
- 2816 Turtle Grove Ct. – Permission request for illuminated pillars. Dimensional request for pillars located in the Turtle Grove Ct. frontage.

08/08/23

- 3637 Walbri – Permission request for detached garage and outdoor fireplace. Dimensional request for detached garage and outdoor fireplace located in secondary front yard and encroaching into side yard setback.
- 2515 Crofton Ct. – Permission request for shed. Dimensional request for shed located in secondary front yard.
- 1849 Harvest Ln. – Permission request for a fountain. Dimensional request for a fountain in the front yard and an a/c unit encroaching into the natural features setback. **TABLED**
- 4467 S. Willoway Estates Ct. – Permission request for dog containment fence. Dimensional request for dog containment fence in secondary front yard and encroaching into side yard setback.
- 3676 Middlebury Ln. – Permission request for outdoor feature wall and firepit.

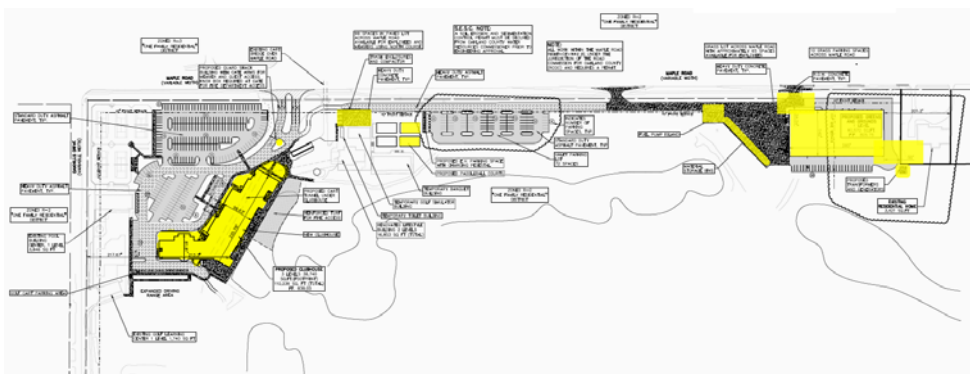


- 2867 Courville Dr. – Permission request for a gazebo.
- 2840 Turtle Grove Ct. – Permission request for spa, cover and sports court. Dimensional request for spa, cover and fence located in secondary front yard and sports court located in side yard.
- 1020 Greentree Rd. – Permission request for a pergola.
- 1037 Clear Point Ct. – Dimensional request for a home addition encroaching into the rear yard setback.
- 3749 S. Darlington Rd. – Permission request for hot tub. Dimensional request for deck encroaching into rear yard setback.

Zoning Board of Appeals Accomplishments ~ Continued

(08/08/23 continued)

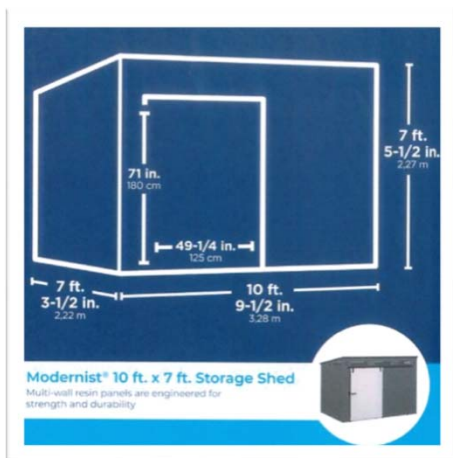
- 3472 Blossom Ln. – Permission request for a pergola, trellis and dog containment. Dimensional request for trellis located in a side yard and a dog containment fence encroaching into rear yard setback.
- 1883 Spring Grove Rd. – Permission request for dog containment fence.
- 5054 Sebring Ct. – Permission request for shed.
- 125 S. Cranbrook Cross Rd. – Dimensional request for 6’ fence in secondary front yard.
- 6846 Crestway Dr. – Dimensional request for fence in secondary front yard.
- 3678 South Blvd. – Dimensional request for 6’ fence.
- 1500 W. Long Lake Rd. – Permission request for gate and pillars. Dimensional request for gate and pillars in front yard.
- 505 Pineway Cir. – Permission request for gate and pillars. Dimensional request for gate and pillars in front yard.
- 1781 S. Golf Ridge Dr. – Permission request for deck. Dimensional request for deck encroaching into side and rear setbacks. **DENIED**
- 6895 S. Telegraph Rd. – Dimensional request for generator in front yard.
- 3951 W. Maple Rd. – Permission requests for green and grounds building, guard shack with gates, paddle ball courts, outdoor storage bins and fuel tank. Dimensional requests for green and grounds building exceeding 14’ in height, clubhouse exceeding 30’ in height, ground mounted mechanicals not immediately adjacent to building, condenser unit in Maple Rd. frontage and not immediately adjacent to building, 8’ high retaining wall and compactor located in Maple Rd. frontage, country club use encroaching 150’ into required 200’ setback from residential area, 25’ high lifestyle building roof exceeding 14’ and in a front yard, guard shack with gates in a front yard, relocated paddle ball courts with fencing exceeding 4’ in a front yard, outdoor storage bins and fuel pumping station, retaining walls up to 6’ near pool and parking lot and 6’ fence in front yards



Zoning Board of Appeals Accomplishments ~ Continued

09/12/23

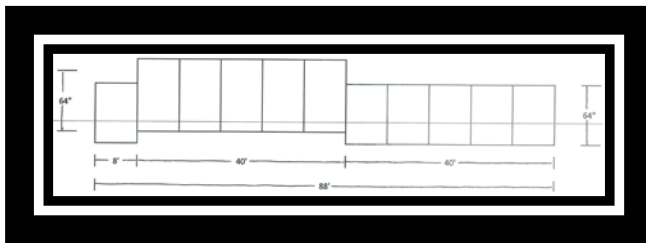
- 4467 S. Willoway Estates Ct. – Permission request for dog containment. Dimensional request for dog containment fence in secondary front yard and encroaching into the side yard setback.
- 1565 N. Cranbrook Rd. – Dimensional request for fence in front yard.
- 1595 Northlawn Blvd. – Dimensional request for home addition and deck encroaching into rear yard setback.
- 1679 Forest Ln. – Permission request for swim spa.
- 2732 Turtle Shores Dr. – Dimensional request for a fence located in secondary frontages.
- 7320 Wing Lake Rd. – Permission request for shed. Dimensional request for pool equipment not immediately adjacent to home.
- 3715 Burning Tree Dr. – Permission request for dog run. Dimensional request for 6' fence.
- 3345 Chickering Ln. – Permission request for woodburning firepit and shed. Dimensional request for shed located in side yard.
- 5605 Kenmoor Rd. – Permission request for cabana with kitchenette and fireplace and sports court.
- 5746 Sutters Ln. – Dimensional request for 6' fence in secondary front yard.
- 925 E. Long Lake Rd. – Permission request for sports court. Dimensional request for sports court in a front yard.



Zoning Board of Appeals Accomplishments ~ Continued

(09/12/23 continued)

- 225 Norcliff. – Permission request for walls and piers. Dimensional request for walls and piers in side yard.
- 23400 W. 14 Mile Rd. – Permission request for a shed.
- 377 Kendry – Dimensional request for a 6' fence on a 4' retaining wall.
- 1541 Squirrel Rd. – Permission request for shed.
- 5895 Burnham Rd. – Permission request for a pergola.
- 432 Hunt Master Ct. – Dimensional request for covered porch encroaching into rear yard setback.
- 2806 Turtle Grove Ct. – Permission request for hot tub. Dimensional request for hot tub in secondary front yard.
- 4336 Spruce Hill Ln. – Permission request for sports court.



10/10/23

- 1906 Long Lake Shores Dr. – Dimensional request for driveway encroaching into natural features setback and temporary encroachment into natural features setback for construction of new home.
- 3558 Tuckahoe Rd. – Dimensional requests for home additions encroaching into side yard setbacks and expanding a non-conforming structure.
- 490 Tilbury Rd. – Dimensional request for additions encroaching into front and rear yard setbacks and for expanding an existing non-conforming home.
- 6014 Snowshoe Cir. – Permission request for shed and dog containment fence. Dimensional request for pool equipment not immediately adjacent to home and for dog containment fence encroaching into side and rear yard setbacks.
- 410 N. Evansdale – Permission request for shed and dog containment fence. Dimensional request for pool equipment not immediately adjacent to home and for dog containment fence encroaching into rear and side yard setbacks.
- 2785 Ayrshire Dr. – Dimensional request for retaining wall exceeding 2' at lot line.
- 6855 Spruce Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into side and rear yard setbacks.

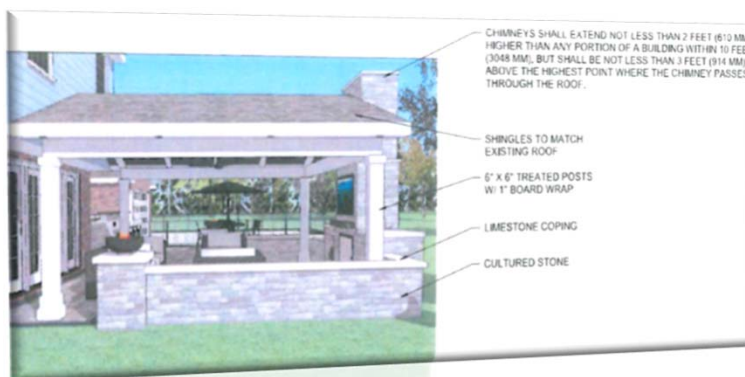
Zoning Board of Appeals Accomplishments ~ Continued

(11/14/23 continued)

- 2107 Park Ridge Dr. – Dimensional requests for addition encroaching into side yard setback and exceeding 14' in height.
- 6070 Darramoor Rd. – Permission request for sports court and gazebo. Dimensional request for pool equipment not immediately adjacent to residential building.
- 5780 Snowshoe Cir. – Permission request for pergola.
- 5222 Woodview Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks.
- 783 Robinhood Cir. – Permission request for hot tub.
- 1288 W. Long Lake Rd. – Dimensional request for garage addition encroaching into side yard setback.
- 1506 / 1490 Lakewood Rd. – Dimensional request to encroach into the natural features setback for landscape work.
- 3219 Baron Dr. – Dimensional request for deck encroaching into rear yard setback.
- 3654 Walbri Dr. – Permission request for swim spa.
- 3570 Telegraph Rd. – Permission request for sports court. Dimensional request for fence exceeding 4' in height.

11/14/23

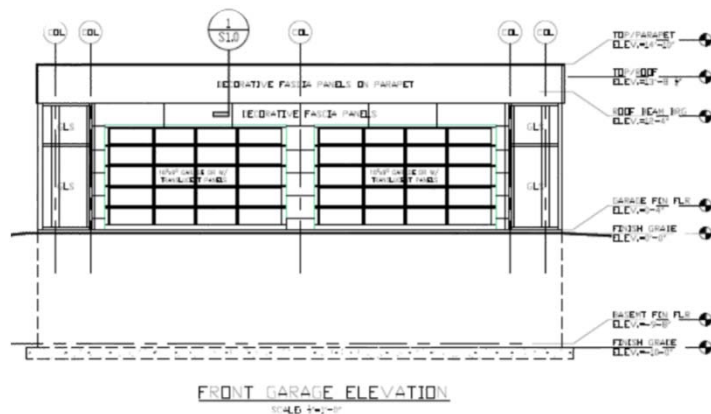
- 6855 Spruce Rd. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear yard setback and side yard setbacks and exceeding 4' in height.
- 734 Yarmouth Rd. – Dimensional request for generator not immediately adjacent to the residence.
- 4989 Stoneleigh Rd. – Permission request for sports court. Dimensional request for fence exceeding 4' in height and for sports court and fence located in secondary front yard.
- 3330 Burning Bush Rd. – Permission request for a pavilion with a fireplace. **TABLED**



Zoning Board of Appeals Accomplishments ~ Continued

(11/14/23 continued)

- 347 Hupp Cross Rd. – Dimensional request for a generator not immediately adjacent to the residence and encroaching into the side yard setback.
- 6089 Old Orchard Dr. – Dimensional request for generator not immediately adjacent to the residence.
- 3775 Oakhills Dr. – Permission request for landscape wall. Dimensional request for landscape wall located in a front yard.
- 1375 Scenic Ct. – Permission request for detached garage. Dimensional request for detached garage in a front yard and exceeding 14' in height.
- 5861 Burnham Rd. – Permission request for raised garden and spa.



- 3731 Lane Lake Rd. - Dimensional request for fence located in the front yard.
- 6080 Snowshoe Cir. – Permission request for a pool house. Dimensional request for pool house exceeding 14' in height and ground mounted mechanical unit not immediately adjacent to the residence.
- 6220 Thorncrest Dr. – Dimensional request for fence in the front yard.
- 7455 Parkstone Ln. – Permission request for detached deck, swim spa and pergola.
- 1251 Lone Pine Rd. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks and located in the front yard.
- 1277 Harrow Circle – Dimensional request to encroach up to 25' into the required 25' natural features setback to place rock riprap.
- 5950 Wing Lake Rd. – Dimensional request for generator located in the front yard.
- 3020 W. Ridge Ct. – Dimensional request for generator located in the front yard.
- 907 Mitchell Ct. – Dimensional request for deck encroaching into the rear yard setback.
- 1710 Orchard Ln. – Permission request for detached garage. Dimensional request for detached garage exceeding 14' in height.

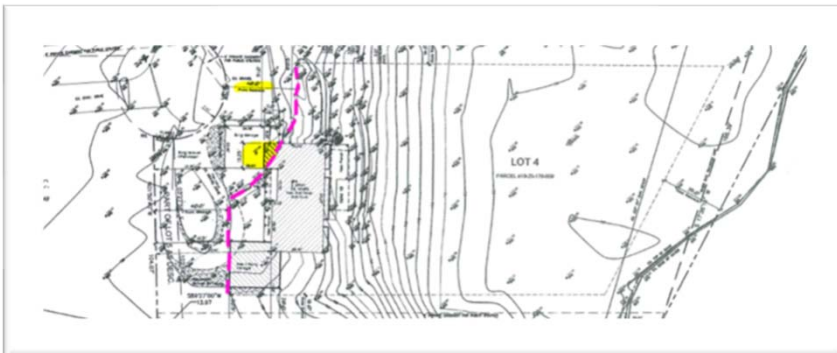
Zoning Board of Appeals Accomplishments ~ Continued

(11/14/23 continued)

- 2756 W. Hickory Grove Rd. – Permission request for detached garage. Dimensional request for detached garage exceeding 14' in height.

12/12/23

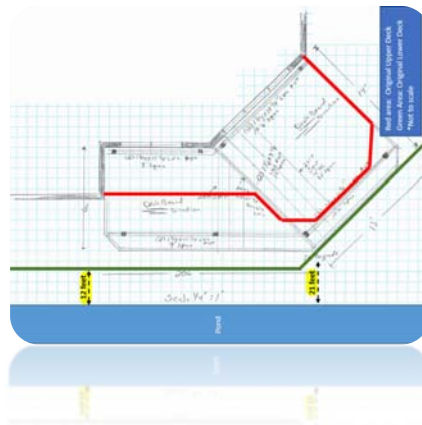
- 3330 Burning Bush Rd. – Permission request for a pavilion with a fireplace. Dimensional request for pavilion encroaching into side yard setback.
- 4600 Charing Cross Rd. – Permission request for piers and gate. Dimensional request for piers and gate located in a front yard.
- 1686 Hamilton Rd. – Dimensional request for home additions encroaching into the side yard setback and expanding an existing nonconforming structure.
- 94 Manor Ct. – Dimensional request for an addition encroaching into the front yard setback and for expanding an existing nonconforming structure.
- 3485 S. Bradway Blvd. – Dimensional request for generator not immediately adjacent to the residence.
- 120 N. Williamsbury Rd. – Dimensional request for generator not immediately adjacent to the residence.
- 1331 N. Cranbrook Rd. – Dimensional request for generator not immediately adjacent to the residence.
- 3155 S. Bradway Blvd. – Dimensional request for generator encroaching into side yard setback and not immediately adjacent to the residence.
- 3571 Berkshire Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into side and rear setbacks.
- 5015 Brookdale Rd. – Permission request for a pergola.
- 5510 Forman Dr. – Permission request for illuminated piers.
- 5180 Franklin Rd. – Permission request for piers. Dimensional request for piers and fencing located in the front yard.



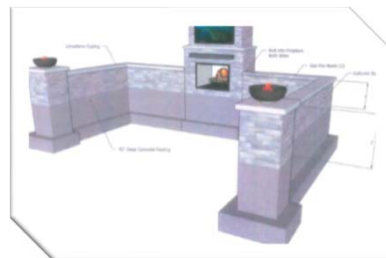
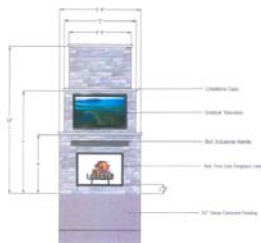
Zoning Board of Appeals Accomplishments ~ Continued

(12/12/23 continued)

- 5381 Deep Wood Rd. – Permission request for illuminated piers. Dimensional request for piers located in a side yard and for fencing in lieu of evergreen screening for ground mounted mechanical units.
- 718 Browning Ct. – Dimensional request for deck encroaching into natural features setback.



- 2761 Turtle Lake Dr. – Dimensional request for encroachment into natural features setback to grade and sod.
- 2816 Turtle Grove Ct. – Permission request for pergola, cabana, kitchenette, waterfall, spa, piers, and arbor. Dimensional request for pergola, cabana, kitchenette, waterfall, spa, pool, piers and fence located in a secondary front yard, an arbor located in the side yard and a fence located in the side yard and exceeding 4' in height.
- 5320 Clarendon Crest – Dimensional request for a retaining wall exceeding 4' in total height and for exceeding 2' within 8' of the lot line.
- 2747 Warwick Dr. – Permission request for dog containment fence. Dimensional request for dog containment fence encroaching into rear and side yard setbacks.
- 1822 Fox Hills Dr. – Dimensional request for pools located in a secondary front yard.
- 1401 Club Dr. – Permission request for walls and piers. Dimensional request for walls with fencing and piers located in a front yard.



Lot Split

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 were no lot split requests in 2023.

Lot Line Adjustment requests require a complete Lot Split application, including survey information, to be first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance provisions and Zoning Ordinance requirements. Once all the information is reviewed and found compliant, the application is forwarded to the Township Supervisor for approval. Pursuant to the Land Division Act, the lot line adjustment that conveys land from one parcel to an adjoining parcel is not a division. Therefore, approval may be granted upon verification the resultant lots are in compliance with Chapter 18, Article III of the Township Code of Ordinances. There was one lot line adjustment request approved in 2023.

April 2023

1903 / 1919 Lone Pine Rd.– Lot Line Adjustment for 2 lots

Action List 2023

Ongoing Items:

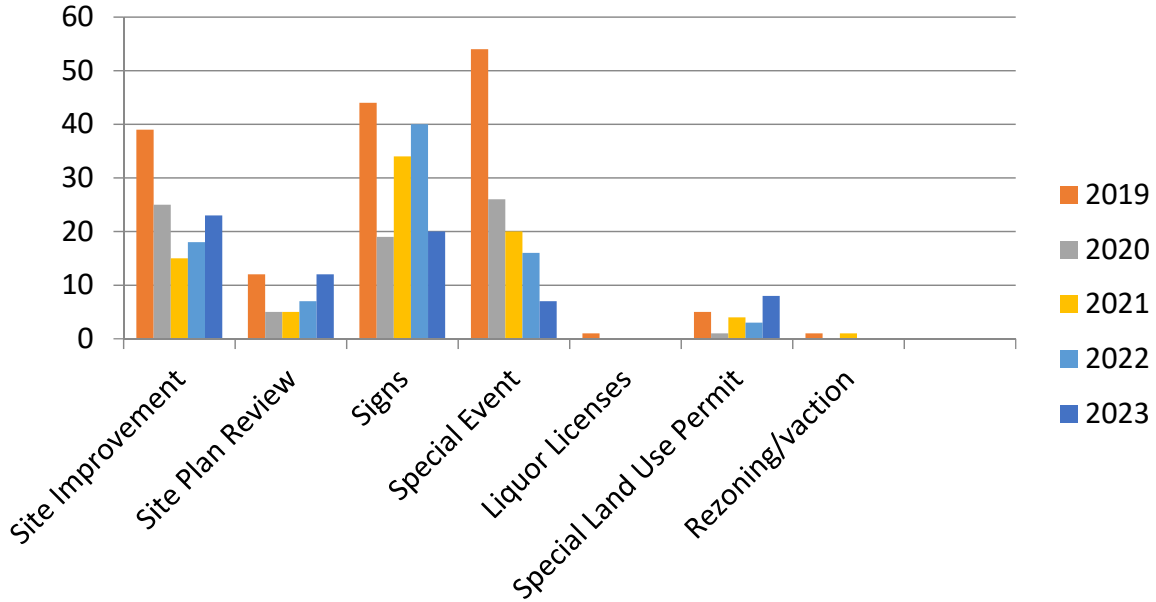
Updating website information as needed to ensure that accurate information is provided to the public.

Collaborating with the Township's consultant, Security Archives Data Management, to assist with the selection and implementation of a document management system that addresses best recordkeeping practices and requirements.

Confer with Giffels Webster, Inc. to assist with the Township's Zoning Ordinance:

- 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.

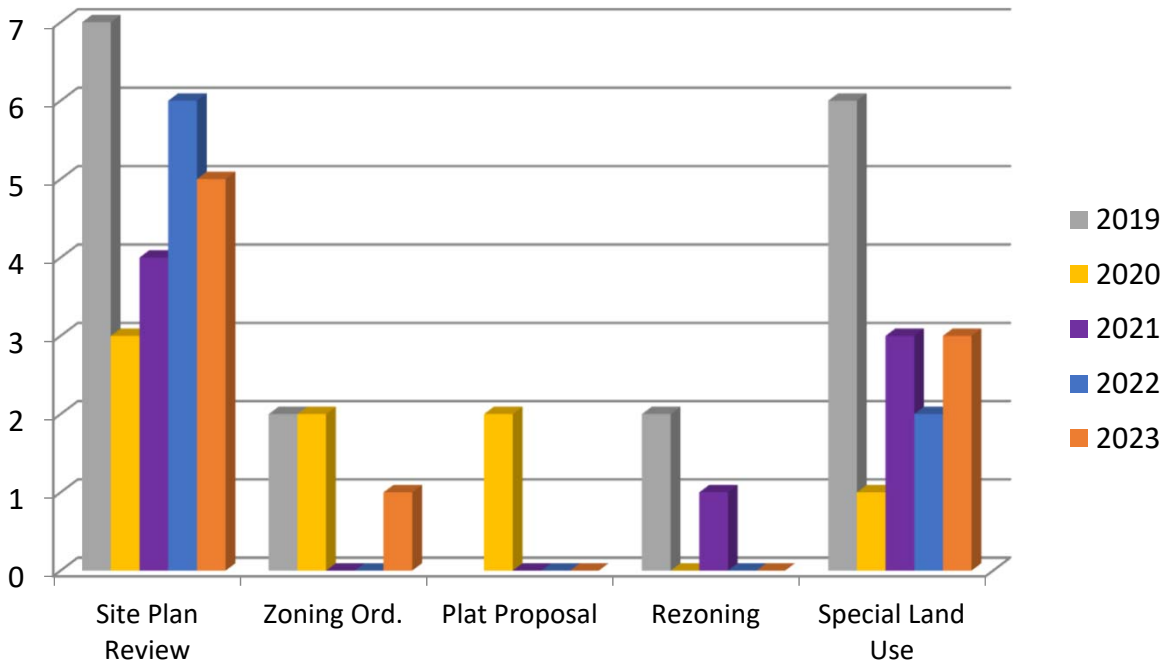
Design Review Board Comparisons



Design Review Board	2019	2020	2021	2022	2023
Site/Facade Improvements	39	25	15	18	23
Site Plan Review	12	5	5	7	12
Signs	44	19	34	40	20
Special Events	54*	26*	20*	16	7
Liquor Licenses	1	0	0	0	0
Special Land Use Permits	5	1	4	3	8
Rezoning/Vacation	1	0	1	0	0
Yearly Totals	156	76	59	84	70

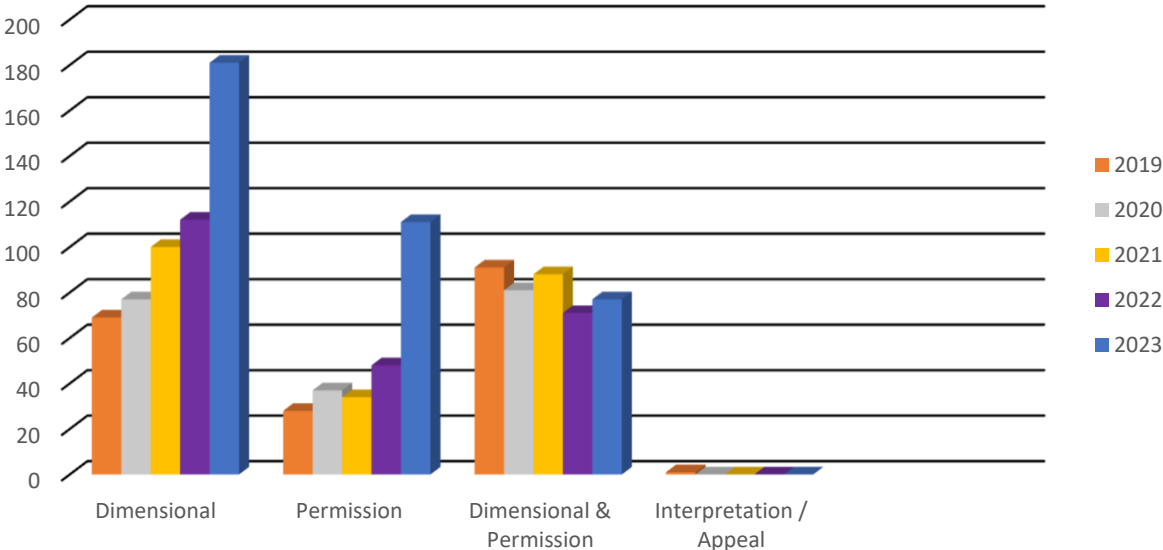
**Includes reoccurring or minor event permits.*

Planning Commission Comparisons



Planning Commission	2019	2020	2021	2022	2023
Discussion Items	0	0	1	1	0
Site Plan Review	7	3	4	6	5
<u>Public Hearings</u>					
Zoning Ord. Amendments	2	2	0	0	1
Plat Proposal	0	2	0	0	0
Wetlands Board Hearings	0	0	0	0	0
Rezoning Hearings	2	0	1	0	0
Liquor License Hearings	1	0	0	0	0
Utility Pole	0	0	0	0	0
Special Land Use	6	1	3	2	3
Yearly Totals	18	8	9	9	9

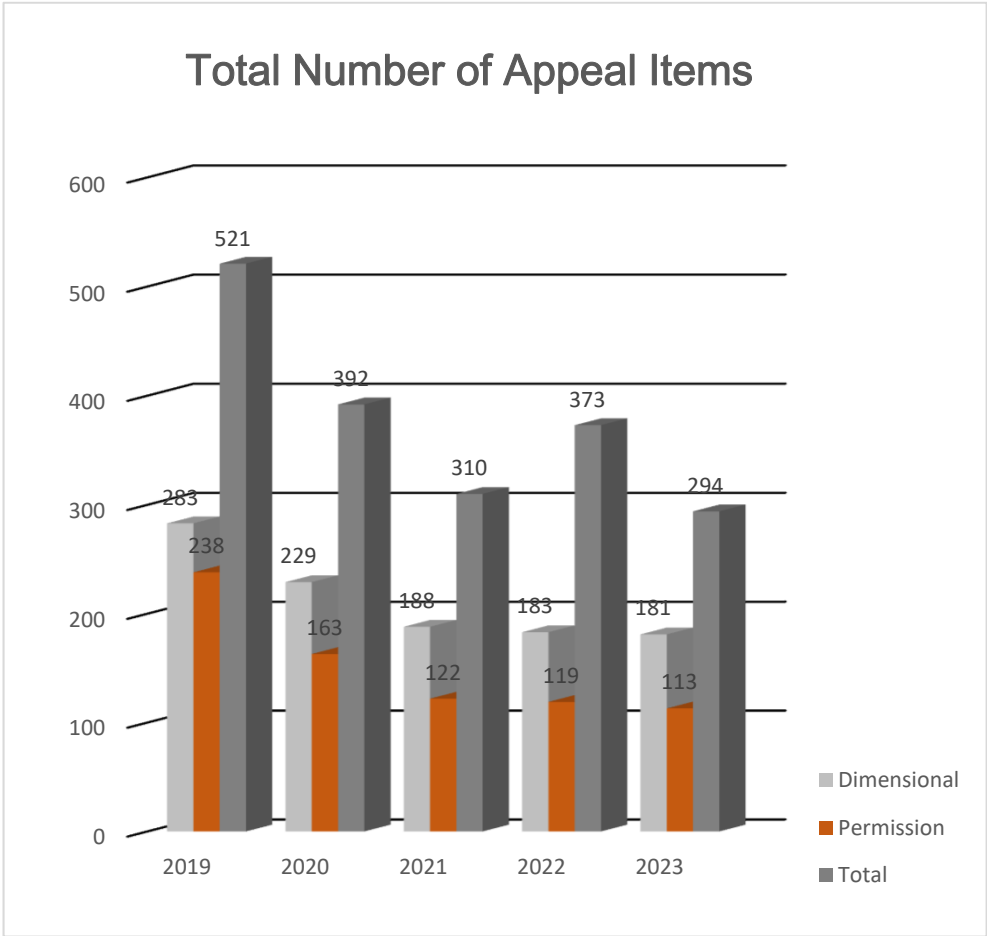
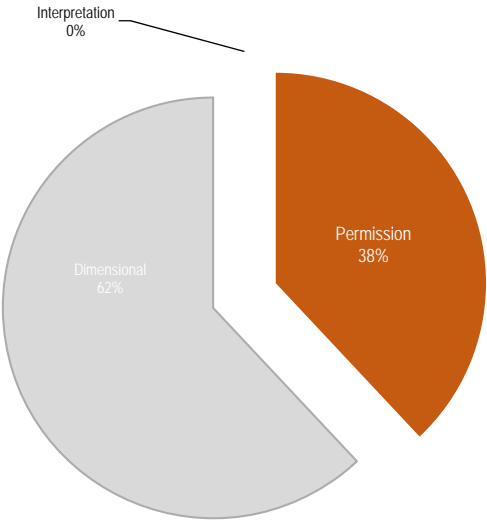
Zoning Board of Appeals Comparisons



Zoning Board of Appeals	2019	2020	2021	2022	2023
Properties requesting Dimensional Variances	69	77	100	183	104
Properties Seeking Permission requests	28	37	34	119	34
Properties requesting both Dimensional & Permission requests	91	81	88	71	77
Appeal / Interpretation requests	1	0	0	0	0
Total Number of properties on Agendas	189	195	222	373	215

Zoning Board of Appeals Comparisons ~ Continued

The Township often has multiple appeal items per property. This chart shows the total number of appeal items.



Attendance Records 2023

Design Review Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dani Walsh	6	3	4	5	18
Brian Kepes	5	4	3	0	12
Martin Brook	5	5	6	3	19
Michael Schostak	1	0	0	5	5
Valerie Murry – alternate	1	1	0	1	3
Neal Barnett - alternate	0	1	2	1	4

Planning Commission / Wetland Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dr. Thomas Petinga	3	1	2	0	6
Jeff Salz	4	1	2	0	7
Neal Barnett	4	1	2	0	7
Richard Atto	4	1	2	0	7
Bruce Selik	4	1	2	0	7
Andrea O'Donnell	2	0	1	0	3
John Kelly	4	1	2	0	7

Attendance Records 2023 ~ Continued

Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Robert E. Taylor	3	3	3	2	11
Brian Henry	3	3	2	2	10
Ed Ford	3	3	3	3	12
Stephanie Fakh	2	3	2	2	9
Jocelyn Giangrande	2	2	3	2	9
Andrea O'Donnell	2	2	2	2	8
Scott Gittleman	2	3	2	2	9
Glenda Meads - alternate	2	2	2	2	8
Carol Rosati - alternate	2	1	1	1	5