

2024 ORDINANCE DIVISION ANNUAL REPORT



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

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Ordinance Division Employee List

<u>Name & Title</u>	<u>Years of Service</u>
Patricia Voelker, Director	22
Kelly Jacobson, Planning & Ordinance Administrative Assistant	19
Chris Myers, Lead Ordinance Officer	3
Matt Baldwin, Ordinance Officer	3
Suzette Gysel, Ordinance Officer	1



Our Mission Statement:

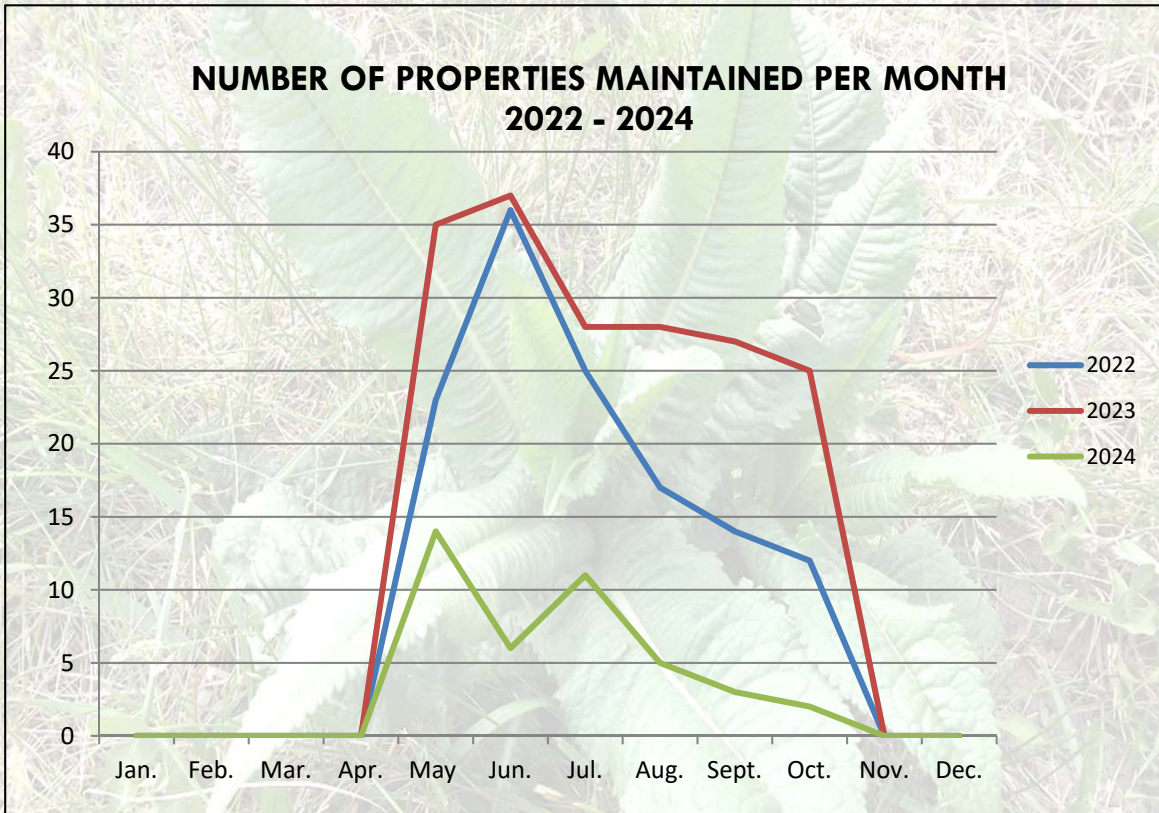
As Representatives of the Bloomfield Township Planning, Building and Ordinance Department we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances to ensure a safe, sustainable and enjoyable community for present and future residents.

Number of Properties Maintained by Township 2022 - 2024

TOTAL NUMBER OF PROPERTIES MAINTAINED IN 2022 = 54

TOTAL NUMBER OF PROPERTIES MAINTAINED IN 2023 = 66

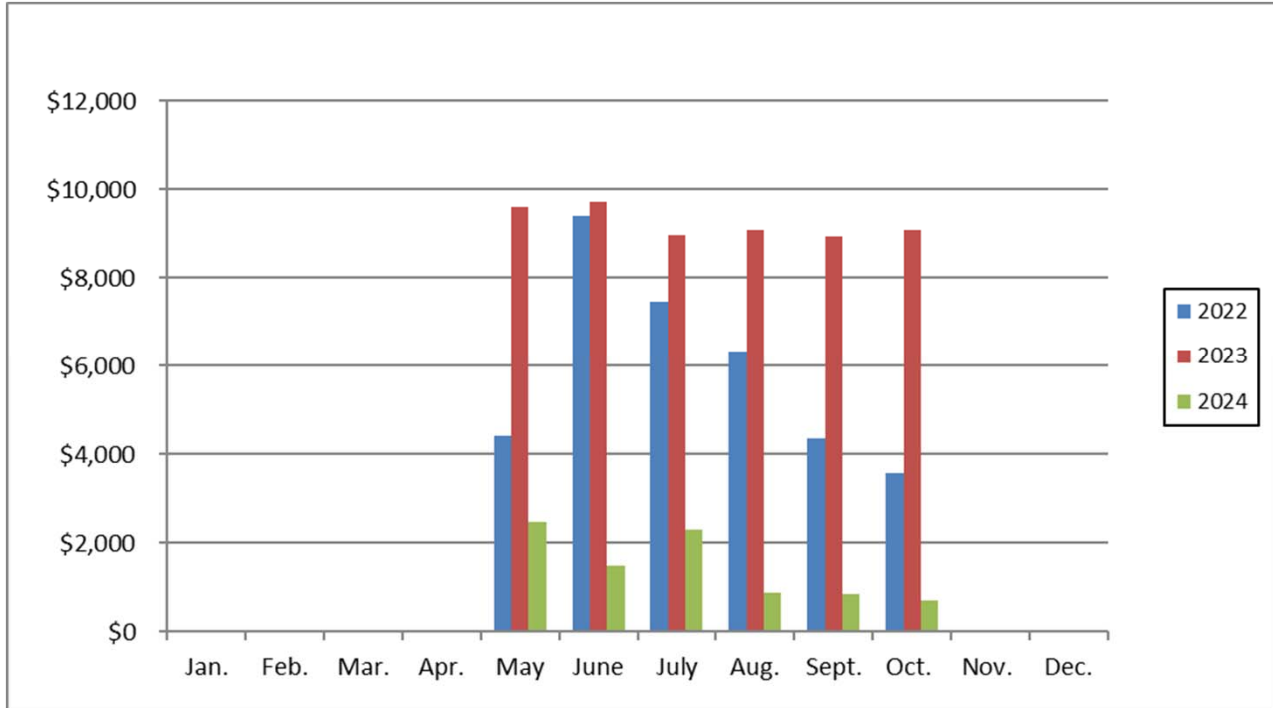
TOTAL NUMBER OF PROPERTIES MAINTAINED IN 2024 = 29



This number includes properties with vacant homes as well as vacant lots. Most residents and property preservation companies have strived to improve their efforts to maintain these properties to avoid being assessed monetary penalties for maintenance violations. In 2024, there was a decrease in the number of properties maintained by township hired contractors.



Cost to Maintain Vacant Properties 2022 - 2024



Maintenance costs decreased from last year by about 85%. Records indicate the Township had increased cooperation this year in properties being maintained by residents.

Most sites only need to be cut once by Township hired contractors before a responsible party (i.e. owner, property management company, bank or realtor) takes over the maintenance. Maintenance costs incurred in the abatement process are reimbursed by property owners.

<u>MONTH</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Jan.	\$0	\$0	\$0
Feb.	\$0	\$0	\$0
March	\$0	\$0	\$0
April	\$0	\$0	\$0
May	\$4,428	\$9,617	\$2,478
June	\$9,396	\$9,720	\$1,488
July	\$7,452	\$8,981	\$2,301
August	\$6,318	\$9,090	\$885
Sept.	\$4,374	\$8,952	\$841
Oct.	\$3,564	\$9,072	\$708
Nov.	\$0	\$0	\$0
Dec.	\$0	\$0	\$0
TOTAL	\$35,370	\$55,431	\$8,701

Noxious Weeds Administrative Fee Totals 2023 - 2024

The Township passed a resolution in 2008 allowing a \$75.00 administrative fee to be added to each grass/weed cutting. These fees cover enforcement and administrative costs associated with the abatement.

TOTAL NUMBER OF INSTANCES IN 2024 = 46

<u>MONTH</u>	<u>2023 MONTHLY TOTAL</u>	<u>2024 MONTHLY TOTAL</u>	
April	\$0	\$0	
May	\$3,600	\$1,050	
June	\$4,500	\$450	
July	\$3,825	\$975	
August	\$4,050	\$375	5/23/2024 09:41
Sept.	\$3,450	\$300	
Oct.	\$4,200	\$300	
Nov.	\$0	\$0	
Dec.	\$0	\$0	
TOTAL	\$23,625	\$3,450	

Property Maintenance Enforcement Recovery Fee Totals 2023 - 2024

Per the International Property Maintenance Code (IPMC), a \$150 Enforcement Recovery Fee may be charged to a property tax roll after the responsible party has been warned and fails to comply with the Code. In most cases, residents comply.

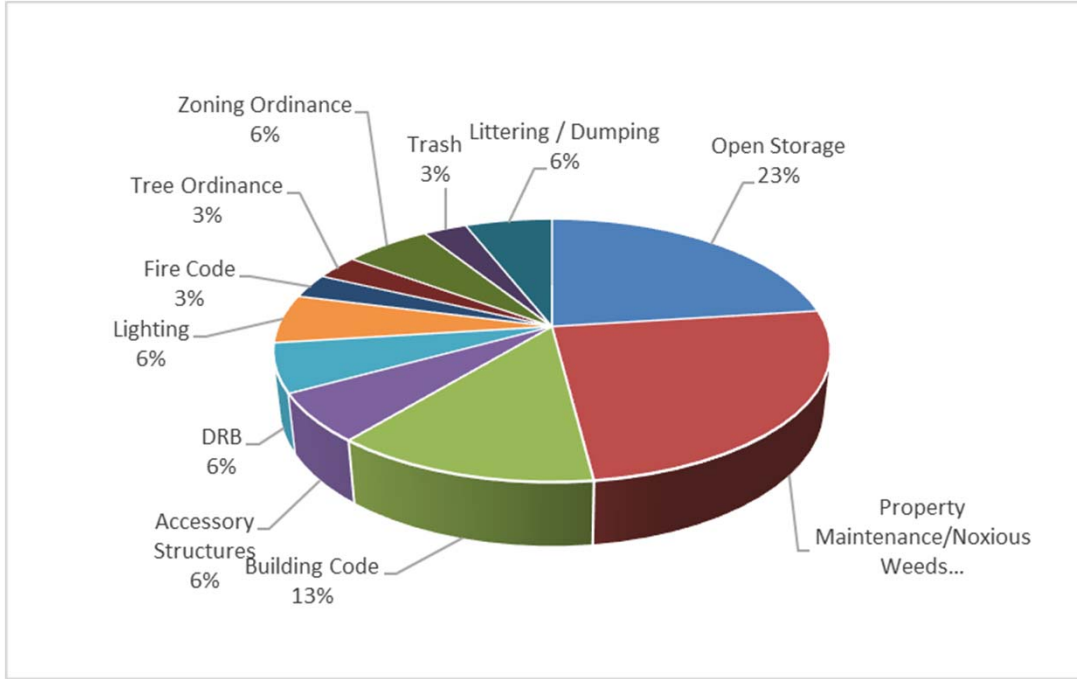
TOTAL NUMBER OF NOTICES CHARGED IN 2024 = 7

<u>MONTH</u>	<u>2023</u>	<u>2024</u>
Jan.	\$300	\$0
Feb.	\$0	\$0
March	\$450	\$0
April	\$750	\$0
May	\$300	\$0
June	\$300	\$0
July	\$300	\$600
August	\$0	\$450
Sept.	\$0	\$0
Oct.	\$300	\$0
Nov.	\$0	\$0
Dec.	\$150	\$0
TOTAL	\$2,850	\$1,050

Number of Tickets Issued

Citations are issued by Ordinance Officers after they have exhausted their efforts to obtain compliance through issuing letters and/or notices and making phone calls with no response.

There were a total of **32** tickets issued in 2024.



<u>Violation Categories</u>	<u>Number of Tickets Issued</u>
Fire Code	1
Tree Ordinance	1
DRB	2
Lighting	2
Zoning	2
Open Storage	7
Property Maintenance / Noxious Weeds	8
Littering / Dumping	2
Accessory Structures	2
Trash	1
Building Code	4
2024 TOTAL	32

Uniform Law Citation

Incident No. _____ Dist. No. _____

City of BLOOMFIELD

THE UNDERSIGNED _____

State of Michigan _____

County of _____

City of BLOOMFIELD

Month _____ Day _____ Year _____

Time _____

Rate _____

Vehicle Description _____

City _____ State _____ Zip Code _____

County of OAKLAND

INSPECTION

48TH DISTRICT COURT

4280 TELEGRAPH RD

BLOOMFIELD HILLS, MI 48302

APPROVED: _____

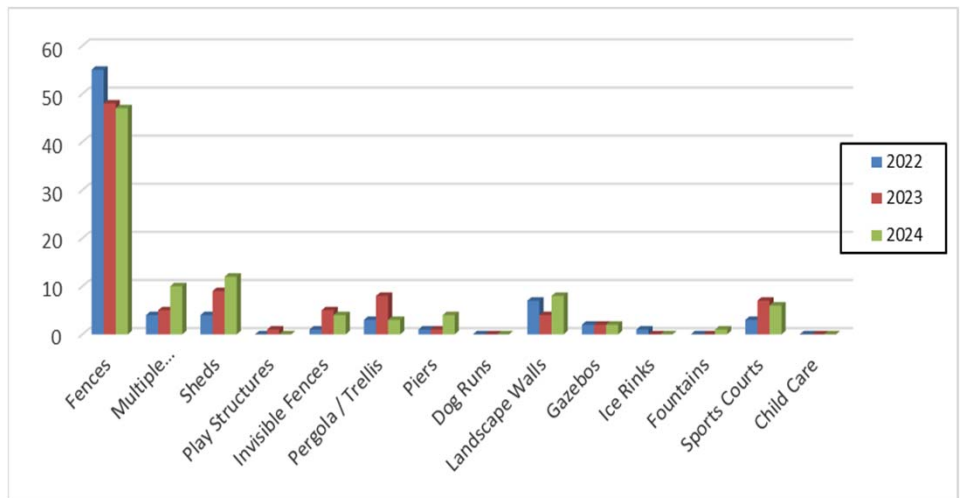
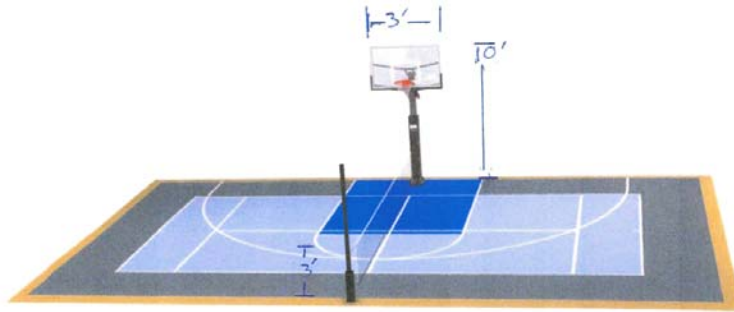
AGENCY: BLOOMFIELD TWP PD

Ordinance Permits 2022 - 2024

<u>Number of Permits Issued</u>			
Ordinance Permit Type	2022	2023	2024
Fences	55	48	47
Sheds	4	9	12
Pergola/ Trellis	3	8	3
Sports Courts	3	7	6
Landscape Walls	7	4	8
Multiple Structures	4	5	10
Invisible Fences	1	5	4
Gazebos	2	2	2
Piers	1	1	4
Play Structures	0	1	0
Ice Rinks	1	0	0
Dog Runs	0	0	0
Fountains	0	0	1
Child Care	0	0	0
TOTAL	81	90	97

Ordinance permits are required for many types of accessory structures and uses.

Fences consistently account for the largest number of Ordinance permits issued. Sports courts are another commonly requested accessory structure.



Illegal Signs Removed 2023 – 2024

With 2024 being an election year, there was an increase in the number of signs pulled. Please note, these numbers do not represent the total number of calls, letters, email responses, or follow-ups, etc., regarding sign issues. As with most communities, illegal signage continues to be a challenge for the Ordinance Division.



TOTAL NUMBER OF SIGNS PULLED IN 2023 = 1,254

TOTAL NUMBER OF SIGNS PULLED IN 2024 = 3,244

<u>Number of Signs Removed</u>												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	64	31	34	172	200	123	159	200	154	261	134	52
2024	16	333	237	276	328	211	215	216	284	374	650	104



Ordinance Inspections

<u>Categories</u>	<u>Inspections</u>
Signage	3,235
Property Maintenance/ Noxious Weeds	1,209
ZBA	670
Open Storage	393
Trash / Yard Waste	188
Building Code	183
Accessory Structures	106
Zoning	102
Drainage	95
Trees	84
Fence	83
Lighting	65
DRB	54
Wetland/NFS	33
Parking Violations	29
Noise	21
Dumping	19
Animal Containment / Dog Ordinance	17
R.O.W. Issues	12
Water/Sewer/EESD	10
Fire Code	6
Snow	3
Care Facilities	2
2024 TOTAL	6,619

Signage follow-ups / inspections topped the list for the most inspections, as Ordinance Officers have been diligent in trying to remove illegal signage posted throughout the Township, especially since this was an election year. Property Maintenance/Noxious Weeds violations always accrue a large number of inspections, accounting for the second highest total. Ordinance staff remain very busy during the growing season, ensuring that properties are cut, and kept in compliance with Township standards.

Trash /yard waste inspections increased by 67%. These are follow-ups related to residents not properly preparing their trash for collection and/or storing their trash containers in public view after the scheduled pick up date, or putting their garbage out too early. The Ordinance requires trash to be stored out of public view when not set out for collection. Trash should not be placed at the curb earlier than noon the day before scheduled pick up and all containers are to be removed within 12 hours of being serviced.

Drainage inspections increased by approximately 48% in 2024. These inspections come through as complaints, and are typically nuisance drainage concerns (i.e. flooding / water collecting on residential properties). Although most of these inspections do not result in violations, Ordinance Officers follow up to ensure the Township's standard of keeping downspouts 20 ft. from property lines is met.

