



# *Bloomfield Township*

*Planning Division  
2020 Annual Report*

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

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# Mission Statement

## Planning Division Staff

Patricia Voelker, 18 years of service  
Planning, Building & Ordinance  
Director

Andrea Bibby, 7 years of service  
Deputy Director of Planning, Building  
& Ordinance

Jennifer MacDonald, 6 years of service  
Assistant Planner

Kelly Jacobson, 14 years of service  
Planning/Ordinance Administrative  
Assistant

Kristi Thompson, 17 years of service  
Planning/Building Clerk

*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.*

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# Adapting to Covid Operations

In 2020 Planning Staff was faced with working during the unforeseen circumstances of a worldwide pandemic. Staff adapted to working during such conditions by taking the following actions:

- Adapting to working remotely by setting up workspaces and computers with needed programs;
- Communicating with applicants to allow for a continuation of reviews and projects;
- Determining remote public meeting and public hearing procedures to allow for a continuation of such operations;
- Ensuring that legal notices were mailed on time while some staff worked remotely;
- Addressing a need to assist businesses with reduced revenues due to limited operations and to ensure more uniform signage by presenting a proposal to allow for temporary banners on building facades.

Although commercial applications for the Design Review Board and Planning Commission were greatly reduced in numbers due to business closures, limited operations and the economic circumstances, residential applications for the Zoning Board of Appeals remained steady, with full meeting agendas. We are hopeful that 2021 will bring more commercial development to the Township.

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

[Township Legal Notices](#)

[Planning Overview](#)

[Public Meetings- Agendas, Minutes, Notices & Schedules](#)

# Administration

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

## 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. Since the outbreak of COVID-19, Design Review Board meetings were held electronically via Zoom.

### Role of the Design Review Board

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

The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Fifteen (15) Design Review Board meetings were held in 2020.

### Design Review Board Members

Dani Walsh, Township Supervisor (effective 11/20/20. Alternate 1/1/20-11/20/20)

Leo Savoie, Township Supervisor (1/1/20-11/20/20)

Brian Kepes, Township Treasurer

Martin Brook, Township Clerk (effective 11/20/20)

Janet Roncelli, Township Clerk (1/1/20-11/20/20)

Neal Barnett, Alternate

Valerie Murray, Alternate (effective 11/20/20)



# Planning Commission

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## **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. Since the outbreak of COVID-19 Planning Commission meetings were held electronically via Zoom.

## **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. Eight (8) Planning Commission meetings and no Wetland Board meetings were held in 2020.

## **Planning Commission Members**

Dr. Thomas Petinga, Chairman

Jeff Salz, Vice Chairman

John Kelly (effective 10/27/20)

Neal Barnett

Bruce Selik

Richard Atto

Andrea O'Donnell

# Zoning Board of Appeals

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## **Meeting Schedule**

The Zoning Board of Appeals meets the second Tuesday of each month at 7:00 p.m. in the Township auditorium. Since the outbreak of COVID-19, Zoning Board of Appeals meetings were held electronically via Zoom.

## **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. Eleven (11) Zoning Board of Appeals meetings were held in 2020.

## **Zoning Board of Appeals Members**

Carol Rosati, Chairman

Brian Henry, Vice Chairman

Robert E. Taylor

Andrea O'Donnell

Claudine Bacher

Jocelyn Giangrande

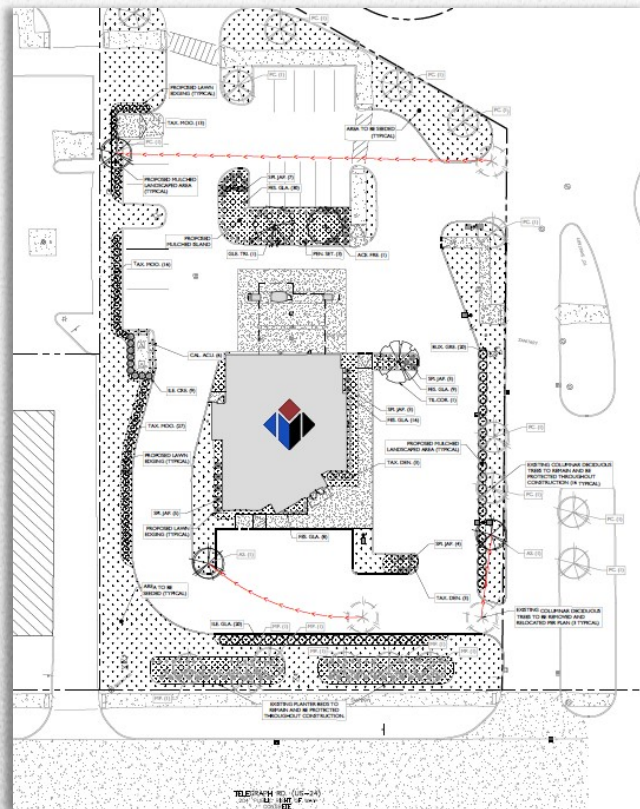
Dani Walsh (until 11/20)

Jeffrey Drake, Alternate

Glenda Meads, Alternate (effective 3/17/20)

# Section 1 ~ Accomplishments of 2020 <sup>11</sup>

**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: Michigan Schools & Government Credit Union)*

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

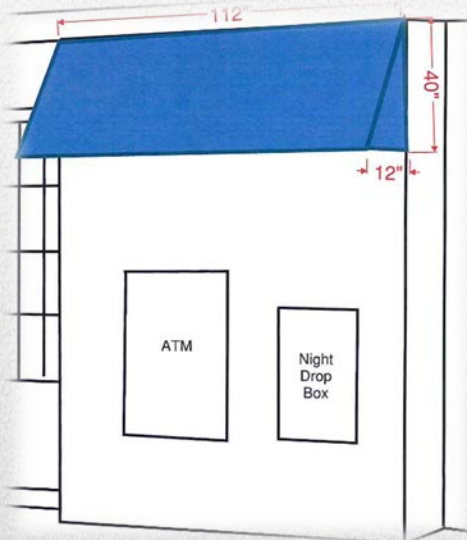
**02/05/20**

4033 W. Maple Rd. – Birmingham Athletic Club – Shed

1822 Fox River Dr. – Fox Hills Community Association – Play structure

555 Hulet Dr. – Hubbell, Roth & Clark – Site improvements including generator with an enclosure

4140 W. Maple Rd. –  
Independent Bank –  
Awning on ATM



**02/26/20**

4860 W. Maple Rd. – Chase Bank – Rooftop solar panels

**06/03/20**

6490 Telegraph Rd. – Mobil Gas Station – Bioswale & landscaping

**07/15/20**

1250 Kensington Rd. – Academy of the Sacred Heart - Sheds

1801 S. Telegraph Rd. – Lowe's - Lighting

6495 Telegraph Rd. – Tim Horton's – Replacement menu boards

40 E. Square Lake Rd. – Tim Horton's – Replacement menu boards

# Design Review Board Accomplishments ~ Continued

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*(Site Improvements continued)*

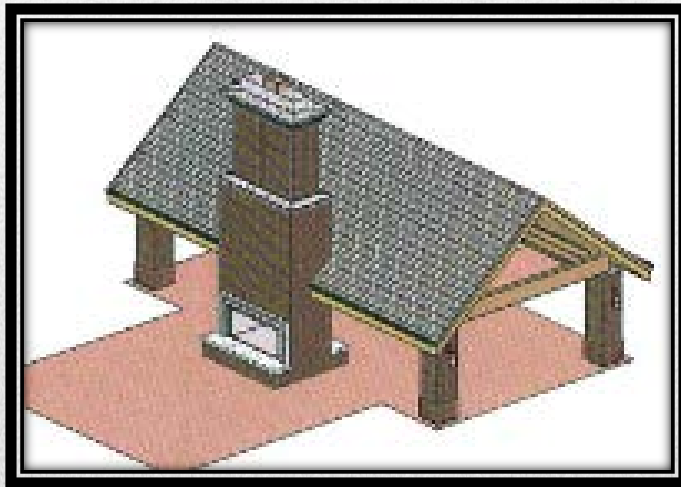
**08/05/20**

4049 W. Maple Rd. – Country Club Manor – Enclosure for a chiller unit

6405 Telegraph Rd. - Soul Cycle – Transformer and screening

**08/19/20**

1750 Saxon Dr. – Birmingham Country Club - Pavilion



**09/02/20**

2400 S. Telegraph Rd. – Target - Lighting

1981 S. Telegraph Rd. - Xfinity – Retaining wall & landscaping

Wing Lake Rd. - Brookside Village – Entranceway structures with signage

# Design Review Board Accomplishments ~ Continued

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*(Site Improvements continued)*

**10/07/20**

2100 S. Telegraph Rd. – Chipotle – Outdoor seating patio alterations

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

1727 S. Telegraph Rd. – Roadside B & G – Outdoor seating patio alterations



42505 Woodward Ave. – Office Building – Façade upgrades

**11/11/20**

3598 W. Maple Rd. – Embers Deli – Temporary outdoor seating enclosure (tabled)

**11/18/20**

3598 W. Maple Rd. – Embers Deli – Temporary outdoor seating enclosure

**12/02/20**

1200 Lone Pine Rd. – Hills of Lone Pine – Maintenance area alterations

389 Enterprise Ct. – Great Lakes Coffee Roasting Co. – Existing storage containers

# Design Review Board Accomplishments ~ Continued

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## Signs

**01/15/20**

2527 W. Maple Rd. – The Diamond Club – Wall Sign



**02/05/20**

42857 Woodward Ave. – Chicken Shack – Wall Sign

**02/26/20**

43239 Woodward Ave. – Bastion Gaming Center – Wall Sign

1926 S. Telegraph Rd. – Restore Wellness Center – Wall Sign

6525 Telegraph Rd. – Chez Pierre et Genevieve – Wall Sign

**06/03/20**

2400 Telegraph Rd. – Target – Replacement wall signs

**07/15/20**

2207 S. Telegraph Rd. – Earthwise Pet – Wall sign (postponed)

**08/05/20**

2207 S. Telegraph Rd. – Earthwise Pet

2406 Franklin Rd. – Empower Training Studio – Wall sign

2442 Franklin Rd. – Mor Tacos – Wall sign

3630 W. Maple Rd. – Woolly & Co. – Wall sign

3691 Lincoln Rd. – St. Regis Catholic School – Canopy sign

3669 W. Maple Rd. – Rite Aid Pharmacy – Replacement wall sign

2527 S. Telegraph Rd. – T Mobile – Wall sign, tenant panel on an existing ground sign, and pink awnings.

# Design Review Board

## Accomplishments ~ Continued

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*(Signs continued)*

**10/07/20**

3570 Telegraph Rd. – Bloomfield Christian School – Canopy sign

2418 Franklin Rd. – Jamoua & Assoc. AAA Insurance – Wall sign

**11/11/20**

2300 Telegraph Rd. – ABC Warehouse & Hawthorne Appliance – Wall signs



1991 S. Telegraph Rd. – Xfinity – Wall signs & tenant panel on an existing ground sign

**12/16/20**

1799 S. Telegraph Rd. – Five Guys Restaurant – Wall sign & tenant panel on an existing ground sign

### **Site Plan Review**

**03/04/20**

7141 Franklin Rd. – Franklin Forest Residential Development

**09/02/20**

1941 Telegraph Rd. – MSG Credit Union/Village at Bloomfield

7010 Franklin Rd. – Bloomfield Mill Tentative Preliminary Plat

7141 Franklin Rd. – Franklin Woods Tentative Preliminary Plat

**12/2/20**

329-359 Enterprise Ct. – Bloomfield Surgical Center



# Design Review Board Accomplishments ~ Continued

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## Special Events

### **03/04/20**

7450 Franklin Rd. – Detroit Water Ice Factory at the Franklin Cider Mill  
4200 Andover Rd. – Bloomfield Hills High School – Color for a Cause Run & Bloomfield Hills Art Festival

### **06/03/20**

6592 Telegraph Rd. – Nino Salvaggio- Outdoor displays & outdoor seating  
6675 Telegraph Rd. – Mex Restaurant – Outdoor seating  
4108 W. Maple Rd. – Beau’s Restaurant – Outdoor seating

### **08/19/20**

6676 Telegraph Rd. – Andiamo – Outdoor seating  
3951 W. Maple Rd. - Oakland Hills Country Club – Electronic scoreboard for swim meets

### **10/07/20**

3570-3600 Telegraph Rd. - Bloomfield Hills Baptist Church – Drive-in movie

### **10/21/20**

4050 W. Maple Rd. – Emcura – Parking lot covid testing

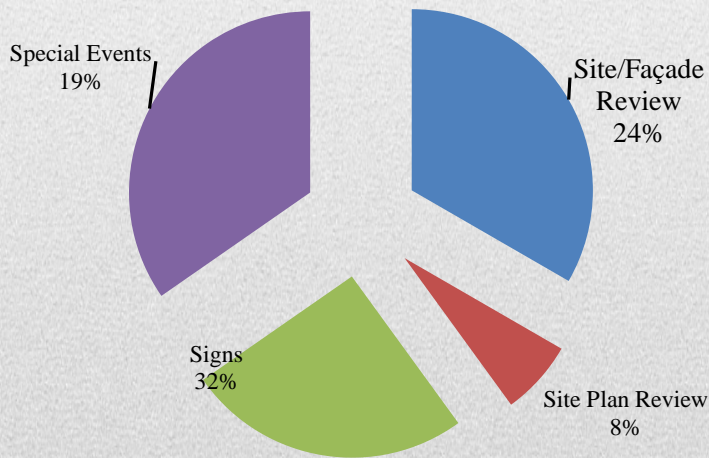
### **11/11/20**

All Commercial Properties in the Township – Covid Temporary Signage  
3598 W. Maple Rd. – Embers Deli – Outdoor seating

# Design Review Board Accomplishments ~ Continued

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## 2020 Design Review Board Percentages



# Planning Commission Accomplishments

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The following lists include submittals from January to December:

## General Business

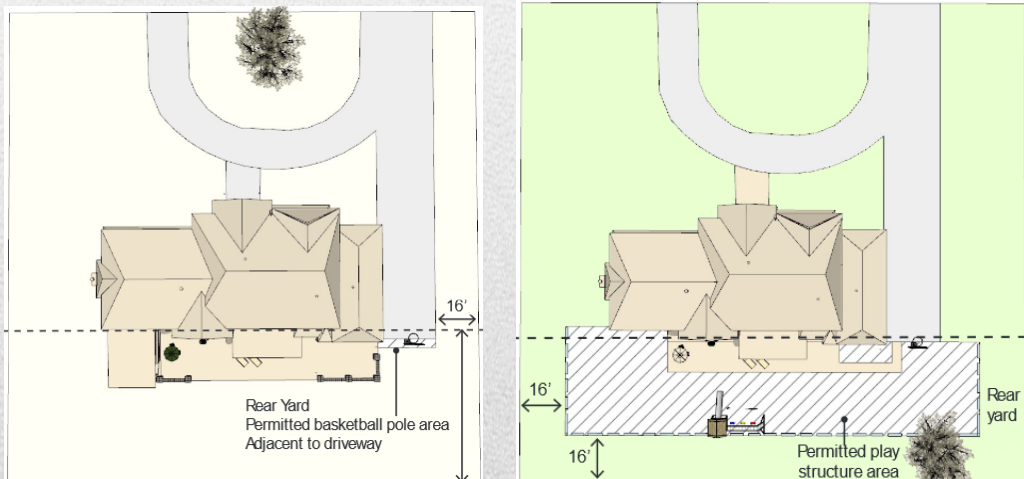
02/17/20

Draft 2019 Planning Annual Report

## Public Hearings

02/17/20

- Amendment to the Zoning Ordinance for Site Standards for Basketball Apparatus and Play Structures



09/10/20

- Introduction of Tentative Preliminary Plat Proposal for Bloomfield Mill subdivision at the property known as 7010 Franklin Road
- Introduction of Tentative Preliminary Plat Proposal for Franklin Woods subdivision at the property known as 7141 Franklin Road

# Planning Commission

## Accomplishments ~ Continued

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*(Public Hearings continued)*

**11/18/20**

Consider an Amendment to the Zoning Ordinance for the Definition of Wireless Communication Facilities

**12/07/20**

Site Plan/Special Land Use – 329-359 Enterprise Court - Bloomfield Surgical Center

### **Special Land Use Review**

**01/20/20**

1050 E. Square Lake Rd. – New Detroit Meeting Room – Place of Worship

### **Site Plan Review**

**01/20/20**

1050 E. Square Lake Rd. – New Detroit Meeting Room – Place of Worship

**06/15/20**

7141 Franklin Road – Planned Unit Development Site Plan Review – Franklin Forest –

**09/09/20**

1941 Telegraph Road – Michigan Schools & Government Credit Union – Village at Bloomfield

# Zoning Board Of Appeals Accomplishments

The following lists includes submittals from January to December:

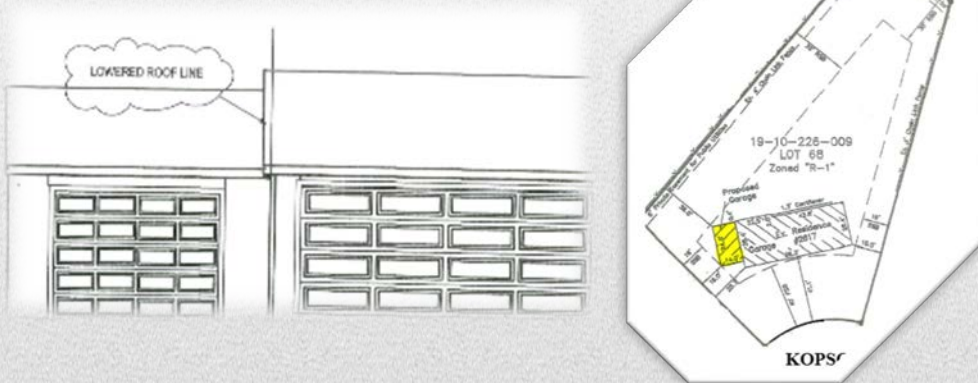
## Zoning Board of Appeals

01/14/20

111 N. Glengarry Rd. – Dimensional requests for an addition encroaching into the front yard setback and for expanding an existing nonconforming structure.

3617 W. Bradford Ave. – Withdrawn per applicant’s request.

2617 Kopson Ct. – Dimensional request for accessory space exceeding one-half of the ground floor area of the main building for a garage addition.



6530 Red Maple Ln. – Dimensional request for a new home encroaching into the front yard setback.

615 Bridle Path Ct. – Permission request for an accessory structure, a hot tub.

5588 Lane Lake Rd. – Dimensional request for landscaping and a beach encroaching into to the natural features setback.

4800 Stoneleigh Rd. – Dimensional request for tiered retaining walls with a railing exceeding the permitted height.

6041 Burnham Ct. – Permission request for an accessory structure, a pizza oven.

865 Ardmoor Dr. – Dimensional request for a generator encroaching into the side yard setback.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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*(01/14/20 continued)*

2540 W. Hickory Grove Rd. – Permission request for an accessory structure/use, an ice rink.

3515 Sutton Pl. – Dimensional requests for a second floor addition encroaching front yard setback, for expanding an existing nonconforming structure and for accessory space exceeding one-half of the ground floor area of the main building.

1750 Hamilton Dr. – Dimensional requests for a new residence encroaching into the front, side and lakefront average setbacks.

5705 Forman Dr. – Dimensional requests for an addition encroaching into the side yard setback and for expanding an existing nonconforming structure.

19-32-326-023 – Permission request for an advertising sign for a new residential development.

2101 Opdyke Rd. – Dimensional requests for a ground sign and to modify an existing wall with a maximum height of 5 ft.

6490 Telegraph Rd. – Dimensional request for a ground sign encroaching into the required setback.

6495 Telegraph Rd. – Dimensional request for a ground sign encroaching into the required setback.

**02/11/20**

2540 W. Hickory Grove Rd. – Permission request for an accessory structure/use, an ice rink.



3242 Baron Dr. – Permission request for an accessory structure/use, a dog containment fence. Dimensional requests for the dog containment fence to encroach into the side and rear yard setbacks.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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23

*(02/11/20 continued)*

5695 Forman Dr. – Dimensional request for a generator encroaching into the side yard setback.

1370 Kirkway Rd. – Dimensional request for a retaining wall and walkway encroaching into the natural features setback.

1872 Packer Rd. – Permission request for an accessory structure, a detached garage. Dimensional requests for the detached garage to be located in the side yard, and for accessory space exceeding one-half of the ground floor area of the main building.

5871 Kenmoor Rd. – Permission request for an accessory structure/use, dog containment. Dimensional requests for the dog containment to be located in the secondary front yard and to encroach into the rear yard setback.

4505 Cherokee Ln. – Permission request for an accessory structure, a hot tub.

6167 Eastmoor Rd. – Permission request for an accessory structure/use, a sports court. Dimensional request for a 12 ft. fence.



6080 Snowshoe Cir. – Permission request for an accessory structure/use, an ice rink. Dimensional request for the ice rink to be located in a front yard.

4460 Chippewa Ct. – Dimensional request for accessory space exceeding one-half of the ground floor area of the main building for an attached garage.

2820 Berkshire Dr. – Dimensional requests for additions encroaching into the secondary front yard, front and side yard setbacks, and for expanding an existing nonconforming structure.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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24

*(02/11/20 continued)*

1290 W. Long Lake Rd. – Permission requests for accessory structures, piers with driveway gates, a tennis court, pavilion, and pergolas. Dimensional requests for a 41 ft. high flagpole, piers and driveway gates located in the front yard, pergolas, a pool, a spa, a fence, a tennis court, a pavilion, and piers with driveway gates located in the secondary frontage.

3300 Dogwood Ct. – Dimensional request for an addition encroaching into the front yard setback.

5360 Brookdale Rd. – Permission requests for accessory structures, piers with driveway gates and landscape walls. Dimensional requests for fence/gates to exceed the permitted height, and for the driveway gates and piers located in the side and front yards and encroaching into the required natural features setback.

2424 Franklin Rd. – Dimensional request for a wall sign and logo to exceed the permitted sizes.

**03/17/20**

6080 Snowshoe Cir. – Withdrawn at the applicant’s request.

111 N. Glengarry Rd. – Dimensional requests for a proposed addition encroaching into the front yard setback and for expanding an existing nonconforming structure.

1872 Packer Rd. – Permission request for a proposed detached garage. Dimensional requests for the proposed detached garage to be located in the side yard, and for accessory space exceeding one-half of the ground floor area of the main building.

1370 Kirkway Rd. – Postponed per applicant’s request.

1650 Dell Rose Rd. – Dimensional requests for a proposed garage addition to encroach into the side yard setback, and for accessory space exceeding one-half of the ground floor area of the main building.





# Zoning Board of Appeals Accomplishments ~ Continued

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25

*(03/17/20 continued)*

5698 Raven Rd. – Permission request for an existing pergola.

5505 Forman Dr. – Permission request for an existing invisible dog containment fence. Dimensional request for the existing invisible dog containment fence located in the secondary frontage.

6760 Old Creek Rd. – Permission Requests for the proposed cabana, kitchenette, fire bowls on a retaining wall, hot tub, and pool wall.



2640 Heathfield Rd. – Postponed per applicant's request.

5101 Inkster Rd. – Permission Requests for a gazebo and sports court. Dimensional request for the gazebo to exceed the permitted height.

7371 Lindenmere Dr. – Dimensional requests for a proposed 6 ft. high wall and for a 4 ft. high fence located on top of a 10 ft. high retaining wall, exceeding the permitted height.

1414 Lenox Rd. – Dimensional request for pool equipment located not immediately adjacent to the residential building.

5920 Snowshoe Cir. – Permission request for a proposed cabana. Dimensional request for the pool equipment located not immediately adjacent to the residential building.

3897 Lakeland Ln. – Permission request for a proposed pergola.

4890 Charing Cross Rd. – Permission request for a proposed detached garage.

# Zoning Board of Appeals

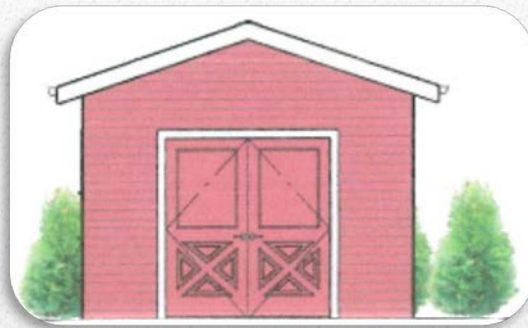
## Accomplishments ~ Continued

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26

*(03/17/20 continued)*

4870 Wye Oak Rd. – Permission Request for a proposed shed.



6876 Meadowlake Rd. – Dimensional request for a proposed rear covered porch to encroach into the rear yard setback.

4316 Echo Rd. – Dimensional requests for a proposed addition encroaching into the secondary front yard setback, and to expand an existing nonconforming structure.

4642 Ranch Ln. – Permission Requests for a proposed hot tub, kitchenette, and landscape walls. Dimensional requests for the pool, hot tub, kitchenette, fence, and landscape walls located in the secondary frontage, and for pool equipment to be located not immediately adjacent to the residential building.

1167 Charrington Rd. – Dimensional requests for an existing 6 ft. fencing to exceed the permitted height.

4135 W. Maple Rd. – Dimensional request for a secondary wall sign.

4033 W. Maple Rd. – Permission Request for a shed. Dimensional request for the shed located in the front yard.

**6/9/20**

2640 Heathfield Rd. – Permission request for an existing permanent basketball pole. Dimensional request for the basketball pole located in the front yard.

368 N. Williamsbury Rd. – Dimensional requests for an addition to encroach into the front yard setback, and for expanding an existing nonconforming structure.

2629 Amberly Rd. – Dimensional requests for a second floor addition encroaching into the side yard setback, and for expanding an existing nonconforming structure.

# Zoning Board of Appeals

## Accomplishments ~ Continued

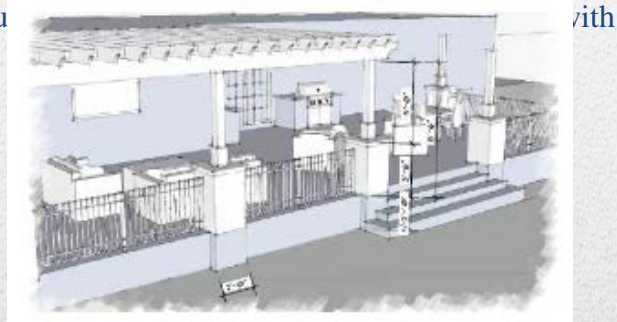
*(06/09/20 continued)*

196 S. Williamsbury Rd. – Dimensional requests for a garage to encroach into the side and rear setbacks, and for accessory space to exceed one-half of the ground floor area of the main building.

4384 Charing Cross Rd. – Dimensional requests for pool equipment not located immediately adjacent to the residential building.

7455 Wellbourne Ct. – Dimensional request for accessory space exceeding one-half of the ground floor area of the main building.

685 Rolling Rock Rd. – Permission request for wood columns, kitchenette and buffet.



1987 Fox River Dr. – A Permission Request is required for the existing shed.

2915 Bloomfield Crossing – Permission request for a proposed fireplace/pizza oven.

5420 Wing Lake Rd. – Permission requests for existing sheds and a play structure.

85 S. Berkshire Rd. – Permission request for a proposed detached garage. Dimensional request for accessory space exceeding one-half of the ground floor area of the main building.

4309 Geislers Ct. – Dimensional request for an existing generator to encroach into the secondary front yard setback.

7419 Lindenmere Dr. – Permission request for a proposed pergola. Dimensional request for a fence to exceed the permitted height, and for the pergola to be located in a side yard.

954 Hickory Heights Dr. – Permission request for a proposed gazebo.

1822 Fox River Dr. – Permission request for a proposed accessory structure, a play structure. Dimensional request for the proposed play structure to be located in secondary frontage.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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6/23/20

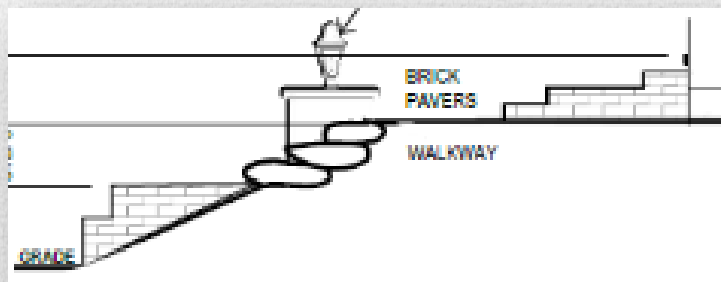
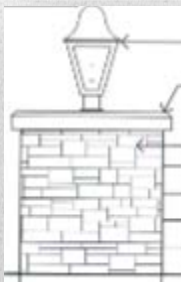
4975 Dryden Ln. – Postponed per applicant’s request.

367 Tilbury Rd. – Permission request for a proposed gas firepit. Dimensional request for the firepit to be located in a side yard.

5727 Tall Oaks Rd. – Dimensional request for a fence to be located in the secondary frontage.

1925 Forest Ln. – Permission requests for an existing tree house and firepit. Dimensional requests for the tree house to exceed the permitted height, and for the tree house and firepit location in the secondary frontage.

2811 Turtle Grove Ct. – Permission request for proposed piers.



6925 Castle Ct. – Dimensional request for air conditioners and generator to encroach into the side yard setback.

4680 Pickering Rd. – Permission request for a proposed shed.

6186 Worlington Rd. – Dimensional request for a proposed swimming pool and fence to be located in secondary frontage.

1701 Brookview Cir. – Permission request for a proposed gazebo.

2644 Indian Mound S. – Permission requests for an existing shed and proposed pool and dog containment fence. Dimensional requests for the 6 ft. high fence to exceed the permitted height, and for the fence and shed to encroach into the rear yard setbacks.

1285 Lenox Rd. – Postponed application.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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*(06/23/20 continued)*

4115 Orchard Way – Dimensional requests for a proposed addition to encroach into the rear yard setback and to expand an existing nonconforming structure.

1230 Harrow Cir. – Dimensional requests for a new home encroaching into the front yard setback and for retaining walls exceeding the permitted height.

**7/14/20**

1285 Lenox Rd. – Permission request for a proposed shed. Dimensional request for the shed to encroach into the rear yard setback.

151 Overhill Rd. – Permission request for a proposed gas fireplace.

5441 Longmeadow Rd. – Permission request for a proposed pool house. Dimensional requests for the proposed pool house to exceed the permitted height, for accessory space exceeding one-half of the ground floor area of the main building, and for pool equipment located not immediately adjacent to the residential building.



5505 Wing Lake Rd. – Permission request for a proposed shed. Dimensional request for the shed located in secondary frontage.

7214 Lahser Rd. – Permission request for an existing dog containment fence. Dimensional requests for the existing fence to be located in the side yard and encroaching into the side and rear yard setbacks.

# Zoning Board of Appeals Accomplishments ~ Continued

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30

*(07/14/20 continued)*

2893 Aldgate Dr. – Permission request for a proposed wood burning fireplace.

2512 Whiteleigh Rd. – Dimensional request for a fence to exceed the permitted height.



3537 Halla Ln. – Permission request for an existing dog containment fence. Dimensional requests for the existing dog containment fence to encroach into the side and rear yard setbacks.

780 Ivy Ln. – Permission request for a proposed shed. Dimensional request for the shed located in secondary frontage.

3875 Lakeland Ln. – Dimensional requests for an air conditioner encroaching into the side yard setback and located not immediately adjacent to the residential building.

7243 Fairhill Rd. – Permission request for a proposed shed.

4694 Burnley Dr. – Permission requests for a proposed hot tub and pergola.

2854 Rossmoor Cir. – Permission request for a proposed dog containment fence. Dimensional requests for the proposed fence encroaching into the side and rear yard setbacks.

# Zoning Board of Appeals Accomplishments ~ Continued

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*(07/14/20 continued)*

4518 Walden Dr. – Permission request for a proposed dog containment fence. Dimensional requests for the proposed fence exceeding the permitted height, located in the side yard and encroaching into the side and rear yard setbacks.

5819 Sutters Ln. – Permission request for a play structure. Dimensional request for the proposed play structure located in the side yard.

5583 Westwood Ln. – Postponed per applicant's request.

122 W. Hickory Grove Rd. – Permission request for a cabana.

7247 St. Auburn Dr. – Dimensional requests for a fence to exceed the permitted height.

**8/11/20**

3875 Lakeland Lane – Dimensional requests for an air conditioner encroaching into the side yard setback and located not immediately adjacent to the residential building.

4518 Walden Drive – Permission request for a proposed dog containment fence. Dimensional requests for the proposed fence exceeding the permitted height, located in the side yard and encroaching into the side and rear yard setbacks.



279 N. Glengarry Rd. – Dimensional requests for a proposed front porch addition to encroach into the front yard setback and to expand an existing nonconforming structure.

# Zoning Board of Appeals Accomplishments ~ Continued

32

*(08/11/20 continued)*

925 Ardmoor Dr. – Permission request for a proposed sports court. Dimensional requests for the sports court to encroach into the side and rear setbacks and for the fence to exceed the permitted height.

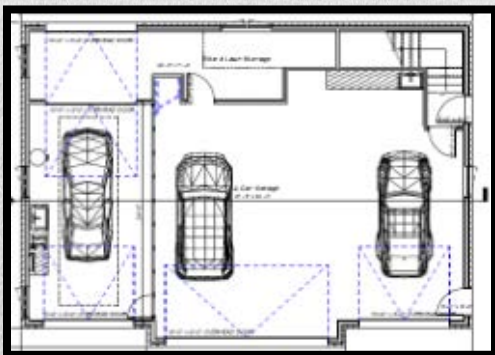
6400 Thurber Rd. – Dimensional request for an air conditioner to encroach into the side yard setback.

1915 Raymond Pl. – Dimensional request for an existing fence to exceed the permitted height.

1482 Lochridge Rd. – Dimensional requests for beach improvements including the installation of lake mats and sand around an existing dock, native plantings along the shoreline, and a sand mat, topsoil and grass seed encroaching into the natural features setback.

840 Ivy Ln. – Dimensional requests for a fence to exceed the permitted height and located in secondary frontage.

1586 Apple Ln. – Permission request for a proposed detached garage. Dimensional requests for the detached garage to be located in the front yard, to exceed the permitted height, and for accessory use exceeding ½ of the ground floor area of the main building.





# Zoning Board of Appeals

## Accomplishments ~ Continued

(08/11/20 continued)

1261 Romney Rd. – Permission requests for a proposed pergola and firepit.



1225 Stuyvessant Rd. – Permission request for a proposed pergola.

3326 Baron Dr. – Permission request for a proposed sports court. Dimensional requests for a generator and spa equipment to encroach into the side yard setback, for a deck to encroach into the rear yard setback, for the sports court with fencing to encroach into the side yard setback, and for the sports court fencing to exceed the permitted height.

4875 Charing Cross Rd. – Permission requests for a proposed fountain, driveway gates and piers, pavilion, reflecting pond and cabana. Dimensional requests for the fountain, piers and gates located in the front yard, and for pool equipment located not immediately adjacent to the residential building.

7481 Franklin Cr. – Permission request for an existing chicken coop and canopy. Dimensional request to conduct farming activities on a parcel of land that is less than 40 acres.

1008 Satterlee Rd. – Permission request for a proposed dog containment fence. Dimensional request for the fence to be located in the side yard.

2616 McClintock Rd. – Permission request for a proposed hot tub.

1905 N Hammond Lake Dr. – Dimensional request for a garage addition to encroach into the front yard setback.

4694 Burnley Dr. – Permission request for a proposed shed.

1250 Kensington Rd. – Permission requests for two proposed sheds. Dimensional requests for the sheds located in secondary frontage.

# Zoning Board of Appeals Accomplishments ~ Continued

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34

**9/8/20**

2955 S. Bradway Blvd. – Dimensional requests for a generator to encroach into the secondary front yard setback.

3365 Morningview Ter. – Dimensional requests for a proposed addition to encroach into the front yard setback and to expand an existing nonconforming structure.

3326 and 3338 Baron Dr. – Permission requests for a proposed sports court and pergola. Dimensional requests for the sports court with fencing to encroach into the side yard setbacks on each lot, for the sports court fencing to exceed the permitted height, for the sports court and pergola to be located on a lot without a principal structure, and for a retaining wall to exceed 2 ft. at the property line between the two lots.



4489 Conmoore Ct. – Permission request for a shed. Dimensional request for the shed encroaching into the rear yard setback.

2380 Klingensmith Rd. – Permission requests for a proposed hot tub and pergola.

1255 Northover Dr. – Permission request for a proposed dog containment fence. Dimensional request for the dog containment fence encroaching into the rear yard setback.

3381 Squirrel Rd. – Permission requests for two sheds. Dimensional request for the sheds encroaching into the rear yard setback.

# Zoning Board of Appeals Accomplishments ~ Continued

35

*(09/08/20 continued)*

6843 Cathedral Dr. – Permission requests for a proposed shed and a pizza oven.

Dimensional request for shed to encroach into the side and rear yard setbacks.



1267 Lone Pine Rd. – Dimensional requests for a proposed addition to encroach into the side yard setback and for accessory space exceeding ½ of the ground floor area of the main building.

1497 Lochridge Rd. – Permission requests for a proposed sports court. Dimensional requests for the sports court and fencing located in the front yard, for the fencing exceeding the permitted height, and for the sports court, fencing, a retaining wall, fill and plantings encroaching into the natural features setback.

5861 Blanford Ct. – Dimensional requests for a 6 ft. high fence to exceed the permitted height, and located in the secondary frontage.

1250 Winchcombe Dr. – Permission request for a proposed shed. Dimensional requests for shed to encroach into the side yard setback.

3657 Shallow Brook Dr. – Dimensional requests for a 6 ft. high fence to exceed the permitted height and to be located in the front yard.

1288 W. Long Lake Rd. – Dimensional requests for a proposed addition to encroach into the side yard setback and to expand an existing nonconforming structure.

2331 Brenthaven Dr. – Permission requests for two existing sheds. Dimensional request for the sheds to be located in the side yard.

# Zoning Board of Appeals Accomplishments ~ Continued

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36

*(09/08/20 continued)*

4560 Niagara Ln. – Permission request for a proposed shed. Dimensional request for the shed to encroach into the side yard setback.



6735 Vachon Dr. – Dimensional request for a generator encroaching into the side yard setback.

1575 Oxford Rd. – Dimensional request for a 6 ft. high fence to exceed the permitted height and to be located in a front yard.

1345 Oxford Rd. – Dimensional requests for a pool and fence located in secondary frontage and for the pool equipment located not immediately adjacent to the residential building.

1750 Saxon Dr. – Permission request for a proposed pavilion. Dimensional requests for the pavilion to exceed the permitted height.

1801 S. Telegraph Rd. – Dimensional request to replace fixtures on light poles exceeding the permitted height.

3691 Lincoln Rd. – Dimensional request for a wall sign within a residential zone district.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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37

**10/13/20**

1575 Oxford Rd. – Dimensional requests for a 6 ft. high fence to exceed the permitted height and located in a front yard.



4615 Pickering Rd. – Dimensional request for a 6 ft. high fence to exceed the permitted height.

4975 Dryden Ln. – Permission request for a proposed illuminated ice rink. Dimensional request for the illuminated ice rink located in the front yard.

751 Covington Rd. – Dimensional requests for a proposed addition to encroach into the front yard setback and to expand an existing nonconforming structure.

420 Lahser Rd. – Dimensional requests for a proposed addition to encroach into the side yard setback and to expand an existing nonconforming structure.

2532 Covington Pl. – Dimensional request for an existing illuminated basketball hoop to exceed the permitted height.

852 W. Glengarry Cir. – Permission request for a proposed sports court. Dimensional requests for a fence to exceed the permitted height and for the sports court to encroach into the rear and side yard setbacks.

1281 Twin Maples Ln. – Permission request for a proposed hot tub. Dimensional request for the hot tub to encroach into the rear yard setback.

1361 Club Dr. – Dimensional request for a generator located in the front yard.

# Zoning Board of Appeals

## Accomplishments ~ Continued

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38

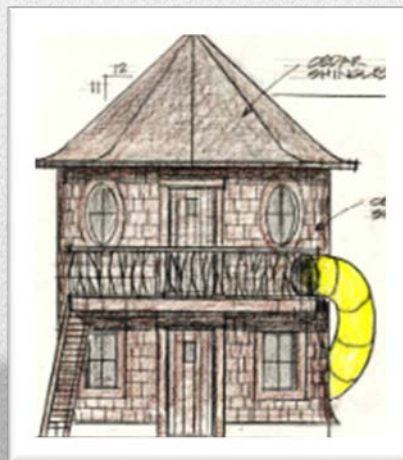
*(10/13/20 continued)*

55 Manor Rd. – Dimensional request for a 6 ft. high fence to exceed the permitted height.

1180 Hill Line Tr. – Permission request for an existing invisible dog containment fence. Dimensional requests for the existing invisible dog containment fence located in the front and side yards and encroaching into the side yard setbacks.

3753 Burning Tree Dr. – Dimensional request to conduct farming activities on a parcel of land that is less than 40 acres.

5095 Brookdale Rd. – Permission requests for a proposed play house. Dimensional request for the proposed play house to exceed the permitted height.



126 Barrington Rd. – Permission request for a proposed dog containment fence. Dimensional requests for the dog containment fence located in the secondary front yard and encroaching into the side yard setbacks.

3709 S. Darlington Rd. – Permission requests for an existing play structure and play house. Dimensional requests for the play structure encroaching into the side yard setback and for the play house encroaching into the rear yard setback.

760 W. Long Lake Rd. – Dimensional request for a 6 ft. high fence to exceed the permitted height.

# Zoning Board of Appeals

## Accomplishments ~ Continued

*(10/13/20 continued)*

6765 Meadowlake Rd. – Permission request for proposed piers and gates. Dimensional request for the piers and gates located in the front yard.

4661 Sunningdale Dr. – Permission request for a proposed landscape wall with piers. Dimensional request for the landscape wall with piers located in the front yard.

2000 Long Lake Rd./1998 Meadow Ct. – Dimensional request for a proposed pump station structure and associated paving encroaching into the natural features setback.

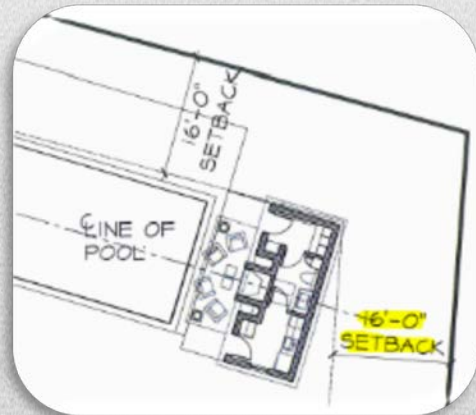
2207 S. Telegraph Rd. – Dimensional request for a sign exceeding the permitted size.

### **11/10/20**

5531 Lane Lake Ct. – Permission requests for a proposed sports court with fence, kitchenette, gas fireplace and pergola. Dimensional requests for the sports court and fence located in the secondary frontage and for the fireplace to exceed the permitted height.

1590 W. Long Lake Road. – Permission request for a proposed detached garage. Dimensional request for the detached garage located in the front yard.

876 W. Glengarry Cir. – Permission request for a proposed pool house with fireplace. Dimensional request for the pool house to exceed the permitted height.



3300 Burning Bush Rd. – Permission request for an existing skateboard ramp.

1565 N. Glengarry Rd. – Permission request for a proposed pergola with a fireplace. Dimensional request for fireplace to exceed the permitted height.

# Zoning Board of Appeals Accomplishments ~ Continued

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40

*(11/12/20 continued)*

984 Waddington St. – Permission requests for a proposed pier and dog containment fence. Dimensional requests for pool equipment located not immediately adjacent to the residential building and for the dog containment fence encroaching into the rear and side yard setbacks.

535 N. Williamsbury Rd. – Permission request for the proposed pergola.

5860 Snowshoe Cir. – Dimensional request for the generator located in the front yard.

3219 Baron Dr. – Permission request for proposed piers. Dimensional request for the piers located in the front yard.

4560 Niagara Ln. – Permission request for a proposed shed. Dimensional request for the shed to encroach into the side and rear yard setbacks.

3721 S. Darlington Rd. – Permission request for a proposed pergola.

5735 Forman Dr. – Permission requests for a proposed pergola and fireplace.



1563 Groton Rd. – Permission request for a proposed dog containment fence.

6391 Golfview Dr. – Dimensional request for a proposed covered porch encroaching into the rear yard setback.

4665 Dover Rd. – Permission request for proposed illuminated piers. Dimensional request for the piers located in the front yard.

6460 Thurber Rd. – Dimensional requests for a proposed addition to encroach into the side yard setback and to expand an existing nonconforming structure.



# Zoning Board of Appeals

## Accomplishments ~ Continued

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41

*(11/12/20 continued)*

6080 Snowshoe Cir. – Dimensional requests for a proposed addition to encroach into the secondary front yard setback and to expand an existing nonconforming structure.

3570 Telegraph Rd. – Dimensional request for a secondary wall sign within a residential zone district.

3831-3951 W. Maple Rd. – Permission requests for proposed illuminated piers, gates and a gatehouse. Dimensional requests for the piers with gates, gatehouse and fence to be located in the front yard and for a fence exceeding 4 ft.

### **12/08/20**

1281 Twin Maples Ln. – Permission request for the proposed hot tub. Dimensional request for the hot tub to encroach into the rear yard setback.

2532 Covington Pl. – Dimensional request for an illuminated basketball hoop to exceed the permitted height.

4383 Oak Grove Dr. – Permission request for a boat house. Dimensional requests for the boat house to exceed the permitted height, to encroach into the side yard setback, to encroach into the natural features setback, and for accessory space exceeding one-half the ground floor of the main building.



873 N. Cranbrook Rd. – Permission request for a proposed hot tub.

457 N. Cranbrook Rd. – Permission request for an existing invisible dog containment fence. Dimensional requests for the invisible dog containment fence located in the front and side yards and encroaching into the side and rear yard setbacks.

168 Hamilton Rd. – Permission request for an existing invisible dog containment fence. Dimensional requests for the invisible dog containment fence located in the front and side yards and encroaching into the side and rear yard setbacks.

# Zoning Board of Appeals Accomplishments ~ Continued

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42

*(12/08/20 continued)*

3480 Sunnydale Rd. – Dimensional request for pool equipment encroaching into the side yard setback.

6645 Meadowlake Rd. – Permission request for a proposed gazebo, fireplace, firebowls on piers, and sports court. Dimensional requests for the fireplace encroaching into the side yard setback, for pool equipment located not immediately adjacent to the residential building, and for fencing exceeding the permitted height.

5441 Longmeadow Rd. – Permission requests for a proposed pool house, pergola, pizza oven, kitchenette, and screen wall. Dimensional requests for the proposed pool house to exceed the permitted height, for accessory space exceeding one-half of the ground floor area of the main building, and for pool equipment located not immediately adjacent to the residential building.

1460 W. Long Lake Rd. – Permission request for proposed gates. Dimensional request for the gates located in the front yard.



1508 Sodon Lake Dr. – Permission request for a proposed shed.

# Zoning Board of Appeals

## Accomplishments ~ Continued

*(12/08/20 continued)*

58 Manor Rd. – Permission requests for an existing chicken coop and proposed rabbit hutch. Dimensional requests to conduct farming activities on a parcel of land that is less than 40 acres, for the chicken coop and rabbit hutch to encroach into the side yard setback, and for 5 ft. and 6 ft. high fences to exceed the permitted height.



2793 Farmingdale Dr. – Permission request for an existing pergola.

75 Maywood Ave. – Permission request for a detached deck. Dimensional request for the deck encroaching into the natural features setback.

228 Highland Ave. – Dimensional request for a generator to encroach into the side yard setback.

6936 Windham Ln. – Permission request for a screen wall.

644 S. Spinningwheel Ln. – Dimensional request for a proposed addition to encroach into the secondary front yard setback.

389 Enterprise Ct. – Withdrawn at the applicant's request.

329-359 Enterprise Ct. – Dimensional requests for encroachments into the rear yard building setback, the front yard parking lot setback, and for a reduction in width of the easterly greenbelt.

# Lot Split

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

**The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There was one lot line adjustment and no split applications in 2020.**

**05/11/20**

7445 & 7463 Duval Dr. – Lot line adjustment

# Action List 2020

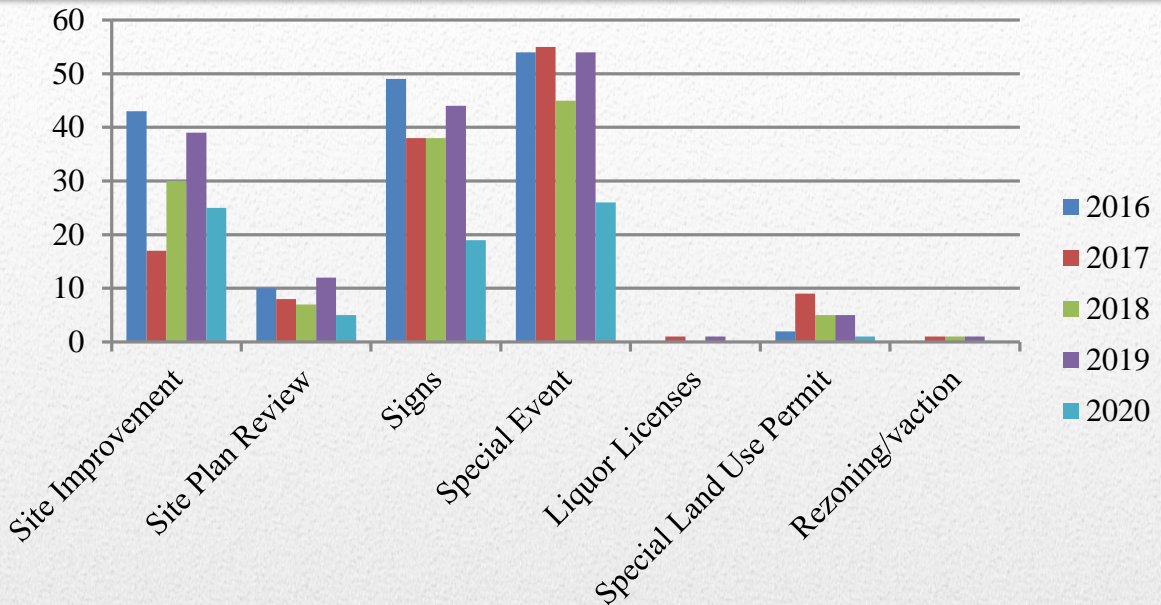
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## **Ongoing Items:**

### **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.**

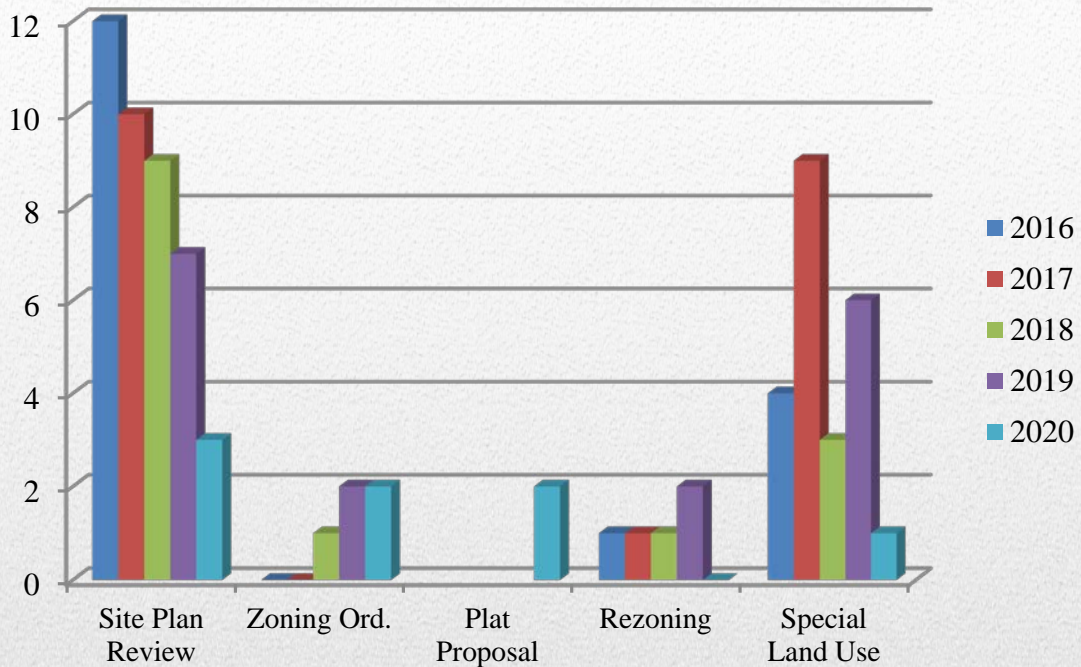
# Design Review Board Comparisons



Design Review Board	2016	2017	2018	2019	2020
Site/Facade Improvements	43	17	30	39	25
Site Plan Review	10	8	7	12	5
Signs	49	38	38	44	19
Special Events	54*	55*	45*	54*	26*
Liquor Licenses	0	1	0	1	0
Special Land Use Permits	2	9	5	5	1
Rezoning/Vacation	0	1	1	1	0
Yearly Totals	158	129	126	156	76

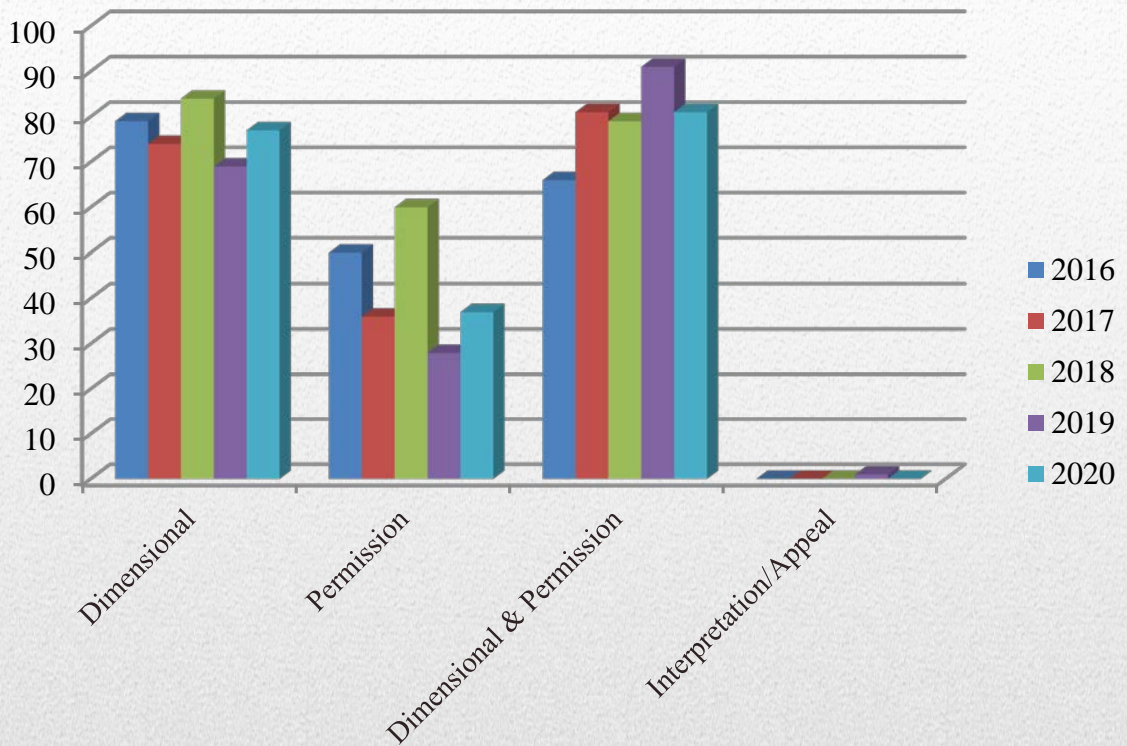
*\*Includes reoccurring or minor event permits.*

# Planning Commission Comparisons



Planning Commission	2016	2017	2018	2019	2020
Discussion Items	1	5	0	0	0
Site Plan Review	12	10	9	7	3
<u>Public Hearings</u>					
Zoning Ord. Amendments	0	0	1	2	2
Plat Proposal	1	0	0	0	2
Wetlands Board Hearings	1	0	3	0	0
Rezoning Hearings	1	1	1	2	0
Liquor License Hearings	0	1	0	1	0
Utility Pole	1	2	0	0	0
Special Land Use	4	9	3	6	1
Yearly Totals	21	28	17	18	8

# Zoning Board of Appeals Comparisons

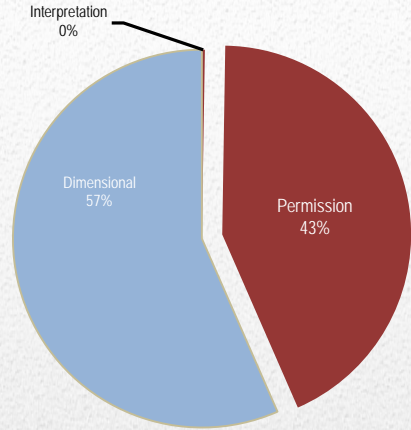


Zoning Board of Appeals	2016	2017	2018	2019	2020
Properties requesting Dimensional Variances	79	74	84	69	77
Properties Seeking Permission requests	50	36	60	28	37
Properties requesting both Dimensional & Permission requests	66	81	79	91	81
Appeal / Interpretation requests	0	0	0	1	0
Total Number of properties on Agendas	195	191	223	189	195

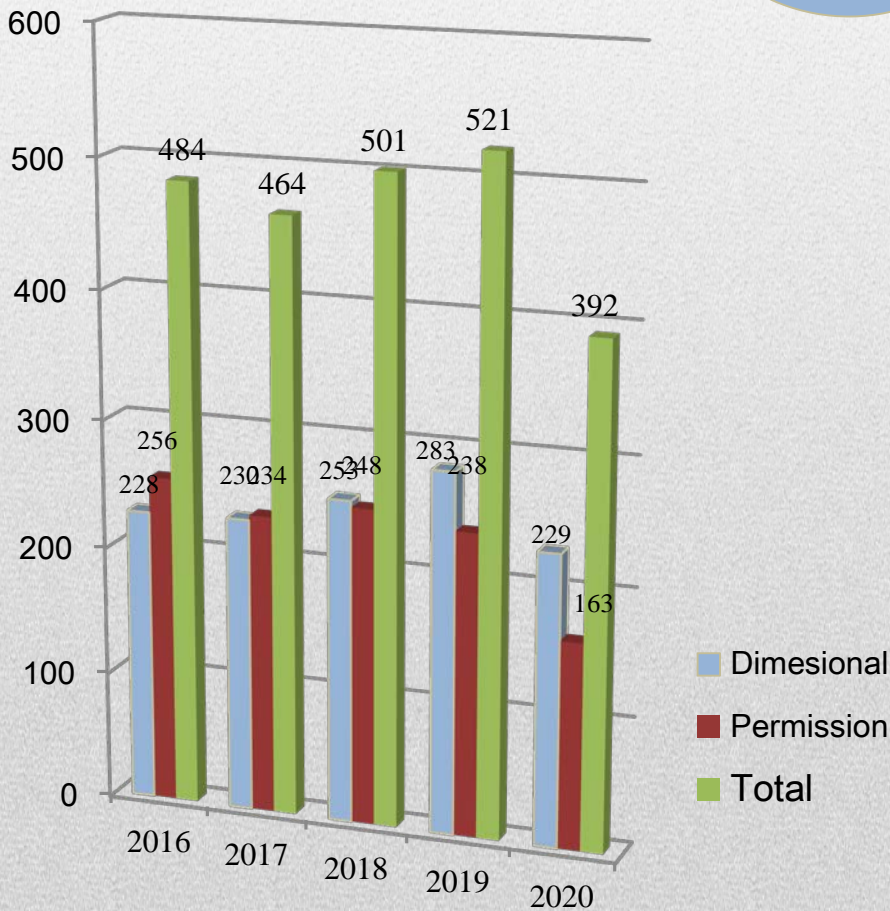


# Zoning Board of Appeals Comparisons ~ Continued

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



**Total Number of Appeal Items**



# Attendance Records 2020

Design Review Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Leo Savoie	3	1	2	2	8
Dani Walsh	0	0	0	1	1
Brian Kepes	4	1	4	6	15
Jan Roncelli	4	1	3	4	12
Martin Brook	0	0	0	1	1
Dani Walsh – alternate	0	0	0	0	0
Neal Barnett - alternate	0	0	2	3	5

Planning Commission / Wetland Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dr. Thomas Petinga	1	2	1	1	5
Jeff Salz	2	2	1	3	8
Neal Barnett	1	2	1	3	7
Richard Mintz	1	1	0	0	2
Richard Atto	2	2	0	2	6
Bruce Selik	2	2	1	3	8
Andrea O'Donnell	2	2	1	1	6
John Kelly	0	0	0	2	2

# Attendance Records 2020 ~ Continued

Zoning Board of Appeals	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Robert E. Taylor	2	2	3	3	10
Brian Henry	2	2	2	3	9
Andrea O'Donnell	2	2	2	2	8
Carol Rosati	2	2	2	2	8
Dani Walsh	1	2	3	2	8
Jocelyn Giangrande	1	2	3	2	8
Claudine Bacher	2	2	3	3	10
Jeffrey Drake-alternate	1	0	1	2	4
Glenda Meads-alternate	0	0	1	0	1