

Bloomfield Township Planning Division



2007 Annual Report

Dear Residents of Bloomfield Township:

I'm pleased to present the 2007 Bloomfield Township Planning Division Annual Report. This report has been prepared to give you insight into the accomplishments of the Division this year and also provide information about the Planning Division. The Division's principal activities involve assisting the Design Review Board, Planning Commission and Zoning Board of Appeals. The processing of applications for each of these Township Boards is dependent on the enforcement of the Township's Master Plan and Zoning Ordinances. The Planning Division also processes Lot Split Applications that are considered by the Township Board in accordance with Chapter 18, Article III, Division I, Section 18-232 of the Township Code of Ordinances.

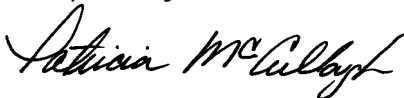
The major accomplishment for 2007 was adoption of the Township's new Master Plan. This update was based on numerous meetings to gather public input and involved outreach and review over 11 months. The Township's new Master Plan redefines the current goals and provides a comprehensive strategy to help manage growth and redevelopment for a period of about 20 years. It considers population and economic trends, housing and infrastructure, and the protection of natural features. It offers goals for the physical arrangement of various land use activities.

This report serves as the annual report of the Planning Commission pursuant to the Planning Commission Bylaws and Township Planning Act. In preparing the report, the Planning Commission has the chance to review their accomplishments over the course of the last 12 months. The Planning Commission approved the report at their meeting on March 3, 2008.

The report is separated into two distinct parts: Accomplishments and Goals. The Accomplishments section cites in narrative form the activities conducted by the Design Review Board, Planning Commission, and Township Board. This narrative includes a list of public hearings, studies and reviews. The Goals section lists the items from the Planning Commission's Action List and identifies the action taken on each item. From this list, the Planning Commission has the opportunity to evaluate their goals and objectives, and make any needed revisions for the coming year. Charts at the end of this section compare the division of the workload of the Planning Division to that of previous years.

The success of the Planning Division is attributed to the professionalism and dedication of its employees and employees from other Township Departments who share in the common goal of ensuring the health, safety and welfare of our residents and their property. We look forward to continuing the high level of community service that Bloomfield Township residents have come to appreciate.

Respectfully Submitted,



Patricia McCullough
Director of Planning, Building & Ordinance Department

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Mission Statement

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

Planning Division Staff:

- Patricia McCullough, Director of Planning, Building & Ordinance Department
- Christopher Gruba, Assistant Planner
- Robin Carley, Development Coordinator
- Carly Nettle, Planning Clerk





Administration

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

Design Review Board

Meeting Schedule

- The Design Review Board meets twice a month in the Township Auditorium, generally two weeks prior to the Planning Commission meeting.

Role of the Design Review Board

- In accordance with The Charter Township of Bloomfield Code of Ordinances, Chapter 42, Article III, Division 14, Section 42-530, Design Review Ordinance, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.

Design Review Board Members

- Dave Payne, Supervisor
- Dan Devine, Treasurer
- Janet Roncelli, Clerk
- Neal Barnett, Alternate
- Leo Savoie, Alternate



Smart Center Bloomfield, 1765 Telegraph Rd.

Planning Commission

Meeting Schedule

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

Role of the Planning Commission

- The Planning Commission serves as a recommending board. Upon their review of varied submittals, ie: commercial site plans, Zoning Ordinance amendments and residential developments. Recommendations are forwarded to the Township Board of Trustees for final approval or denial. The Planning Commission also serves as the Township Wetlands Board.

Planning Commission Members

- Jeff Salz, Chairman
- Dr. Scot Goldberg, Vice Chairman
- Sherry Stefanos, Secretary
- Jane Reisinger
- John Swoboda (January - September)
- Richard Mintz
- William Stark



Bloomfield Township Senior Center, 4200 Telegraph Rd.

Zoning Board of Appeals

Meeting Schedule

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

Role of the Board of Appeals

- The Zoning Board of Appeals will hear and decide specific appeals and authorize such variances from the provisions of the Zoning Ordinance, which will not be contrary to the public interest. A variance may be granted by the Board when, due to special conditions, literal enforcement of the provisions of the Ordinance would result in practical difficulty. The Board also acts on requests for interpretation of Zoning Ordinances, provisions, and appeals of administrative decisions.

Zoning Board of Appeals Members

- Corinne Khederian, Chairperson
- Jane Reisinger, Vice Chairperson
- James Aldrich
- Dan Devine (January)
- Brian Kepes
- Lisa Seneker
- Robert E. Taylor, Jr.
- David Buckley (March – December)
- Brian Henry, Alternate
- Carol Rosati, Alternate





Section One: Accomplishments of 2007

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

Design Review Board

The Design Review Board reviews exterior construction and signage for code compliance and aesthetic compatibility. The Board meets bimonthly and consists of the Township Supervisor, Clerk and Treasurer. The meetings are open to the public, and the agenda is posted on the Township website. The Board may forward projects on to the Planning Commission for review and approval if necessary. Twenty-five Design Review Board meetings were held in 2007.

The following businesses required Design Review Board approval from January to December 2007:

Façade Changes:

01/17/07

- 1717 Telegraph – Petrucci Properties – Bloomfield Construction

07/11/07

- 2184 Telegraph – Evola, James – Evola Music – Awning

07/25/07

- 3600 Maple – Kroger – New ramp and awning

08/27/07

- 1099 Lone Pine Rd. – Bloomfield Township Library – Awning
- 2222 Franklin Rd. – The Brody Group, Inc. – Township Senior Center – Awning

09/12/07

- 1645 Telegraph – Celani Family Ltd. – Motorcity Power Sports

11/29/07

- 2085b Franklin – Stevens Franklin LLC – The Varsity Shop – Awning

12/19/07

- 1987 Orchard Lake – Ellory Jade, LLC – The Goldman Group

Site Improvements:

01/17/07

- 4190 Telegraph – Andover Office Building – Dumpster enclosure

02/21/07

- 603 Friendly – Acadia Realty Trust – Nextel West Corporation – Shelter enlargement
- 3200 South Blvd. – Burlington Bloomfield Plaza – Kroger façade changes and loading dock screening
- 3294 South Blvd. – Burlington Bloomfield Plaza – La Salle Bank – ATM machine

03/08/07

- 1970 Orchard Lake – Detroit Edison Co. – Rooftop mechanical screening

03/29/07

- 5631 Adams – Beautiful Saviour Lutheran Church – Columbarium

- 1765 Telegraph – Car CNI-2 L.P. – Smart Car USA – 2 Temporary trailers
- 04/11/07
- 43494 Woodward – Scottsdale Properties – Bloomfield Internal Medicine – Mobile Medical Trailer
- 05/22/07
- 1830 Square Lake W. – Muslim Center of Bloomfield – Parking lot expansion
- 06/05/07
- 1830 Square Lake – Muslim Center of Bloomfield – Parking lot expansion
 - 43368 Woodward – Baidas, Richard – Office Building – Rooftop mechanical screening
- 06/20/07
- 4860 Maple – Chase Bank – Exterior building renovations
 - 1765 Telegraph – Smart Car – Exterior building renovations
 - 6785 Telegraph – Vestevich, Peter – Metro PCS – Cell tower collocation
- 07/11/07
- 225 Square Lake – Irish, Heather – Mulberry Square Apartments – New fencing
 - 6790 Telegraph – Sunrise Senior Living – Sunrise 2 – Construction & leasing trailers
 - 575 Friendly – Verizon Wireless – Clearwire – Collocation
- 07/25/07
- 2400 Telegraph – Target – Construction Trailer
 - 1976 Telegraph – Rose Enterprises – Carl's Golf Land – Parking lot reconfiguration
- 08/08/07
- 1951 Telegraph – Bloomfield Park Barricades – Hood Road and two entrances along Telegraph
- 08/27/07
- 6785 Telegraph – Vestevich, Peter – Generator for Cell Tower
- 10/01/07
- 1030 Parkway – Bloomfield Chase – Rear yard deck
 - 2385 Telegraph – Costco Wholesale Corp. – Two construction trailers
- 10/16/07
- 2045 Orchard Lake – Jarvis Insurance Agency – Site changes to parking field
- 10/31/07
- 2080 Telegraph – Sunrise Assisted Living – Parking lot expansion
 - 43940 Woodward – Southwood Associates – Parking lot and façade changes
- 11/14/07
- 1976 Telegraph – Rose Enterprises LLC – Construction trailers for LA Fitness
 - 1063 Westview – Bloomfield Township – Fire Station #2 – Temporary trailer
- 11/29/07
- 3200 South Boulevard – Burlington Bloomfield Plaza – Façade changes, parking lot
- 12/19/07
- 1914 Telegraph – Line Investment LLC – Bloomfield Market Place
 - 1830 Square Lake Rd. – Muslim Center of Bloomfield – Light poles

Liquor Licenses: There were no requests for Liquor Licenses in 2007.

Site Plan Review:

02/02/07

- 43131 Woodward – Kingswood Plaza – New Construction – Drive-thru restaurant
- 6790 Telegraph – Sunrise of Bloomfield 2 – New Construction

03/01/07

- 2400 Telegraph – Target Corporation – New construction

03/29/07

- 43020 Woodward – Sharp Investments LLC – Marathon Gas

05/03/07

- 1933 through 1975 Telegraph and 1751 Hood Road – Coventry II DDR Harbor – Bloomfield Park (Township portion)

05/22/07

- 1063 Westview - Bloomfield Township – Fire Station # 2 – Addition
- 43816 Woodward – St. George Hellenic – Plaza, driveway and Parking Lot

06/05/07

- 2050 Telegraph – Tiffrae LLC – LA Fitness – New construction

07/25/07

- 37000 Woodward – Perimeter Properties – New building addition

09/12/07

- 1765 Telegraph – Smart Car USA

10/01/07

- 43636 Woodward – Construction Association of Michigan – Site changes

10/31/07

- 500 Hulet – International Union of Operation Engineers – Addition and site changes
- 4280 Telegraph – Bloomfield Township – Senior Center
- 1751 Hood – Coventry II DDR Harbor – Bloomfield Park Cinema

11/29/07

- 4200 Telegraph – Capital Improvement Project – DPW Building, Fire Station, etc.

12/19/07

- 2343 Telegraph – Costco Wholesale – New building

Discussion Items:

01/17/07

- 2510 Telegraph – Fred Astaire Dance Studio sign

07/25/07

- 1991 Orchard Lake – Town & Country Door – Ground sign landscaping

Signs:

01/04/07

- 6905 Telegraph – Vestevich, Peter – Law Offices Vestevich, Mallender, DuBois & Deitsas PC
- 2222 Franklin – The Brody Group, Inc. – Bloomfield Township Adult Day Service

01/17/07

- 1751 Telegraph – Jannelle, Virginia – Yankee Carpenter

02/21/07

- 4120 Telegraph – Vivace LLC – Max Broock Realty

03/08/07

- 6495 Telegraph – Bloomfield BPA LLC – BP Gas – Starbucks
- 1685 Telegraph – Jonna Management – Kitchen Studio

03/08/07

- 2519 Maple – Maple Cranbrook Stores – Fresh Fruit Bouquet
- 4875 Maple – The Chaldean Catholic Church

04/11/07

- 4100 Telegraph – Vivace, LLC – Countrywide Home Loans

04/25/07

- 6510 Telegraph – Bloomfield Plaza – Wall sign for mall
- 4066 Telegraph – Petersen Investments – Multi tenant wall sign

05/03/07

- 6622 Telegraph – Bloomfield Plaza – Lenscrafters – Wall sign
- 2511 Maple – Maple Cranbrook Stores – Mathnasium – Wall sign

05/22/07 (continued)

- 1340 W. Long Lake – Kirk in the Hills – Ground sign
- 1116 Long Lake – Bank One – Ground sign for JP Morgan/Chase
- 2125 Suite A – Acadia Management – Drexel Heritage – Second wall sign

06/05/07

- Balmoral Orchards – 4 Subdivision entranceway signs
- 42967 Woodward – Woodward Square LLC – My Cousin's Pizzeria – Wall sign

06/20/07

- 1765 Telegraph – Smart Car – Wall signs

07/11/07

- 3681 Maple – Bloomfield Commons – Fidelity Bank – Wall sign

07/25/07

- 2400 Telegraph – Target – Wall sign
- Stillmeadow Subdivision – 2 ground signs

08/08/07

- Hunter & Ferguson Parks – Ferguson Properties – 2 Park entrance ground signs
- 3630 Maple – Three M Enterprises – Cellular Advantage/ AT&T – Wall sign
- 42805 Woodward – Woodward Square LLC – Rio Mexican Grille – Wall sign

08/27/07

- 2400 Telegraph – Target – Wall sign
- 3995 Telegraph – Bonaventure Plaza – Breakaway Deli – Wall sign

- 6930 Telegraph – Birmingham Farms Apartments – Ground signs
- 09/12/07
- 2274 Telegraph – John Wohlfiel – AT&T/ A Link – Wall sign
 - 1782 Pontiac Drive – SS MITX, LLC – Simply Self Storage – Wall sign
 - 2067 Telegraph – 2055 Associates, LLC – Spirit Halloween – Wall sign
 - 4036 Telegraph – Maplewood Properties, LLC – Inkstop – Wall sign
 - 1751 Hood Rd. – Coventry II DDR Harbor – Bloomfield Park Cinema – Wall Sign
 - 1975 Telegraph – Coventry II DDR Harbor – Bloomfield Park – Ground Sign

10/01/07

- 19-11-226-033 – Eastway Farms Phase 2 – Ground sign advertising lots for sale
- 6606 Telegraph – Schostak Brothers & Co. – Shoe Envy – Wall sign
- 6520 Telegraph – Schostak Brothers & Co. – L'Uomo – Wall sign
- 42805 Woodward – Woodward Square Lake, LLC – Rio Mexican Grille, Crack the code and ride away with 50K

10/16/07

- 43259 Woodward – Kingswood Plaza – La Marsa – Wall sign
- 2045 Orchard Lake – Jarvis Insurance Agency – Wall sign

11/14/07

- 1116 Long Lake – Chase Bank – JP Morgan – Wall sign
- 1099 Lone Pine – Bloomfield Township Library – Ground sign
- 42979 Woodward – Woodward Square LLC – AT&T – Wall sign

11/29/07

- 2085b Franklin – Stevens Franklin LLC – The Varsity Shop – Wall sign

12/19/07

- 1987 Orchard Lake – Ellory Jade, LLC – The Goldman Group – Wall sign

Special Events:

01/04/07

- 1340 Long Lake – Kirk in the Hills – Preschool Fall Enrollment – Temporary sign
- 1525 Covington – City of Birmingham Schools – Multiple Sclerosis Walk 2007

01/17/07

- 4200 Andover – Bloomfield Hills School District – Race Judicata 2007

02/02/07

- 1100 Lone Pine – Cross of Christ – Temporary Signage 2007

02/21/07

- 6646 Telegraph – Schostak Brothers & Co. – Steve's Deli – Outdoor dining
- Run for Kacy – Fundraiser

03/08/07

- 1801 Telegraph – Lowe's Companies – Seasonal Outdoor Sales 2007

03/15/07

- 2101 Telegraph – Stamford United – Super K-Mart – Garden Sales

03/29/07

- 3600 Bradway – Detroit Country Day – Spring Open House signage

04/11/07

- 4099 Telegraph – Bloomfield Village Square – Kroger – Outdoor Sales
 - 3675 Maple – Bloomfield Commons – Plum Market – Outdoor Sales
- 04/25/07
- 6622 Telegraph – Bloomfield Plaza – Crust Pizza – Outdoor Seating
 - 43061 Woodward – Kingswood Plaza – Kingswood Chiropractic – Kingswood Community Fair
 - 3695 Lincoln – St. Regis – Flower Sale 2007
- 05/03/07
- 3951 W. Maple – Oakland Hills Country Club – Swim Finals
- 05/22/07
- 4000 Club Gate Drive – Wabeek Country Club – Fireworks Celebration
 - 2300 Telegraph Road – Selik Investments, LLC – Hillside Furniture – Tent Sale
 - 7400 Telegraph – Temple Beth El – Crooz & Schmooz – Fundraiser
 - 4200 Andover – Bloomfield Hills School District – Heart of the Hills Run
 - 251 Square Lake E. – Bloomfield Surf Club – Temporary Sign
- 06/05/07
- 7101 Lahser – Brother Rice – The Popson Five Road Race – 5 K Run Fundraiser
 - 4136 Telegraph – PFB Management, LLC – Seattle Sutton's Healthy Eating Grand Opening – Temporary wall banner
- 6/20/07
- 3061 Adams – Pilgrim Congregational Church – Temporary Ground Sign
 - 42717 Woodward – 2600 Woodward LLC – Client Appreciation – Dream Cruise
 - 6510 Telegraph – Schostak Brothers & Co. – Bloomfield Plaza – Sidewalk Sale
- 07/11/07
- 3325 Franklin – Bloomfield Hills School District – Nature Center – Outdoor bands
 - 3695 Lincoln – Archdiocese of Detroit – Act for Autism Fun Run
 - 2209 Telegraph – McDonald's – Major Gaming Championship
- 07/25/07
- 2125 Telegraph Suite B – Panera Bread – Outdoor Seating
 - 251 Square Lake – Bloomfield Surf Club – Temporary Signage
 - 3598 W. Maple – Three M Enterprises – Ember's Deli – Outdoor Seating
 - 36700 Woodward – 1400 Woodward Associates – Dream Cruise Viewing
 - 42886 Woodward – CVS Pharmacy – Credit Union One – Seat Safety Check
- 08/08/07
- 42757 Woodward – Woodward Square LLC – Fuddrucker's – Dream Cruise Event
 - 3595 Bradway – Bloomfield Village – Village Mom's Social Co-op
 - 1340 Long Lake – Kirk in the Hills – Kirk Festival
 - 3695 Lincoln – St. Regis – Parish Picnic & Auto Display
 - 42874 Woodward – Labelle Management – Bennigan's – Dream Cruise Parking
 - 36600 Woodward – Bloomfield Township – Dream Cruise Event
- 08/27/07
- 3951 W. Maple – Oakland Hills Country Club – Taste of the 2008 PGA
 - 1525 Covington – Birmingham Schools – Jingle Bell Run, Arthritis Foundation
 - 1765 Telegraph – Smart Car USA – Temporary Coming Soon ground sign
 - 5090 Brookdale – Sorensen, Richard – Birmingham House Tour

- 1219 Square Lake – Bloomfield Hills School District – Buddy Walk 2007
09/12/07
 - 3675 Maple Rd. – Bloomfield Commons – Plum Market – Scarecrow Contest
10/16/07
 - 3600 Bradway – Detroit Country Day – Open House signs
 - 7225 Lahser – Marian High School – Christmas Tree Sale
 - 2105 Telegraph – Acadia Realty Trust – Fruit Haven Nursery Christmas Tree Sale
 - 4200 Andover – Andover High School – Race Judicata 2008
- 12/19/07
- 2085 Franklin – Stevens Franklin LLC – The Varsity Shop – Temporary Sign

Rezoning Request: There were no requests for rezoning in 2007.

Special Use Permit Requests:

- 04/11/07
- 1822 Fox River Drive – Fox Hills Community Association – Fox Hills Swim Team



LA Fitness, 2050 Telegraph Rd



Sunrise Assisted Living, 6790 Telegraph Rd.

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. With a recommendation from the Planning Commission, the Township Board shall review the site plan for final approval prior to the issuance of a building permit. Seventeen Planning Commission meetings were held in 2007.

The following lists include submittals from January to December 2007:

General Business:

01/15/07

- Election of Officers

04/04/07

- Ms. McCullough updated the Commission on the approval by the Township Board of Trustees for the Burlington Bloomfield Shopping Center and the pending hearing before the Court to amend the consent judgment.

Zoning Ordinance Amendment Changes:

04/25/07

- Establish Permanent Lawn Ground Cover for Construction Projects

Wireless Communications Facilities:

The Code of the Charter Township of Bloomfield, Chapter 42, Section 42-575, states that the Planning Commission is authorized to conduct public hearings for the review and approval of Wireless Communication Facilities. There were no Communications Facilities hearings in 2007.

Discussion Items:

01/15/07

- Parking Requirements – Proposed Parking Study
- Status of the Bloomfield Park Project

02/20/07

- Introduction of Elder Care Development Regulations
- Parking Requirements – Proposed Parking Study
- Progress of Burlington-Bloomfield Shopping Center

03/07/07

- No additional items were discussed

03/19/07

- Lawn Ordinance

04/04/07

- Parking Requirements – Proposed Parking Study – Restaurants

- 2006 Planning Department Annual Report
 - Wetland Inventory Base Map / Flood Plain Inventory
- 04/25/07
- No additional items were discussed
- 05/21/07
- No additional items were discussed
- 06/04/07
- Proposed Parking Study – Restaurants / Shopping Centers
 - Comments were made about the excessive amount of time and tax dollars wasted on the review of the Bloomfield Park proposal over several years, with incomplete plans and information still being provided by the applicant.
- 06/18/07
- Ms. McCullough reviewed the variances that were approved by the Zoning Board of Appeals relating to the Bloomfield Park proposal. Ms. McCullough noted that all approvals were subject to MDOT's approval of the traffic study and that the requested height variance for the cinema was denied. Ms. McCullough also noted that the Zoning Board of Appeals approvals were also tied to an approval by the Joint Development Council for the portion of the project within the 425 Agreement area as it relates to traffic and parking.
- 07/16/07
- Proposed Wind Energy System Ordinance
 - Proposed Mixed Use District Provisions
 - Parking Study – Shopping Centers / Restaurants
 - The Commissioners were provided the newly bound Chapter 42 (Zoning Chapter) of the newly adopted Bloomfield Township Code of Ordinances.
- 08/06/08
- Proposed Amendment to Research Park District
 - Proposed Mixed Use District Provisions
 - Mr. Mintz, as a member of the Planning Commission, thanked the entire Board of Trustees for their stipend raise.
- 09/05/07
- Cursory Review – Bloomfield Park 425 Agreement Site Plan
- 10/01/07
- Parking Study
 - Ms. McCullough updated the Commission on the Bloomfield Park project within the 425 Agreement Area, including the pending motion of the September 19, 2007 Joint Development Council Meeting. She highlighted the meetings with MDOT and stated the next Joint Development Council meeting was scheduled for October 3, 2007 at Pontiac City Hall. She noted that the Township's traffic consultant, Mr. Labadie, was currently reviewing the mitigation plan as proposed.
- 10/15/07
- Ms. Reisinger reviewed the items that went before the Zoning Board of Appeals, including approval of the requested variances for the Smart Car Dealership, and the Target Store signage.

- Ms. McCullough updated the Commissioners on the proposed Bloomfield Park project, including that portion within the 425 Agreement Area and the Township's portion of the project. The traffic issues, including meetings with MDOT, were also reviewed.

11/07/07

- Ms. Reisinger commented on the extremely positive Oakland Press article highlighting the Township's several commercial projects along Telegraph Road, north of Square Lake Road.
- Ms. McCullough stated that the Commissioners would be provided with copies of the article in their next meeting packets.

12/03/07

- Parking Study – Office Uses
- Ms. McCullough updated the Commissioners on the status of the Burlington-Bloomfield Plaza at the southwest corner of South Boulevard and Squirrel Road. She stated that the property owner, Mr. Sam Thomas, had entered into an agreement with Value Market Supermarkets to open an upscale supermarket in the existing Kroger location. Renovations to the existing shopping center are proposed for the Spring of 2008.
- Mr. Stark questioned the next project or study for the Planning Commission.
- Mr. Payne and Ms. McCullough confirmed that the accessory structure ordinance would be amended.

Design Review/Site Plans:

02/20/07

- 43183-43333 Woodward Ave. – Kingswood Plaza – New Construction
- 6790-6810 Telegraph Road – Sunrise Assisted Living Facility – New Construction

03/19/07

- 2400 Telegraph Road – Target Corporation – New Construction
- 2006 Planning Department Annual Report

04/25/07

- Marathon Service Station – 43020 Woodward – Site Renovations
- Target Store – 2400 Telegraph Road – New Construction

05/21/07

- Bloomfield Fox Hills Association – Swim Club – 1822 Fox River Drive
- Bloomfield Park (Township Portion) – New Construction

06/04/07

- Westview Fire Station No. 2 – 1063 Westview Road – Additions / Renovations

06/18/07

- L A Fitness – 2050 Telegraph Road – Demo / New Construction

07/16/07

- Bloomfield Park (Township Portion) – New Construction

10/01/07

- Smart Car USA – 1765 Telegraph Road – Renovations to site

10/15/07

- Construction Federal Credit Union / Construction Association of Michigan – 43636 Woodward Avenue – Site Renovations / Addition

11/07/07

- Bloomfield Park – Township Portion

12/03/07

- Bloomfield Township – Capital Building Program – Phase II

Wetlands Board Hearings:

The Code of the Charter Township of Bloomfield, Chapter 14, section 14-116--14-119, states that the Planning Commission acts as the Township Wetlands Board to review proposals in accordance with the standards and criteria set forth to determine whether the proposal is in the public interest and to evaluate the impact on the natural resources.

04/25/07

- Target Store – 2400 Telegraph Road – New Construction

05/21/07

- Bloomfield Park (Township Portion) – New Construction

Public Hearing for changes in Zoning Classifications:

04/25/07

- Target Store – 2400 Telegraph Road – New Construction

05/21/07

- Bloomfield Park (Township Portion) – New Construction

07/16/07

- Bloomfield Park (Township Portion) – New Construction

11/07/07

- Bloomfield Park – Township Portion

Public Hearings:

03/19/07

- Elderly Care Ordinance

09/05/07

- Proposed Amendment to Research Park District
- Proposed Mixed Use District Provisions
- Proposed Regulations for Wind Energy Systems

Master Plan Update:

03/07/07

- Public Hearing
 - The agenda highlighting the approval process
 - The timetable of the project – starting in January of 2006, w/ adoption anticipated on March 26, 2007
 - The Township's Vision Statement
 - The extensive Public Involvement throughout the entire process
 - Future Land Use Information, including the Future Land Use Map and the Future Land Use Categories, and the creation of a new Mixed Use Category

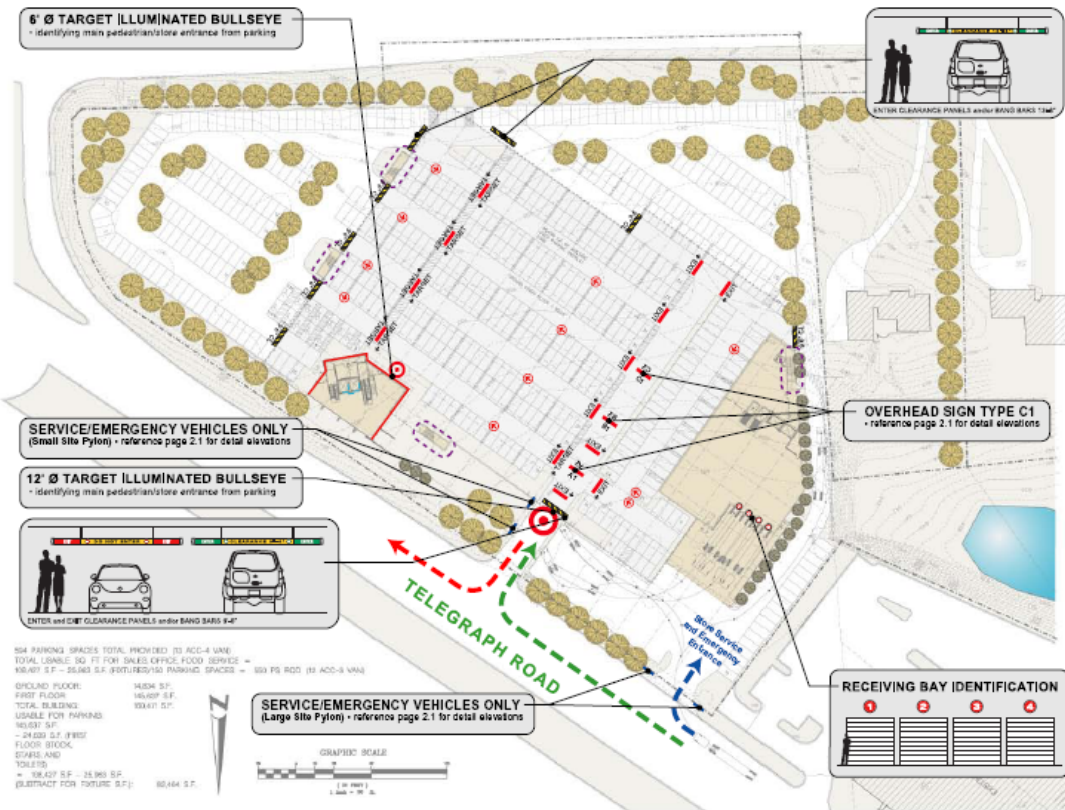
Study Sessions:

09/17/07

- Shared Parking – Traffic Impact Study – Michael Labadie, Tetra Tech, Inc.



Target, 2400 Telegraph Rd.



Zoning Board of Appeals

In accordance with the Zoning Ordinance, Chapter 42 of Charter Township of Bloomfield Code of Ordinances, appeals from the strict applications of the provisions of the Zoning Ordinance may be made to the Zoning Board of Appeals upon finding the standards of practical difficulty or hardship have been met. Twelve Zoning Board of Appeals meetings were held in 2007.

The following lists include submittals from January to December 2007

Interpretation Requests:

02/13/07

- 4787 Crestview Ct. – Interpretation of Chapter 42, Article III, Division 1, Section 42-180

Permission Requests

01/09/07

- 4328 Vernor Ct. – Permission request for continued use of existing fenced area as dog run.
- 7333 Cathedral – Permission request for existing accessory structure, satellite dish.
- 7481 Franklin Ct. – Permission request for existing accessory structure, shed.

02/13/07

- 4328 Vernor Ct. – Permission request for continued use of existing fenced area as dog run.
- 7481 Franklin Ct. – Permission request for existing accessory structure, shed.
- 7333 Cathedral – Removed, the homeowner removed the satellite dish. Permission request for existing accessory structure, satellite dish.

04/10/07

- 7481 Franklin Ct. – Permission request for existing accessory structure, shed.

05/15/07

- 2651 Squirrel Rd – Permission request for accessory structure, shed.
- 3797 Adams Rd. – Permission request for accessory structure/use, indoor pool.
- 1765 Telegraph Rd. – Permission request for accessory structures, two existing temporary office trailers.
- 43494 Woodward – Permission request for continued use of an existing accessory use/structure, mobile medical unit.

6/12/07

- 5759 Blandford Rd. – Permission request for an accessory structure, hot tub.

07/10/07

- 1797 Schoenith Ln. – Permission request for accessory structures, cabana w/ porches, trellis & fireplace.
- Balmoral Orchards, 4604 Hedgewood, 5889 Pentland, 5517 Priory Ln., 5515 Pebbleshire Rd. – Permission request for accessory structures, replacement of four stone wall entranceway structures.

- 125 Berkshire Dr. N. – Permission request for accessory structure, storage shed w/o utilities.
- 4248 Orchard Hill Dr. W. – Permission request for accessory structure, hot tub.

08/14/07

- 320 Berkshire Dr. N. – Permission request for accessory structure, shed with electrical.
- 3820 & 3830 Burning Tree – Permission request for accessory structures, two subdivision entrance structures.

09/11/07

- 4688 Walnut Lake Rd. – Permission request for accessory structure, gazebo.

10/09/07

- 3721 Thornbrier Way – Permission request for existing accessory structure, shed.

11/20/07

- 3721 Thornbrier Way – Permission request for existing accessory structure, shed.
- 1063 Westview Rd. – Permission request for accessory/use structure, temporary construction trailer.
- 3810 Mystic Valley Dr. – Permission request for accessory structure, existing pergola.
- 4700 Lahser – Permission request to rebuild existing accessory structures shed & fire pit.

12/11/07

- 7456 Cathedral Dr. – Permission request for accessory structure, hot tub.
- 1965 West Bend Ct. – Permission request for accessory structures, hot tub & pergola.
- 6790 Telegraph Rd. – Permission request for a temporary ground sign.
- 4800 Burnley Dr. – Permission request for existing accessory structures, two storage tents.

Dimensional Variance Requests:

01/09/07

- 2910 Meadowood Ln. – Dimensional variance for installation of 6' fence in front yard.
- 3310 Morningview Terrace – Permission request for existing accessory structure, annual ice rink. Dimensional variance for location of ice rink in front yard.
- 1917 Lone Pine – Permission request for existing accessory structures, two brick columns. Dimensional variance for location of brick columns in front yard.
- 5208 Rector Ct. – Permission request for existing accessory structure, satellite dish. Dimensional variance for satellite dish in front yard.
- Willoway Condominiums – Permission request for existing accessory structure, dumpster enclosure. Dimensional variance for location of dumpster enclosure.
- 2775 Brady Dr. – Dimensional variance for existing accessory structure, air conditioner in a front yard.
- 2169 Tottenham – Dimensional variance for accessory structure, generator 35' away from building.
- 300 Cranbrook Rd. – Dimensional variance to encroach 5' in side yard setback w/ existing pool equipment.
- 2746 Turtle Bluff – Dimensional variance to encroach 5.6' w/ screen wall and generator.
- 2840 Squirrel Rd. – Dimensional variance to encroach 7' in w/ single story garage addition.

- 1545 Kirkway – Dimensional variance to encroach 8.3' into rear yard w/ single story enclosed porch addition.
- 4653 Chelsea – Dimensional variance to replace existing front yard accessory structure, generator.
- 6495 Telegraph – Dimensional variance for encroachment of ground sign & size of 1 wall sign w/ logo & 1 wall sign w/ logo/illustration

02/13/07

- 1545 Kirkway Rd. – Dimensional variance to encroach 8.3' w/ single story porch addition.
- 1915 Raymond Pl. – Permission request for accessory structures, retaining walls. Dimensional variance for retaining walls location in side yard.
- 4015 Antique Ln. – Permission request to installation of fence above retaining wall. Dimensional variance to encroach 7.7' w/ breezeway & single story garage addition.
- 6780 Spruce – Permission request for existing accessory structure, satellite dish. Dimensional variance for satellite dish in front yard.
- 3405 Bradway Blvd. S. – Permission request for existing accessory structure, ice rink. Dimensional variance for ice rink in front yard.
- 6936 Holiday Dr. – Permission request for an accessory structure, trellis. Dimensional variance to encroach 3.6' in side yard w/ single story addition.
- 5035 Brookdale St. – At petitioner's request, item rescheduled for March 13, 2007. Permission requests for accessory structures, two address piers, cabana, dog run & garden ornament. Dimensional variance for front yard fence, 6' screen wall, two address piers in front yard, location of kitchen facilities and pool equipment, 6.3 ft. high fencing for dog run & install a garden ornament in a front yard.
- 3610 Franklin Rd. – Permission request for front yard piers, side yard fountain, swimming pool, & retaining walls. Dimensional Variance for construction of two piers with electronic gates in the front yard, limestone walls in front yard, 20 ft. encroachment into front yard setback, 9 ft. high wall w/ fountain in side yard, construction of swimming pool in elevated open terrace area, a 31.3 ft. encroachment into the lakeside setback, retaining walls located in side and rear yards, and 36% lot coverage for the proposed new home.
- 910 & 950 Waddington Rd. – Dimensional variance for existing 5' stonewall in front yard.
- 1253 Twin Maples Ln. – Dimensional variance to encroach 6' in rear yard w/ single story addition.
- 3580 Roland Dr. – Dimensional variance to encroach 8' in side yard w/ two a/c units and pool equipment.
- 2101 Telegraph Rd. – Dimensional variance for additional signage.
- 4539 River Trail – Permission request for accessory/use structure, in-ground pool. Dimensional variance for placement of accessory use/structure, pool, pool fencing & pool equipment in front yard.

03/13/07

- 6780 Spruce – Permission request for existing accessory structure, satellite dish. Dimensional variance for satellite dish in front yard.

- 830 Helston Ct. – Permission request for existing accessory structure, gazebo. Dimensional variance for gazebo to remain upon demolition of house.
- 4610 Cimarron – Permission request for accessory structures, retaining walls, lighted piers. Dimensional variance for retaining walls in front, side & rear yards 13.5' from wetland. Patio 19' from wetland, patio 19.4' from wetland, piers in front yard.
- 620 Spinning Wheel Dr. – Permission request for existing accessory structure, shed. Dimensional variance for shed in side yard.
- 5561 Lakeview Dr. – Dimensional variance to encroach 29' in front yard w/ two-story addition & a/c unit.
- 6790 Telegraph Rd. – Permission request for accessory structures pergola, gazebo, trash enclosure, trellis, sign & screen wall. Dimensional variance for building length & height. Dimensional variance for installation of 6' masonry screen wall & 6' fence.
- 5035 Brookdale St. – Permission request for accessory structures address piers, cabana & statue. Dimensional variance for fence in front yard, 6' screen wall screening generator & 6' ornamental fence.

04/10/07

- 1117 Woburn Green – Dimensional variance for accessory structures, 3 a/c units.
- 752 Ardmoor Dr. – Dimensional variance to encroach 11' w/ two a/c units. Dimensional variance for accessory structure, pool equipment.
- 4794 Tully Rd. – Permission request for accessory structures, two 6' entry piers. Dimensional variance for entry piers, retaining walls & columns.
- 2710 Turtle Lake Dr. – Permission request for accessory structures, retaining walls. Dimensional variance for retaining walls.
- 1506 Lakewood Rd. – Permission request for accessory structures, lighted entry piers, retaining walls, outdoor fireplace. Dimensional variance for piers & retaining walls.
- 3610 Franklin Rd. – Permission request for accessory structures, entry piers. Dimensional variance for fence in front yard, encroach 20' with new home, and to encroach 9.8' into lakeside setback.

05/15/07

- 1751 Telegraph Rd. – Dimensional variance to encroach 10' with placement of ground sign.
- 2921 Turtle Pond Ct. – Dimensional variance to encroach 4' w/ existing accessory structure, generator & screen wall.
- 1978 Long Lake Shores Dr. – Dimensional variance to encroach 1' w/ second story addition.
- 1250 Water Cliff – Dimensional variance for placement of accessory structure, generator in front yard.
- 5550 Kenmoor Rd. – Dimensional variance for generator in front yard.
- 1115 Woburn Green – Dimensional variance for generator in side yard.
- 5569 Woodwind Dr. – Dimensional variance for placement of existing accessory structure, a/c unit.
- 1040 Timberlake Dr. – Dimensional variance for placement of accessory structures, two a/c units in front yard.
- 1729 Hamilton Dr. – At the owner's request, this item has been withdrawn. Dimensional variance for in ground pool & fencing in front yard.

- 6379 Muirfield Dr. – Dimensional variance to encroach 16.5' with two-story addition. Dimensional variance to encroach 3' with single-story addition.
- 3707 Peabody Dr. – Permission request for accessory structure, ice rink. Dimensional variance for, ice rink.
- 3789 South Darlington Rd. – Permission request for accessory/use structures, sport court & two stone pillars w/ lights. Dimensional variance for pillars.
- 4786 S. Chipping Glen – Permission request for accessory structure, existing statue. Dimensional variance for statue in front yard.
- 5090 Brookdale St. – Permission request for accessory structures, hot tub & pergola. Dimensional variance for hot tub & pergola in rear yard, screen wall in front wall.
- 21220 Fourteen Mile – Dimensional variance for accessory structures, four existing a/c units.
- 1400 Echo Ln. – Permission request for accessory structure, cabana. Dimensional variance for pool equipment in the cabana.
- 43020 Woodward – Permission request for canopy & trash enclosure. Dimensional variance to encroach with canopy & trash enclosure. Dimensional variances for existing non-conforming building & existing non-conforming parking setbacks.

06/12/07

- 5569 Woodwind Dr. – Dimensional variance for placement of existing accessory structure, a/c unit.
- 43020 Woodward – Dimensional variance to construct canopy on existing non-conforming building.
- 1063 Westview Rd. – Dimensional variance to encroach w/ addition & apparatus bay for existing non-conforming meeting.
- 821 Highwood Dr. – Permission request for accessory structure, pergola. Dimensional variance for pergola in front yard.
- 1735 Dell Rose Dr. – Dimensional variance to encroach in side yard w/ existing & proposed a/c unit.
- 6171 Lantern Ln. – Dimensional variance to encroach in front & rear yards to replace existing carport/shed & w/ single-story garage addition.
- 6188 Thurber Rd. – Dimensional variance to encroach in front & side yards w/ single-story addition.
- 6336 Thurber Rd. – Dimensional variance for accessory use/structure, in-ground pool to encroach in rear setback. Dimensional variance to installation of 6' fence.
- Glencoe Estates, 5730 - 5731 Burnham & 5716 – 5719 Blandford – Dimensional variance for installation of fencing in front yard.
- 4555 Private Lake Dr. – Permission request to retain existing home until new home constructed, existing accessory structure, storage building w/ cupola. Dimensional variance for accessory structure, a 21.7' portico.
- 3555 Forest Lake Dr. – Permission request for accessory structures, four stone pillars. Dimensional variance for four stone pillars in the front yard.
- 3916 Cotton Tail Ln. – Permission request for accessory structure, pergola. Dimensional variance for pergola in front yard.
- Harbor Company (easterly side of Telegraph at Hood Rd.) – Dimensional variances for front & rear setbacks, height of proposed cinema sign, parking & loading.

Interpretation of Article XIV, Section 1400 of Zoning Ordinance No. 265 as it relates to the setback from a road way. Interpretation of Article XV, Section 1504 and Article II, Section 201, as it relates to parking requirements. Interpretation of Article XV, Section 1504 and Article II, Section 201 as it relates to private streets required to meet Oakland County Road Commission design standards.

7/10/07

- 821 Highwood Dr. – Permission request for accessory structure, pergola. Dimensional variance for pergola in front yard.
- 7155 Parkhurst Dr. – Ordered to show cause why prior approval of existing accessory structure, tree house should not be revoked. Permission request for tree house. Dimensional variance to encroach w/ tree house in side & rear yards.
- 5655 Woodland Pass – Dimensional variance for existing 6' fence in front yard.
- 4442 Chamberlain Dr. – Dimensional variance for placement of accessory structures, two existing a/c units in front yard.
- 1340 Long Lake Rd. – Dimensional variance for placement and size of ground sign.
- 6510 Telegraph Rd. – Dimensional variance to change face of existing secondary wall sign.
- 4875 Maple Rd. W. – Dimensional variance to change face of existing non-conforming ground sign.
- 2535 Amberly – Dimensional variance to encroach in rear yard w/ single-story addition.
- 328 Wadsworth – Dimensional variance for placement of existing 6' wood fence, 5' chain link fence & placement of existing invisible fence.
- 1254 Cottingham Row – Dimensional variance for accessory structures, existing & proposed generator, three existing a/c units in a front yard.
- 2125 Telegraph – Dimensional variance for additional signage to existing street side wall sign & secondary wall sign on rear elevation.
- 841 Highwood Dr. – Permission request for accessory structure, gazebo. Dimensional variance for 19' high gazebo.
- 830 Highwood Dr. – Permission request for accessory structures, entrance piers w/ fencing. Dimensional variance for entrance piers w/ fencing in front yard.
- 650 South Hills Rd. – Permission request for accessory structure, fountain. Dimensional variance for fountain in front yard.
- 7297 Kingswood Dr. – Permission request for expansion of existing accessory structure, retaining wall. Dimensional variance for retaining wall in a side yard setback.
- 4233 Willoway Estates Ct. N. – Permission request for accessory structures, three stone piers, two w/ lamps. Dimensional variance for piers & lamps in front yard.
- 3525 Brookside Dr. – Permission request for accessory structure, built-in grill. Dimensional variance for creation of a beach within natural feature area.
- 2050 Telegraph Rd. – Permission request for accessory structure, dumpster enclosure. Dimensional variance for occupancy within the parapet area, 10' greenbelt w/ 6' fencing, dumpster location in side & rear setbacks.

8/14/07

- 821 Highwood Dr. – Permission request for accessory structure, pergola. Dimensional variance for 17.9' pergola in front yard.

- 7297 Kingswood Dr. – Permission request to expand existing accessory structure, retaining wall. Dimensional variance to expand non-conforming retaining wall in side yard setback.
- 6336 Thurber Rd. – Dimensional variance to encroach 4' w/ a/c unit in side setback.
- 334 Glenhurst Dr. N. – Variance to encroach 1.7' with existing accessory structures, two a/c units.
- 5182 Iron Gate Rd. – Dimensional variance to encroach into side yard with single-story addition.
- 6250 Worlington Rd. – Dimensional variance to encroach into front yard w/ single-story porch addition & side yard w/ reconstruction the single-story attached garage.
- 1539 Bartley Ln. – Dimensional variance to encroach into rear yard w/ deck.
- 3749 Darlington Rd. S. – Dimensional variance for accessory use/structure, in-ground pool, to encroach into rear yard setback.
- 1315 Lone Pine Road – Permission request for existing 4' existing concrete wall. Dimensional variance 6' fence over 4' wall to encroach into side & rear setbacks.
- 1500 Kirkway Rd. – Dimensional variance to encroach 50' into the average lakeside setback with new home.
- 1333 Glengarry Rd. N. – Permission request for accessory structure, gas fireplace & retaining wall. Dimensional variance to increase height of existing retaining wall.
- 2386 Tilbury Place– Permission request for accessory use/structure, fireplace. Dimensional variance to change roof from hip line to gable.
- 1765 Telegraph Rd. –Dimensional variance for secondary wall sign, logo to exceed maximum allowable area.
- 6790, 6800, 6810 Telegraph Rd. – Permission request for accessory structures, 2 temporary trailers, 3 construction trailers & 2 storage containers. Dimensional variances for trailers in front yard, 6' fence in front & rear yard & for fence to remain after demolition.
- 2400 Telegraph Rd. – Permission request for accessory structure, construction trailer. Dimensional variance for trailer in a side yard.

09/11/07

- 1315 Lone Pine Road – Permission request for existing 4' existing concrete wall. Dimensional variance 6' fence over 4' wall to encroach into side & rear setbacks.
- 1896 Hunters Ridge Dr. – Dimensional variance to encroach 19' replacing existing non-conforming deck.
- 187 Cranbrook Cross Rd N. – Dimensional variance to encroach into front yard setback w/ foundational concrete slab. Dimensional variance to encroach into side yard setback with two-story addition.
- 2742 Aldgate Dr. – Dimensional variance to encroach into front yard setback with covered porch.
- 1851 Golf Ridge Dr. S. – Dimensional Variance for accessory structure, generator in a secondary front yard.
- 459 Kendry Dr. – Dimensional variance to encroach in side yard with accessory structure, a/c unit.
- 2243 Somerset – Dimensional variance for existing 6' fence.

- 4476 Maple Rd. W. – Permission request for two masonry walls, electronic gates with piers and light fixtures. Dimensional variance for walls, gates, piers & lights in front yard.
- 882 Bloomcrest Drive – Permission request for accessory structure, pergola. Dimensional variance for pergola in a side yard.
- 3959 Mount Vernon Dr. – Permission request for accessory structures, two retaining walls & four driveway piers. Dimensional variance for raised patio within the rear yard setback & piers within the front & side yard setbacks.
- 662 Wattles Rd. – Permission request for accessory structure, shed. Dimensional variance for shed within side yard setback.

10/09/07

- 3959 Mount Vernon Dr. –Dimensional variance for raised patio within rear yard setback.
- 2243 Somerset – Dimensional variance for existing 6' & 8' fence.
- 4375 Stony River Dr. – Dimensional variance to encroach in front & rear yards w/ single-story garage addition.
- 4131 Meadow Way – Permission request for accessory structure, hot tub. Dimensional variance for placement of hot tub & two a/c units in side yards.
- 2985 Berkshire Dr. – Dimensional variance to encroach into rear setback with single-story porch addition.
- 4348 Heronwood Dr. – Dimensional variance for secondary front yard placement of a generator.
- 125 Cranbrook Rd. – Dimensional variance to encroach 17' with replacement of a sunroom addition.
- 2400 Telegraph Rd. – Dimensional variance for wall sign of Target logo.
- 6785 Telegraph Rd. – Permission request for accessory structure, generator. Dimensional variance for generator in side yard.
- 831 Highwood Dr. – Permission request for two accessory structures, existing driveway entry piers. Dimensional variance for front yard location of driveway entry piers.
- 1576 Apple Ln. – Permission request to renovate existing accessory structure, a gazebo & to construct an interior sports court. Dimensional variance to encroach 4.4' into lakeside setback with addition.
- 817 Palms Rd. –Permission request for two existing accessory structures, stone retaining walls. Dimensional variance for retaining walls within a side yard.
- 73 Highland Dr. –Permission request for accessory structure, detached garage. Dimensional variance to encroach 11' with single story addition.
- 1330 Square Lake Rd. E. – Permission request for accessory structure, stone retaining wall. Dimensional variance for front yard retaining wall.
- 1327 Lone Pine Rd. – Permission request for accessory structure, concrete wall. Dimensional variance for location of existing 6' fence.
- 3522 Maxwell Ct. – Permission request for accessory structure, gazebo. Dimensional variance for gazebo encroaching into rear yard setback.
- 4558 Ranch Ln. – Item rescheduled to the November 20th meeting.
- 230 Woodedge – Permission requests for existing fence & accessory use/structures to remain after demolition: garage, detached garage, fencing, wood retaining wall, play

structure. Dimensional variance for location of existing garage, fence, retaining wall and play structure.

- 7297 Kingswood – Permission request to expand existing accessory structure, retaining wall. Dimensional variance for location of existing retaining wall.
- 2343 & 2385 Telegraph Rd. S. – Permission request for existing accessory structures, one temporary storage trailer & one temporary office trailer. Dimensional variance for location of proposed trailers.
- 1765 Telegraph Rd. – Permission request required for: test track, dumpster relocation. Dimensional variances required for location of test track, parking setbacks, dumpster enclosure & fence location.

11/20/07

- 6294 Worlington Rd. – Dimensional variances to encroach into front yard setback w/ existing non-conforming porch addition & sunroom renovation.
- 6449 Sheringham Rd. – Dimensional variance to encroach into front, southerly side & rear yard setbacks w/ single story addition to existing non-conforming building.
- 340 Hupp Cross Rd. – Dimensional variance to encroach into a secondary front yard setback for renovations to existing non-conforming building.
- 2045 Orchard Lk. Rd. – Dimensional variances to encroach into side yard setback & side yard parking setbacks for existing non-conforming building.
- 3565 Roland Dr. – Dimensional variances to encroach in side yard setback w/ three a/c units.
- 6930 Telegraph Rd. – Permission request for ground sign in RM zoned district. Dimensional variance to encroach into street side setback w/ sign.
- 1099 Lone Pine Rd. – Dimensional variance to encroach into front setback w/ ground sign.
- 73 Highland Dr. – Permission request for accessory structure, garage. Dimensional variance to encroach into side yard setback w/ garage.
- 4558 Ranch Ln. – Permission request for accessory structure, garage. Dimensional variance for garage & 5' fence in secondary front yard.
- 1267 Club Dr. – Permission request for two piers, retaining walls, deck & pergola. Dimensional variance for piers, 6' gate & retaining walls in front yard. Dimensional variance to encroach into side yard setback for four a/c units, retaining wall in side yard setback, deck & pergola within the natural feature setback.
- 3693 Bradford Dr. W. – Permission request for accessory structure, pergola. Dimensional variance for pergola in a side yard.
- 1450 Square Lake Rd. W. – Permission requests for retaining walls, outdoor kitchenette, sports court, four pergolas, gas fireplace & cabana. Dimensional variance for retaining walls in front & side yards, generator 30' from building wall, sports court to encroach into side yard setback.
- 1976 S. Telegraph Rd. – Permission request for accessory structure, construction trailer. Dimensional variance for trailer located in a side yard.
- 1939, 1951, and 1975 Telegraph Road, 1751 Hood Road, and Vacant Lot 32 – Permission request for accessory structure, retaining wall. Dimensional variances, size of

Lot Splits

Lot Splits must meet the requirements of The Charter Township of Bloomfield Code of Ordinances and the State Land Division Act. The review process typically takes between 60 and 90 days to complete. As applicable, this review process may be completed simultaneously with the site plan review process.

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

In each case, before giving a lot split approval, the Township Board shall consider the standards as stated in Chapter 18, Article III, Division I, Section 18-232 of The Code of the Charter Township of Bloomfield. Upon approval of the proposed lot split by the Township Board, the applicant shall record the approved survey with the Oakland County Register of Deeds office and notify the Township Assessing office of the recording. New sidwell numbers cannot be processed until the Township Assessor receives the recorded survey documents.

2007

07/23/07

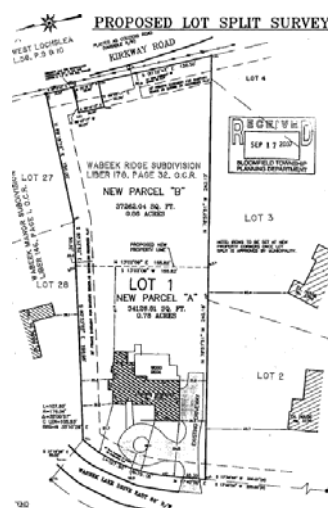
- 1485 Club Drive (19-08-151-021) – Denied

08/13/07

- 2050 Telegraph (19-05-351-018) - Approved

11/13/07

- 37 Wabeek Lk. Dr. E. (19-18-203-003) – Approved



37 Wabeek Lk. Dr. E.

Section Two: Goals of 2007

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

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

Action List 2007

Completed Goals

- The Township Board adopted the Master Plan on March 26, 2007
- Ordinance 584, Elder Care Development, Adopted by the Township Board April 23, 2007
- Ordinance 585, Permanent Lawn Ground Cover, adopted by the Township Board May, 29, 2007
- Ordinance 589, Amendment to the RP Research Park District, adopted by the Township Board October 8, 2007

Ongoing Goals

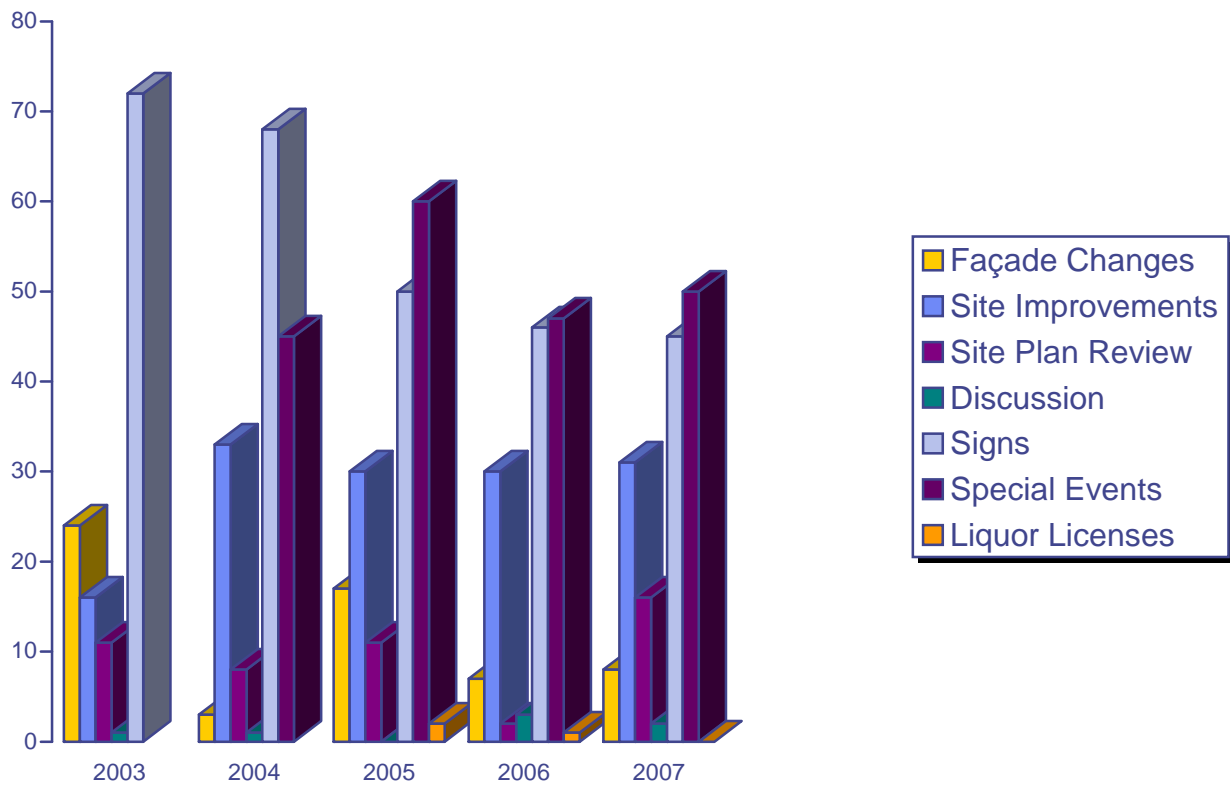
- Review of current parking requirements
- Review new retaining wall and swimming pool fencing regulations
- Review of the current accessory structure regulations

New Goals

- Consider reformatting the Zoning Ordinance with Clear Zoning

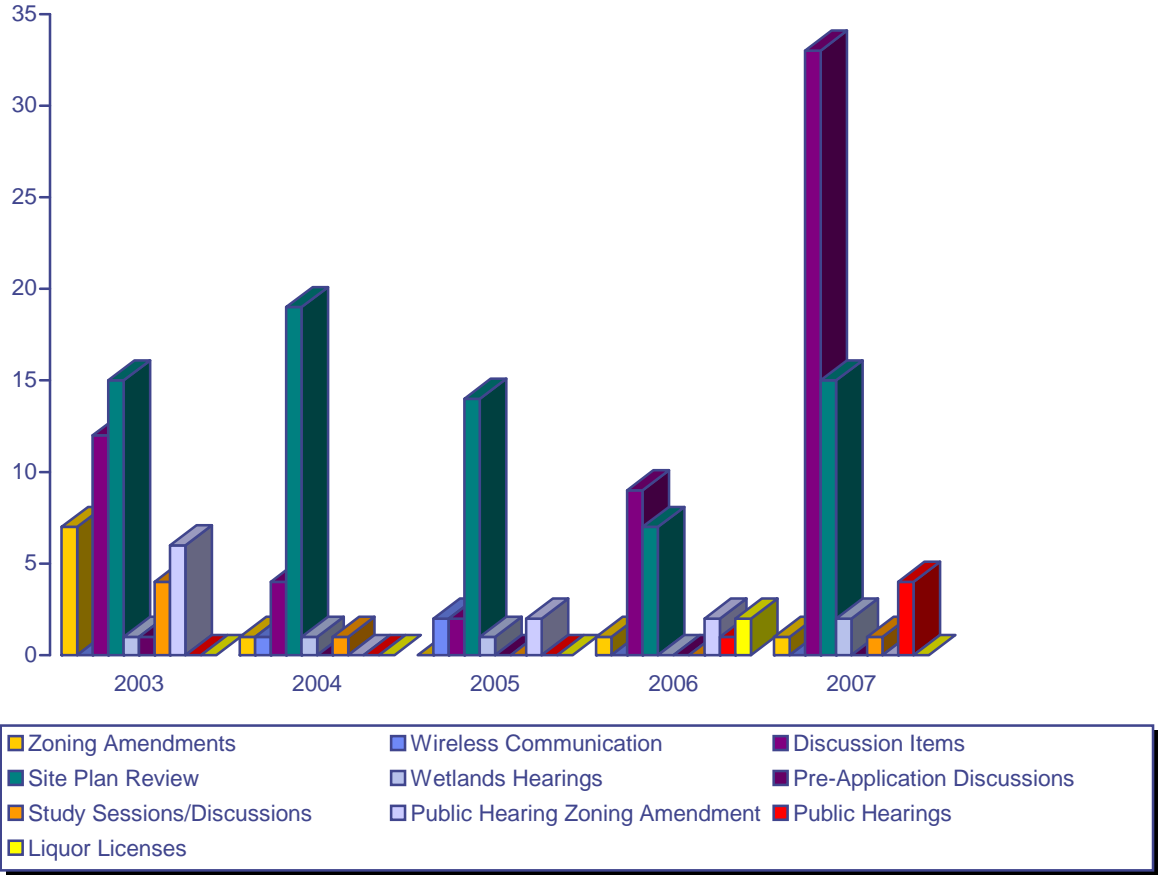
Comparison Chart of Reviews

Design Review Board



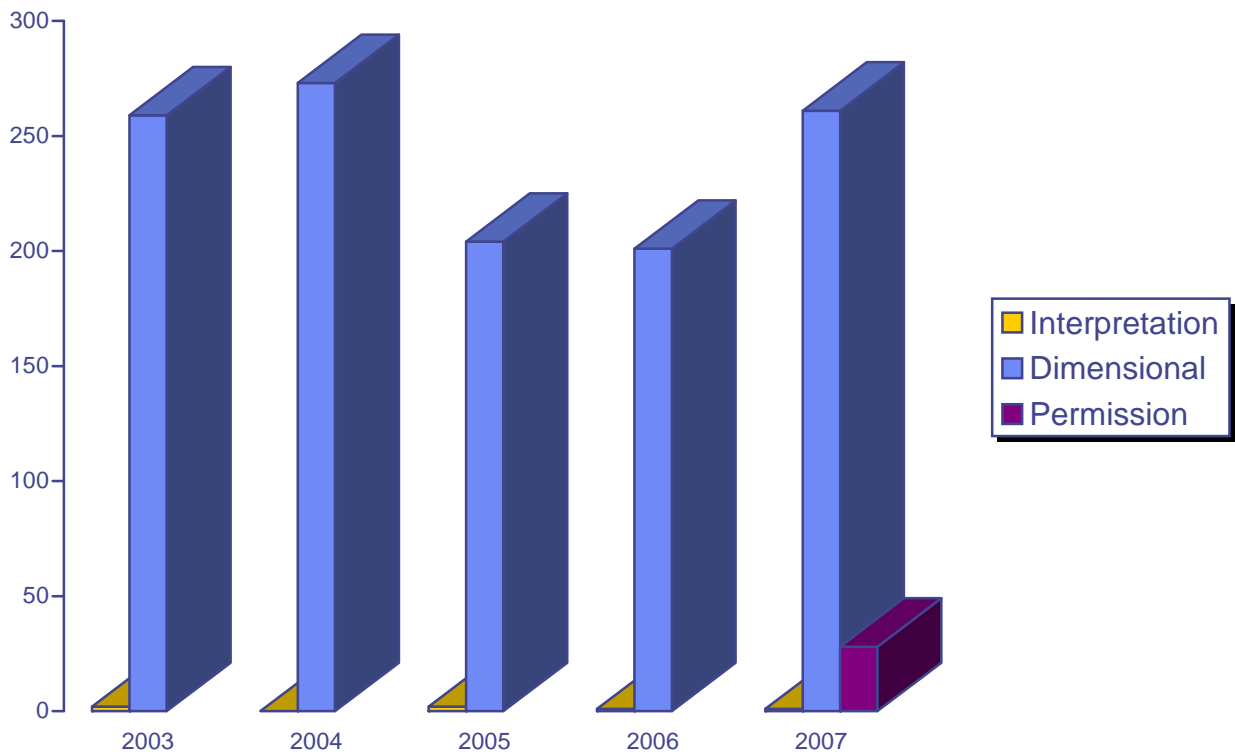
Design Review Board	2003	2004	2005	2006	2007	Totals
Façade Changes	24	3	17	7	8	59
Site Improvements	16	33	30	30	31	140
Site Plan Review	11	8	11	2	16	48
Discussion	1	1	0	3	2	7
Signs	72	68	50	46	45	281
Special Events	-	45	60	47	50	202
Liquor Licenses	-	-	2	1	0	3
Totals/year	124	158	170	136	152	740

Planning Commission



Planning Commission	2003	2004	2005	2006	2007	Totals
Zoning Ordinance Amendment Changes	7	1	0	1	1	10
Wireless Communication Facilities	0	1	2	0	0	3
Discussion Items	12	4	2	9	33	60
Design Review Site Plans	15	19	14	7	15	70
Wetlands Board Hearings	1	1	1	0	2	5
Pre-Application Discussions	1	0	0	0	0	1
Study Sessions	4	1	0	0	1	6
Public Hearings Zoning Amendments	6	0	2	2	0	10
Public Hearings	-	-	-	1	4	5
Liquor License Public Hearings	-	-	-	2	0	2
Totals/year	46	26	21	19	56	168

Zoning Board of Appeals



Zoning Board of Appeals	2003	2004	2005	2006	2007	Totals
Interpretation	2	0	2	1	1	6
Dimensional	259	273	204	201	261	1,198
Permission	*	*	*	*	28	28
Total/year	261	273	206	202	290	1,232

* Permission requests have been previously tallied with dimensional requests.

Overall Planning Reviews

Overall Planning Reviews	2003	2004	2005	2006	2007	Totals
Design Review Board	124	158	170	136	152	740
Planning Commission	46	26	21	19	56	168
Zoning Board of Appeals	261	273	206	202	290	1,232
Lot Splits	5	5	4	1	2	17
Total reviews/year	436	462	401	359	500	2,158

2007 Attendance

Design Review Board	1 st quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dave Payne	7	6	5	5	23
Dan Devine	8	4	3	4	19
Jan Roncelli	7	5	3	6	21
Neal Barnett	1	1	2	2	6
Leo Savoie	1	2	2	1	6

Planning Commission	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Jeff Salz	3	5	4	3	15
Dr. Scot Goldberg	1	4	4	1	10
Sherry Stefanos	3	5	4	3	15
Jane Reisinger	3	4	2	3	12
John Swoboda	3	4	2	0	9
Richard Mintz	3	4	4	3	14
William Stark	2	3	3	3	11

Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Corinne Khederian	3	2	3	2	10
Jane Reisinger	2	2	2	2	8
James Aldrich	2	1	3	2	8
Dan Devine	0	-	-	-	0
Brian Kepes	0	2	2	2	6
Lisa Seneker	2	1	2	3	8
Robert E. Taylor	2	2	3	3	10
David Buckley	1	3	3	3	10
Brian Henry	3	0	1	2	6
Carol Rosati	3	2	1	1	7