

# Bloomfield Township

## Planning Department

ANNUAL REPORT  
2005

*Patricia McCullough,  
Director of Planning and Building*



April 18, 2006

Dear Residents of Bloomfield Township:

*I'm pleased to present the 2005 Bloomfield Township Planning Department Annual Report. This report has been prepared to give you insight into the accomplishments of the Department this year and also provide information about the Planning Department. The Department's principal activities involve administering to the Design Review Board, Planning Commission and Zoning Board of Appeals. The processing of applications to each of these Township Boards is dependent on the enforcement of the Township's Master Plan and Zoning Ordinances. The Planning Department also processes Lot Split Applications that are considered by the Township Board pursuant to General Ordinances 479 and 553, the Amended Lot Split Ordinance.*

*The major initiative for 2005 was the commencement of the Master Plan process to update the 1991 Master Land Use Plan. The Township's new Master Plan will update the current goals and provide 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 of April 17, 2006.*

*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 Department to that of previous years.*

*The success of the Planning Department 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 the future to continue the high level of community service that Bloomfield Township residents have come to appreciate.*

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Patricia McCullough".

Patricia McCullough  
Planning & Building Director

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# CHARTER TOWNSHIP OF BLOOMFIELD DESIGN REVIEW BOARD

## Meeting Schedule

The Design Review Board meets the first and third Wednesday of each month in the Township Conference Room, unless otherwise scheduled by the Supervisor.

## Role of the Design Review Board

In accordance with Ordinance 508/536, 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)





# CHARTER TOWNSHIP OF BLOOMFIELD ZONING BOARD OF APPEALS

## Meeting Schedule

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

## Role of the Board of Zoning 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.

## Board of Zoning Appeals Members

Corinne Khederian, Chairperson  
Jane Reisinger, Vice Chairperson  
James Aldrich  
Dan Devine  
Brian Kepes  
Lisa Seneker  
Robert E. Taylor, Jr.  
Brian Henry (Alternate)  
Larry Smith (Alternate)





## ***SECTION ONE: Accomplishments of 2005***

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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.



## Design Review Board

The Design Review Board meets twice a month and generally two weeks prior to the Planning Commission meeting. The Design Review Board had many full agendas during the year, as many new businesses moved into the Township and existing businesses improved their facades. A total of 25 meetings were held during 2005.

The Design Review Board reviews projects initially for compliance with the Design Review Board Ordinance prior to forwarding on to the Planning Commission for review and recommendation.

The following businesses requested design reviews to alter the appearance of their buildings from January 1, 2005 to December 31, 2005:

### Façade Changes:

01/05/05 Bloomfield Town Square/Dick's Sporting Good's -2185 Telegraph  
01/20/05 Bloomfield Plaza/UPS Store - 6510-6676 Telegraph  
02/09/05 Bloomfield Plaza Center - 6510-6676 Telegraph  
02/23/05 McPherson Oil Company/Mobile Service Station - 6490 Telegraph  
04/06/05 Harbor Company/ Pier One Tenant Space - 1067 Telegraph  
04/13/05 Maple & Telegraph Venture - 4082 W. Maple  
05/03/05 McPherson Oil Company/Mobile Service Station - 6490 Telegraph  
06/08/05 Bank One - 2480 W. Maple  
07/11/05 Ghafari Realty LLC/Mobile Service Station - 1501 Opdyke  
St. Owens Church - 6855 Franklin  
08/03/05 St. Owens Church - 6855 Franklin  
Golling Chrysler Jeep Dodge - 2405 Telegraph  
08/18/05 Bloomfield Park - 1939 Telegraph  
10/19/05 Mobil Service Station - 43003 Woodward  
11/02/05 Sunrise Senior Living - 2080 Telegraph  
11/23/05 Bloomfield Township Library - 1099 Lone Pine  
12/07/05 Bloomfield Park - 1939 Telegraph

### Site Improvements:

01/14/05 Newton's Ctr. /Gateway Bldg.,Harbor Companies - 2053/2097 Telegraph  
02/02/05 Newton's Ctr. /Gateway Bldg.,Harbor Companies - 2053/2097 Telegraph  
04/13/05 Beautiful Savior - 5631 N. Adams  
04/20/05 Three M Enterprises Inc./National City Bank - 3580 W. Maple  
05/03/05 Golling Chrysler Jeep Dodge - 2405 Telegraph  
Arthur Mojares/Steven Mazur - Square Lake Athletic Club - 799 Denison Ct.  
Laith Jonna/Jonna Management - 1681 Telegraph  
05/26/05 Lutheran Church Cross of Christ - 1100 Lone Pine  
06/08/05 Brother Rice High School - 7101 Lahser  
07/11/05 Woodward Properties LP - 36880 Woodward  
GS and LA Michigan Company - 2369 Franklin



08/03/05 Ford Leasing Development Co. - 1845 Telegraph  
 McDonald's - 2209 Telegraph  
 Brother Rice High School - 7101 Lahser  
 T-Mobile - 4145 Dublin  
 Bloomfield Park - 1939 Telegraph

08/18/05 Bloomfield Park - 1939 Telegraph  
 Bloomfield Children's Dentistry PLC - 6405 Telegraph  
 Oakland Hills Country Club - 3951 W. Maple

10/05/05 Bloomfield Honda - 1819 Telegraph

10/19/05 Bloomfield Park Information/Sales Center - 1939 Telegraph  
 Bloomfield Honda - 1819 Telegraph  
 Cingular Wireless - 360 Enterprise Ct.  
 Verizon Wireless - 293 Strathmore  
 Marketing Associates - 500 Hulet Dr.  
 Chrysler Corporation - 2125 Telegraph

11/02/05 Bloomfield Boulevard LLC - 44004 Woodward  
 Maple Art Cinema - 4135 W. Maple  
 Chrysler Corporation - 2125 Telegraph

11/23/05 Bloomfield Honda - 1819 Telegraph

**Liquor Licenses:**

Kingswood Plaza/Huda Restaurant - 43259 Woodward  
 Kingswood Plaza/Golden Crown Restaurant - 43239 Woodward

**Site Plan Review:**

01/20/05 Bloomfield Town Square - 2125 Telegraph

02/09/05 Shell Oil - 3690 W. Maple

02/23/05 Detroit Country Day School - 3600 Bradway Blvd.

04/06/05 Bloomfield Town Square - 2125 Telegraph  
 Oakland Hills Country Club - 3951 W. Maple  
 Bloomfield Township Library - 1099 Lone Pine

04/20/05 J. Allen, LLC/Atto Construction, Inc. - 2527 Telegraph

05/26/05 Sign of the Beefcarver/Iroquois (Petoskey) Club - 43248 Woodward  
 Bloomfield Town Square/Ethan Allen - 2125 Telegraph

7/11/05 Ginko Investment Company - 722 Crestview Ave.

09/06/05 Ethan Allen - 2125 Telegraph

**Discussion Items:**

**Signs:**

01/05/05 Golling Chrysler - 2405 Telegraph  
 Chestnut Run North Association - Chestnut Run Dr.  
 Charter One Bank - 2500 W. Maple  
 Maple Cranbrook Shopping Ctr. /Townsend Cleaners - 2531 W. Maple

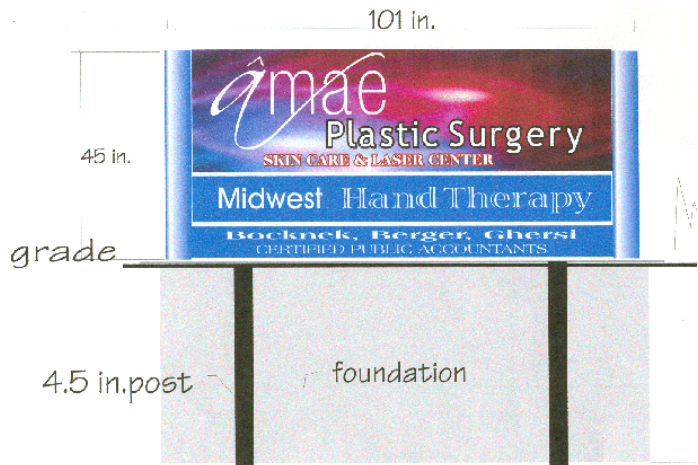
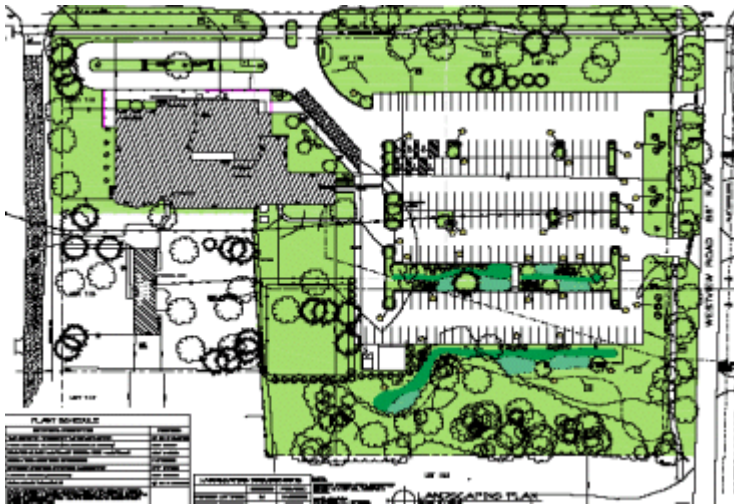
02/09/05 Sugarbush Plaza/Takee Outee - 2436 Franklin  
 Bloomfield Medical Village - 6405 Telegraph

Woodward Square/FedEx Kinkos - 42999 Woodward  
 Harbor Telegraph, LLC Olga's Kitchen/Suncoast Smoothies -2097 Telegraph  
 02/23/05 Acadia Montessori/St. George Church - 43816 Woodward  
 Cross of Christ - 1100 Lone Pine  
 Maple & Telegraph, LLC/Bonnie's Kitchen - 6527 Telegraph  
 03/09/05 Kingswood Plaza/Lebanese Restaurant - 43259 Woodward  
 04/06/05 Golling Chrysler Jeep Dodge Dealership - 1951 Telegraph  
 04/13/05 Three M Enterprises, Inc./Shell Service Station - 3690 W. Maple  
 Harbor Telegraph, LLC Olga's Kitchen/Suncoast Smoothies -2097 Telegraph  
 04/20/05 A.G. Edwards Building - 43907 Woodward  
 Bank One - 2480 W. Maple  
 Bing Construction/Hadsell's Addition - 105 & 220 Hadsell  
 05/03/05 Woodward Square/Charter One Bank - 42869 Woodward  
 Richard Baidas/Bloomfield Dental Care - 43380 Woodward  
 Newton's Retail Center/Pier One - 2067 Telegraph  
 Newton's Retail Center/Pet Supplies Plus - 2057 Telegraph  
 05/26/05 Sunrise Assisted Living - 2080 Telegraph  
 Sugarbush Plaza/Wireless Giant - 2430 Franklin  
 Maplewood Properties/All Star Wireless - 4036 Telegraph  
 Chrysler Realty Corporation - 2405 Telegraph  
 06/08/05 Bloomfield Plaza/Bec & Sam's - 6612 Telegraph  
 Bloomfield Plaza/Damman/Ace Hardware - 6650 Telegraph  
 Bloomfield Hills Center/China Village - 1655 Opdyke  
 Chrysler Realty Corporation/Golling - 2405 Telegraph  
 08/03/05 Wireless Giant - 4082 W. Maple  
 Credit Union One - 42886 Woodward  
 08/18/05 Bloomfield Tennis - 799 Denison Ct.  
 Bloomfield Township Library - 1099 Lone Pine  
 LaSalle Bank - 825 W. Long Lake  
 LaSalle Bank - 43333 Woodward  
 LaSalle Bank - 3700 W. Maple  
 LaSalle Bank - 36050 Woodward  
 LaSalle Bank - 3294 South Boulevard  
 09/06/05 Bloomfield Town Square Soccer Plus - 2191 Telegraph  
 Bloomfield Dental Care - 43380 Woodward Avenue, Suite 107  
 Andover Office Building - 4190 Telegraph  
 Maple Cranbrook Stores/Al I Star Wireless - 2519 W. Maple  
 09/05/05 North Franklin Office Building - 2350 Franklin  
 10/05/05 Bloomfield Gymnastics - 2124 Franklin  
 10/19/05 Amae Plastic Surgery - 43940 Woodward  
 Schwartz Investments - 3707 W. Maple  
 11/23/05 Bloomfield Plaza/United Good Housekeeper - 6622B Telegraph  
 Kingswood Plaza/Nail Gallery - 43193 Woodward  
 12/07/05 Kingswood Plaza/Jet's Pizza - 43173 Woodward

## Special Events:

- 02/02/05 Baby Shower - 1895 Ward  
02/23/05 Stamford United/Walnut Services/Kmart - 2101 Telegraph  
03/15/05 Kirk In The Hills Church - 1340 W. Long Lake  
04/01/05 Girls on the Run - 1525 Covington  
Oakland County Bar Association Race Judicata  
04/06/05 Lowe's - 1801 Telegraph  
04/13/05 St. Regis/Brother Rice - 3695 Lincoln Dr.  
04/21/05 2005 MS Walk  
05/03/05 Costco Wholesale - 2343 S. Telegraph  
Bloomfield Plaza/Don Thomas Sporthaus - 6600 Telegraph  
Three M Enterprises Inc./Farmer Jack - 3600 W. Maple  
05/26/05 Bennigan's Restaurant - 42874 Woodward  
Kroger - 3675 W. Maple  
Pre-Wedding Religious Ceremonies - 5543 Hartford Ct.  
06/02/05 Temple Israel House Tour - 5700 Walnut Lake  
06/03/05 Kroger Summer Selling - 3675 W. Maple  
Graduation Party - 4526 Quarton  
Kirkwood Improvement Block Party - 4631-5684 Woodward  
Eastover Estates Ice Cream Social - 987 N. Reading  
06/08/05 Bank One - 2480 W. Maple  
06/16/05 Graduation Party - 7285 Bingham  
06/24/05 Kroger/ Breast Cancer Foundation - 4099 Telegraph  
06/27/05 Temple Beth El - 2<sup>nd</sup> Annual Crooz & Schmooz - 7400 Telegraph  
Bloomfield Plaza Annual Side Walk Sale - 6510-6676 Telegraph  
NPT Breast Cancer 3-Day, LLC - Telegraph/Maple  
Birmingham Country Club SICSA League Swim Finals - 1750 Saxon  
Kroger Company Seasonal Outdoor Selling - 4099 Telegraph  
Stroh's Ice Cream Outdoor Seating - 3659 W. Maple  
06/29/05 Bloomfield Plaza Sidewalk Sale - 6510-6676 Telegraph  
NPT Breast Cancer 3 Day, LLC - Telegraph/Maple  
07/25/05 Gary Davis Memorial Car Show - 1801 Telegraph  
08/03/05 Birthday Party - 5695 Forman  
08/04/05 Hillside Furniture Tent Sale - 2300 Telegraph  
08/05/05 Ace Hardware Grand Opening - 6650 Telegraph  
08/03/05 Bloomfield Township, Bloomfield Twp. Classic Car Show - 36600 Woodward  
Hillside Furniture Tent Sale - 2300 Telegraph  
08/19/05 Birthday Party - 6290 Wing Lake Road  
08/24/05 Emily's Fun Run  
09/09/05 St. Vincent De Paul - 3926 Oakland Drive  
09/11/05 Allstate Billiards & Patio Tent Sale - 1605 Telegraph  
09/14/05 Katrina Fundraiser - 2385 S. Telegraph  
09/19/05 Bloomfield Village Mom Social-Co-op  
08/18/05 Temple Beth El - 7400 Telegraph  
Emily's Fun Run  
08/31/05 Luau - 4425 Marquis Lane

- 09/30/05 5K Fun Run-Walk - 1525 Covington
- 09/06/05 Charles Bowers School Farm PCDS Buddy Walk - 1219 & 1383 Square Lk.
- Beautiful Savior Church - Oktoberfest - 5631 N. Adams
- Costco Wholesale Safety Week - 2343 Telegraph
- 09/09/05 Block Party - 420 and 480 N. Glenhurst
- Beautiful Savior Parking Lot Dedication - 5631 N. Adams
- 09/15/05 Bar mitzvah - 4298 Compton Way
- 09/26/05 Collections for Katrina Victims - 1845 S. Telegraph
- 10/19/05 Fruit Haven Nursery, Inc. - Bloomfield Town Square
- 11/02/05 Detroit Country Day - 3003 W. Maple Road
- Detroit Country Day - 3600 Bradway Boulevard
- St. Regis - 7225 Lahser Road
- 11/03/05 Open House - 36260 Woodward
- 11/16/05 New Gateways Parents Council - 7100 Lindenmere
- 11/23/05 Oakland County Bar Association - 4175 Andover High School



## Planning Commission

The Planning Commission, which meets the first and third Monday of each month, conducts reviews involving site plan approvals, commercial lot splits, rezoning requests, wetland hearings, and planning discussion items.

In accordance with Ordinance 265, Zoning Ordinance, 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.

The following lists include submittals from January 1, 2005 to December 31, 2005. A total of 16 meetings were held during 2005.

### General Business:

03/07/05	Election of Officers Planning Commission By-Laws
04/04/05	Planning Commission Annual Report of 2004
11/07/05	Announcement of Mr. Robert Wittbold's retirement from the Planning Commission.

### Zoning Ordinance Amendment Changes:

03/07/05	Amendment to Zoning Ordinance re: Liquor License
06/06/05	Amendment to the Zoning Ordinance regarding R-P (Research Park) District

### Wireless Communications Facilities:

Pursuant to the Wireless Communication Facilities Ordinance No. 493 the Planning Commission is authorized to conduct public hearings for the review and approval of Wireless Communication Facilities. The following Wireless Communication Facilities Hearings were held:

08/15/05	T-Mobile - 4145 Dublin Drive – Cellular Tower and Base Cabinets
09/19/05	T-Mobile - 4145 Dublin Drive – Cellular Tower and Base Cabinets

### Discussion Items:

01/19/05	Parking Requirements
11/21/05	Master Plan Update/Presentation from Candidates

### Design Review/Site Plans:

03/07/05	Detroit Country Day School -3600 Bradway Blvd.
05/02/05	Atto Construction - 2527 Telegraph

- 05/16/05 Bloomfield Technology Park -Research Park District (P. Raye)  
(East side of Franklin Road, north of Square Lake Road –  
Between Fremont and Furse)
- 06/06/05 Ethan Allen furniture store - 2125 Telegraph  
Iroquois Club - 3248 Woodward
- 06/20/05 Bloomfield Technology Park -Research Park District (P. Raye)  
(East side of Franklin Road, north of Square Lake Road –  
Between Fremont and Furse)
- 07/18/05 Crestview Office Center - 622 and 722 Crestview
- 08/15/05 Golden Crown Restaurant - 43239 Woodward  
Huda/Lebanese Restaurant - 43259 Woodward  
BP Associates, LLC/C. Schubiner - Master Site Plan and Building A  
42757 Woodward - Fuddrucker's Restaurant
- 09/07/05 BP Associates, LLC / C. Schubiner - Building B
- 10/17/05 Burlington-Bloomfield Shopping Center -South Blvd. and Squirrel
- 11/07/05 Burlington-Bloomfield Shopping Center -South Blvd. and Squirrel

**Wetland Board Hearing:**

Pursuant to the Wetlands Ordinance No. 473, the Planning Commission acts as the Township Wetlands Board to review proposals in accordance with the standards and criteria set forth in Section 4.3 in order to determine whether the proposal is in the public interest and to evaluate the impact on the natural resources. The following Wetland Hearing was held:

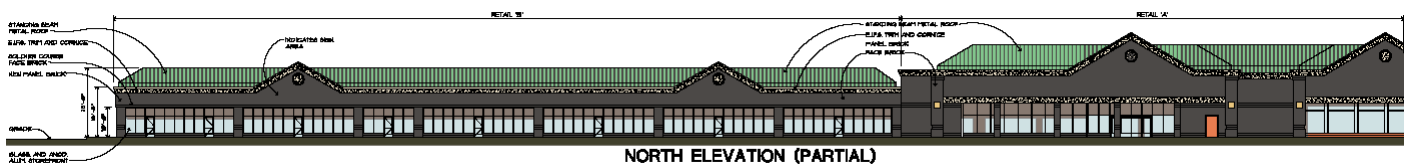
- 06/20/05 Bloomfield Technology Park – Research Park District (P. Raye)  
Conant Elementary School - 4100 & 4200 Quarton (Bloomfield  
Hills School District)

**Pre-Application Discussions:**

In some cases, pre-application discussions are recommended for new construction. This type of discussion is beneficial to both the applicant and the Planning Commission, giving both the opportunity to informally discuss proposals. These items are placed at the end of the agenda for discussion after the regular scheduled public hearings and site plan reviews. One project was discussed in this manner. No pre-application discussions were requested during 2005.

**Public Hearings for changes in Zoning Classifications:**

The Planning Commission did not receive any rezoning applications.





## Zoning Board of Appeals

The Zoning Board of Appeals meets the second Tuesday of each month. In accordance with Ordinance 265, Zoning Ordinance, 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.

The following lists include submittals from January 1, 2005 to December 31, 2005. A total of 12 meetings were held during 2005.

### Interpretation Requests:

- 08/09/05 Seeking an interpretation of the Zoning Ordinance as it relates to the attachment to an accessory structure. - 6805 Colby Ln.
- 10/11/05 Seeking an interpretation of Article II, Section 201 of Zoning Ordinance No. 265 as it relates to the definition of property lines for Part of Lot 1, Broughton's Park Subdivision, Section 29. - 4415 Oak Grove

### Dimensional Variances for:

- 01/11/05 Request for consideration of asphalt sports court. - 7357 Greenwich  
Variance to construct a trellis & gazebo. - 1469 Dell Rose  
Variance to construct retaining walls. - 1917 Lone Pine  
Variance to construct retaining walls & encroach 2.7' with two a/c units.-  
3955 Kirkway  
Variance for existing accessory structure, a shed. - 5430 Longmeadow  
Variance for temporary signage. - 2053 Telegraph  
Variance for temporary signage. - 2057 Telegraph  
Variance for placement of three a/c units. - 1252 Cottingham  
Variance to install two storage trailers. - 2405 Telegraph  
Variance to construct retaining wall. - 4835 W. Wickford  
Variance to reconstruct brick screen wall. - 4740 Littlegate  
Variance for accessory structure, shed. - 4699 Coachmaker Dr  
Variance for accessory use/structure, in-door swimming pool. - 1267 Club  
Variance for signage. - 4135 W. Maple  
Variance to encroach 8' w/ one-story addition. - 775 E. Valley Chase  
Variance to encroach 3' w/ fireplace addition. Variance for two a/c units &  
generator placement. - 3207 Breckenridge  
Variance for placement of generator. - 1411 Lochridge  
Variance for existing 6' high lattice. - 150 Belroi Place
- 02/08/05 Removed at petitioner's request: Variance to encroach 8' w/ addition. -  
775 E. Valley Chase  
Variance to encroach 7.5' w/ one-story addition. - 1015 Waddington  
Variance for accessory structure, tent. - 4717 Heather Ln

Variance for placement of two a/c units. - 1496 Sodon Lake  
Variance for accessory structure, cabana. - 1331 N. Cranbrook  
Variance for accessory structures, hot tub and existing trellis. -  
1130 Timberlake  
Variance to construct two 50' flag poles. - 2405 Telegraph  
Variance to add kitchen and bathroom facilities to a previously approved  
accessory structure, shed. - 3467 Greentree

03/08/05 Rescheduled at petitioner's request: Variance for accessory structure, above  
ground hot tub. - 5720 Kilbrennan  
Variance for placement of existing generator. - 5653 Shadow Ln  
Variance to encroach 7' w/ a new home. - 1254 Cedarholm  
Variance for placement of existing generator. - 1012 Timberlake  
Variance for accessory use/structure, in-ground swimming pool. Variance for  
pool fence in side & front yard. - 620 Pine Valley Way  
Variance to renovate existing accessory structure. - 3467 Greentree  
Variance to encroach 7.3' w/ garage and a second story addition. -  
796 Rockspring  
Variance for accessory structure, pool house. Variance to construct retaining  
walls. - 4600 Charing Cross  
Variance for retaining walls & mailbox pier. - 1880 S. Golf Ridge  
Variance for 4.5' fence. - 1331 Cranbrook  
Variance for addition to include interior living facilities, creating a second  
dwelling. - 1705 Winthrop

04/12/05 Variance for accessory structure pool house 2' from rear lot line. -  
5755 Monterey  
Variance for accessory structure, above ground hot tub. - 5720 Kilbrennan  
Variance for accessory structure, gazebo. - 3727 Franklin  
Variance for a temporary sale office use. - 105 Hadsell  
Variance to encroach 5.8' w/ covered porch addition. - 293 Westwood Dr.  
Variance for placement of generator. - 316 Woodedge  
Variance for temporary job site trailer. - 3120 South Boulevard  
Variance for accessory structure, pergola. - 5374 Vincennes Dr  
Variance for 6' temporary fence with two 20' gates. - 3915 Oakland  
Variance for temporary fence with two 20' gates. - 3559 Burning Bush  
Variance to encroach 4' with one story addition. - 5555 Crabtree Rd.  
Variance to construct 9' retaining walls. Variance for existing retaining walls.  
Variance for existing stairway, fences, stone column/iron wall,  
entrance pillars, pump house. Variance for an elevated patio with  
stonewall. - 3530 Franklin Rd.  
Variance to replace or repair sections of the existing fence with 8-10' high  
industrial security chain link fence, security gates, outriggers,  
barbwire, helical razor wire and fence sensor system. - 6201 Adams  
Rd. N.

- 05/10/05 Variance for generator placement. - 316 Woodedge  
 Variance to encroach 26' with covered entranceway. Variance for an accessory structure, kiln house. Variance to construct 11.9' retaining walls with staircase. Variance for hobbyist studio, ceramics room, kiln house and recreation room as accessory uses. - 7357 Lindenmere  
 Variance to encroach 14' with one story addition. - 3600 Bradway Blvd.  
 Variance to construct 3' fence in front yard. - 1412 Inwoods  
 Variance to construct 4.2' fence in front yard. - 4120 Echo  
 Variance for accessory structures, a marketing trailer, construction trailer, 4 storage units. - 2080 Telegraph  
 Variance to encroach 7' with one story addition. - 6225 Golfview  
 Variance to construct 3 accessory structures, lighted piers. - 3017 Franklin  
 Variance to encroach 29.2' with one story addition. - 1710 Ward  
 Variance to encroach 12.4' with second story addition. - 7160 White Pine  
 Variance to encroach 13' with single story addition. Variance for accessory structures: construction trailers, sculpture, 6' gated masonry enclosure, ground mounted electrical and mechanical units. Variance for temporary construction fence and ornamental fence. - 1099 Lone Pine Rd.  
 Variance for an accessory structure, a shed. - 1644 Ledbury  
 Variance for an accessory use/structure, a sports/tennis court. - 650 South Hills  
 Variance for courtyard walls and electronic gate. - 3775 Shallowbrook  
 Variance for an accessory use/structure, sports court. - 2400 Brenthaven  
 Variance to encroach 21.4' with ground sign. - 3690 W. Maple  
 Variance for placement of two a/c units. Variance for an accessory Structure, sports court with lights. - 1000 Forest Ln.  
 Variance for the use of an incidental medical facility for consulting and therapy purposes in the Square Lake Athletic Club - 722 Denison Ct.
- 06/14/05 Variance to construct 3 accessory structures, brick and limestone lighted piers. - 3017 Franklin  
 Variance to encroach 29.2' with one story addition. - 1710 Ward  
 Variance for an accessory use/structure, sports court. - 2400 Brenthaven  
 Variance for placement of two a/c units. Variance for an accessory Structure, sports court with lights. - 1000 Forest Ln.  
 Variance for an existing accessory use/structure, a sports court, two light poles and 10' fencing. - 5425 Long Meadow  
 Variance to retain accessory structure, pump house, retaining walls, stone walkway & retaining wall, stone steps, stone/iron wall, stone wall, chain link and lattice fence. Variance to construct two retaining walls.  
 Variance to encroach 22.2' into lakeside setback with new home. - 3530 Franklin Rd.

Variance to construct 10' retaining walls, erect 4' fence with two piers & gate in front yard. Variance to encroach 23.4' into lakeside setback. Variance to encroach 2' into both side yards. Variance for an accessory structure, detached garage w/ attached covered walkway. Variance to retain fence along front, side and rear yards. - 3544 Franklin Rd.

Variance to construct retaining walls 5' and 6.2'. - 3310 Morningview Terrace  
Variance to encroach 14' with a second story addition. - 2456 Sanders  
Variance to encroach 4.5' with generator placement. - 4643 Brighmore  
Variance for 19 parking spaces. Variance to installation two 50-Square Foot wall signs - 2075 Telegraph Rd.

Variance for an existing accessory structure, shed. - 6040 Burnham Ct  
Variance for an existing accessory use/structure, attached garage with aviary. - 2457 Parcels

Variance to encroach 10' with single story porch addition. - 344 N. Glenhurst

Variance for a 6' fence. - 2663 Douglas

Variance for a 3.5' fencing for animal containment. - 2852 Aldgate

Variance for existing 4' fence in front yard. (Lot's 89, 90, 91, & 92 of Turtle Lake Subdivision)

Variance to encroach 5.7' with existing brick screen wall screening 4 a/c units. - 2741 Turtle Lake

Variance for accessory use/structures, pool cabana with living facilities, storage and pool equipment. - 1496 Sodon Lake

Variance for an accessory structure, shed. - 2365 Cloverlawn

Variance to renovate existing accessory structure, garage, to an accessory use/structure, cabana with living facilities, storage & pool equipment. Variance for sports court with 10' fencing and gate - 185 Dourdan

Variance to demolish an existing accessory structure, construct new accessory structure, with additional living facilities creating a second dwelling - 3467 Greentree

Variance for placement of two a/c units with screen wall. - 3890 Oakland

Variance for an accessory use/structure, sports court, incorporating basement & first floor of an addition. - 1051 W. Glengarry Cir.

Variance to encroach 7.5' with two story porch addition. - 1500 Kirkway

Seeking interpretation of Article XV, Section 1503 of Zoning Ordinance No. 265. - 26832 Fourteen Mile Rd.

Variance to encroach 10' into natural feature setback with new home. - 1272 Water Cliff

07/12/05 Variance for existing accessory use/structure, sports court, two 18' light poles, 10' fencing. - 5425 LongMeadow

Variance for 6' fence. - 2663 Douglas

Variance for existing 4' fence in front yards - Turtle Lake Development

Variance for two retaining walls. - 4170 Echo Rd.

Variance to encroach 3.3' with porch addition. - 636 Westbourne Dr.

Variance for accessory structures, a pool cabana, equipment. -  
4334 Chimney Pt.

Variance for an accessory structure, 1.7' x 1.7' x 6' brick wall. -  
4019 Stoneleigh

Variance for an accessory structure retaining wall, overall height 20'. -  
1439 Kirkway

Variance to install a second temporary sign. - 2080 Telegraph

Variance for 5' fence. Variance for placement of generator & pool  
equipment. - 1590 Tully

Variance for an accessory structure, pergola. - 388 Tilbury

Variance for a second accessory sign. - 2405 Telegraph

Variance to encroach 8' with in ground pool. - 2800 S. Bradway Blvd.

Variance for 6' fence in the front yard. - 3810 Burning Tree

Variance to construct two lighted entranceway structures. - 105 / 220 Hadsell

Variance for an accessory use/structure, sports court. - 2400 Brenthaven

Rescheduled to 08/09/05 at petitioner's request. -Variance to encroach 16.1'  
into rear & 18.6' into front setback w/ single story addition.  
- 6186 Worlington

08/09/2005 Variance to encroach 22.2' into natural feature setback with new home.  
- 1272 Water Cliff

Variance for a 6' fence. - 2663 Douglas

Variance for a 5.5' fence. - 2651 Douglas

Variance for an existing accessory structure, concrete block/wood shed w/  
new roofline. - 1210 Oxford

Variance to encroach 16.1' into rear & 18.6' into front setback with single  
story addition. - 6186 Worlington

Variance for an existing 40 sq. ft. ground sign. - 43816 Woodward

Variance to encroach 3.5' with two existing a/c units. - 275 Abbey

Variance for accessory structures, nine brick piers w/ overall height of 5.8'.  
Variance to encroach 4' w/ three existing a/c units. - 3250  
Morningview

Variance to install 4' fence & gate, along front lot line. - 5373 Van Ness Ct.

Variance to encroach 14' w/ a 9' raised masonry patio. - 1091 Park Place

Variance to permanently store an RV on private property. - 2845 Lahser

Variance for a second wall sign. - 6650 Telegraph

Variance to encroach 7.2' w/ a single story addition. - 3315 Bradway Blvd

Variance for an accessory structure, gazebo. - 6601 Colby

Variance for a 5.5' fence. - 260 S. Williamsbury

Variance for accessory structures, pergola w/ fireplace & pool equipment. -  
4774 Stoneleigh

Variance to encroach 2' & 10' w/ garage addition. - 5815 Wing Lk.

Variance to encroach 55' into nature feature setback to enclose existing  
deck. - 1522 Kirkway

Variance to encroach 3.8' & 1.3' w/ porch addition. - 5856 Sutters Ln

Variance for an accessory structure, gazebo. - 2695 Bloomfield Crossing

Variance for an accessory structure, pool equipment. - 5570 Brookdale  
 Variance for the installation of a second permanent non-illuminated wall sign.  
 - 6650 Telegraph  
 Variance to encroach 7.2' w/ a porch addition. - 3315 Bradway Blvd.  
 Variance for an accessory structure, gazebo. - 6601 Colby Lane  
 Variance for a 5.5' fence. - 260 S. Williamsbury  
 Variance for accessory structures, an 11' pergola, 8' x 5.5' x 14' stone  
 fireplace & pool equipment. - 4774 Stoneleigh  
 Variance to encroach 2' into the front yard setback, & 10' into the rear yard  
 setback w/ garage. - 5815 Wing Lake Rd.  
 Variance to encroach 55' into average setback of 80' by enclosing existing  
 deck. - 1522 Kirkway Rd.  
 Variance to encroach 3.8' into front yard setback & 1.3' into side yard  
 setback w/ porch addition. - 5856 Sutters Ln.  
 Variance for an accessory structure, a 12' x 12' x 13.5' gazebo attached  
 to existing deck. - 2695 Bloomfield Crossing  
 Variance for accessory structures, pool equipment screened with an existing  
 4.8' high brick wall. - 5570 Brookdale St.

09/13/05

Variance for existing accessory structure, shed w/ new roofline. -1210 Oxford  
 Variance to encroach 16.1' & 18.6' w/ single story addition. - 6186 Worlington  
 Variance to encroach 3.5' w/ two existing a/c units. - 275 Abbey  
 Variance to permanently store RV on private property. - 2845 Lahser  
 Variance for retaining walls w/ overall height of 7'. - 4600 Charing Cross  
 Variance for existing accessory structures, retaining walls w/ overall heights  
 of 5' & 3'. - 2755 Ayrshire  
 Variance for existing retaining walls. - 4861 Cimarron  
 Variance for existing accessory structure, hot tub. Variance to install 7'  
 fence. - 4776 Walnut Lk. Rd.  
 Variance for accessory structures, 6' entry walls & piers. - 870 Bloomcrest  
 Variance to relocate existing accessory structure, shed. - 6040 Burnham  
 Variance for accessory structures, 6' entry walls & piers. - 635 South Hills  
 Variance to reconstruct existing accessory structure, pump house.  
 - 1718 Hamilton  
 Variance for accessory structures 7.7' landscape wall, existing 3.3 landscape  
 wall, existing screen wall, existing four a/c units. - 2739 Turtle Lk. Dr.  
 Variance for existing accessory structure/use a sports court w/ 10' & 6'  
 high fences. - 193 Dourdan  
 Variance for accessory structures, brick canopy, six lighted bollards, two  
 screen walls. - 2812 Telegraph  
 Variance to encroach 7' & 10.7' w/ building & landscaping. Variance for  
 location of 324 sq. ft. loading space. Variance for a 3' parking  
 setback. - 722 Crestview  
 Variance to encroach 11.6' w/ garage addition. - 2190 Lancaster  
 Variance to change roofline of non-conforming building. Variance to  
 encroach 25.5' & 3.3 to rebuild existing deck. - 4415 Oak Grove



Variance for a 6' fence. - 4224 Orchard Way  
Variance to encroach 5' w/ addition. Variance for accessory use/structures, indoor pool. Variance for a retaining wall, overall height 6.8' - 770 Brookwood Walke

10/11/05

Variance for a 6' fence. - 4224 Orchard Way  
Variance to encroach 5' w/ addition. Variance for accessory use/structure, indoor pool. Variance for a retaining wall, overall height 6.8' - 770 Brookwood Walke  
Variance for retaining walls 14.1'. - 1390 Kirkway  
Variance to encroach 1' w/ porch addition. - 175 Hillboro  
Variance for existing accessory structure, shed. - 1565 Squirrel  
Variance for placement & screening of three existing a/c units & a generator. - 6855 Colby Ln.  
Variance for an accessory structure, detached garage. - 6805 Colby Ln.  
Variance for existing retaining walls, overall height 7'. - 4725 Tully  
Variance for placement of two lighted piers & existing generator. - 4855 Tully  
Variance to encroach 5.5' w/ sun-room addition. - 5564 Village Ln  
Variance to encroach 2' & 1.2' w/ two-story addition. Variance to change roofline of non-conforming building. - 3580 Roland Dr.  
Variance for accessory structures retaining walls & pediment wall, overall height 4'. Variance for accessory structures, two screen walls, overall height 7'. - 2728 Turtle Ridge Dr.  
Variance to encroach 3.3' w/ single-story addition. - 2487 Parcels Cir.  
Variance for installation of accessory structure, generator. - 537 Pineway  
Variance for accessory structures, two boat storage racks.  
- Forman's Wing Lake Property Association  
Variance for 4' fence & gates to be used as a dog run. - 2171 Kemp Rd.

11/08/05

Variance to extend the roofline of existing non-conforming building. - 4415 Oak Grove  
Variance for existing accessory structure, shed. Variance for existing 6' fence. - 1301 Ashover Dr.  
Variance to encroach 3.5' w/ porch addition. - 1636 Apple Ln.  
Removed at petitioner's request: Variance for accessory structure, pool cabana. Variance for location of pool equipment. - 3875 Oakland Dr.  
Variance to replace existing accessory structure, retaining wall, overall height 4'. - 3544 Franklin  
Variance for existing 8' fence. - 1000 Forest Ln.  
Variance for existing 6.5' fence. - 2820 Farmingdale  
Variance to encroach 3.2' w/ single story addition. - 1265 Atkinson Ave.  
Variance to encroach 7.0' & 2.0' w/ 2<sup>nd</sup> story addition. - 560 Glengarry Rd.  
Variance to encroach 1.0' w/ 2<sup>nd</sup> story addition. - 1080 Cranbrook Rd. N.  
Variance for accessory structure, shed. - 1848 Hunters Ridge

Variance for accessory structure, sports court & 3 light poles. Variance for retaining walls, overall height 4.6' to 7.0'. Variance for 10' fence.  
 - 831 Highwood

Variance for existing accessory structure, 15.1' play structure.  
 - 5547 Pebbleshire Rd.

Variance for six spot lights to illuminate existing cross at top of spire.  
 - 1100 Lone Pine Rd.

Variance for accessory structure, hot tub. - 2797 Warwick Dr.

Variance of 9 parking spaces for the inclusion of a beauty salon into retail development. - 4078 W. Maple Rd.

12/13/05

Variance for accessory structures, 16.3 detached brick canopy, six 3.7' lighted bollards, two 3.7' screen walls w/ lighted bollards.  
 - 2812 Telegraph Rd.

Variance to replace existing accessory structure, a/c unit. Variance to for existing accessory structure, generator. - 631 Franklin Hills Rd.

Variance for 4' fence w/ gate to be used as a dog run. - 4328 Vernor Ct.

Variance for existing accessory structure, 4.1' retaining wall.  
 - 3781 Darlington

Variance to extend existing 5.5' brick screen wall. - 4728 Littlegate

Variance for existing accessory/use structure, sports court.  
 - 5128 Midmoor Rd.

Variance for existing accessory structure, shed. - 6040 Burnham Ct.

Variance for accessory structures, two 6' retaining walls w/ light fixtures.  
 - 1292 Circle Ct.

Variance for existing 4' fence in front yard. - 4980 Stoneleigh Rd.

Variance for existing accessory structures, two a/c units & one generator in front yard. Variance for existing 6' fence. Variance for existing retaining walls 6-12' in height. - 3883 Mystic Valley

Variance to encroach 2' & 3' w/ single story addition. - 1225 Sandringham

Variance to encroach 4' w/ placement of a/c unit. - 420 N. Glenhurst Dr.

Variance to encroach 12' w/ single story addition. - 2815 Courville Dr.

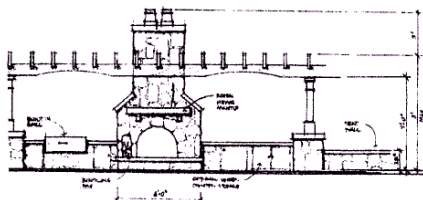
Variance for existing accessory structure, 16.5' tree fort. –  
 2211 Devonshire Rd

Variance for accessory structures, four 6' brick piers & 8' fountain.  
 - 3858 Columbia

Variance for existing accessory structure, a/c unit in front yard.  
 - 5451 Brookdale St.

Variance to encroach 3' w/ a/c placement. - 860 Ardmoor Dr.

Seeking approval for an extension on the use of the previously approved accessory structure, a shed, which includes additional living facilities creating a second dwelling unit. - 3467 Greentree



## Lot Splits

Lot Splits within the Charter Township of Bloomfield must meet the requirements of the Township Ordinance Nos. 479 and 553 Amended Lot Split Ordinance and the State Land Division Act. The review process typically takes between 60 – 90 days to complete. As applicable, this review process may be completed simultaneous with the site plan review process.

The Lot Split application and survey information is first reviewed by the Planning Department, 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 its approval, the Township Board shall consider the standards as stated in Sections 3.03 and 4.05 of Ordinance 479 – amended Lot split Ordinance. 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 Assessor's office of the recording. New sidwell numbers cannot be processed until the Township Assessor receives the recorded survey documents.

### 2002

06/10/02	Lots 24-29 & 49-63, Hadsell's Bloomfield Highlands Subdivision, Section 4.	Approved
09/23/02	778 W. Long Lake	Denied

### 2003

03/24/03	3945 Oakland Dr.	Approved
04/14/03	1895 Ward	Approved
06/23/03	3855 Shallowbrook	Denied
10/27/03	43816 Woodward Ave.	Approved
11/10/03	4510 & 4530 Charing Cross	Approved

### 2004

05/10/04	4290 N. Willoway Estates	Approved
07/21/04	3695 Lincoln Dr.	Approved
08/23/04	3855 Shallowbrook Dr. (revised)	Denied
09/03/04	2080 Telegraph Rd.	Approved
09/03/04	Sunset Dr. – Square Lake Country Club	Denied

### 2005

01/10/05	1351 Kirkway	Approved
05/09/05	1767 Sunset Dr. & 1951 Club View Dr.	Approved
06/27/05	2989 Little Gate	Denied
08/22/05	3355 Franklin Rd.	Denied

## ***SECTION TWO: GOALS OF 2006***

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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 2005

### Completed Goals

**Adoption of compiled Zoning Ordinance Amendments on November 22, 2004 by Township Board.**

### Ongoing Goals

#### **Update Township Master Plan.**

Action-to-date: Commenced master plan update review in accordance with the Township Planning Act, as amended.

#### **Tree Preservation Study.**

Action-to-date: Added as a major component to the Master Plan process, a Natural Features Inventory will incorporate criteria and standards for the protection of natural features to include the preservation of trees during construction.

#### **Review of Current Parking Regulations.**

Action-to-date: Initial discussion on June 16<sup>th</sup>. Resume discussion of the current parking requirements and prepare draft of changes as part of Master Plan Update process.

#### **Review Current Regulations for Accessory Structures.**

Action-to-date: Resume discussion of the definition of accessory structures and regulations as part of Master Plan Update process.

### New Goals

#### **Update the Zoning Ordinance.**

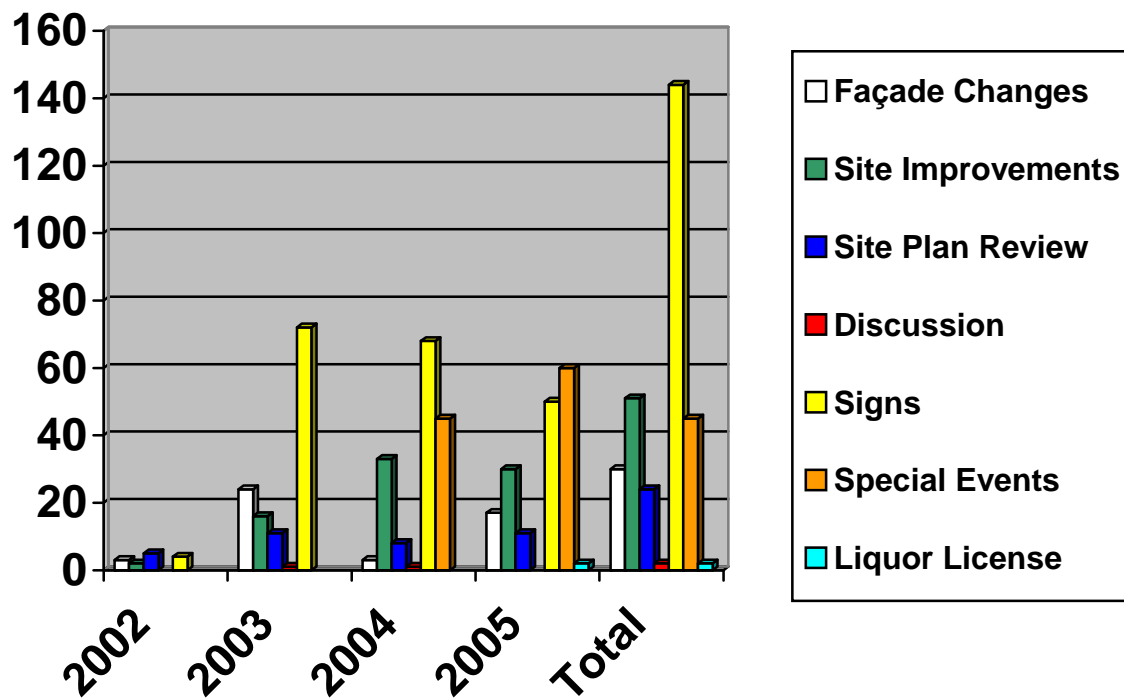
Action: Based on the recommendations of the Updated Master Plan, establish a scope of study to review the multiple sections of the Zoning Ordinance for study to consider possible amendments.

## Comparison Chart of Reviews

### Design Review Board

Fiscal Year	2002	2003	2004	2005	Total
Façade Changes	3	24	3	17	47
Site Improvements	2	16	33	30	81
Site Plan Review *	5	11	8	11	35
Discussion	0	1	1	0	2
Signs	4	72	68	50	194
Special Events	-	-	45	60	105
Liquor Licenses	-	-	-	2	2
<b>Total</b>	<b>14</b>	<b>124</b>	<b>158</b>	<b>170</b>	<b>466</b>

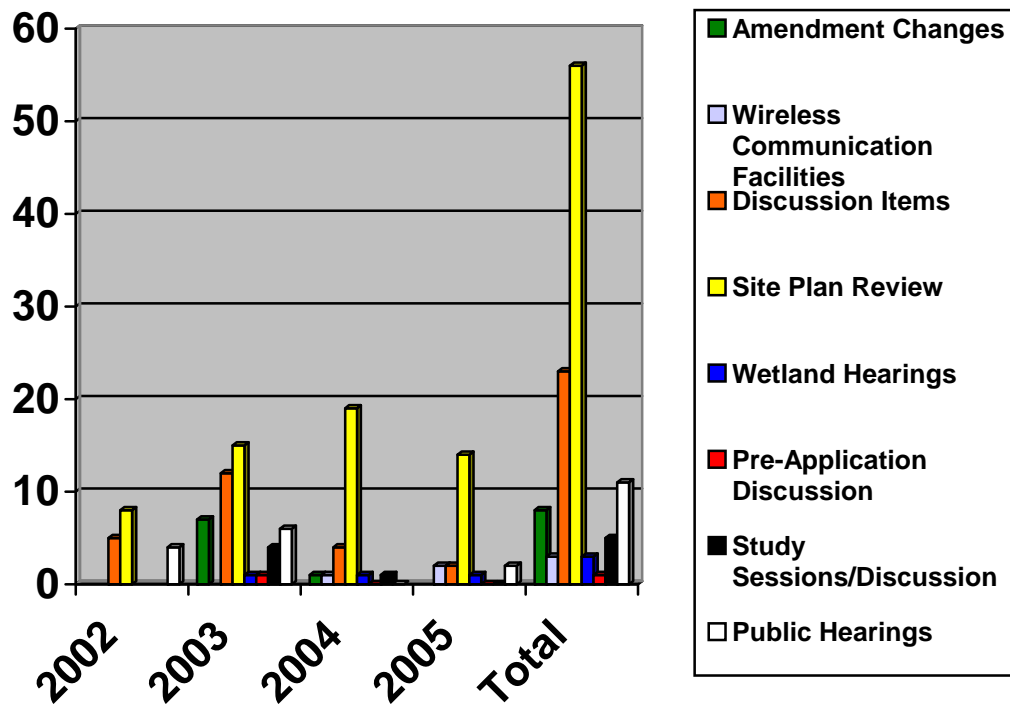
\* For tabulation purposes, New Construction has been combined with Site Plan Review





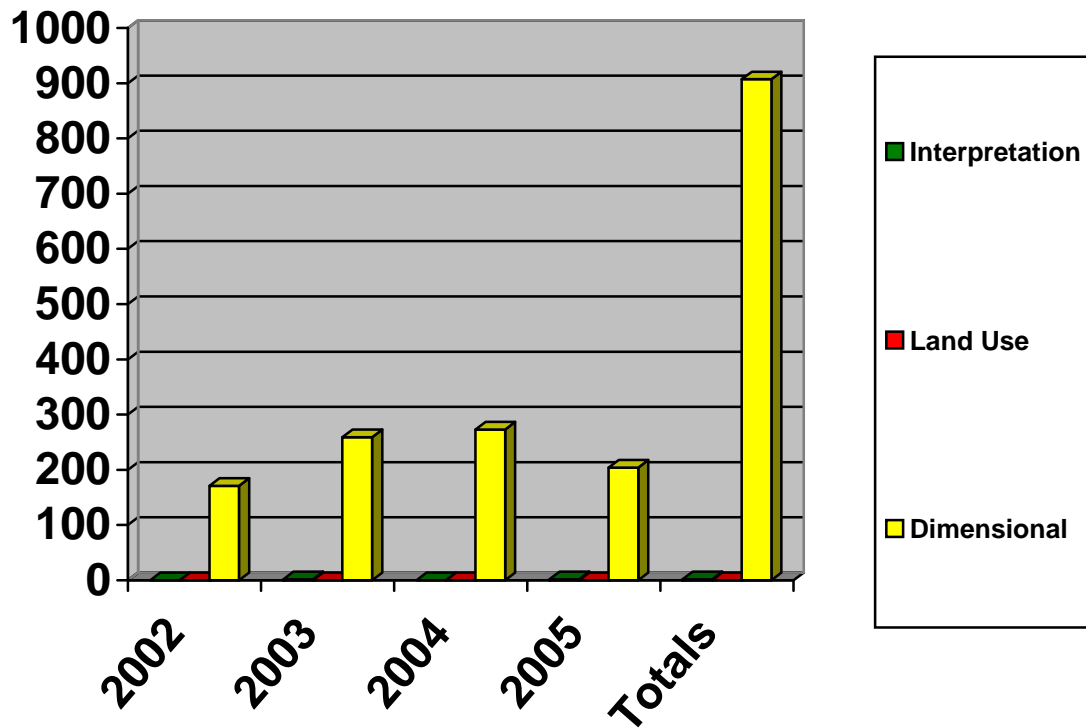
## Planning Commission

Fiscal Year	2002	2003	2004	2005	Total
Zoning Ordinance Amendment Changes	0	7	1	0	8
Wireless Communications Facilities	0	0	1	2	3
Discussion Items	5	12	4	2	23
Design Review Site Plans	8	15	19	14	56
Wetland Board Hearings	0	1	1	1	3
Pre-Application Discussions	0	1	0	0	1
Study Sessions/Discussions	0	4	1	0	5
Public Hearings Zoning Amendments	3	6	0	2	11
<b>Total</b>	<b>16</b>	<b>46</b>	<b>26</b>	<b>21</b>	<b>109</b>



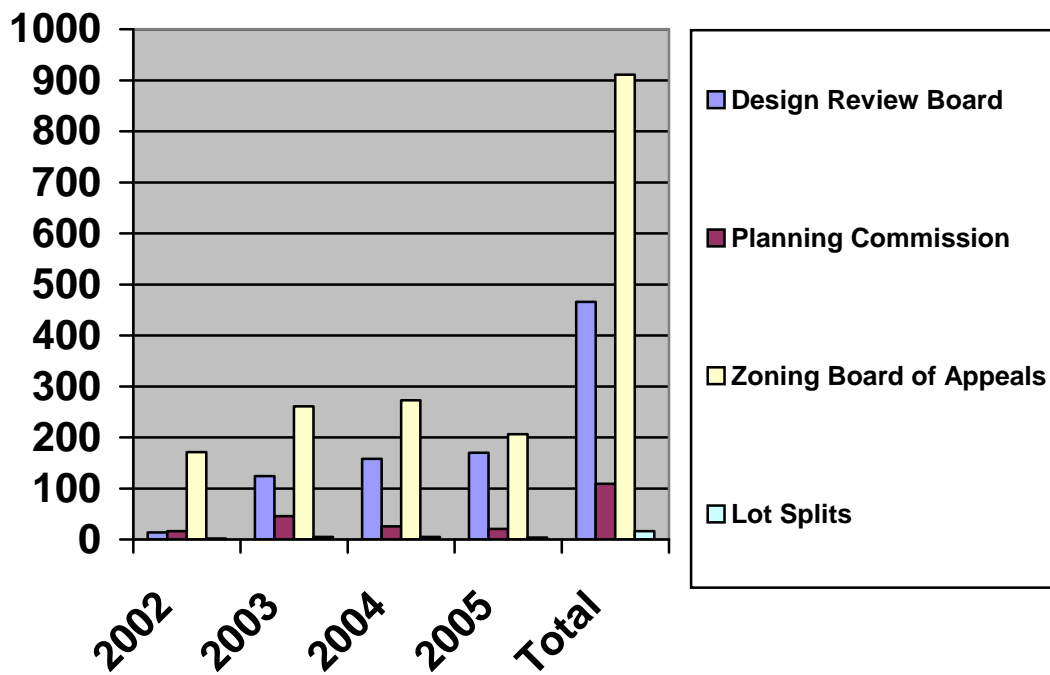
## Zoning Board of Appeals

Fiscal Year	2002	2003	2004	2005	Totals
Interpretation	0	2	0	2	4
Land Use	0	0	0	0	0
Dimensional	171	259	273	204	907
Total	171	261	273	206	911



## Overall Planning Department Reviews

Fiscal Year	2002	2003	2004	2005	Total
Design Review Board	14	124	158	170	466
Planning Commission	16	46	26	21	109
Zoning Board of Appeals	171	261	273	206	911
Lot Splits	2	5	5	4	16
<b>Total</b>	<b>203</b>	<b>436</b>	<b>462</b>	<b>401</b>	<b>1502</b>



## Attendance Records 2005

January, February, March, 2005

### **Design Review Board**

Dave Payne	8
Dan Devine	5
Jan Roncelli	8
Neal Barnett	0
Leo Savoie	0

### **Planning Commission**

Richard Mintz	3
John Swoboda	3
Jeff Salz	3
Scot Goldberg	3
Sherry Stefanos	2
Robert Wittbold	0
Jane Reisinger	2

### **Zoning Board of Appeals**

James Aldrich	3
Dan Devine	3
Brian Henry	0
Brian Kepes	2
Corinne Khederian	3
Jane Reisinger	3
Lisa Seneker	3
Larry Smith	0
Robert Taylor	3

April, May, June, 2005

**Design Review Board**

Dave Payne	5
Dan Devine	7
Jan Roncelli	7
Neal Barnett	0
Leo Savoie	0

**Planning Commission**

Richard Mintz	4
John Swoboda	2
Jeff Salz	5
Scot Goldberg	5
Sherry Stefanos	4
Robert Wittbold	4
Jane Reisinger	4

**Zoning Board of Appeals**

James Aldrich	2
Dan Devine	3
Brian Henry	1
Brian Kepes	2
Corinne Khederian	2
Jane Reisinger	3
Lisa Seneker	2
Larry Smith	2
Robert Taylor	1

July, August, September, 2005

**Design Review Board**

Dave Payne	5
Dan Devine	2
Jan Roncelli	5
Neal Barnett	1
Leo Savoie	1

**Planning Commission**

Richard Mintz	4
John Swoboda	3
Jeff Salz	3
Scot Goldberg	3
Sherry Stefanos	4
Robert Wittbold	4
Jane Reisinger	4

**Zoning Board of Appeals**

James Aldrich	2
Dan Devine	1
Brian Henry	0
Brian Kepes	1
Corinne Khederian	1
Jane Reisinger	3
Lisa Seneker	1
Larry Smith	0
Robert Taylor	3

## October, November, December, 2005

### **Design Review Board**

Dave Payne	4
Dan Devine	5
Jan Roncelli	3
Neal Barnett	2
Leo Savoie	0

### **Planning Commission**

Richard Mintz	4
John Swoboda	4
Jeff Salz	4
Scot Goldberg	2
Sherry Stefanos	3
Robert Wittbold	3
Jane Reisinger	3

### **Zoning Board of Appeals**

James Aldrich	3
Dan Devine	1
Brian Henry	0
Brian Kepes	2
Corinne Khederian	2
Jane Reisinger	3
Lisa Seneker	2
Larry Smith	1
Robert Taylor	3



## Attendance Totals 2005

### **Design Review Board**

Dave Payne	22
Dan Devine	19
Jan Roncelli	23
Neal Barnett	3
Leo Savoie	1

### **Planning Commission**

Richard Mintz	15
John Swoboda	12
Jeff Salz	15
Scot Goldberg	13
Sherry Stefanos	13
Robert Wittbold	11
Jane Reisinger	13

### **Zoning Board of Appeals**

James Aldrich	10
Dan Devine	8
Brian Henry	1
Brian Kepes	7
Corinne Khederian	8
Jane Reisinger	12
Lisa Seneker	8
Larry Smith	3
Robert Taylor	10