

Bloomfield Township

Planning Department

**ANNUAL REPORT
2004**

Patricia McCullough,
Director of Planning and Building



April 5, 2005

Dear Residents of Bloomfield Township:

I'm pleased to present the 2004 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.

A major accomplishment for the Department is the final compilation of the Zoning Ordinance involving 30 years of amendments into a comprehensive user friendly document.

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 4, 2005.

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,

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)
David Buckley (Alternate)



Single sided fluorescent illuminated sign, with flex face hinged door, and vinyl graphics.
6 in. radius frame. Painted high gloss polyurethane finish, no neon, power by (3) UL sign ballasts.

CHARTER TOWNSHIP OF BLOOMFIELD PLANNING COMMISSION

Meeting Schedule

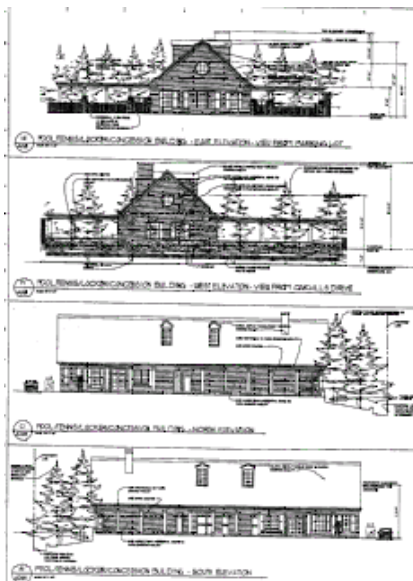
Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 P.M. in the Township Auditorium.

Role of the Planning Commission

The Planning Commission serves as a recommending board to the Township Board for a variety of requests involving submittals, such as commercial site plans, zoning ordinance amendments, rezoning requests, and residential developments. Recommendations are forwarded to the Township Board for final approval.

Planning Commission Members

Richard Mintz, Chairman
Jeff Salz, Vice-Chairman
Sherry Stefanos, Secretary
Scot Goldberg
Jane Reisinger
John Swoboda
Robert Wittbold



CHARTER TOWNSHIP OF BLOOMFIELD ZONING BOARD OF APPEALS

Meeting Schedule

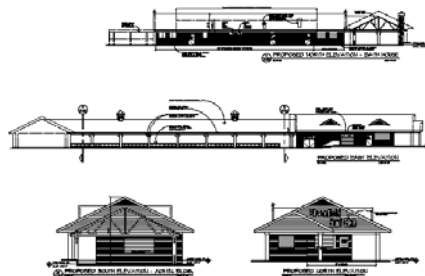
The Board of Zoning Appeals meets the second Tuesday of each month at 7:00 P.M. in the Township Auditorium.

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.
Larry Smith (Alternate)
Brian Henry (Alternate)



SECTION ONE: ACCOMPLISHMENTS OF 2004

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 31 meetings were held during 2004.

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, 2004 to December 31, 2004:

Facade Changes:

- 01/09/04 Hite Photo/Bloomfield Commons – 3641 W. Maple
- 06/23/05 Staples – 43313 Woodward
- 12/01/04 Liquid Salon - 6652 Telegraph

Site Improvements:

- 01/21/04 Bloomfield Surf Club – 251 E. Square Lake Rd.
- 03/10/04 Burger King – 4078-4082 Maple Rd.
Marathon - 43020 Woodward
Concord Place Condominiums - Square Lake Rd & Opdyke
- 03/24/04 BP/Amoco – 2481 S. Telegraph
- 04/07/04 Doig Associates Inc./Laith Jonna – 1685 Telegraph
- 04/22/04 Oakland Hills Country Club – 3951 W Maple
Sunoco – 1415 Telegraph
- 05/04/04 Bloomfield Knoll Subdivision
- 05/21/04 Anderson Dodge – 1819 S. Telegraph
- 06/14/04 Brandy's Restaurant – 1727 S. Telegraph Rd
Oakland Veterinary Hospital – 1420 S. Telegraph
- 06/16/04 Academy of the Sacred Heart - 1250 Kensington Road
- 07/21/04 Hillside Furniture - 2300 Telegraph
- 08/02/04 Beautiful Savior Church - 5631 N. Adams
- 09/01/04 Big Boy - 6675 Telegraph
Hillside - 2300 Telegraph
- 09/23/04 Bloomfield Honda - 1819 N. Telegraph
Toyota of Bloomfield Hills - 1765 Telegraph
Academy of the Sacred Heart - 1250 Kensington Road
- 10/06/04 BP Amoco - 4009 Telegraph
Oakland Hills Country Club - 3951 W. Maple

- 10/21/04 Academy of the Sacred Heart - 1250 Kensington Road
BP Amoco - 4009 Telegraph
Honda of Bloomfield - 1819 Telegraph
- 11/03/04 Carl's Golfland - 1976 S. Telegraph –
Lewenz Development - 1030-1090 Raintree
BP Amoco - 4009 Telegraph
- 11/17/04 Bloomfield Park Gateway Center - 2097 S. Telegraph
Franklin Road – Bloomfield Technology Park
Capelli's Spa - 1939 Telegraph
- 12/01/04 Maplewood Properties/Telegraph and Long Lake Bldg. - 4036 Telegraph
Maplewood Properties/Telegraph and Long Lake Bldg - 4036 Telegraph

Site Plan Review:

- 01/09/04 Golling Chrysler – 2405 Telegraph
- 04/07/04 5/3rd Bank – 6801 Telegraph
- 05/21/04 5/3rd Bank – South Blvd. W. of Squirrel
- 06/14/04 ClearLinx Network Corporation - Adjacent to Franklin Between 14 Mile Rd.
and W.Long Lk.
- 08/05/04 Sunrise Development - 1610-1681 Bloomfield Place Drive
- 05/21/04 St. Regis – 3695 Lincoln
- 09/01/04 Burlington – Bloomfield Plaza
Hillside Furniture - 2300 Telegraph

Discussion Items:

- 04/22/04 Discussion of Political Sign Ordinance

Signs:

- 01/09/04 Avenue/Bloomfield Town Square – 2141 Telegraph
Lebanese Garden/Kingswood Plaza – 43259 Woodward
- 01/21/04 Bank One – 2511 W. Maple
Nativity Episcopal Church – 21220 W. Fourteen Mile
- 02/04/04 Oakland Veterinary – 1400 Telegraph
McCleod Center:
 - McCleod Carpet One – 42568 Woodward
 - Sushi Hana – 42656 Woodward
 - Miraclean Dry Cleaners – 42646 Woodward
 - Woodward Framing – 42628 Woodward
 - Geon's Salon – 42640 Woodward
- Brooklyn Bagel & Deli – Maplewood Properties – 4036 Telegraph, Ste 101
A1 Nails – Woodward Square – 42923 Woodward
Cross of Christ Lutheran Church – 1100 Lone Pine
- 02/25/04 Woodward Framing – McCleod Center – 42628 Woodward

- Amazing Buffet – Bloomfield Hills Center – 1655 Opdyke
 India Gate Gourmet Foods – Bloomfield Hills Center – 1595 Opdyke
 Brandish Technologies – 1991 Orchard Lake Rd
 Logicalis – Grosinger & Spigelman Eye Surgeons, P.C. – 1750 S. Telegraph
 Heronwoods – Heronwoods Subdivision - Square Lake Rd
- 03/10/04 Pet Supplies Plus – 2057 Telegraph
 Alan Ford – 1845 S. Telegraph
- 04/07/04 Petco – Bloomfield Town Square – 2129 S. Telegraph
 BP/Amoco – 6495 Telegraph
 Fox Hills – 1822 Fox River
- 04/22/04 Ryder Cup – 3951 W Maple Rd and/or 3920 W Maple Rd
 Penske Building – 2555 Telegraph
 Nail Gallery – Kingswood Plaza – 43195 Woodward
- 05/04/04 Franklin Hair Care – Robert S. Binder strip mall – 6453 Inkster
- 05/21/04 Eastover Subdivision – 1043 Westview & 802 Helston
 Hillside Furniture – 2300 Telegraph
 Kroger – 4099 Telegraph
 Charter One Bank – Woodward Square - 42869 Woodward Ave.
 Papano's Pizza – 1583 S. Opdyke
- 06/14/04 Better Health – Kingswood Plaza – 43263 Woodward Ave.
 Bing Construction – 20 Hadsell Dr.
- 07/07/04 Independent Bank – 4140 W. Maple Road
 Evans & Luptak, PLC – 7457 Franklin Road
- 07/21/04 Kingswood Shopping Center – Dance Academy of Bloomfield Hills - 43243
 Woodward Ave.
- 08/02/04 Comp USA - 2063 S. Telegraph
- 08/05/04 Bloomfield Plaza Liquid Salon - 6652 Telegraph
- 08/19/04 Fast Frame – Woodward Square - 42875 Woodward
 Leo's Coney Island - 6527 Telegraph
- 08/25/04 Kingswood Plaza – Donut Café - 43121 Woodward
 Golling Chrysler, Jeep Dodge - 2125 Telegraph
 Golling Chrysler, Jeep Dodge - 1951 Telegraph
 Comp USA - 2063 Telegraph
- 09/01/04 Bloomfield Hills Baptist Church - 3600 Telegraph
 Golling Chrysler, Jeep Dodge - 2125 Telegraph
 Golling Chrysler, Jeep Dodge - 1951 Telegraph
- 09/09/04 Cross of Christ - 1100 Lone Pine
 BP Amoco - 6495 Telegraph
- 09/23/04 Whethersfield Apartments - 5710 Whethersfield
 Sugar Bush Plaza – Health + Vitamin Center - 2418 Franklin
- 10/21/04 Fifth Third Bank - 6801 Telegraph
 Lee's Specialty - 4076 W. Maple
 Woodward Financial Group - 36400 Woodward Ave.
- 11/03/04 ComForcare Home Care - 2510 S. Telegraph
 Erhard BMW - 4065 W. Maple
- 11/17/04 Sunrise Assisted Living - 2080 Telegraph

- De Porre Veterinary Hospital - 4062 W. Maple
- Whethersfield Apartments - 5710 Whethersfield
- 12/01/04 Pet Supplies Plus - 2057 Telegraph
- Newton Furniture - 2053 Telegraph
- 12/15/04 Newton Furniture - 2053 S. Telegraph
- Pet Supplies Plus - 2057 S. Telegraph
- Maple Art Cinema (Formerly Maple 3) - 4135 W. Maple
- NuTech - 6785 Telegraph
- Fifth Third Bank - 3120 South Blvd.

Special Events:

- 06/02/04 Ryder Cup Signage – Bloomfield Plaza Shopping Center
- Ryder Cup Fencing – Oakland Hills Country Club
- 06/16/04 Oakland Hills Country Club – Ryder Cup
- 07/21/04 Birmingham Athletic Club - Hospitality for Ryder Cup: Entertainment Sports
Partners, THG. - 4033 W. Maple
- Bennigan’s Restaurant - 42874 Woodward
- 08/02/04 Dow Events - 3768 Lincoln
- Event Solutions - 3805, 3797, 3787 W. Maple
- Grand Slam Hospitality - 6636 Lahser
- Oxford Investors - 6540 Redmaple
- Ford Motor Co. - 1471 N. Glengarry & 6700 Oakhills
- Oakland Hills Country Club - 3951 W. Maple
- St. Regis/Brother Rice/Marion - 3695 Lincoln and 7225 Lahser
- Gregory J. Schwartz & Co., Inc - 3707 W. Maple Road
- Detroit Entertainment - 3870 Oakland
- Temple Beth El - 7400 Telegraph
- 08/19/04 Gregory J. Schwartz & Co., Inc - 3707 W. Maple
- Independent Bank - 4140 W. Maple Rd.
- Country Club Manor - 4041-4049 W. Maple
- John Morad - 6867 Lahser
- The Googasian Firm, P.C. - 6895 Telegraph
- International Academy - 1020 E. Square Lake Road
- Bennigan’s Classic Car Show - 42874 Woodward
- 08/25/04 International Academy - 1020 E. Square Lake Road
- Glens of Bloomfield - 7251 – 7484 Deeprun Drive
- 09/01/04 St. Regis, Brother Rice & Marion High School - 3695 Lincoln & 7225 Lahser
- Glens of Bloomfield - 7251 – 7484 Deeprun Drive
- Erhard Realty Limited/BMW - 4065 W. Maple
- Bingham Drive, South half of Lot 64
- Bloomfield Plaza Shopping Center
- Peter Vestevich - 6785 Telegraph
- Peter Vestevich - 6905 Telegraph
- Big Boy - 6675 Telegraph
- 09/09/04 The Goldsmith Gallery - 4104 W. Maple

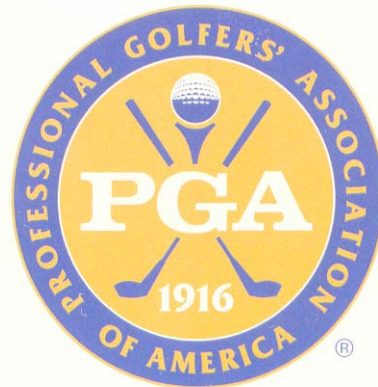
Birmingham Vision Care - 4114 W. Maple
MEK Maple, LLC - 4120 W. Maple
American Corporate Events - 21220 W. Fourteen Mile
Show Me Michigan - 6735 Telegraph
St. Andrew Evangelical Lutheran Church - 6255 Telegraph
Golf Marketing Services - 3617 W. Bradford
Bennigan's - 42874 Woodward
Golling Chrysler - 2405 Telegraph
Temple Beth el - 7400 Telegraph
Kroger - 3200 South Blvd.
Beautiful Savoir Church - 5631 N. Adams
Bloomfield Town Square

09/27/04

10/06/04

10/14/04

11/03/04



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, 2004 to December 31, 2004. It should be noted that in all but one instance, a site plan was reviewed and forwarded on to the Township Board after one Planning Commission review. A total of 15 meetings were held during 2004.

General Business

- 06/07/04 2003 Annual Report
- 06/21/04 Commissioner Comments
- 08/16/04 Citizen Planner Training Program
- 11/03/04 Planning Commission Member Compensation
- 12/06/04 Compiled Zoning Ordinance

Zoning Ordinance Amendment Changes

Ord. No. 547 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265 by adding a new Section, Special Events, to regulate temporary uses and structures on private and public property during special events.

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 Hearing was held:

- 01/05/04 T-Mobile – 1002 Kensington Road – locate antennas on existing Detroit Edison Tower with equipment cabinets at base

Discussion Items

- 03/01/04 Discussion of definition of Accessory Structure
- 10/06/04 Accessory Structure Ordinance
- 11/03/04 Accessory Structure Ordinance
- 12/06/04 Accessory Structure Ordinance

Design Review/Site Plans

- 01/05/04 Bloomfield Park Gateway Building – 2097 Telegraph Road
Newton's Retail Center – 2055 Telegraph Road
- 01/21/04 Golling Chrysler - 2405 Telegraph Road
- 02/02/04 Bloomfield Surf Club - 251 E. Square Lake Road
- 03/01/04 Bloomfield Park Gateway Building – 2097 Telegraph Road
Newton's Retail Center – 2005 Telegraph Road
- 04/07/04 Sunrise Development – Telegraph Road
Marathon Service Station – 43020 Woodward Avenue
- 04/19/04 Fifth Third Bank - 6801 Telegraph Road
- 05/03/04 Oakland Hills Country Club – 3951 W. Maple Road
Concord Place Condominiums – Square Lake Road and Opdyke
- 06/07/04 Fifth Third Bank – South Boulevard & Squirrel Road
St. Regis Parish/School – 3695 Lincoln
- 06/21/04 St. Regis Parish/School – 3695 Lincoln
Academy of the Sacred Heart – 1250 Kensington Road
- 08/16/04 Beautiful Savior Lutheran Church – 5631 N. Adams Road
Sunrise Assisted Living Facility – former Chi-Chi's site
- 09/08/04 Burlington Bloomfield Plaza Shopping Center – SW corner South Boulevard
& Squirrel Road
- 10/20/04 Academy of the Sacred Heart – 1250 Kensington Road



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:

04/07/04 Sunrise Development – Telegraph Road

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 2004.

Study Sessions/Discussions

The Planning Commission did not engage in any study sessions during 2004.

Public Hearings for changes in Zoning Classifications

No requests for a change in Zoning Classification were received in 2004.

The image shows a form titled "Charter Township of Bloomfield Special Event Application". The form includes fields for "Date of Application", "Name of Event", "Date/Hours of Event", "Location of Event", "Sponsor Organization", "Address, City, State, Zip Code", "Contact Person Name and Phone Number", and "Description of Purpose & Activities at Event". There is a "Signature:" line and a note: "When deemed necessary by Bloomfield Township, the applicant must provide proof of Public Liability Insurance and Corporate Surety Bond." Below this is a section for "For Office Use Only" with fields for "Application Fee Paid", "Date of Bloomfield Township Board Hearing", "Fees Paid/Not Paid", and "Approved/Not Approved". At the bottom, it says "Charter Township of Bloomfield" and "Bloomfield, Michigan". The form is enclosed in a blue border.

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, 2004 to December 31, 2004. A total of 12 meetings were held during 2004.

Interpretation

No requests for interpretation of the Zoning Ordinance were received by the ZBA in 2004.

Dimensional Variances for:

01/13/04

- Variance for an existing accessory structure, a tree house. (488 Hunt Master Ct.)
- Variance to encroach 2' with an addition. (534 S Spinning Wheel)
- Variance to encroach 12' with a deck addition. (1071 Parkplace Ct.)
- Variance to encroach 4.1' with a garage addition. (3057 Betsy Ross)
- Variance to encroach 5' with an addition. (905 N Reading Road)
- Variance for an existing accessory structure, a fountain, in the front yard. (7421 Wing Lake)
- Variance to exceed the maximum allowable percentage of lot coverage. (5339 Sunnycrest)
- Variance to encroach 19' with a generator. (42714 Woodward)
- Variance for fence with pillars, fountain, a/c units, retaining walls. (3490 Franklin Rd)
- Variance for an accessory structure, a three-car garage. (3064 Morningview Terrace)
- Variance for an existing accessory structure, a pergola. (1855 Hunters Ridge)
- Variance for generator placement. (4540 Walnut Lake)
- Variance to construct a home with a total lot size of 20,700 sq.ft. (vacant lots - NE corner of Square Lk. Rd. and Hammond Lk. Dr.)
- Variance to construct a ground sign, located within the road right-of-way. (1415 Telegraph)
- Variance to encroach 8' with an addition. (6898 Cedarbrook)
- Variance to encroach 1.75' with an addition. (1895 Indian Tr)
- Variance for placement of two a/c units. (2716 Turtle Ridge)

02/10/04

- Variance for an existing accessory structure, a tree house. (821 Hidden Pine)
- Variance for an existing accessory structure, a pergola. (1855 Hunters Ridge)
- Variance to construct a home with a total lot size of 20,700 sq.ft. (vacant lots - NE corner of Square Lk. Rd. and Hammond Lk. Dr.)
- Variance for existing retaining walls. (2951 Chestnut Run)
- Variance to construct a 6' high fence. (230 Woodedge)
- Variance for an existing boulder retaining walls. (2741 Turtle Lake)
- Variance for an existing barn/garage. (4930 Charing Cross)
- Variance for an existing storage container. (4540 Burnley)
- Variance for an existing boulder retaining walls (4867 Old Post)
- Variance to exceed the maximum allowable height for an accessory structure. (1660 Apple Ln)
- Variance for (3) dimensional variances for a garage addition. (2935 Berkshire Dr.)
- Variance for temporary signage. (21220 W. Fourteen Mile)
- Variance to encroach 5.3' with a covered porch. (246 Hamilton Rd)

03/09/04

- Variance to encroach 3.4' with a one-story garage addition. (444 Waddington)
- Variance for an in-door swimming pool. (1390 Kirkway)
- Variance to encroach 10.83' with a second-story addition. (1291 Porters Ln.)
- Variance to encroach 1.1' with a fireplace addition. (3648 Halla)
- Variance to encroach 2.25' with an addition currently under construction. (6015 Snowshoe Cr.)
- Variance for an accessory structure, a pool equipment shed. (251 E. Square Lake Road)
- Variance to construct a home with a total lot size of 20,700 sq.ft. (vacant lots - NE corner of Square Lk. Rd. and Hammond Lk. Dr.)
- Variance to allow five unrelated persons to reside in an existing residence. (7350 Parkstone)
- Variance for existing pillars in the road right-of-way. (1981 Long Lk Shore)
- Variance for temporary signage for three events. (1100 Lone Pine)
- Variance to encroach 16' with a garage addition. (3340 Sunnyhill)
- Variance for a shed. (2381 Lost Tree)
- Variance to encroach 5.83' with a one-story addition. (5317 Provincial)
- Variance for an existing shed/playhouse, ice rink with lighting. (2330 Brenthaven Dr)
- Variance for an existing ice rink with lighting. (1971 Cedar Hill)
- Variance for a dog run. (2517 Rambling Way)
- Variance to encroach 3.18' with second story bay window, 4.46' with front porch addition, and for a/c placement. (852 Yarmouth)
- Variance for existing signage, six illuminated sign/poster boxes. (4135 W. Maple)
- Variance for a retaining wall with an over-all height of 8'. (188 Dourdan)
- Variance to encroach 21-feet into the lakeside setback with a new terrace. (2911 Heather Ct.)
- Variance for a/c placement. (751 Covington)
- Variance to encroach 9.9' with the construction of a two-story home. (6294 Worlington)
- Variance for a 6' high privacy fence. (3487 W. Maple)
- Variance to encroach 5.83' with a garage addition. (4556 Broughton Ct.)
- Variance to encroach 6' with a porch addition. (3621 Middlebury)
- Variance to encroach 2.5' with an existing a/c unit. (320 Yarmouth)
- Variance for generator placement. (6020 Darramoor)
- Variance for entranceway signage. (Heronwoods Association)

04/13/04

- Variance for a shed. (2381 Lost Tree)
- Variance for an existing shed/playhouse, ice rink with lighting. (2330 Brenthaven Dr)
- Variance for a dog run. (2517 Rambling Way)
- Variance for a retaining wall with an over-all height of 8'. (188 Dourdan)
- Variance for a retaining wall and pillar. (1954 Long Lk. Shores)
- Variance for a/c placement. (768 Yarmouth)
- Variance to encroach 22.67' with front yard a/c units. (485 N. Glenhurst)
- Variance to encroach 5.75' with porch addition. (2550 Covington Pl.)
- Variance to encroach 1.86' with porch addition. (231 Woodedge)
- Variance for 5' high fence. (2253 Somerset)
- Variance to encroach 10' with ground sign. (2481 Telegraph)
- Variance for four 4.5' brick light posts. (3754 Wabeek Lk. Rd. E.)
- Removed at petitioner's request - Variance for accessory structure, detached garage. (217 S. Berkshire)
- Variance for accessory structure, fireplace. (1375 Aberdovey)
- Variance for generator placement. (4796 Apple Grove)
- Variance for accessory structure for pool equipment. (4521 Walnut Lk.)
- Removed at petitioner's request - Variance for a 5' fence for a dog run. (409 Whippers Ln.)
- Variance to encroach 8' with an addition. (291 Waddington)
- Variance to encroach 11' with a one-story addition. (1478 Sodon)
- Variance to encroach 6.3' with a one-story addition. (4300 Stony River)
- Variance to encroach 4.5' with an in-ground pool. (5193 Provincial)
- Variance to construct two piers. (1580 W. Long Lk.)
- Variance to encroach 2.55' with a two-story addition. (2611 Amberly)

05/11/04

Variance for signage. (6465 Telegraph)
Variance to encroach 9' with a second story deck. (2573 Ginger Ct.)
Variance to encroach 6.3' with a one-story addition. (4300 Stony River)
Variance to encroach 4.5' with an in-ground pool. (5193 Provincial)
Variance to encroach 2.55' with a two-story addition. (2611 Amberly)
Variance for existing accessory structure, playhouse. (2374 Brenthaven)
Variance for temporary 6' construction fence and shed. (1292 Circle Ct.)
Variance for signage. (6495 Telegraph)
Variance for existing accessory structures, three sheds and an ice box . (2481 Telegraph)
Variance for accessory structure, outdoor fireplace with pergola. (1250 W. Long Lake)
Variance to construct boulder retaining wall located in the road right-of-way. (1411 Sodon)
Variance to encroach 14' with a one-story addition. (4225 Sandy)
Variance for 4' fence in front yard. (4130 Echo)
Variance for a shed. (4782 Pickering)
Variance for an indoor therapy pool. (5030 Brookdale)
Variance to construct lighted bollards. (1516 W. Long Lk.)
Variance to encroach 1.63' with a fireplace addition. (726 N. Shady Hollow)
Variance for accessory structure, a pergola. (5379 Kellen Ln)
Variance to encroach 18.75' with a garage addition. (5061 Kings Gate Way)
Variance for accessory structure, a detached garage. (1787 Ward)
Variance for 6' fence. (1206 Northover)
Variance to encroach 14.4' with a second floor addition. (1291 Porters)
Variance to encroach 9.67' with a one-story addition. (6256 Lahser)
Variances to construct in-ground pool 6' from side lot line, to encroach 4' pool equipment
accessory structure, to encroach 5.67 with masonry screen wall. (2746 Turtle Bluff)
Variance for temporary storage container. (870 Bloomcrest)
Variance to encroach 13.5' with additions to front of home. (6400 Gilbert Lake)
Variance to construct accessory structures exceeding 14' maximum, improvements to
the North and South Courses to be closer than 200 feet from the lot line of any
adjacent residential land. (3951 W. Maple)

06/08/04

Variance for a shed. (2381 Lost Tree)
Variance for an existing shed/playhouse, ice rink with lighting. (2330 Brenthaven Dr)
Removed at petitioner's request - Variance to encroach 18.75' with a garage addition.
(5061 Kings Gate Way)
Variance to construct a home on two existing non-conforming vacant lots with a total of
18,270-Sq Ft and 115.7-feet of frontage in a R-3 zoned district. (W. Fourteen Mile Rd.)
Variance to construct 6.5' retaining walls. (6855 Colby Ln.)
Variance to construct 60 detached carports. (W. of Opdyke, S. of Sq. Lk. Rd)
Variance for a 6' temporary construction fence. (336 Hamilton Rd)
Variance to allow renovations for the existing non-conforming building and parking setbacks
and for the encroachment of a masonry screen wall. (1685 Telegraph)
Variance for a dog run. (210 S. Berkshire)
Variance for a dog run. (409 Whippers)
Variance to encroach 6.6' with a porch addition. (120 Vorn)
Variance for an accessory use/structure, a in-door swimming pool. (7456 Paddle Wheel)
Variance to encroach 6.33' with a two-story addition. (3514 Sutton Place)
Variance to encroach 16.17' with a first floor addition. (431 N. Cranbrook)
Variance for an existing non-conforming accessory structure. (1430 Clarendon)
Variance to encroach 10' with a one-story addition to a detached garage. Variance to
construct a gazebo. (5905 Wing Lake)
Variance to encroach 3.04' in side yard, and 9.1' in rear yard with a one-story addition.
(6449 Sheringham)
Variance for an existing retaining wall and pillar. (1954 Long Lk. Shore)
Variance to construct four light fixtures on posts. (Georgetown Townhouses)
Variance to encroach 3' with a/c placement. (1355 Club)
Variance to encroach 25' with a one-story addition. (1411 Lochridge)

07/13/04

Variance for placement of generator and three a/c units. (7420 Inner Circle)
Variance for entryway signs. (Eastways Subdivision)
Variance for a shed. (1110 Ashover)
Variance to encroach 21.16' with an in-ground pool. (2742 Turtle Lk.)
Variance for a dog run. (210 S. Berkshire)
Variance for a dog run. (409 Whippers)
Variance to encroach 25' with a one-story addition. (1411 Lochridge)
Variance for placement of generator and three a/c units. (7420 Inner Circle)
Variance for 6' high fencing. (3039 Berkshire Dr)
Variance for a/c placement. (3024 West Ridge)
Variance for temporary construction fence and a permanent fence in the front yard.
(1535 Island Ln.)
Variance to construct a pier. (1439 Kirkway)
Variance for temporary signage and sales trailer. (Hadsell Dr.)
Variance for temporary construction fence, to encroach 1.08' with a two-story addition,
1.55' with a garage addition. (135 Clifton)
Variance to encroach 2.67' to construct a new home. Variance for 6' temporary construction
fence. (275 Abbey)
Variance for 4.5' fence. (5361 Echo Rd)
Variance for a temporary construction trailer. (2405 Telegraph)
Variance for a 6' fence. (3332 Barlyn)
Variance to construct a gazebo. (975 Stuyvessant)
Variance for generator placement. (3898 Wabeek Lake Dr. E)
Variance for signage. (1727 Telegraph)
Variance to construct an in-door swimming pool. (6300 Wing Lake)
Variance for the relocation of a 4.17' fence. (3390 Morningview Terr)
Variance for generator placement. (6600 Valley Spring Rd)
Variance to encroach 3' and 6' with a one-story addition. (5515 Pebbleshire)
Variance to construct a storage shed. (25860 W. Fourteen Mile)
Variance to construct 8' statue and pool equipment shed. (650 South Hills)
Variance for 4' temporary construction fence. (275 Yarmouth)
Variance for parking and dumpster enclosure setbacks. (1685 Telegraph)
Variance for signage. (3910 Telegraph)

08/10/04

Variance to construct a pier. (1439 Kirkway)
Variance to construct a storage shed. (25860 W. Fourteen Mile)
Variance to construct 8' statue and pool equipment shed. (650 South Hills)
Variance to encroach 5.67' with a deck addition. (1199 Copperwood)
Variance for canopy addition and parking setback. (43020 Woodward)
Variance for existing 6' fence for dog run. (827 S. Pemberton)
Variance to replace existing fence. (1095 Rock Springs)
Variance to construct pool house, patio, barbeque and 6' fence. (5035 Brookdale)
Rescheduled to September at homeowner's request. Variance for fence and pool
equipment. (1331 Cranbrook)
Variance renewal of the approval of an existing portable classroom. (3600 S. Bradley)
Variance to repair an existing non-conforming 6-foot high fence. (3895 Top View Ct.)
Variance to construct a pergola. (3916 Cottontail)
Variance to encroach 6.7' with garage and porch additions. (5559 Westwood)
Variance to encroach 5.7' with porch renovation and 2' with second-story addition.
(5600 Westwood)
Variance of 8' in height for field house renovations. Variance to encroach
20' with outfield fence. Variance of 8' in height for softball backstop. (1250
Kensington)
Variance to encroach 8.14' with second-story addition. (2570 Covington Pl.)
Variance to construct 4' safety fence on roof of accessory structure. (3490 Franklin)
Variance to construct 11.5' retaining walls. (2759 Turtle Ridge)
Variance to encroach 2' with a/c placement. (3823 W. Maple)

Variance to encroach 16.5' with one-story addition. (2811 S. Bradley)

Variance to construct sports court. (7180 Parkhurst)

Removed at petitioner's request - Variance to encroach 13' into natural feature setback and 56.62' into lakeside setback. (1843 Harvest)

Variance for construction trailer. (3695 Lincoln)

Variance to encroach 2.5' with porch. (6225 Golfview)

Variance to construct storage shed. (25860 W. Fourteen Mile)

Variance to construct 8' statue and pool equipment shed. (650 South Hills)

Variance for canopy addition and parking setback. (43020 Woodward)

Variance to construct a pergola. (3916 Cottontail)

Variance to construct pool house, pergola, retaining walls, fence, in ground pool. (3514 Sutton Pl)

Variance for 5' high fence. (4540 Stony River Dr.)

Variance for expansion of existing shed. (1110 Ashover Dr)

Variance to encroach 3.58' with garage addition, 6.75' with portico addition, 2.5' with a/c placement. (388 Tilbury)

Variance for placement of three a/c units. (1601 Kirkway)

Variance to construct detached garage with dumpster enclosure. (5631 N. Adams)

Variance to construct fence. Variance for pool equipment structure. (1331 N. Cranbrook)

Variance to encroach 29.21' with one-story addition. (554 N. Glengarry)

Variance for generator placement. (2417 Heronwood)

Variance for temporary signage. (3600 Telegraph)

Variances to encroach 5.8' with addition and 11' into the lakeside setback. (3260 Kernway)

Variance for invisible fencing. (2825 Ayrshire)

Variance for generator placement. (1252 Cottingham Row)

Variance to encroach 12.5' in front yard and 5' in rear to construct deck. (250 S. Glengarry)

Variance to encroach 23.08' in rear yard and 2.58 in side yard to construct deck. (5317 Provincial)

Variance to store recreational equipment, a motor home on driveway. (758 Woodchester)

Variance for placement of five existing a/c units. (2738 Turtle Ridge Dr)

Variance to construct pergola with set wall and grill. (4415 Parklane)

Variance to construct playhouse and 6' fence. (3471 W. Bradford)

Variance for placement of pool equipment. (3550 Wabeek Lake Dr. E.)

Variance to construct a wall surrounding a pool area and a grill. (7281 Sandy Creek Lane)

Variance to encroach 50-feet into the lakeside setback with new home. (1500 Kirkway)

Variance for placement of three a/c units. (1601 Kirkway)

Variance to construct fence. Variance for pool equipment structure. (1331 N. Cranbrook)

Variance for indoor swimming pool. (1211 Club)

Variance for generator placement. (5172 Woodlands Tr.)

Removed - Variance to encroach 15' with a deck. (1159 Hillpointe Cr.)

Variance to construct a playscape. (3763 Quarton)

Variance to construct pool house. (5755 Monterey)

Variance to construct a 6' fence. (4616 Private Lake Dr)

Variance for an addition to an existing shed. (3467 Greentree)

Variance for temporary signage. (1100 Lone Pine)

Variance for temporary signage. (1100 Lone Pine)

Variance for placement of 2 a/c units. (6165 Worlington)

Variance to construct trellis and gazebo. (1469 Dell Rose)

Variance to construct 7' retaining wall. (620 Pine Valley Way)

Variance for existing compost bin. (2536 Whiteleigh)

Variance to construct driveway entry piers, 9' walls and gate. (3350 Eastpointe)

Variance for existing sports court and 10' fence. (1925 Golf Ridge Drive)

Variance to encroach 23.75' with a seawall. (5015 Pon Valley)

Variance to construct cabana. Variance to install pool equipment. (1496 Sodon Lake)

Variance to encroach 12.75' with porch addition. (880 Yarmouth)

Variance to construct storage building. (1323 Crestview)

09/07/04

10/19/04

11/09/04

Variance to construct a 6' fence. (4616 Private Lake Dr)
Variance to construct 7' retaining wall. (620 Pine Valley Way)
Variance for existing sports court and 10' fence. (1925 Golf Ridge Drive)
Variance to construct driveway entry piers, 9' walls and gate. (3350 Eastpointe)
Variance to construct a shed and 6' fence. (2365 Cloverlawn)
Variance to encroach 11' with deck. (2417 Heronwood Dr)
Variances to encroach 20' with deck and 5' with new home. Variance to construct two 6.5' retaining walls. (1346 N. Carillon Ct)
Variance for temporary job site trailer. (3120 South Blvd)
Variance for existing temporary job site trailer. (6801 Telegraph)
Variance for signage. (6801 Telegraph)
Variance for existing 6' privacy screen. (4800 Stoneleigh)
Variance to encroach 4.7' with a porch addition. (3614 Middlebury)
Variance to construct 10' sound abatement wall. (1030, 1050, 1070, 1090 Raintree)
Variance to install invisible fence. (1255 Dorchester)
Variance for signage. (4009 S. Telegraph)
Variance to encroach 10' with first and second story additions. (1120 Winthrop)
Variances to encroach 20' in front, 8' west side, 4' east side for new construction home. (Lot 55, Bloomfield High-Point Subdivision)
Variances for existing generator and three a/c units. (2535 Vhay)
Variance to install temporary construction fence. (334 Glenhurst)
Variance to encroach 5' to allow for home renovations. (4586 Ranch)
Variance for existing 17' high tree house. (5125 Kensington)
Variance for existing temporary trailer. (2480 W. Maple)
Variance for signage. (4076 W. Maple)
Variance to encroach 8' to remodel existing non-conforming porch. (4180 Valley Forge)

12/14/04

Variance to construct a tennis court with 10-foot high backstops. (650 South Hills)
Variance to encroach 2.1' with one-story addition. (488 Wooddale Rd)
Variance for generator placement. (5015 Brookdale)
Removed at petitioner's request - Variance to construct a sports court. (5425 Longmeadow)
Variance to construct 7' retaining wall. (4930 Charing Cross)
Variance to encroach 9' to construct new home. (6245 Golfview)
Variance to construct pergola, trellis, trash enclosure. Variance for placement of transformer condensing unit. (2080 Telegraph)
Variance to construct detached garage. (5930 Franklin Road)
Variance for existing deck walkway. (3922 Wabeek Lake Dr. E.)
Variance to encroach 25.9' in southerly front yard and 5.5' in westerly front yard with a one-story addition. (61 Douglas)
Variances for signage. (4065 W. Maple)
Variance for existing construction trailer. (3951 W. Maple)
Variance for existing retaining wall. (1319 Club)
Variance to encroach 6.6' with addition. (5515 Pebbleshire)
Variance to construct 6' screen wall with 6' gate. (3948 Mt. Vernon)
Variance for temporary construction fence. (250 Clifton)
Variance to construct retaining walls. (1917 Lone Pine)
Variance to construct retaining wall. Variance to encroach 2.7' with generator placement. (3955 Kirkland)
Variance to construct an accessory building. (1599 Apple Ln)

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

SECTION TWO: GOALS OF 2005

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



Action List 2005

Completed Items

1. **Compilation of Zoning Ordinance into one comprehensive document.**

Action: Compile the Zoning Ordinance Amendments adopted since 1974 to create a comprehensive document.

Completion: Adopted by the Township Board on November 22, 2004

Ongoing Items

2. **Parking Regulations.**

Action: Review the current parking requirements.

Action to Date: Resume discussion of the current parking requirements and prepare draft of changes.

3. **Accessory Structures.**

Action: Review requirements and provisions relating to accessory structures.

Action to Date: Resume discussion of the definition of accessory structures and regulations and prepare draft of changes.

New Items

1. **Update Township Master Plan.**

Action: Implement a master plan review in accordance with the Township Planning Act, as amended.

2. **Update the Zoning Ordinance.**

Action: Establish a scope of study to review the multiple sections of the Zoning Ordinance for study to consider possible amendments as a result of the master plan process.

3. **Tree Preservation Study.**

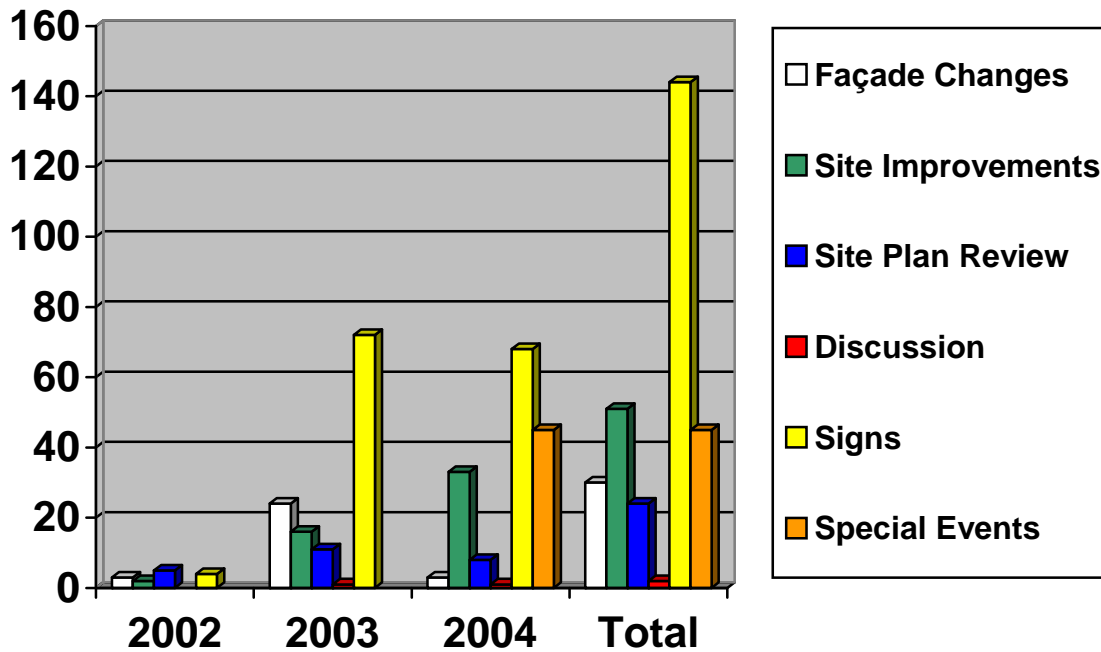
Action: Consider creating criteria and standards for the protection and preservation of trees during construction.

Comparison Chart of Reviews

Design Review Board

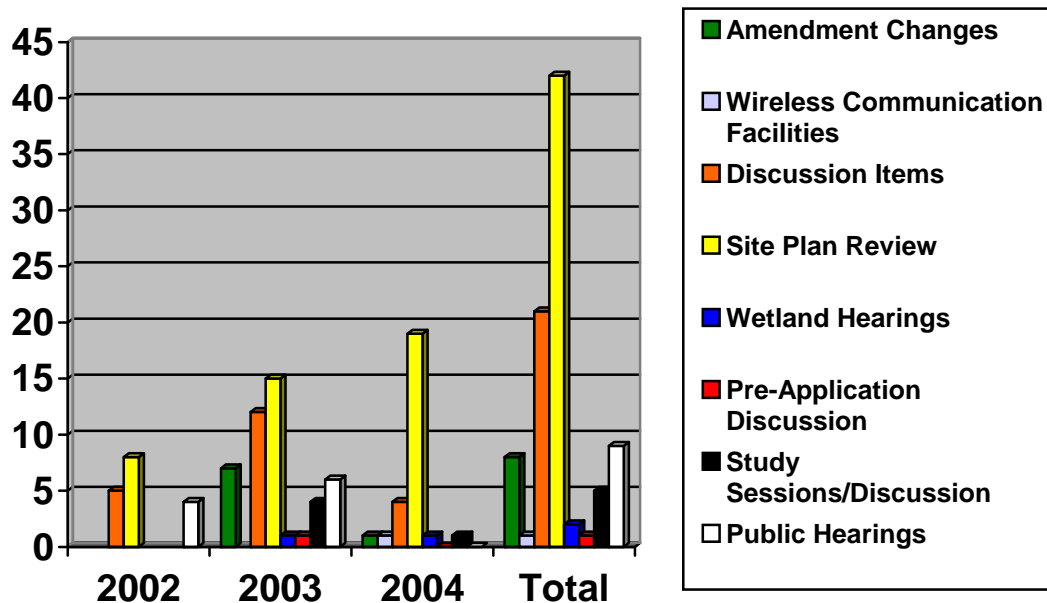
Fiscal Year	2002	2003	2004	Total
Façade Changes	3	24	3	30
Site Improvements	2	16	33	51
Site Plan Review *	5	11	8	24
Discussion	0	1	1	2
Signs	4	72	68	144
Special Events	-	-	45	45
Total	14	124	158	296

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



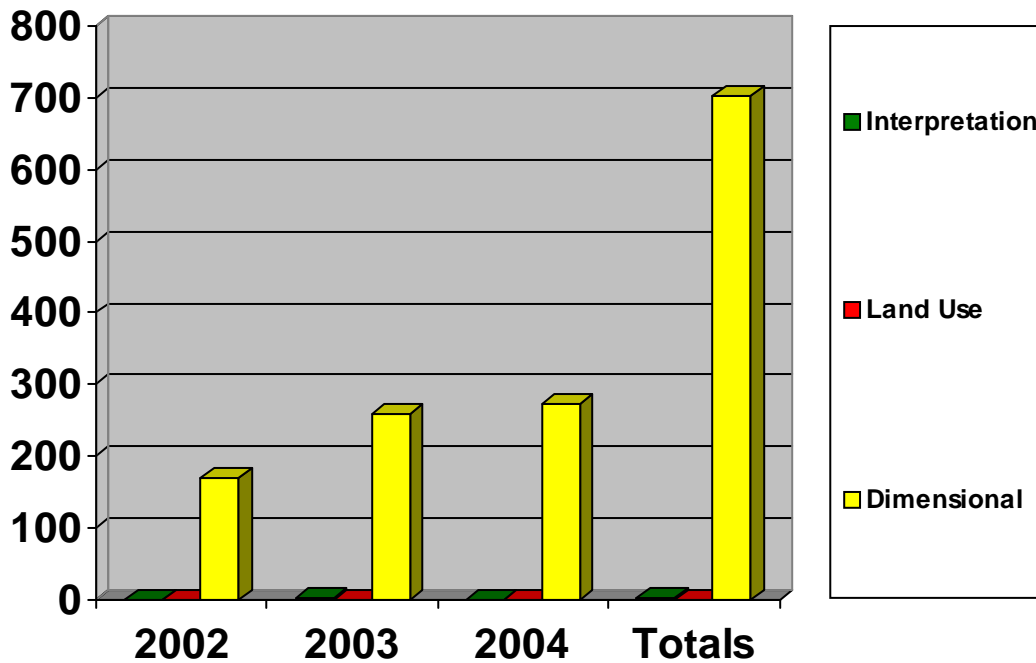
Planning Commission

Fiscal Year	2002	2003	2004	Total
Zoning Ordinance Amendment Changes		7	1	8
Wireless Communications Facilities			1	1
Discussion Items	5	12	4	21
Design Review Site Plans	8	15	19	42
Wetland Board Hearings		1	1	2
Pre-Application Discussions		1		1
Study Sessions/Discussions		4	1	5
Public Hearings Zoning Amendments	3	6		9
Total	16	46	26	88



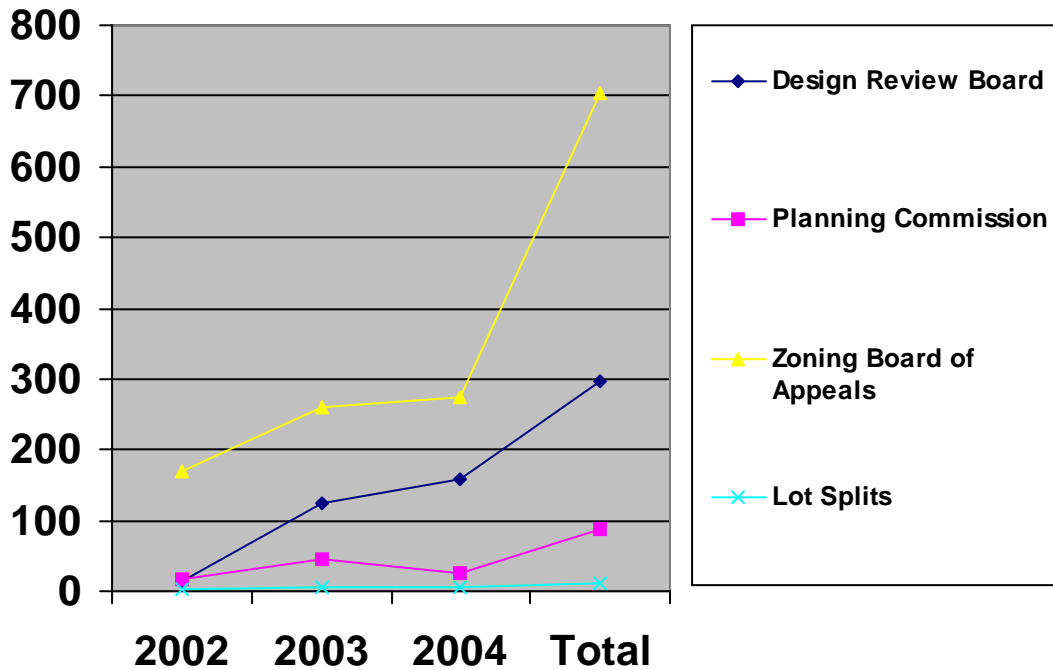
Zoning Board of Appeals

Fiscal Year	2002	2003	2004	Totals
Interpretation	0	2	0	2
Land Use	0	0	0	0
Dimensional	171	259	273	703
Total	171	261	273	705



Overall Planning Department Reviews

Fiscal Year	2002	2003	2004	Total
Design Review Board	14	124	158	296
Planning Commission	16	46	26	88
Zoning Board of Appeals	171	261	273	705
Lot Splits	2	5	5	12
Total	203	436	462	1101



Attendance Records 2004

January, February, March, 2004

Design Review Board

Dave Payne	4
Dan Devine	6
Wilma Cotton	0
Jan Roncelli	6

Planning Commission

Richard Mintz	4
John Swoboda	3
Sherry Stefanos	4
Robert Wittbold	
David Lubin	4
Jane Reisinger	4
Jeff Salz	4

Zoning Board of Appeals

Brian Kepes	3
Leo Savoie	1
Lisa Seneker	3
Corinne Khederian	2
Jane Reisinger	2
James Aldrich	2
Neal Barnett	1
Robert Taylor	1
Dan Devine	3

April, May, June, 2004

Design Review Board

Dave Payne	8
Dan Devine	8
Wilma Cotton	0
Jan Roncelli	8

Planning Commission

Richard Mintz	4
John Swoboda	5
Sherry Stefanos	5
Robert Wittbold	2
David Lubin	4
Jane Reisinger	5
Jeff Salz	4

Zoning Board of Appeals

Brian Kepes	1
Leo Savoie	2
Lisa Seneker	1
Corinne Khederian	2
Jane Reisinger	3
James Aldrich	1
Diane Kraft Finney	1
Robert Taylor	2
Dan Devine	3

July, August, September, 2004

Design Review Board

Dave Payne	10
Dan Devine	8
Wilma Cotton	0
Jan Roncelli	9

Planning Commission

Richard Mintz	2
John Swoboda	1
Sherry Stefanos	2
Robert Wittbold	2
Jane Reisinger	2
Jeff Salz	2

Zoning Board of Appeals

Brian Kepes	2
Leo Savoie	3
Lisa Seneker	3
Corinne Khederian	2
Jane Reisinger	3
James Aldrich	3
Robert Taylor	2
Dan Devine	2

October, November, December, 2004

Design Review Board

Dave Payne	5
Dan Devine	3
Wilma Cotton	0
Jan Roncelli	6

Planning Commission

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

Zoning Board of Appeals

Brian Kepes	3
Leo Savoie	1
Lisa Seneker	1
Corinne Khederian	3
Jane Reisinger	3
James Aldrich	2
Robert Taylor	2
Dan Devine	3

Total Attendance 2004

Design Review Board

Dave Payne	27
Dan Devine	25
Wilma Cotton	0
Jan Roncelli	29

Planning Commission

Richard Mintz	13
John Swoboda	11
Sherry Stefanos	13
Robert Wittbold	7
David Lubin	8
Jane Reisinger	13
Jeff Salz	13

Zoning Board of Appeals

Brian Kepes	9
Leo Savoie	7
Lisa Seneker	8
Corinne Khederian	9
Jane Reisinger	11
James Aldrich	9
Neal Barnett	1
Diane Kraft Finney	1
Robert Taylor	7
Dan Devine	11