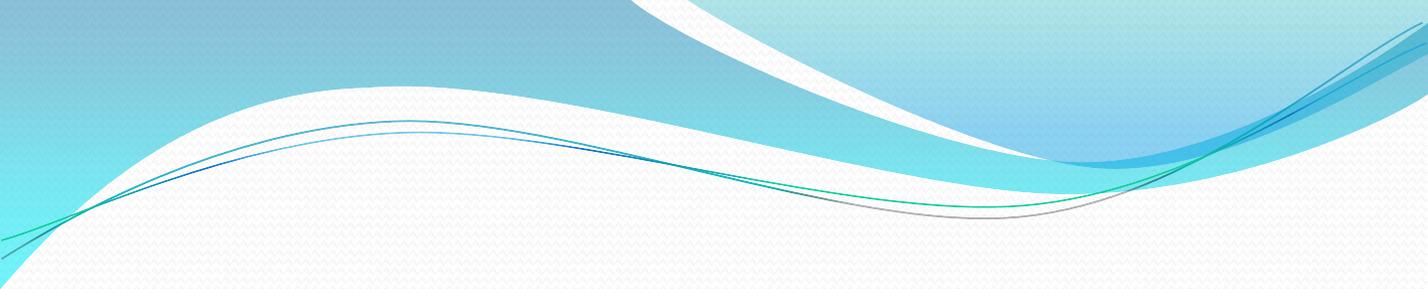


Bloomfield Township

*Planning Division
2018 Annual Report*



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



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

Mission Statement

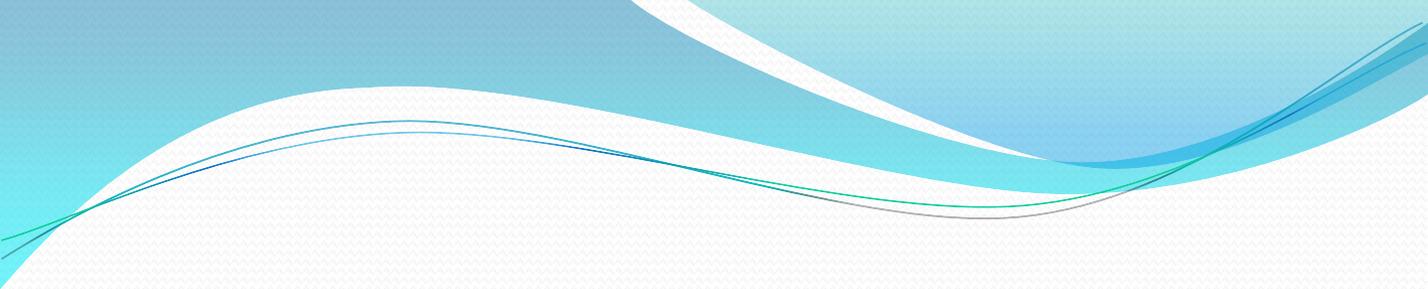
Planning Division Staff

Patricia Voelker, Planning, Building & Ordinance Director

Andrea Bibby, Planning, Building & Ordinance Deputy Director

Jennifer MacDonald, Assistant Planner

Kelly Jacobson, Planning/Ordinance Administrative Assistant



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Administration

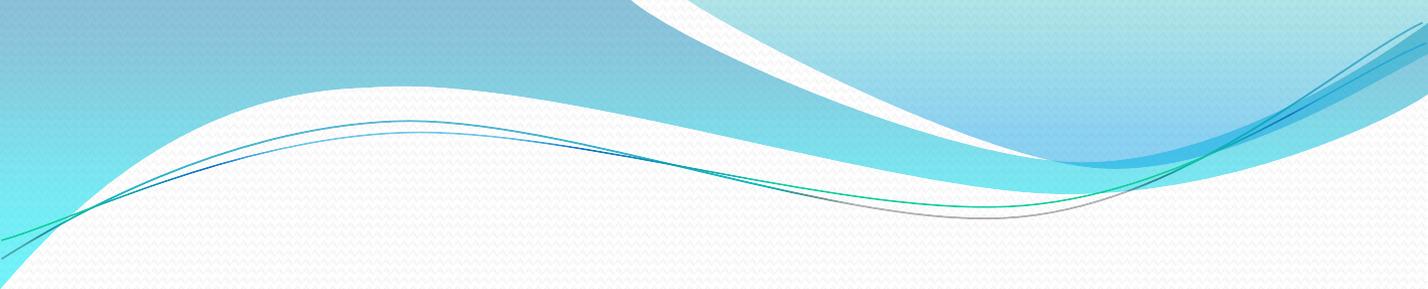
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Administration

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

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

Township Legal Notices

Planning Overview

Public Meetings-
Agendas, Minutes,
Notices & Schedules

Design Review Board

Meeting Schedule

The Design Review Board meetings are held on the first and the third Wednesdays of each month at 2:00 p.m. in the Township auditorium.

Role of the Design Review Board

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

The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Twenty-two Design Review Board meetings were held in 2018.

Design Review Board Members

Leo Savoie, Township Supervisor

Brian Kepes, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Dani Walsh, Alternate

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

In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews site plans for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Nine Planning Commission meetings and three Wetlands Board meetings were held in 2018.

Planning Commission Members

Dr. Thomas Petinga, Chairman

Lisa Seneker, Vice Chairman (until August 2018)

Richard Mintz

Neal Barnett

Bruce Selik

Jeff Salz

Richard Atto

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 Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2018.

Zoning Board of Appeals Members

Carol Rosati, Chairman

Tracy Leone, Vice Chairman

Robert E. Taylor

David Buckley (until September 2018)

Lisa Seneker (until August 2018)

Brian Henry

Jocelyn Giangrande

Dani Walsh (appointed October 2018)

Bruce Selik (appointed October 2018)

Claudine Bacher, Alternate (appointed full member April 2018)

Jeffrey Drake, Alternate

Section 1 ~ Accomplishments of 2018

This section identifies the activities conducted by the Design Review Board, Planning Commission and Zoning Board of Appeals and includes a list of public hearings, studies and reviews.



(Photo: Villas at Bloomfield Grove)

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

**Township
Zoning
Ordinance**

**Planning
Overview**

**Planning
Applications**

Design Review Board

Accomplishments

The following lists include submittals from January to December:

Façade Changes

03/07/18

6785 Telegraph Rd. – Nutechs office building

04/18/18

2125 S Telegraph Rd. – Bloomfield Town Square – Façade (doors)

10/03/18

1877-1899 Orchard Lake Rd. – Inside Realty – Multiple level parking alterations

11/17/18

3707 W. Maple Rd. – Michigan Community Bancorp – Façade & addition

2209 S. Telegraph Rd. – McDonald's – Façade

Site Improvements

04/04/18

825 W. Long Lake Rd. – Bank of America – Replacement ATM

04/18/18

2125 S Telegraph Rd. – Bloomfield Town Square – Compactor enclosure

05/02/18

1969 Klingensmith Rd. - Square Lake Hills Condominiums – Carport

05/16/18

4113 Telegraph Rd. – Devon Square Condominiums – Walkways and tree removals

43816 Woodward Ave. – St. George Greek Orthodox Church – Exterior lights



Design Review Board

Accomplishments

(Site Improvements continued)

06/06/18

7225 Lahser Rd. – Marian High School – Exterior lighting
3700 W. Maple Rd. – Bank of America – ATM replacement

06/20/18

2800 Lahser Rd. – Villas at Bloomfield Grove – Entry gates redesign



08/01/18

6592 Telegraph Rd. – Nino Salvaggio – Facade changes (tabled)
6405 Telegraph Rd. – Bloomfield Medical Village – Rooftop mechanical unit screening

08/15/18

36280 Woodward Ave. – Russell Hardware – Exterior lighting

09/05/08

4111 Andover Rd. – AJM Packaging Corp.

09/12/18

6592 Telegraph Rd. – Nino Salvaggio – Facade changes
42342 Woodward Ave. – Bloomfield Country Manor – Parking lot alterations

10/03/18

411 Fox Hills Dr. – Fox Hills Condominiums – Carports

10/17/18

2930 S. Telegraph Rd. – Petrucci Custom Homes – Retaining wall & landscaping
4041 S. Maple Rd. – Country Club Manor – Replacement carports
2274 S. Telegraph Rd. – Medpost – Replacement light fixtures on existing poles

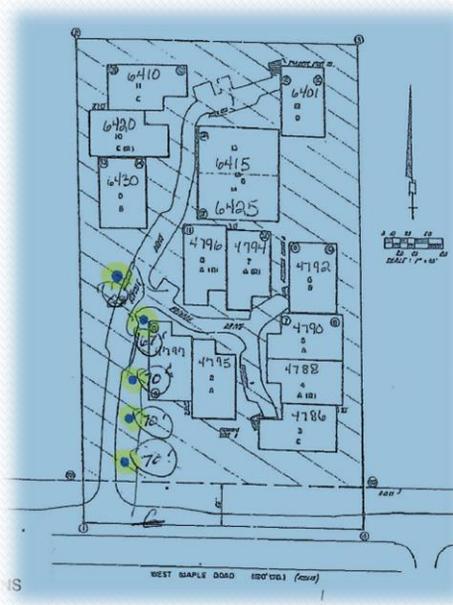
Design Review Board

Accomplishments ~ Continued

(Site Improvements continued)

11/21/18

W. Maple Rd. - Apple Grove Condominiums – Light poles



2209 S. Telegraph Rd. – McDonald’s – Parking & landscaping

3707 W. Maple Rd. – Michigan Community Bancorp – Entranceway & wall-mounted ATM

12/05/18

888 Denison Ct. – Detroit Skating Club – Dehumidification unit

4280 Telegraph Rd. – 48th District Courthouse – Vestibule addition & site improvement

12/19/18

1750 Saxon Dr. – Birmingham Country Club – Site modification for tennis hut

1877-1899 Orchard Lake Rd. – Inside Realty – Parking lot screening

Design Review Board

Accomplishments ~ Continued

Signs

01/17/18

1926 S. Telegraph Rd. – Pain Free Life Center – Wall sign

6450 Telegraph Rd. – Mediterranean Street Food – Wall sign



4033 W. Maple Rd. – Birmingham Athletic Club – Ground sign

02/07/18

36600 Woodward Ave. – Mercedes Benz of Bloomfield Hills – Wall sign & ground sign

3935 Telegraph Rd. – Szechuan Gourmet – Wall sign

42757 Woodward Ave. – Red Olive Restaurant – Wall sign

03/07/18

6565 Telegraph Rd. - Rebel

6558 Telegraph Rd. - Toyology

6490 Telegraph Rd. – Shell Service Station

03/21/18

6510 Telegraph Rd. – CVS Pharmacy – Wall Sign

3700 W. Maple Rd. – Bank of America – Ground Sign

04/04/18

1952 S. Telegraph Rd. – High Octane Café & Bakery – Wall signs

4036 Telegraph Rd. – Verizon – Wall sign

3120 South Blvd. – Team One Credit Union – Wall sign & ground sign



Design Review Board

Accomplishments ~ Continued

(Signs continued)

05/02/18

43207 Woodward Ave. - Samaritas at Home - Wall sign



05/16/18

2520 Telegraph Rd. - Comforcare Corporate Headquarters - Wall sign

2523 W. Maple Rd. - Art + Frame - Wall sign

06/06/18

3630 W. Maple Rd. - SLT - Wall sign

2398 Franklin Rd. - Kabob Kings - Wall sign

06/20/18

6400 Telegraph Rd. - SHE clothing store - Wall sign

08/01/18

6575 Telegraph Rd. - RH Outlet - (2) Wall signs

2067 S. Telegraph Rd. - Spirit Halloween - Wall sign

08/15/18

4101 Telegraph Rd. - CVS Pharmacy - Wall sign

3945 N. Telegraph Rd. - MI Nutrition - Wall sign

3965 Telegraph Rd. - Stretch Smart - Wall sign (tabled)

2125 S. Telegraph Rd. - Mattress Firm - Wall sign

09/05/18

3965 Telegraph Rd. - Stretch Smart - Wall sign

6400 Telegraph Rd. - Artiste Salon - Wall sign

2035 Franklin Rd. - Bloomfield Construction - Wall sign

Design Review Board

Accomplishments ~ Continued

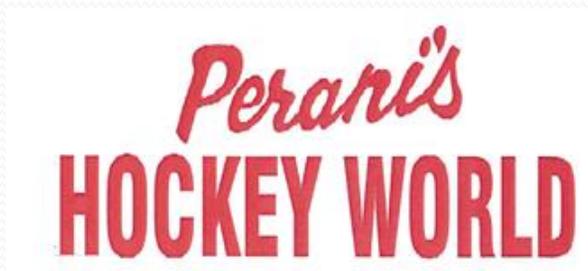
(Signs continued)

10/03/18

2125 S. Telegraph Rd. – Comic City – Wall sign

10/17/18

2067 S. Telegraph Rd. – Perani’s Hockey – Wall sign



2125 S. Telegraph Rd. – Space Spa – Wall sign

43121 Woodward Ave. – Woodward Square Pharmacy – Wall sign

2930 S. Telegraph Rd. – Petrucci Custom Homes – Ground sign

11/07/18

7101 Lahser Rd. – Brother Rice High School – Wall sign

4065 W. Maple Rd. – Equinox – Wall sign

6608 Telegraph Rd. – Zao Jun Restaurant – (2) Wall signs

12/05/18

1587 Opdyke Rd. – Brown’s Barber Shop – Wall sign

Design Review Board

Accomplishments ~ Continued

Special Events

01/03/18

6450 Telegraph Rd. - Mediterranean Street Food grand opening



01/17/18

1101 Westview Rd. - Eastover Elementary School Eastover Colorfun 5K Run/Walk

02/07/18

7450 Franklin Rd. - Detroit Water Ice Factory/Franklin Cider Mill

03/07/18

3120 South Blvd. - Team One Credit Union grand opening

03/21/18

6510 Telegraph Rd. - CVS Pharmacy grand opening

04/04/18

1952 S. Telegraph Rd. - High Octane Café & Bakery - Cars & Coffee/Outdoor Seating

05/16/18

7400 Telegraph Rd. - Temple Beth-El - Food Truck Festival

06/06/18

1830 W. Square Lake Rd. - Muslim Unity Center - Reading of the Holy Book

1751 S. Telegraph Rd. - Summit Sports - Outside Sales

08/01/18

1751 S. Telegraph Rd. - Summit Sports - Tent sale

08/15/18

1340 W. Long Lake Rd. - Kirk in the Hills - Homecoming Picnic

Design Review Board

Accomplishments ~ Continued

(Special events continued)

10/17/18

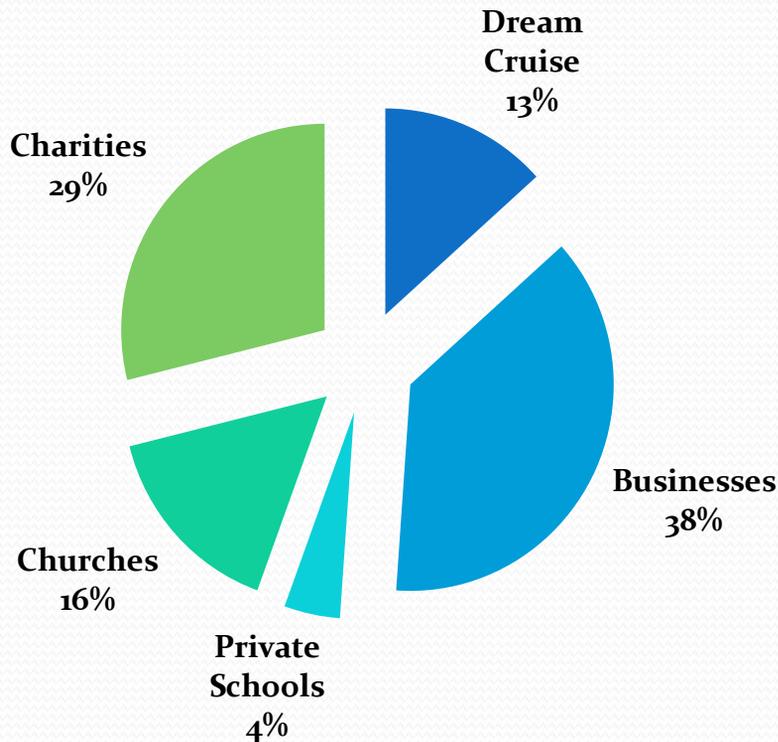
1340 W. Long Lake Rd. - Kirk in the Hills - 5K run

6614 & 6592 Telegraph Rd. - Nino Salvaggio - Employment center & grand opening

11/21/18

2209 S. Telegraph Rd. - McDonald's - Outdoor seating

2018 Special Event Percentages



Design Review Board

Accomplishments ~ Continued

Site Plan Review

01/03/18

2800 Lahser Rd. – Villas at Bloomfield Grove residential development (former Hickory Grove Elementary School)

01/17/18

4033 W. Maple Rd. – Birmingham Athletic Club - Clubhouse renovations and new pool pavilion

05/02/18

Village at Bloomfield – Aldi Market and Retail Building – New construction

7273 Wing Lake Rd. - Wing Lake School and Brookside Village residential development

08/01/18

3003 W. Maple Rd. – Detroit Country Day School – School expansion

09/05/18

36300 Woodward Ave. – Birmingham Bloomfield Chai Center – Special land use for a place of worship

10/03/18

42934 Woodward Ave. – CVS Shopping Center – Addition



Rezoning

02/14/18

Squirrel/South Blvd. - Manchester of Bloomfield Mixed Use Development

Design Review Board

Accomplishments ~ Continued

Special Land Use Permits

03/07/18

3658 Darcy Dr. – Little Seedling of Bloomfield Daycare – Special use permit for a group daycare

04/04/18

1952 S. Telegraph Rd. – High Octane Café & Bakery – Hours of operation

06/20/18

479 Henley Dr. – Fireflies Daycare and Development Center – Special use permit for a group daycare

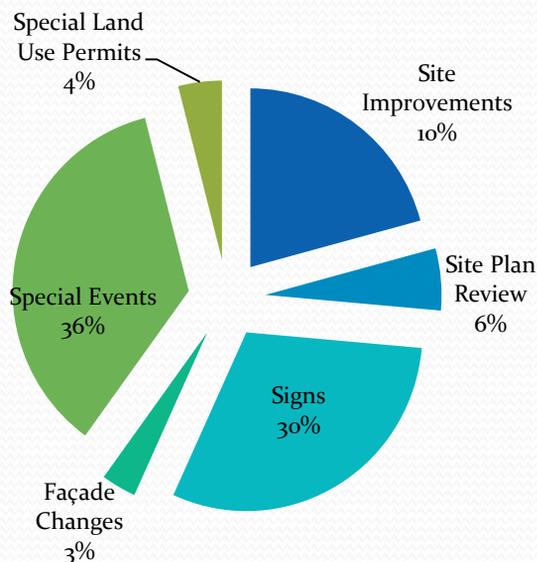
08/15/18 & 09/05/18

36300 Woodward Ave. – Birmingham Bloomfield Chai Center – Place of worship

11/07/18

6608 Telegraph Rd. – Zao Jun Restaurant – Extended hours & liquor license

2018 Design Review Board Percentages



Planning Commission

Accomplishments

The following lists include submittals from January to December:

General Business

01/03/18

Election of Officers

02/19/18

Draft 2017 Planning Annual Report

Public Hearings

03/19/18

Rezoning/Lot Split/Site Plan for a Residential and Commercial Development located at the Southwest Corner of South Boulevard and Squirrel Road

09/17/18

To consider an Amendment to the O-1 Office Building District to permit places of worship as a special land use and to amend the use standards and parking requirements for places of worship.

11/07/18

To consider an Amendment to the Zoning Ordinance to regulate rentals of residential dwellings

Planning Commission

Accomplishments ~ Continued

Special Land Use Review

05/07/18

1952 S. Telegraph Rd. – High Octane Café and Bakery – Bloomfield Market Place Shopping Center - Hours of operation

09/17/18

36300 Woodward Ave. – Birmingham Bloomfield Chai Center – Place of worship

11/07/18

6088 Telegraph Rd. – Zao Jun Restaurant – Hours of operation & Class C Liquor License

Wetlands Board

02/05/18

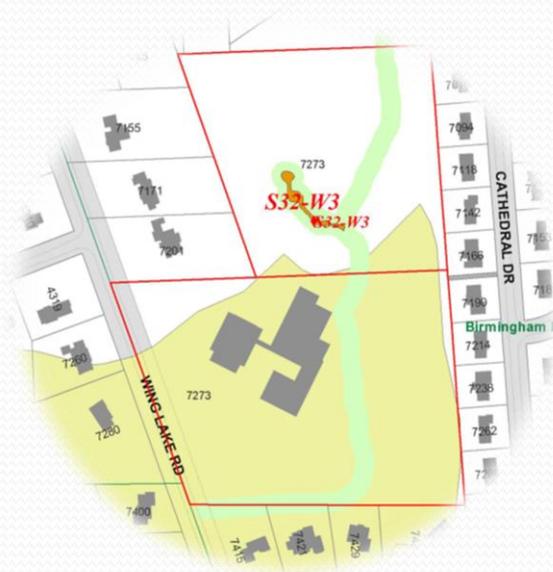
2800 Lahser Rd. – Villas of Bloomfield Residential Planned Unit Development (former Hickory Grove School)

04/04/18

Site Plan for a Residential and Commercial Development located at the Southwest Corner of South Boulevard and Squirrel Road

07/16/18

7273 Wing Lake Rd. – Brookside Village Residential Development



Planning Commission

Accomplishments ~ Continued

Site Plan Review

01/03/18

Inkster Road – Meadowlake Hills Planned Unit Development (former Birmingham Meadowlake School)

01/15/18

2800 Lahser Rd. – Villas of Bloomfield Residential Planned Unit Development (former Hickory Grove School)

05/23/18

1939 – 1969 Telegraph Rd. – Aldi grocery store and commercial building for the portion of property that falls within the Township’s jurisdiction within the Village at Bloomfield

07/16/18

7273 Wing Lake Rd. – Open Space Preservation Site Plan Review – Brookside Village Residential Development

08/06/18

4033 W. Maple Rd. – Birmingham Athletic Club – Site improvements and pool

3033 W. Maple Rd.– Detroit Country Day Lower School – Addition

09/17/18

36300 Woodward Ave. – Birmingham Bloomfield Chai Center – Place of worship

10/15/18

42934 Woodward Avenue – CVS Shopping Center – Addition

11/07/18

6088 Telegraph Rd. – Zao Jun Restaurant – Class C Liquor License

Zoning Board Of Appeals Accomplishments

The following lists includes submittals from January to December:

Zoning Board of Appeals

01/09/18

1408 Sodon Lake Dr. – Permission request for an accessory structure, a sports court. Dimensional request for the sports court and a 10 ft. high fence to be located in the secondary front yard.

4632 Chelsea Ln. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach into the rear yard setback.

3270 Kernway Ct. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard and encroaching into the side yard setback.

1315 Porters Ln. – Permission request for an accessory structure, a hot tub.

3136 Morningview Terr. – Dimensional request for a generator encroaching into the side yard setback.

1435 N. Cranbrook Rd. – Permission request for accessory structures, a fireplace and outdoor kitchenette.



875 W Glengarry Cir. – Permission request for accessory structures, two pergolas. Dimensional request for a pool and fence to be located in a secondary front yard.

6925 Meadowlake Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located on a lot without a principal residence.

1550 Kirkway Rd. – Dimensional request for a deck encroaching into the natural feature and lakefront average setbacks.

920 S. Reading Rd. – Permission request for an accessory structure/use, a dog containment fence.

1585 Sodon Lake Dr. – Permission request for accessory structures, piers.

Zoning Board of Appeals

Accomplishments ~ Continued

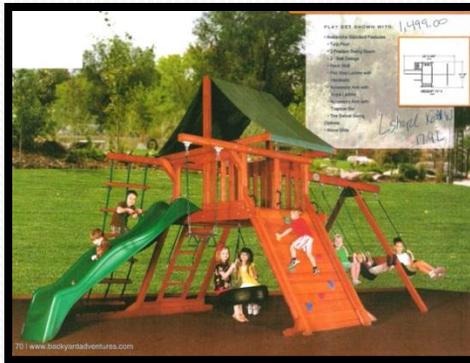
(01/09/18 continued)

6801 Cathedral Dr. – Dimensional request for a replacement deck encroaching into the rear yard setback.

4040 Spur Hill Dr. – Dimensional request for a 2-story garage and home addition encroaching into the side yard setback and accessory space exceeding 50% of the main floor area of the home.

2040 Post House Ct. – Dimensional request for a deck to encroach into the rear yard setback.

240 Hillboro Dr. – Permission request for an accessory structure, a play structure.



5635 Woodland Pass – Permission request for an accessory structure/use, a dog containment fence. Dimensional request for the dog containment fencing to be located in the secondary front yard and encroaching into the side yard setback.

4575 Charing Cross Rd. – Permission request for accessory structures, piers, gates, a fountain, pergola, and fire pit. Dimensional request for the driveway gates located in the front yard, a fountain encroaching into the side yard setback, and for retaining walls exceeding 2 ft. on the property line.

4540 Walnut Lake Rd.- Dimensional request for moving an air conditioning unit into the front yard.

291 Wilshire Dr. – Permission request for accessory structures, illuminated piers with planters, a fire pit, a bench, a kitchenette, storage area, and three pergolas. Dimensional request for the retaining walls with planters exceeding 4 ft. in overall height, and the pergola on a deck exceeding 14 ft. in height.

4600 Lahser Rd. – Permission request for an accessory structure, a gate. Dimensional request for the gate to be located in the front yard.

Zoning Board of Appeals

Accomplishments ~ Continued

(02/13/18 continued)

900 E. Long Lake Rd. – Dimensional request for the trailers and containers to be located in the front and side yards.

1849 Harvest Ln. – Permission request for an accessory structure, a deck with stairway. Dimensional request for deck stairway to be located in the front yard and encroaching into the natural features setback.



1753 Ascot Ct. – Permission request for accessory structures, a shed and a play structure.

1917 Lone Pine Rd. – Permission request for an accessory structure, a pool house with an attached garage. Dimensional request for a pool house with a 17 ft. high chimney and for accessory structures exceeding 50% of the first floor living area of the home.

3965 Quarton Rd. – Permission request for accessory structures, a fire pit, landscape walls, and benches.

6450 Telegraph Rd. – Dimensional request for a secondary wall sign, for exceeding the permitted size, and for logos that exceed 5% of the total area of the signs.

100 W. Square Lake Rd. – Permission request for an accessory structure, a ground sign.

4033 W. Maple Rd. – Postponed at the applicant's request.

7100 Lindenmere – Permission request for an accessory structure, an entrance structure with sign. Dimensional request for a 4 ft. retaining wall located on the property line, and for encroachments into the front, side and rear yard setbacks for the construction of new homes in a planned unit development.

Zoning Board of Appeals

Accomplishments ~ Continued

(02/13/18 continued)

2800 Lahser Rd. – Permission request for accessory structures, an entrance structure with sign, walls, piers, gates, and play equipment for a pedestrian park. Dimensional request for the construction of homes in a planned unit development with encroachments into the front, side and rear yard setbacks; reconstruction of an existing driveway crossing, a proposed woodchip path installation and 4 ft. high detention pond fencing, and placement of an outlet pipe in the required natural features setback; and for accessory structures, walls, piers, gates and play equipment located in the front yard.

03/13/18

1749 Wood Grove Ln. – Permission request for accessory structures, a temporary storage pod, a pergola and masonry grill. Dimensional request for a garage addition encroaching into the required front yard setback.

976 N. Cranbrook Rd. – Permission request for accessory structures, a pergola, kitchenette and fire pit.



7260 Parkhurst Dr. – Permission request for accessory structures, landscape walls, piers, kitchenette and fire pit.

945 W. Harsdale Rd. – Permission request for accessory structures, a pergola and planter boxes. Dimensional request for the pergola and planter boxes to be located in the front yard and mechanical equipment not immediately adjacent to the home.

1350 E. Square Lake Rd. – Permission request for accessory structures, an extension to an existing pool house, kitchenette, a pergola, a shed containing pool equipment, a fire table, and a fire pit. Dimensional request for expanding an existing nonconforming structure, and for an addition that exceeds the permitted height, and for ground mounted mechanical units not immediately adjacent to the house.

Zoning Board of Appeals

Accomplishments ~ Continued

(03/13/18 continued)

2601 Indian Mound S. – Permission request for accessory structures, a kitchenette and fire pit.

1904 Shore Hill Dr. – Permission request for an accessory structure, a gazebo. Dimensional request for the gazebo to be located in a secondary front yard.

7410 Franklin Rd. – Permission request for an accessory structure, a tree house. Dimensional request for the tree house to exceed the permitted height.

6772 Valley Spring Rd. – Permission request for an accessory structure, a kitchenette.

6300 Norham Rd. – Withdrawn per applicant's request.

5555 Kenmoor Rd. – Permission request for accessory structures, a hot tub and planter box.

4525 Charing Cross – Permission request for accessory structures, a pergola, kitchenette and fire pit.

2095 Klingensmith Rd. – Permission request for an accessory structure, a storage building.

2926 Turtle Pond Ct. – Permission request for accessory structures, a pergola and gas fireplace. Dimensional request for the pergola and fireplace to be located in the secondary front yard.

5568 Fieldston Ct. – Permission request for an accessory structure, an ice rink. Dimensional request for a 6 ft. fence and ice rink to be located in the secondary front yard.

4885 N. Harsdale Rd. – Permission request for accessory structures, a kitchenette, gas fire pit and screen wall. Dimensional request for a 6 ft. screen wall.

6490 Telegraph Rd. – Mobil Gas Station signage - Postponed

04/10/18

6490 Telegraph Rd. – Dimensional request for a ground sign exceeding the permitted size and not meeting the required setbacks, and for secondary signage on the fuel island canopy.

7410 Franklin Rd. – Permission request for an accessory structure, a tree house. Dimensional request for the tree house to exceed the required height.

6750 Wing Lake Rd. – Permission request for an accessory structure, a ice rink.



Zoning Board of Appeals

Accomplishments ~ Continued

(04/10/18 continued)

1133 N Cranbrook Rd. – Permission request for an accessory structure, a sports court. Dimensional request for a 10 ft. fence.



1039 N. Cranbrook Rd. – Permission request for accessory structures, landscape/seat walls, a gas fire pit and illuminated piers.

1028 Ardmoor Dr. – Permission request for accessory structures, landscape walls and illuminated piers. Dimensional request for piers and landscape walls located in the front yard and side yard.

4225 Sandy Ln. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fencing to encroach into the rear and side setbacks.

3691 Lombardi Ct. – Dimensional request for a 6 ft. fence in a secondary front yard.

6785 Colby Ln. – Permission request for an accessory structure, a shed.

1930 Long Lake Shore Dr. – Dimensional request for a new home encroaching into the lakefront average setback.

1867 Long Pointe Dr. – Permission request for an accessory structure, a detached garage with living space. Dimensional request for the detached garage exceeding the permitted height and with living space located in the front yard, and for a generator and a relocated air conditioning unit encroaching into the side yard setback.

3732 Wabeek Lake Dr. E. – Permission request for accessory structures, a detached garage, piers, gate, and deck. Dimensional request for a fence exceeding 4 ft. located in a front yard, a detached garage in a side yard, and exceeding 50% of the ground floor area of the house.

6400 Gilbert Lake Rd. – Withdrawn per applicant's request.

Zoning Board of Appeals

Accomplishments ~ Continued

(04/10/18 continued)

5332 Van Ness Dr. – Dimensional request for an egress well encroaching into the side yard setback.

6730 Birmingham Club Dr. – Permission request for accessory structures, a kitchenette, landscape walls and piers. Dimensional request for a 6 ft. fence.

2504 Alveston Dr. – Permission request for accessory structures, landscape walls and piers. Dimensional request for the piers and landscape walls to be located in the secondary front yard.

310 N. Berkshire Rd. – Permission request for an accessory structure, a detached garage with a covered patio. Dimensional request for the detached garage and covered patio exceeding the permitted height, and for accessory structures exceeding 50% of the main floor area of the home.



2698 Turtle Ridge – Dimensional request for a 10 ft. retaining wall.

3361 Squirrel Rd. – Dimensional request for a sea wall, grading and stone backfilling encroaching into the natural features setback.

6079 Showshoe Cir. – Dimensional request for a generator to encroach into the front yard setback.

05/09/18

6730 Birmingham Club Dr. – Dimensional request for a 6 ft. fence.

19-29-377-015 – Permission request for an accessory structure, a wood burning fire pit. Dimensional request for the fire pit on a lot without a principal structure.

700 Wooddale Rd. – Permission request for an accessory structure, a gas fire pit.

1100 E. Glengarry Cir. – Permission request for accessory structures, a spa, fire pit, piers, and kitchenette. Dimensional request for spa equipment not immediately adjacent to the house.

Zoning Board of Appeals

Accomplishments ~ Continued

(05/09/18 continued)

2618 Covington Pl. – Dimensional request for expanding an existing nonconforming structure and additions encroaching into the front and side yard setbacks.



3810 Lane Lake Rd. – Postponed per applicant's request.

870 Lone Pine Rd. – Permission request for an accessory structure, a pergola.

7400 Parkstone Ln. – Permission request for accessory structures, a landscape wall and pergola. Dimensional request for the landscape wall to be located in the front yard.

43 S. Berkshire Rd. – Permission request for an accessory structures/use, a sports court. Dimensional request for the sports court to be located in the side yard.

701 Hickory Heights Dr. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fencing to be located in the front and secondary front yard and encroaching into the side and rear yard setbacks.

75 Devon Rd. – Dimensional request for expanding an existing nonconforming structure, additions to encroach into the front and side yard setbacks.

4525 Charing Cross Rd. – Permission request for an accessory structure/use, occupancy of the second floor on the detached garage.

6630 Oakhills Dr. – Permission request for accessory structures, a cabana with gas fireplace, and a kitchenette.

5675 Forman Dr. – Dimensional request for a generator encroaching into the side yard setback.

1482 Sodon Ct. – Dimensional request for a generator to be located in the front yard.

4790 Dover Rd. – Permission request for accessory structures, a seat wall and wall for a pavilion.

Zoning Board of Appeals

Accomplishments ~ Continued

(06/12/18 continued)

920 S. Reading Rd. – Permission request for an accessory structure/use, dog containment fencing/planter boxes.

1516 Goddard Ct. – Permission request for accessory structures, a detached pool house and kitchenette. Dimensional request for the pool house exceeding the permitted height and accessory space exceeding 50% of the ground floor area for the main home and pool equipment not located immediately adjacent to the residential building.

1771 Blue Heron Ct. – Dimensional request for disruption in the natural feature setback.

26000 W. 14 Mile Rd. – Dimensional request for expanding an existing nonconforming structure and additions encroaching into the rear yard setback.

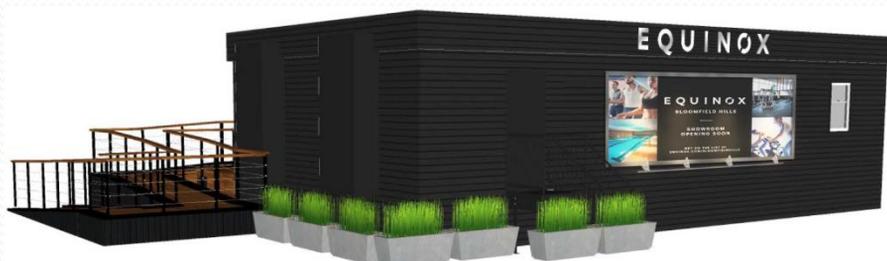
555 Kendry Dr. – Permission request for accessory structures, a hot tub, a grill, walls, pillars and a fire table.

3921 Kirkland Ct. – Dimensional request for a 6 ft. fence.

7100 Lindenmere Dr. – Permission request for advertising sign for subdivision development.

43207 Woodward Ave. – Dimensional request for a sign with a logo exceeding the permitted size.

4065 W. Maple Rd. – Permission request for an accessory structure, a temporary sales trailer.



07/10/18

19-01-101-002 & 19-01-101-027 – Permission request for accessory structures, landscape walls, piers and an entrance sign. Dimensional request for exceeding permitted density, distance between buildings, encroaching into the front parking lot setback, deficient rear yard setbacks, encroaching into the natural features setback, ground mounted mechanicals in the side yard, piers, walls and signage, deficient landscape buffer, and a variance to not supply a parking study.

127 S. Berkshire Rd. – Permission request for the existing home to be an accessory building to the new residence. Dimensional request for accessory building to exceed 50% of the first floor of the home.

Zoning Board of Appeals

Accomplishments ~ Continued

(07/11/18 continued)

3700 Oakland Dr. – Permission request for accessory structures, landscape walls, piers and a kitchenette.

6063 Snowshoe Cir. – Dimensional request for a generator to be located in the front yard.

864 Waddington Rd. – Postponed per applicant's request.

1810 E. Tahquamenon Ct. – Permission request for accessory structures, planter box, piers, kitchenette and gate.

825 N. Pemberton – Permission request for an accessory structure, a shed.

2322 Cherrylawn Ave. – Permission request for accessory structures, landscape walls, piers, and a wood burning fire pit. Dimensional request for piers and the landscape wall to be located in the front yard.



2007 E. Hammond Lake Dr. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.

911 Westview Rd. – Permission request for an accessory structure, a shed.

1949 Quarton Rd. – Permission request for accessory structures/use, dog containment fencing and grill. Dimensional request for the 6 ft. fence to encroach into the side and rear yard setbacks.

5885 Wing Lake Rd. – Permission request for an accessory structure/use, dog containment fencing.

532 Overbrook Rd. – Permission request for accessory structures, a cabana with a fireplace. Dimensional request for the cabana to exceed the permitted height.

1961 Long Pointe Dr. – Dimensional request for a deck encroaching into the lakefront average setback.

7214 Lahser Rd. – Permission request for accessory structures, piers. Dimensional request for piers to be located in the front yard.

42690 Woodward Ave. – Dimensional request for a massage service tenant space to encroach into the regulated use setback.

19-05-155-045, 046, 047, 19-05-156-030, 031 – Dimensional request for secondary signage, exceeding the permitted size, height and encroaching into the required setback.

Zoning Board of Appeals

Accomplishments ~ Continued

08/14/18

1471 Glengarry Rd. – Permission request for accessory structures, a gas fire pit, fireplace, a kitchenette, outdoor sports turf/court, pool house, pergola attached to the house and pool house. Dimensional request for the pool house and pergola exceeding the permitted height.

864 Waddington Rd. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fencing to encroach into the rear and side yard setback.

2092 Devonshire Rd. – Dimensional request for expanding an existing nonconforming structure, an egress well encroaching into the side yard setback.

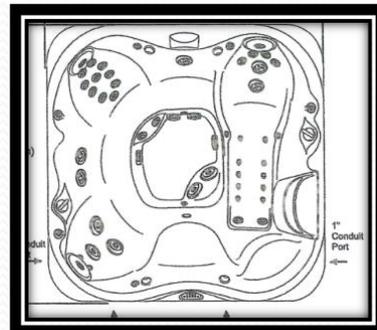
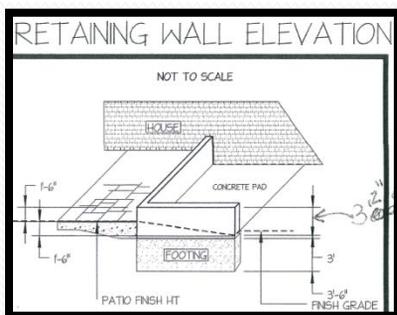
5625 Shadow Ln. – Permission request for accessory structures, piers and a kitchenette. Dimensional request for a retaining wall and fencing exceeding 4 ft. overall height, and a terrace with staircase encroaching into the lake front setback.

913 Bloomfield Knoll Dr. – Dimensional request for a deck encroaching into the rear yard setback.

1052 Waddington Rd. – Permission request for accessory structures, fireplace, piers, seat walls, and a kitchenette. Dimensional request for the accessory structures to be located in the side yard with encroachments into the side yard setback.

444 Waddington Rd. – Dimensional request for expanding an existing nonconforming structure, and for an addition encroaching into the side setback.

880 N Cranbrook Rd. – Permission request for accessory structures, a hot tub and landscape walls.



5229 Woodview Dr. – Permission request for accessory structures, a fire pit, gazebo, kitchenette and water feature.

7119 Lindenmere Dr. – Permission request for an accessory structure, a sports court. Dimensional request for retaining walls and fencing to exceed 4 ft. and for the sports court to be located in the side yard and encroaching into the required setback.

Zoning Board of Appeals

Accomplishments ~ Continued

(08/14/18 continued)

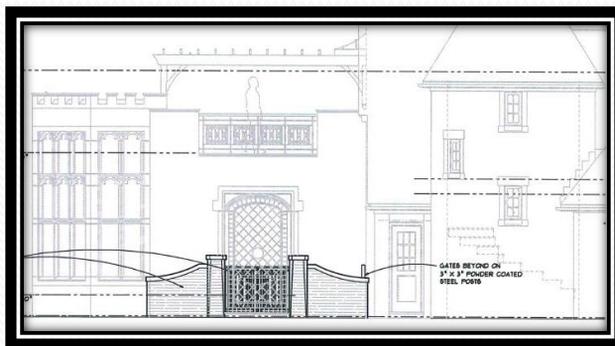
5360 Brookdale Rd. – Permission request for an accessory structure, a bridge. Dimensional request for the bridge to be located in the front yard and repairs to a culvert encroaching into the natural feature setback.

3515 Maxwell Ct. – Permission request for accessory structures, landscape walls. Dimensional request for the walls to be located in the front yard and encroaching into the side yard setback.

7160 White Pine Dr. – Dimensional request for a generator to encroach into the side yard setback.

1015 Eastover Dr. – Permission request for accessory structures, a raised patio with pillars, walls and a planter.

4540 Walnut Lake Rd. – Permission request for accessory structures, piers and walls. Dimensional request for walls with piers to be located in the front yard and for a 6.5 ft. gate/fence.



1490 Lochridge Rd. – Permission request for accessory structures, a pump house and a kitchenette.

290 Harrow Cir. – Permission request for accessory structures/use, a putting green, a fire rock, a landscape wall, a kitchenette, pergolas and a hot tub. Dimensional request for accessory structures to be located in the secondary front yard.

2747 Turtle Lake Dr. – Permission request for an accessory structure, a pergola. Dimensional request for the pergola height to exceed 14 ft.

2823 Turtle Grove Ct. – Permission request for accessory structures/use, a pool house and a tennis court. Dimensional request for the pool house, pool, fence and tennis court to be located in the secondary front yard and for the pool equipment to be placed not immediately adjacent to the residence.

Zoning Board of Appeals

Accomplishments ~ Continued

(08/14/18 continued)

3003 W. Maple Rd. – Dimensional request for an existing non-conforming school site to construct an addition.

4033 W. Maple Rd. – Permission request for accessory structures/use, a pool pavilion, a terrace with a kitchenette, and fire pits. Dimensional request for expanding an existing nonconforming structure, a ground sign encroaching into the setback, deficient number of parking lot trees, deficient size of parking lot islands, and removing spaces from a non-conforming parking lot.

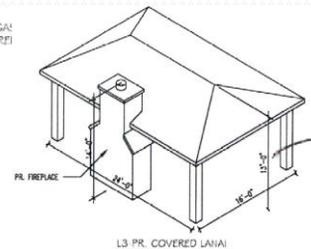
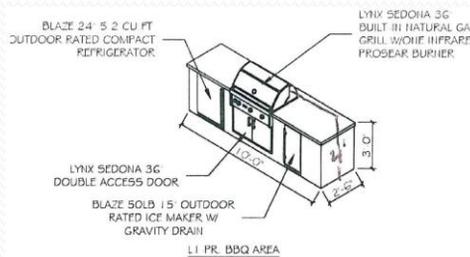
09/13/18

2811 Rossmoor Cir. – Permission request for an accessory structure, an aboveground pool.

5363 Brookdale Rd. – Permission request for accessory structures, fire pots and planters.

1319 Club Dr. – Dimensional request for a generator located in the secondary front yard.

1955 Quarton Rd. – Permission request for accessory structures, a gas fire pit, cabana with a fireplace, a kitchenette, outdoor sports court with an 8 ft. high mesh fence, pool house, and pergola attached to house. Dimensional request for fencing exceeding the permitted height.



3855 Burning Tree Dr. – Dimensional request for pool equipment encroaching into the side yard setback and a pool with fence to be located in the secondary front yard.

2721 Plum Brook Dr. – Dimensional request for pool equipment not immediately adjacent to the residence and a pool with 6 ft. fence to be located in the secondary front yard.

Zoning Board of Appeals

Accomplishments ~ Continued

(09/13/18 continued)

5685 Forman Dr. – Dimensional request for a front yard generator.

2975 W. Hickory Grove Rd. – Permission request for an accessory structure, a shed.



4691 Haddington Ln. – Permission request for an accessory structure, a shed.

1740 Wellington Ave. – Permission request for an accessory structure, a shed.

1664 Ledbury Dr. – Permission request for an accessory structure, a shed.

4550 Quarton Rd. – Permission request for an accessory structure, a shed.

2850 Berkshire Dr. – Postponed per applicant's request.

3801 S. Miller Way Rd. – Permission request for accessory structures, a pergola, a kitchenette and piers. Dimensional request for front yard piers.

2125 S Telegraph Rd. – Dimensional request for encroachment into the regulated use setback for a spa business.

4111 Andover Rd. – Withdrawn per applicant's request.

6575 Telegraph Rd. – Dimensional request for a secondary sign not located on the street side façade.

10/09/18

2850 Berkshire Dr. – Permission request for an accessory structure, a gazebo.

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

2975 W. Hickory Grove Rd. – Permission request for an accessory structure, a shed.

6730 Oakhills Dr. – Dimensional request for a generator encroaching into the side yard setback.

895 Harsdale Rd. – Permission request for accessory structures, a fire pit, seat wall, hot tub, and pergola. Dimensional request for a pool, fence and pergola to be located in a secondary front yard.

Zoning Board of Appeals

Accomplishments ~ Continued

(10/09/18 continued)

1457 Club Dr. – Permission request for accessory structures, a gate, piers, and landscape walls. Dimensional request for the piers, gate and landscape walls to be located in a front yard.



5555 Woodland Pass – Dimensional request for a 6 ft. fence located in a secondary front yard.

2649 Turtle Shores Dr. – Permission request for an accessory structure, a fire pit.

760 W Long Lake Rd. – Permission request for accessory structures, a gate and piers. Dimensional request for a fence, piers and a gate to be located in a front yard.

1810 Cedar Hill Dr. – Permission request for an accessory structure, a hot tub.

1350 E. Square Lake Rd. – Dimensional request for a generator and air conditioning unit not immediately adjacent to the residence.

2581 Pamela Ct. – Dimensional request for a 6 ft. fence located in a secondary front yard.

1949 Quarton Rd. – Permission request for an accessory structure, a fire pit.

5139 Mohr Valley Ln. – Withdrawn per applicant's request.

6728 Valley Spring Ct. – Permission request for accessory structures, a fire pit, hot tub, and pergola.

5275 N Adams Rd. – Permission request for an accessory structure, a shed.

459 Henley Dr. – Permission request for an accessory structure, a shed. Dimensional request for the shed to encroach into the side and rear yard setbacks.

200 S Cranbrook Cross Rd. – Dimensional request for 6 ft. fence.

4101 Telegraph Rd. – Dimensional request for a sign logo to exceed the permitted size.

7225 Lahser Rd. – Dimensional request for 28 ft. tall light poles.

36300 Woodward Ave. – Withdrawn per applicant's request.

Zoning Board of Appeals

Accomplishments ~ Continued

11/13/18

459 Henley Dr. – Permission request for an accessory structure, a shed.

1245 Indian Mound Trl. – Permission request for an accessory structure, a play structure. Dimensional request for 17 ft. high play structure encroaching 6 ft. into the side and rear yard setback.

290 Harrow Cir. – Permission request for an accessory structure, a waterfall.



3280 Bradway Blvd. – Permission request for an accessory structure, an ice rink.

4525 Charing Cross Rd. – Permission request for an accessory structure, a hot tub.

3438 Westchester Rd. – Dimensional request for a generator and air conditioning unit not immediately adjacent to the residential wall.

945 W. Harsdale Rd. – Permission request for an accessory structure, a kitchenette. Dimensional request for the kitchenette to be located in the front yard.

1379 Club Dr. – Dimensional request for a generator to encroach into the side yard setback.

5865 Lahser Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located into the side yard.

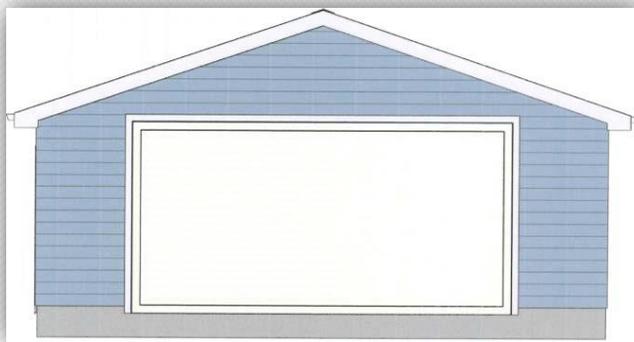
1575 Oxford Rd. – Permission request for accessory structures, two tennis courts, kitchenette, spa, accessory structure with elevated terrace, landscape walls with piers and planters, and two existing outbuildings. Dimensional request for a 6 ft. fence, pool equipment not immediately adjacent to the residential wall, two accessory buildings located in the side yard and encroaching into the side yard setback, landscape walls, piers with planter to be located in the front yard, the accessory structure and tennis court fencing exceeding the permitted height, and for the accessory square footage exceeding 50% of the first floor area of the home.

Zoning Board of Appeals

Accomplishments ~ Continued

(11/13/18 continued)

4568 Kirkcaldy Rd. – Permission request for an accessory structure, a detached garage. Dimensional request for the 16 ft. high detached garage to be located in the side yard and exceeding 50% of the first floor area of the home.



3840 Manchester Ct. – Permission request for an accessory structure, an outdoor pool shower.

50 N. Berkshire Rd. – Dimensional request for a generator to be not immediately adjacent to the residential building.

2148 Somerset Rd. – Permission request for an accessory structure/use, dog containment. Dimensional request for the 6 ft. fence to encroach into the side and rear yard setback.

2138 Somerset Rd. – Dimensional request for a 6 ft. fence.

2406 Heronwood Dr. – Dimensional request for an addition encroaching into the rear yard setback.

1391 Cedar Bend Dr. – Dimensional request for pool equipment not immediately adjacent to the residential building.

218 Hillboro Dr. – Dimensional request for the addition encroaching into the front yard setback.

201 Dourdan – Permission request for accessory structures, piers. Dimensional request for piers to be located in the front yard.

36300 Woodward Ave. – Dimensional request for a place of worship to be located on a property with ingress and egress to a road with a deficient right-of-way.

Zoning Board of Appeals

Accomplishments ~ Continued

12/11/18

1750 Hamilton Dr. – Dimensional request for a new residence to encroach into the lakefront average, front and side yard setbacks.



1354 N Glengarry Rd. – Permission request for accessory structures, a fireplace, kitchenette, and gazebo. Dimensional request for the fireplace and gazebo to exceed 14 ft. in height.

460 Hamilton Rd. – Permission request for an accessory structure, a fireplace.

1173 W. Glengarry Cir. – Permission request for accessory structures, piers. Dimensional request for the piers to be located in the front yard.

2601 Indian Mound Rd. – Dimensional request for a generator encroaching into the side yard setback.

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

2709 Indian Mound S. – Dimensional request for a generator encroaching into the side yard setback.

241 Strathmore Rd. – Permission request for accessory structures, a fireplace, kitchenette, piers, landscape walls and planters. Dimensional request for the landscape walls and piers to encroach into the side yard setback.

170 Alice Ave. – Permission request for an accessory structure/use, dog containment. Dimensional request for the fencing to exceed 4 ft. in height and to encroach into the side yard setback.

4555 Private Lake Dr. – Permission request for an accessory structure, a gate. Dimensional request for the 6 ft. high gate to be located in the front yard.

6530 Red Maple Ln. – Dimensional request for a new residence to encroach into the side and rear yard setbacks.

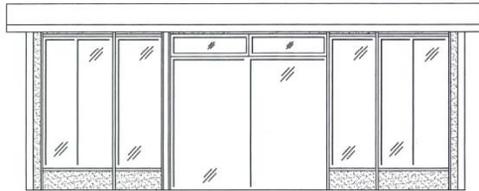
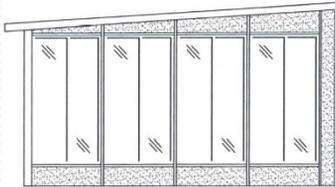
Zoning Board of Appeals

Accomplishments ~ Continued

(12/11/18 continued)

1810 Cedar Hill Dr. – Dimensional request for an air conditioning unit to encroach into the side yard setback.

1675 Dell Rose Dr. – Dimensional request for expanding an existing non-conforming structure and a sunroom to encroach into the side yard setback.



5368 Woodland Est Dr. – Dimensional request for an addition encroaching into the rear yard setback.

4379 Karen Ln. – Dimensional request for a 6 ft. high fence to be located in the front yard.

769 Westview Rd. – Permission request for an accessory structure/use, an ice rink. Dimensional request for the ice rink to encroach into the side yard setback.

1742 Shaker Heights Dr. – Dimensional request for pool equipment to encroach into the side yard setback.

1075 Timberlake Dr. – Dimensional request for a new residence encroaching into the lakefront average setback, a generator and air conditioning units encroaching into the side yard setback and a retaining wall exceeding 4 ft. in height.

2930 Telegraph Rd. S – Dimensional request for expanding an existing nonconforming use, a business in a single family residential district, a ground sign encroaching into the setback and for retaining walls with a combined height exceeding 4 ft. in height.

Lot Split

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

The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There were two lot split applications in 2018.

8/13/18

Lot Split, Rezoning and Site Plan for a Mixed-Used Development at the Southwest Corner of South Boulevard and Squirrel Road

9/12/18

7273 Wing Lake Rd. – Lot Split and Site Plan for Brookside Village residential development

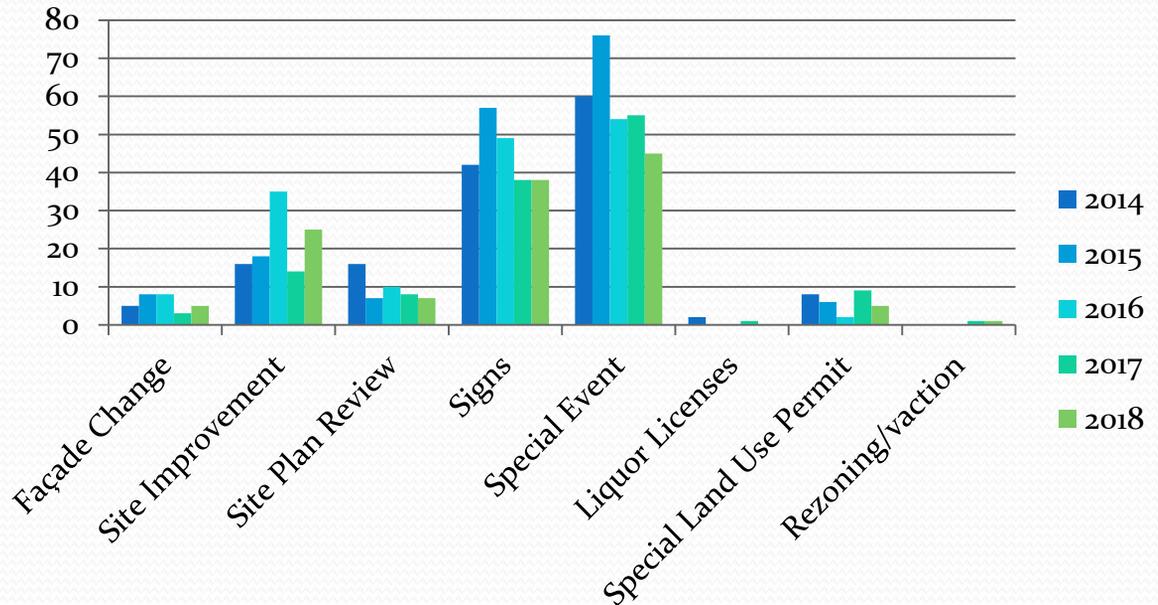
Action List 2018

Ongoing Items

Confer with Giffels Webster, Inc. to assist with the Township's Zoning Ordinance:

- Review the definitions to ensure they are current and reflect needs of today's residents and business owners.
- Review District intent statements to ensure they are descriptive in terms of the types of uses permitted.
- Review all District provisions in light of the Township's Master Plan to ensure they are in alignment.
- Review site standards to ensure they are adequately addressed and regulations are consistent.
- Assess how the Township's Ordinance reflects state law.

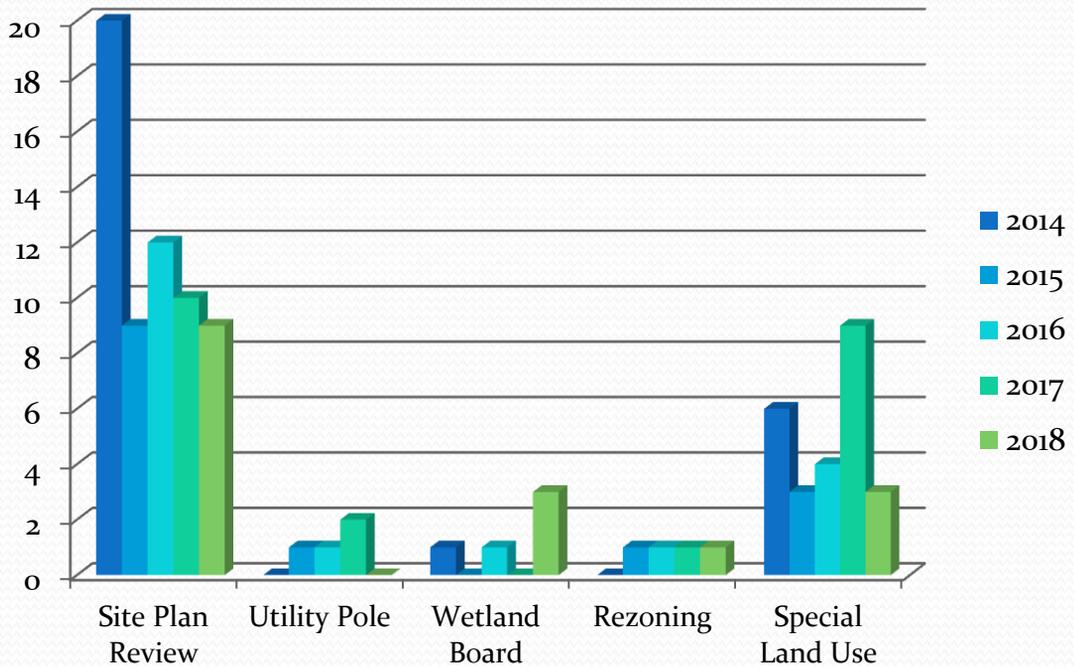
Design Review Board Comparisons



Design Review Board	2014	2015	2016	2017	2018
Façade Change	5	8	8	3	5
Site Improvements	16	18	35	14	25
Site Plan Review	16	7	10	8	7
Signs	42	57	49	38	38
Special Events	60*	76*	54*	55*	45*
Liquor Licenses	2	0	0	1	0
Special Land Use Permits	8	6	2	9	5
Rezoning/Vacation	0	0	0	1	1
Yearly Totals	149	182	158	129	126

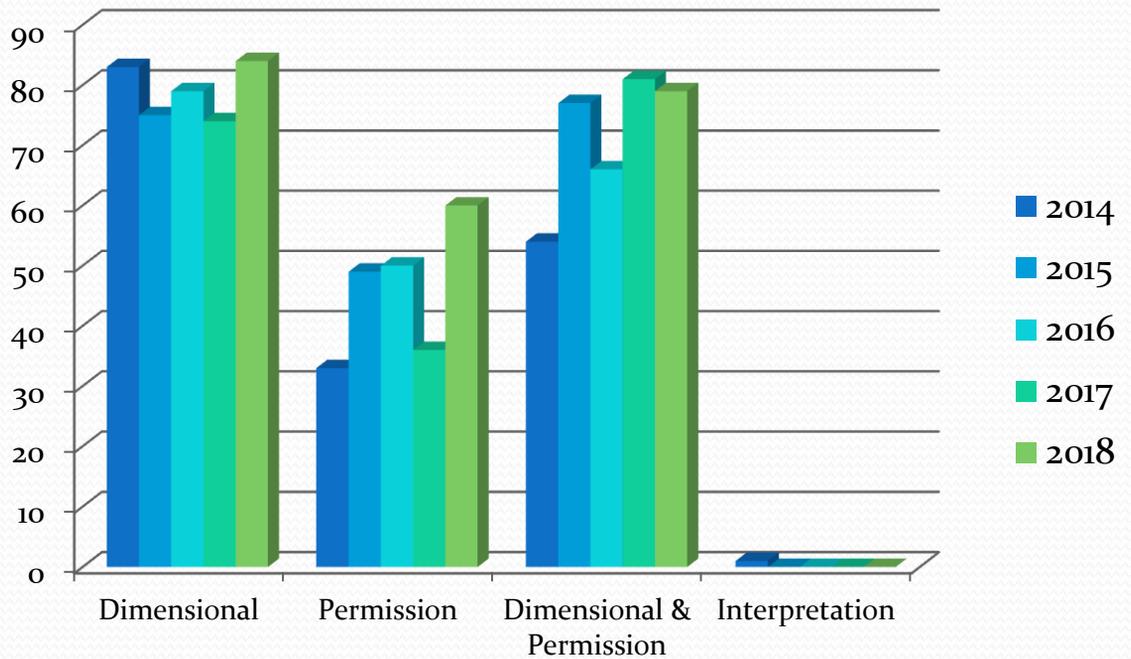
**Includes reoccurring or minor event permits.*

Planning Commission Comparisons



Planning Commission	2014	2015	2016	2017	2018
Discussion Items	2	1	1	5	0
Site Plan Review	20	9	12	10	9
<u>Public Hearings</u>					
Zoning Ord. Amendments	1	0	0	0	1
Master Plan Amendments	0	0	0	1	0
Wetlands Board Hearings	1	0	1	0	3
Rezoning Hearings	0	1	1	1	1
Liquor License Hearings	2	0	0	1	0
Utility Pole	0	1	1	2	0
Special Land Use	6	3	4	9	3
Yearly Totals	32	15	20	29	17

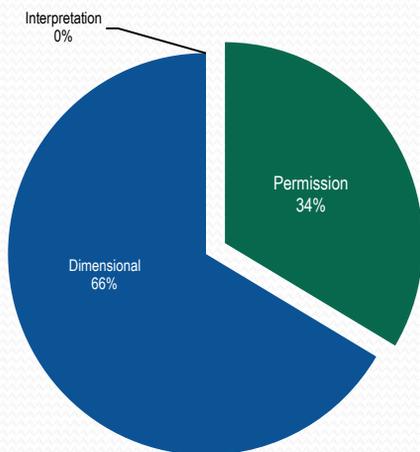
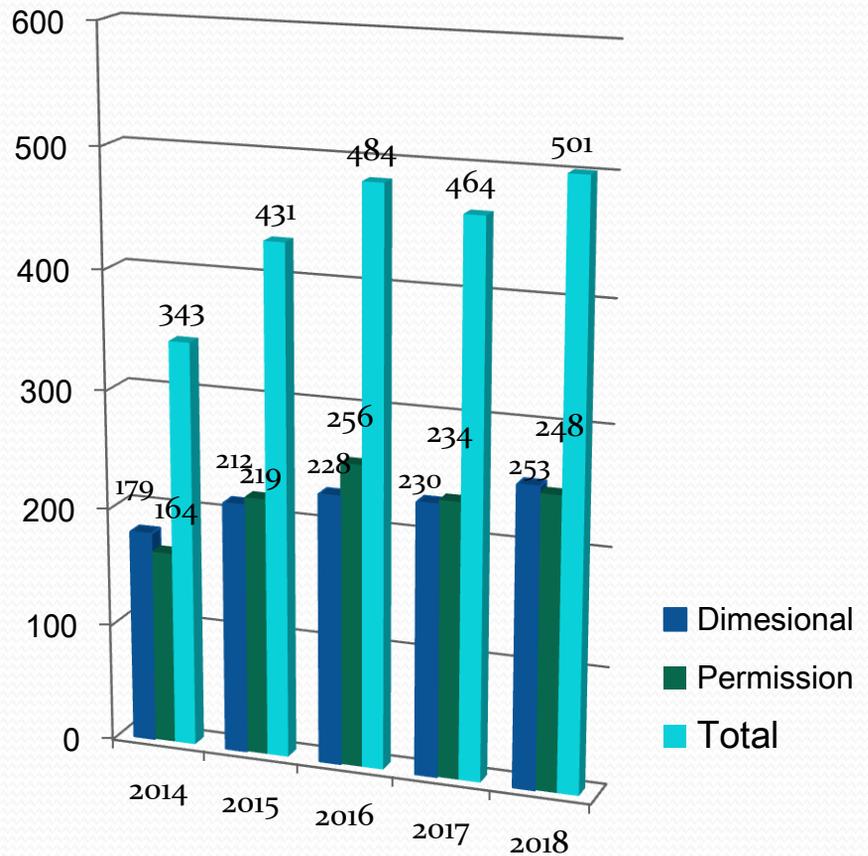
Zoning Board of Appeals Comparisons



Zoning Board of Appeals	2014	2015	2016	2017	2018
Properties requesting Dimensional Variance	83	75	79	74	84
Properties Seeking Permission request	33	49	50	36	60
Properties requesting both Dimensional & Permission request	54	77	66	81	79
Interpretation requests	1	0	0	0	0
Number of requests on Agendas	181	201	195	191	223

Zoning Board of Appeals Comparisons ~ Continued

Number of Appeals Item



Attendance Records 2018

Design Review Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Leo Savoie	5	5	3	4	17
Brian Kepes	5	6	4	5	20
Jan Roncelli	4	4	3	5	16
Dani Walsh – alternate	0	0	0	0	0
Neal Barnett - alternate	2	3	2	1	8

Planning Commission / Wetland Board	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Dr. Thomas Petinga	5	2	3	3	13
Jeff Salz	5	2	3	3	13
Neal Barnett	5	3	3	2	13
Richard Mintz	3	3	3	2	11
Richard Atto	5	3	3	3	14
Bruce Selik	2	3	3	3	11
Lisa Seneker	3	1	1	0	5

Attendance Records 2018 ~

Continued

Zoning Board of Appeals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
Robert E. Taylor	3	3	2	3	11
David Buckley	3	3	3	0	9
Lisa Seneker	1	1	0	0	2
Brian Henry	3	1	3	1	8
Carol Rosati	3	1	3	3	10
Tracy Leone	2	3	3	3	11
Claudine Bacher- alternate	2	3	3	2	10
Jeffrey Drake- alternate	0	2	2	1	5
Jocelyn Giangrande- alternate	2	3	1	1	7