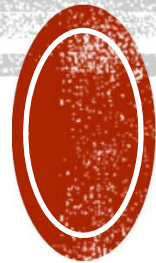




Bloomfield Township

Planning Division 2024 Annual Report

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



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Mission Statement

Planning Division Staff

Patricia Voelker, 22 years of service
Planning, Building & Ordinance
Director

Andrea Bibby, 11 years of service
Deputy Director of Planning, Building
& Ordinance

Kelly Jacobson, 19 years of service
Planning/Ordinance Administrative
Assistant

*Our Mission Statement:
As Representatives of the Bloomfield
Township Planning, Building and
Ordinance Department we pledge to
provide our services in a fair and
consistent approach with the highest
level of professionalism. We are
dedicated to upholding the Township
adopted plans, codes, ordinances to
ensure a safe, sustainable and
enjoyable community for present and
future residents.*

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Administration

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

Design Review Board

Meeting Schedule

- The Design Review Board 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, minor site modifications, 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 events, site plans 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. Nineteen (19) Design Review Board meetings were held in 2024.

Design Review Board Members

- Mike McCready, Township Supervisor
- Michael Schostak, Township Treasurer
- Martin Brook, Township Clerk
- Neal Barnett, Alternate
- Valerie Murray, 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 the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Seven (7) Planning Commission meetings were held in 2024.

Planning Commission Members

- Jeff Salz, Chairman
- Richard Atto, Vice Chairman
- John Kelly
- Neal Barnett
- Bruce Selik
- Dr. Thomas Petinga
- Andrea O'Donnell

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

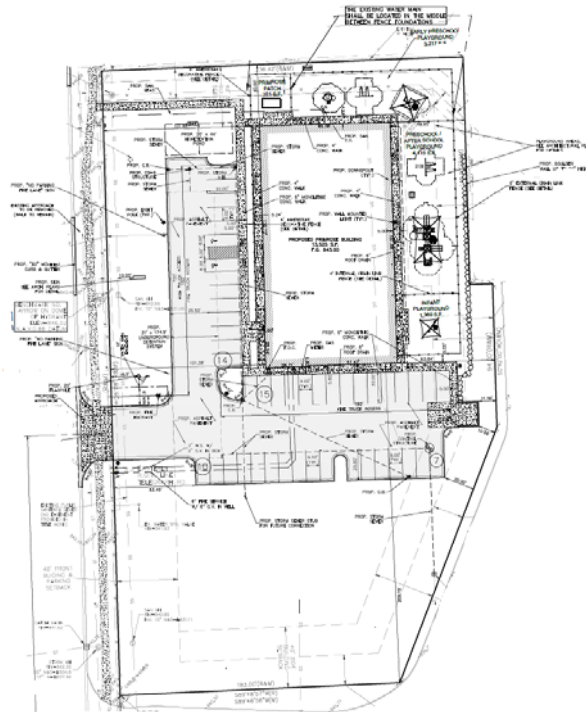
- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of 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 (12) Zoning Board of Appeals meetings were held in 2024.

Zoning Board of Appeals Members

- Brian Henry, Chairman
- Jocelyn Giangrande, Vice Chairman
- Andrea O'Donnell
- Christopher Kolinski
- Ed Ford
- Scott Gittleman
- Carol Rosati
- Bob Taylor, Alternate
- Glenda Meads, Alternate

Section 1 ~ Accomplishments of 2024

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



(Photo: Primrose Child Care Facility)

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

**Township
Zoning
Ordinance**

**Planning
Overview**

**Planning
Applications**

Design Review Board Accomplishments

The following lists include submittals from January to December:

Site Improvements / Façade Changes

02/07/24

- 2172 Telegraph Rd. – Mechanical crawl space / façade changes

02/21/24

- 4082 W. Maple Rd. – Maple-Telegraph Venture Shopping Center – generator
- 1050 E. Square Lake Rd. – The Meeting Room -

04/03/24

- 5112 Inkster Rd. – Parcel #19-19-301-009 - Walnut Pump Station
- 1401 Club Dr. – Forest Lake Country Club – Starter building and clock

04/17/24

- 6676 Telegraph Rd. – Andiamo's – shingles color change

06/05/24

- 6676 Telegraph Rd. – Andiamo – New sign, embellish paint, add new awnings and replace awnings, replace fencing & add landscape lighting

06/19/24

- 4190 Telegraph Rd. – Andover Realty Investments – Gate

07/03/24

- 1523, 1545 & 1559 S. Hill Blvd. – South Hills of Bloomfield – Roof shingles replacement

07/17/24

- 2500 Turtle Lake Dr. – Turtle Lake Association – Gate

10/16/24

- 3675 W. Maple Rd. – Plum Market – Addition, new signage and dumpster enclosure
- 40 E. Square Lake Rd. – Express Car Wash – Construct new car wash

11/06/24

- 43119 Woodward Ave. – Dunkin – New signage and canopy
- 1975 Orchard Lake Rd. – KMD Designs – New façade paint color, new roof shingles color, new window replacements and extensive landscaping

12/04/24

- 2500 W. Maple Rd. – Superior National Bank – Front yard a/c unit
- 3200 Baron Dr. – Subdivision entrance gates



Design Review Board Accomplishments ~ Continued

(Sight Improvements continued)

12/18/24

- 1830 W. Square Lake Rd. – Muslim Unity Center – Update landscape plans

Signs

01/17/24

- 42934 Woodward Ave. – Sharkey's Cuts – Wall Sign
- 2442 Franklin Rd. – LaMontana Mexican Grill – Wall Sign

02/07/24

- 1087 Long Lake Rd. – Hudson's Place - Wall Sign
- 2398 Franklin Rd. – Miroh Meals & Goods – Wall Sign



02/21/24

- 3915 Telegraph Rd. – Flagstar Bank – Ground Sign

03/06/24

- 1926 Telegraph Rd. – F45 – Wall Sign
- 2101 Opdyke Rd. – Hampton Manor of Bloomfield – Ground Sign

04/03/24

- 6257 Telegraph Rd. – Autumn House – Ground Sign

05/01/24

- 42880 Telegraph Rd. – Multi Tenant Ground Sign

05/15/24

- 42825 Woodward Ave. – Green Lantern Pizza – Wall Sign

06/05/24

- 2300 Telegraph Rd. – Hawthorne – Wall Sign
- 1539 Opdyke Rd. – Fit Body Boot Camp – Wall Sign
- 1981 S. Telegraph Rd. – Wing Stop – Wall Sign



07/03/24

- 6520 Telegraph Rd. – Sephora – Wall Sign
- 6676 Telegraph Rd. – Andiamo – Wall Signs
- 2101 Opdyke Rd. – Hampton Manor of Bloomfield Hills – Ground Sign

07/17/24

- 1865 Orchard Lake Rd. – DZ Law Firm – Ground Sign

Design Review Board Accomplishments ~ Continued

(Signs continued)

7/17/24

- 825 W. Long Lake Rd. – Bank of America – Ground Sign
- 2436 Franklin Rd. – Thai Princess – Wall Sign
- 2080 S. Telegraph Rd. – Bradford Senior Living – Ground Sign

09/04/24

- 4190 Telegraph Rd. – M Victors Care – Wall Sign
- 4099 Telegraph Rd. – Kroger – Wall Sign

10/02/24

- 2527 Telegraph Rd. – Bloom Health – Wall Sign

11/06/24

- 43940 Woodward Ave. – Landmark Surgery Center – Wall Sign
- 6785 Telegraph Rd. – Italdesign – Wall Sign

12/04/24

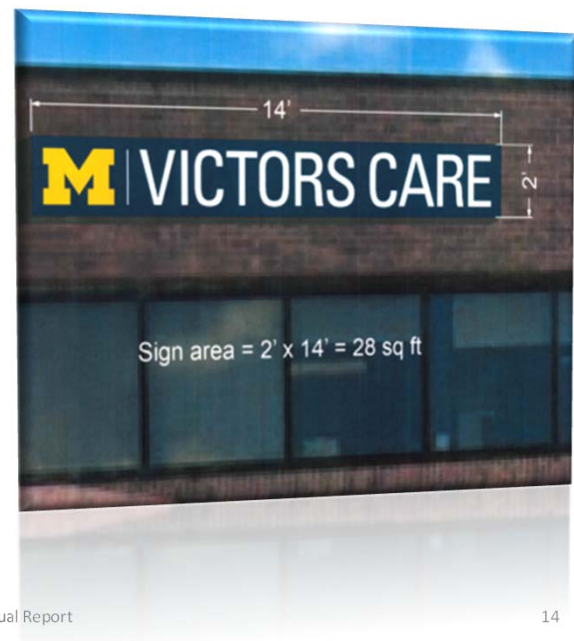
- 1943 Telegraph Rd. – Michigan Schools & Government Credit Union – Wall Sign
- 6614 Telegraph Rd. – Health Quest – Wall Sign

12/18/24

- 3617 W. Maple Rd. – Hand and Stone Massage – Channel Letter Sign
- 43940 Woodward Ave. – Landmark Surgery Center – Wall sign



PROPOSED SIGNAGE



Design Review Board Accomplishments ~ Continued

Site Plan Review

07/17/24

- 6565 Telegraph Rd. – Tee Time Class C Liquor License request and extended hours of operation
- 1539 S. Opdyke Rd. – Fit Body Boot Camp extended hours of operation

08/21/24

- 888 Denison Ct. – Bloomfield Athletic Complex
- 1750 Saxon Dr. – Birmingham Country Club pickleball court

Special Events

05/01/24

- 3951 W. Maple Rd. – Oakland Hills Country Club – USGA Junior Amateur

06/05/24

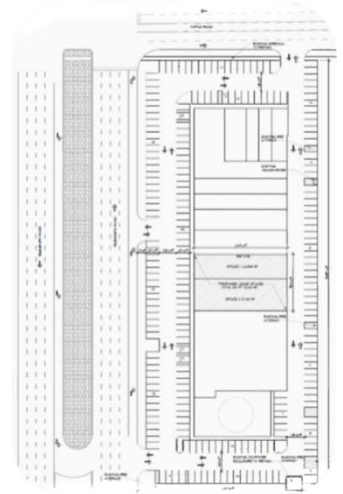
- 1830 Square Lake Rd. – Muslim Unity Center - Eid al-Adha Celebration

07/17/24

- 21220 W. 14 Mile Rd. – Nativity Episcopal Church Gun Disposal Event

09/18/24

- 2101 S. Opdyke Rd. – Hampton Manor – Banner
- 4190 Dublin Dr. – Bloomfield Community Television



Special Land Use

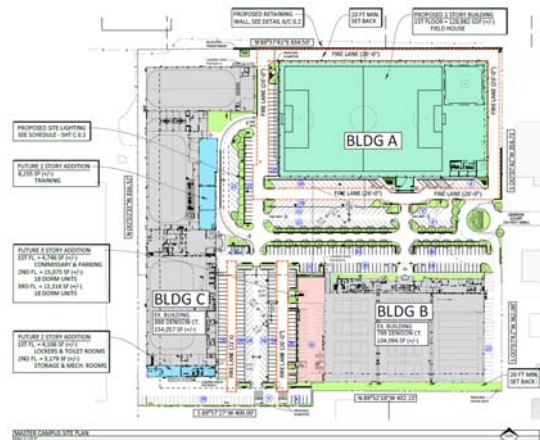
07/17/24

- 6565 Telegraph Rd. – Tee Time Class C Liquor License request and extended hours of operation
- 1539 S. Opdyke Rd. – Fit Body Boot Camp extended hours of operation

Special Use Permit

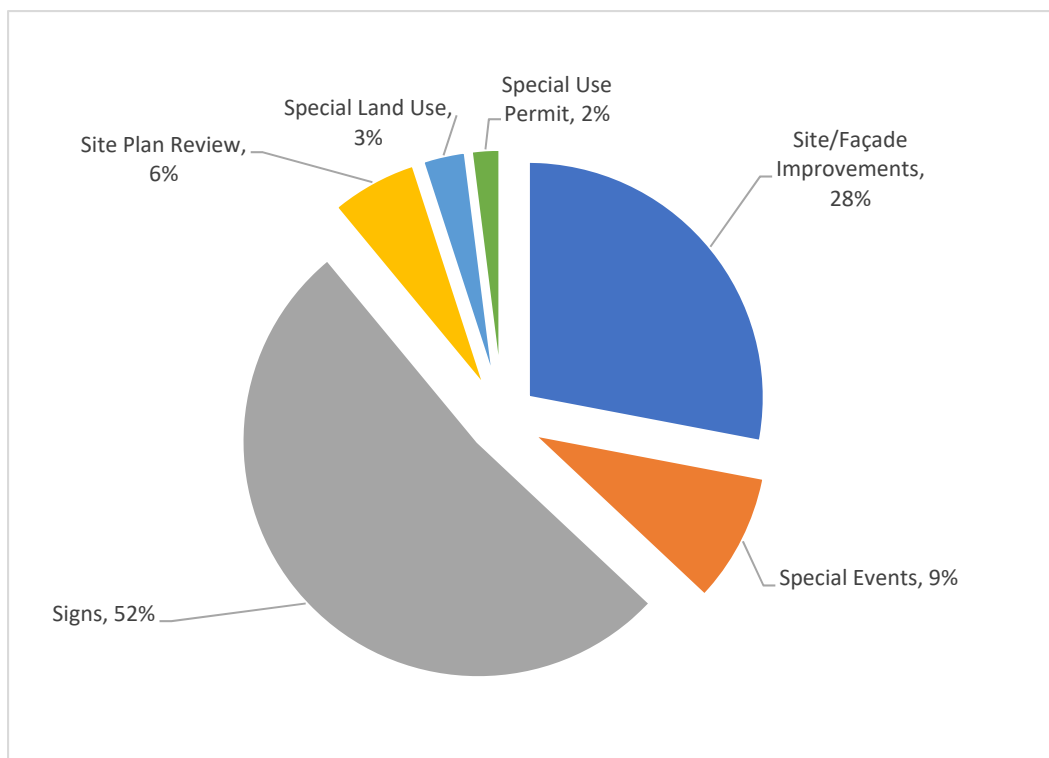
10/02/24

- 3607 Shallow Brook Dr. – Learn to Play



Design Review Board Accomplishments ~ Continued

- 2024 Design Review Board Percentages



Planning Commission Accomplishments

The following lists include submittals from January to December:

General Business

01/03/24

- Election of officers

02/19/24

- Draft 2023 Planning Annual Report

Public Hearings

01/03/24

- Special Land Use & Site Plan Review – 6255 Telegraph Rd. – Primrose Daycare

02/19/24

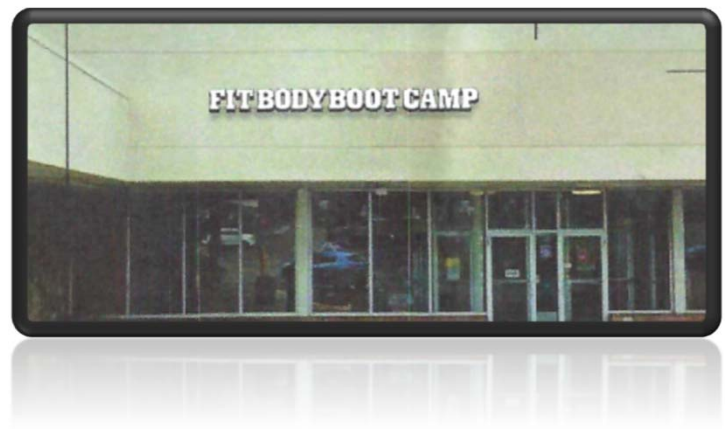
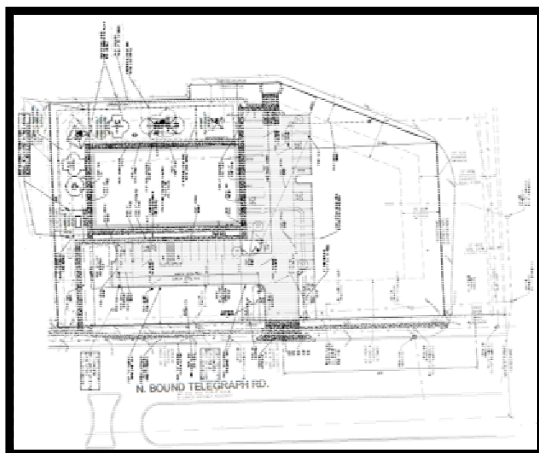
- Introduce Amendments to the Zoning Ordinance for Ground Mounted Mechanical and Electrical Equipment

03/18/24

- Introduction of amendments to the Zoning Ordinance for Ground Mounted Mechanical and Electrical Equipment under Site Standards

08/05/24

- Special Land Use & Site Plan Review – 1539 S. Opdyke Rd. – Fit Body Boot Camp
- Introduction of Proposed Amendments to the Zoning Ordinance relating to Liquor License Requirements for Automobile Service Stations and Retail Package Outlets.
- Introduction of Proposed Amendments to the Zoning Ordinance to allow Indoor Recreational Restaurant Uses with a Liquor License.
- Introduction of a Site Plan and Special Land Use Request for Class C Liquor License for Tee Times at 6565 Telegraph Rd. as an Indoor Recreational Restaurant Use.



Planning Commission Accomplishments

Continued...

Public Hearings

09/04/24

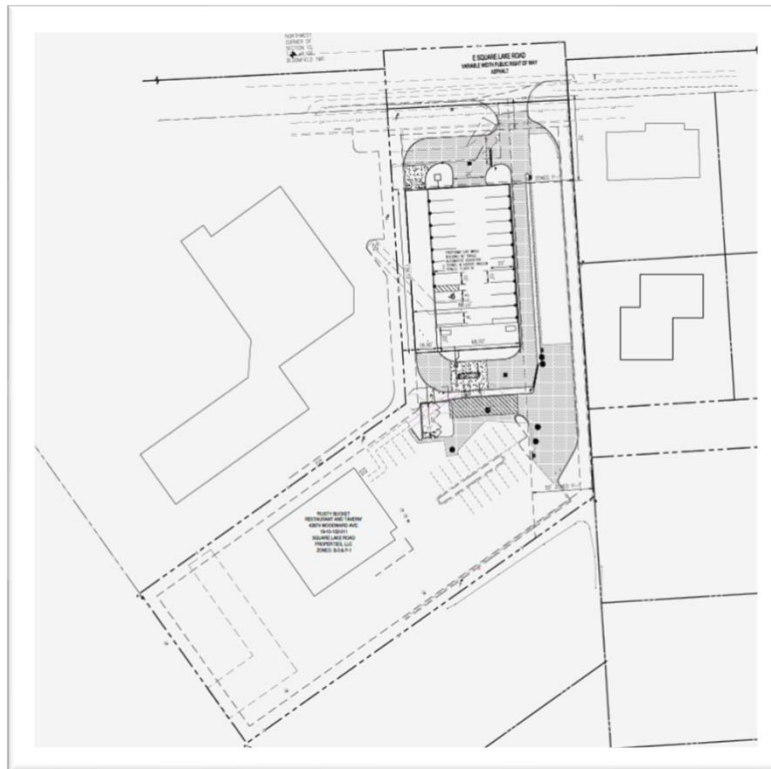
- To consider Amendments to the Zoning Ordinance relating to Liquor License Requirements for Automobile Service Stations and Retail Package Outlets.
- To consider Amendments to the Zoning Ordinance to allow Indoor Recreational Restaurant Uses with a Liquor License.
- Site Plan and Special Land Use Request for Class C Liquor License and Hours of Operation for Tee Times at 6565 Telegraph Rd. as an Indoor Recreational Restaurant Use.

09/16/24

- Site Plan/Special Land Use Request 764 – 888 Denison Court – Bloomfield Athletic Training Complex

11/04/24

- Site Plan Request 40 E. Square Lake Rd. – Clean Express Auto Wash



Zoning Board Of Appeals Accomplishments



The following lists includes submittals from January to December:

Zoning Board of Appeals

01/09/24

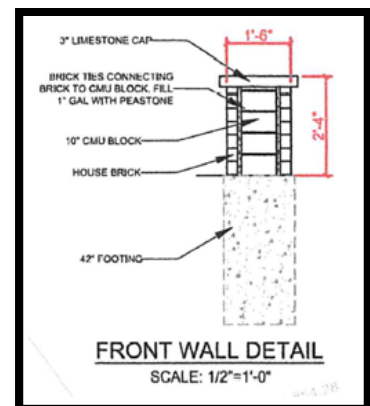
- 1849 Harvest Ln. – Permission request for water fountain. Dimensional request for air conditioner encroaching into natural features setback and for a fountain in the front yard.
- 535 N. Williamsbury Rd. – Dimensional request for air conditioner not immediately adjacent to residence.
- 281 N. Glenhurst Dr. – Permission request for a fireplace and kitchenette.
- 5232 Van Ness Dr. – Permission request for fireplace and kitchenette.
- 6000 Snowshie Cir. – Permission request for sports court. Dimensional request for fencing exceeding 4' in height.
- 1539 Tannahill Ln. - Dimensional request for fence exceeding 4' in height.
- 4115 Orchard Way - Dimensional request for addition encroaching into front yard setback and for expanding an existing non-conforming structure.
- 4955 Stoneleigh Rd. – Permission request for sports court. Dimensional request for fence exceeding 4' in height.
- 125 Maywood Ave. – Permission request for kitchenette and fire pit. Dimensional request for accessory structures on a lot without a principal structure, for a patio with a fire pit and kitchenette encroaching into natural features setback and for retaining walls exceeding 4' in height.
- 6520 Red Maple Ln. – Dimensional request for new home encroaching into the front yard setback.
- 1801 Long Pointe Dr. – Dimensional request for deck encroaching into secondary front yard setback.
- 6094 Rocky Spring – Permission request for pool house. Dimensional request for pool house in side yard.
- 7320 Wing Lake Rd. – Dimensional request for retaining walls exceeding 4' in height.
- 6255 Telegraph Rd. – Permission request for play structures. Dimensional request for fence in the front yard, fence exceeding 4' in height, a transformer not immediately adjacent to the main building and in a side yard and for a play structure in the rear yard exceeding 14' in height.



Zoning Board of Appeals Accomplishments ~ Continued

02/13/24

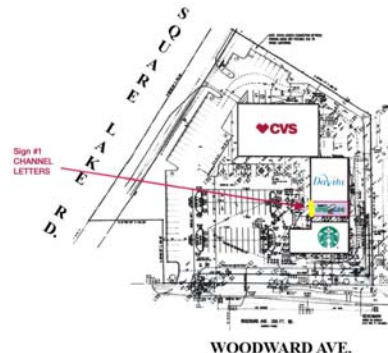
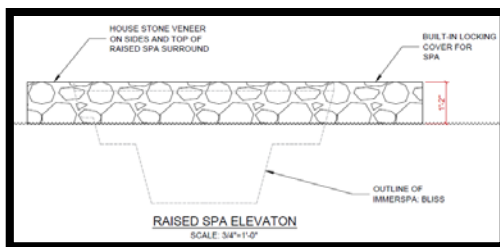
- 5560 Lane Lake Rd. – Dimensional request for accessory structure located on a lot without a principal structure.
- 480 N. Glenhurst Dr. – Dimensional request for addition encroachments into front yard and secondary front yard setbacks and expanding an existing non-conforming structure.
- 600 Covington Rd. – Dimensional request for encroachment into front yard setback and expanding an existing non-conforming structure.
- 218 Dourdan – Permission request for illuminated piers. Dimensional request for piers in front yard.
- 1119 Forest Ln. – Permission request for pool cabana. Dimensional request for pool equipment not immediately adjacent to residential building.
- 1299 Porters Ln. – Permission request for pergola with kitchenette underneath. Dimensional request for pergola with kitchenette underneath located in a side yard, fence exceeding 4' in height, deck encroaching into side yard setback and for a patio, deck and boulders encroaching into natural features setback.
- 835 Harsdale Rd. – Permission request for pool cabana.
- 925 Dursley Rd. – Permission request for shed.
- 6816 Oakhills Dr. – Dimensional request for home addition encroaching into rear yard setback.
- 6705 Indianwood Trl. – Permission request for hot tub.



Zoning Board of Appeals Accomplishments ~ Continued

03/12/24

- 3930 Devon Gables Ct. – Permission requests for walls and piers, driveway gates, a sports court, pool cabana, rockscape with waterfall and slide, a spa, a pool pavilion, pool bridges and a lazy river, gas fire pits and fire bowls, a gazebo on a second story terrace, a garden gazebo, a fountain with landscape walls and nonilluminated piers with a gate. Dimensional requests for masonry walls and nonilluminated piers in a front yard, fencing in a front yard, 5' high gates in a front yard across the driveway, pool pavilion, rockscape and waterfall, pool bridges, a lazy river, spa and pool, gas firepits / firebowls in a front yard, a pool cabana with ground mounted mechanical equipment inside in a front yard, a sports court with 10' high fencing in a front yard, a garden gazebo in a front yard, a fountain in a front yard, a gazebo on a second story terrace in a front yard, and 10' high retaining walls located in a front yard.
- 7180 Fairhill Rd. – Dimensional request for a generator in the front yard.
- 2770 Mackintosh Ln. – Permission request for nonilluminated piers. Dimensional request for pool equipment not immediately adjacent to residential building.
- 1933 Lone Pine Rd. – Permission request for a shed. Dimensional request for shed in a front yard.
- 4860 Tullamore Dr. – Permission request for a shed. Dimensional request for shed in a front yard.
- 6756 Vachon Dr. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence encroaching into side and rear yard setbacks.
- 75 N. Berkshire Rd. – Permission request for spa. Dimensional request for pool, spa and pool fence in a front yard.
- 7200 Old Mill Rd. – Permission request for sports court, spa and fire bowls.



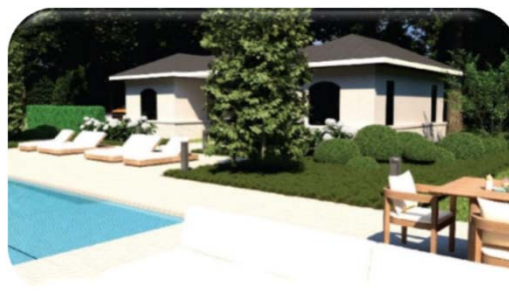
- 5045 Dianna Dr. – Permission request for pergola, hot tub and wood burning fire pit.
- 5555 Shadow Ln. – Permission request for fire pit and spa.
- 3801 Oakland Dr. – Permission request for fireplace.
- 228 Orange Lake Dr. – Dimensional request for accessory space exceeding 50% of the ground floor area of the main building.
- 42934 Woodward Ave. – Dimensional request for wall sign logo exceeding 5% of sign area.
- 6255 Telegraph Rd. – Dimensional request for deficient outdoor play area.

Zoning Board of Appeals Accomplishments

~ Continued

04/09/24

- 1435 N. Cranbrook Rd. – Permission request trellis, spa, pool slide and fireplace. Dimensional request for fence in secondary frontage.
- 3313 Baron Dr. – Permission request for sports court and kitchenette. Dimensional request for sports court and kitchenette encroaching into setbacks.
- 6830 White Pine Dr. – Dimensional request for 6' high fence.
- 358 S. Cranbrook Rd. – Permission request for detached garage addition. Dimensional requests for home addition encroaching into side yard setback and for detached garage addition encroaching into side yard setback and expanding an existing non-conforming structure.
- 1738 S. Golf Ridge Dr. – Permission request for trellis. Dimensional request for pool retaining wall exceeding 4' in height.
- 6881 Valley Spring Rd. – Dimensional request for generator not immediately adjacent to residence.
- 4920 Dryden Ln.– Permission request for pool house.
- 1375 Scenic Ct. – Dimensional request for retaining walls exceeding 4' in height.
- 5941 E. Miller Way - Permission request for sports court. Dimensional requests for retaining wall exceeding 2' in height within 8' of the property line and for sports court encroaching into setbacks.
- 955 Lone Pine Rd. – Dimensional request for a generator located in the front yard.
- 5112 Inkster Rd. – Permission request for a pump station. Dimensional request for a pump station in the front yard and for a fence exceeding 4' in height and located in the front yard.
- 1189 Glenpointe Ct. – Dimensional request for a generator not immediately adjacent to residence.
- 5925 Eastmoor Rd. – Dimensional request for retaining walls exceeding 4' in height.
- 5971 Burnham Rd. – Permission request for sports court. Dimensional request for sports court encroaching into setbacks and for a fence exceeding 4' in height.
- 1012 Greentree Rd. – Permission request for a shed. Dimensional request for shed encroaching into setbacks.
- 311 Woodedge Dr. – Dimensional request for accessory space exceeding 50% of ground floor area of the home.
- 1401 Club Dr. – Permission request for starter booth building and clock. Dimensional request for clock and starter booth located in the front yard and for the clock exceeding 14' in height.



Zoning Board of Appeals Accomplishments ~ Continued

05/14/24

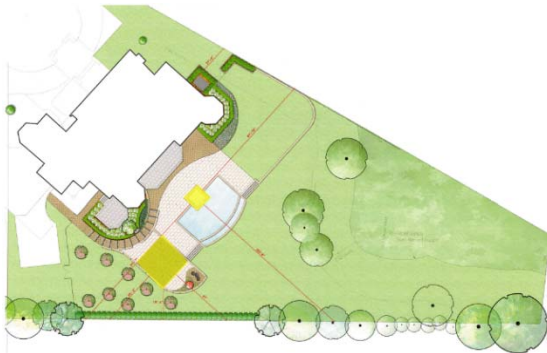
- 1375 Scenic Ct. – Dimensional request for retaining walls exceeding 4' in height.
- 2940 Masfield Dr. – Permission request for above ground pool. Dimensional request for pool encroaching into setback.
- 3365 Morningside Ter. – Dimensional request for front porch encroaching into setback and expanding an existing nonconforming structure.
- 3747 Darlington Rd. – Permission request for pool pavilion and fireplace. Dimensional request for pavilion exceeding 14' in height and for encroaching into side yard setback.
- 1455 Lone Pine Rd. – Permission request for pool cabana.
- 264 Eileen Dr. – Permission request for detached garage addition. Dimensional request for accessory space exceeding 50% of ground floor area of the main building and encroaching into side yard setback.
- 3565 Brookside Dr. – Permission request for hot tub and water/fire feature.
- 43747 Woodward Ave. – Permission request for detached garage. Dimensional request for accessory space exceeding 50% of the ground floor area of the main building.
- 3472 Blossom Ln. – Permission request for illuminated piers. Dimensional request for illuminated piers in a front yard.
- 6301 Sheringham Dr. – Permission request for hot tub.
- 6491 Hills Rd. – Permission request for invisible dog fence. Dimensional request for invisible dog fence extending beyond 5' from the front of the home and located in a secondary front yard.
- 6100 Old Orchard Dr. – Permission request for pool cabana and spa.
- 2904 W. Hickory Grove Rd. – Dimensional request for home addition encroaching into the side yard setback and expanding an existing nonconforming structure.
- 610 Ridge Rd. – Permission request for sports court, landscape wall, waterfall, pool house and firepit. Dimensional request for 10' mesh sports fence, landscape wall encroaching into side yard setback, retaining walls exceeding 4' in height, ground mounted mechanical equipment not immediately adjacent to the residential building, and pool equipment located inside the pool house.
- 42880 Woodward Ave. – Dimensional request for secondary signage and ground sign encroaching into setback.
- 2101 Opdyke Rd. – Dimensional request for fence exceeding 4' in height and ground mounted mechanicals located in a front yard.



Zoning Board of Appeals Accomplishments ~ Continued

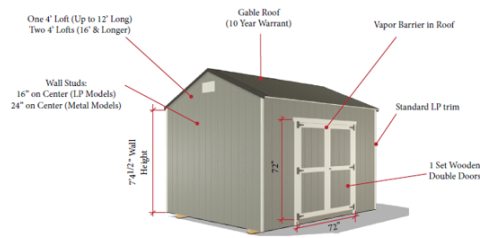
06/18/24

- 2698 Turtle Ridge Dr. – Permission request for pergolas, pizza oven and fireplace. Dimensional request for retaining walls and pergolas encroaching into natural features setback.
- 185 Woodedge Dr. – Permission request for pergola with kitchenette and seatwalls underneath. Dimensional request for pergola with a kitchenette and seatwalls underneath located in a side yard.
- 2637 Norwood Rd. – Dimensional request for fence located in secondary front yard.
- 2777 Warwick Dr. – Permission request for dog enclosure fence. Dimensional request for dog fence encroaching into setbacks.
- 7320 Wing Lake Rd. – Dimensional request for generator not immediately adjacent to the home.
- 5605 Kenmoor Rd. – Dimensional request for generator not immediately adjacent to the home.
- 2767 Turtle Lake Dr. – Permission request for pergola and spa.
- 163 S. Berkshire Rd. – Permission request for detached garage addition. Dimensional request for accessory space exceeding 50% of the ground floor area of the main building.



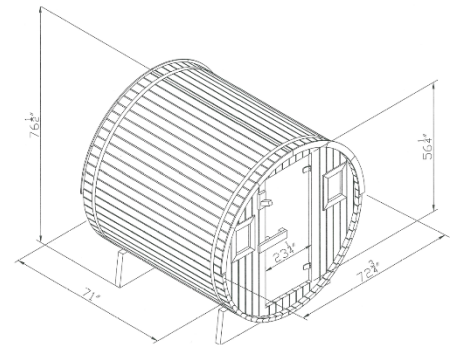
- 4296 Stoneleigh Rd. – Permission request for detached garage addition. Dimensional request for accessory space exceeding 50% of the ground floor area of the main building.
- 1541 Sodon Lake Dr. – Permission request for a shed.
- 1222 W. Long Lake Rd. – Dimensional request for retaining walls with a maximum height of 15' and to keep existing accessory structures without a principal structure.
- 835 Harsdale Rd. – Permission request for a shed.
- 5555 Shadow Ln. – Permission request for piers. Dimensional request for piers in a front yard.
- 6590 Indianwood Trl. – Permission request for a pavilion with a kitchenette underneath.
- 3770 Lakecrest Dr. – Dimensional request for deck encroaching into secondary front yard setback.
- 2599 Warwick Dr. – Permission request for shed. Dimensional request for shed encroaching into side yard setback.

Zoning Board of Appeals Accomplishments ~ Continued



07/09/24

- 340 Hupp Cross Rd. – Dimensional request for addition encroaching into front yard setback and for expanding an existing nonconforming structure.
- 1333 N. Glengarry Rd. – Permission request for spa.
- 75 N. Berkshire Rd. – Permission request for spa. Dimensional request for pool, spa and pool fence in secondary front yard.
- 718 Browning Ct. – Permission request for garden wall and shed. Dimensional request for deck encroaching into natural features setback and shed and landscape wall located in a side yard and for the shed encroaching into the side yard setback.
- 3345 Chickering Ln. – Permission request for hot tub. Dimensional request for hot tub in the side yard.
- 2822 Turtle Grove Ct. – Permission request for pool, spa and sports court. Dimensional request for pool, spa, sports court and fence located in the W. Square Lake Rd. secondary front yard.
- 711 Hickory Heights Dr. – Permission request for hot tub and tv wall.
- 2747 Turtle Lake Dr. - Permission request for spa.
- 444 Steeple Chase Ct. – Permission request for hot tub.
- 4364 Orchard Hill Dr. – Dimensional request for accessory space encroaching into side yard setback.
- 6380 Sunningdale Dr. – Permission request for sauna in rear yard.
- 3514 Sutton Pl. – Permission request for addition to accessory building.
- 80 Devon Rd. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence encroaching into side and rear setbacks.
- 5074 Dianna Dr. – Permission request for deck. Dimensional request for deck located in a front yard.
- 4845 N. Adams Rd. – Permission request for shed. Dimensional request for shed located in a front yard.
- 3930 Devon Gables Ct. – Permission request for pool cabana, spa, pool pavilion, pool bridges, lazy river, gas fire pits and fire bowls. Dimensional request for pool cabana, spa, pool, pool bridges, lazy river and gas fire pits / bowls located in a front yard.



Zoning Board of Appeals Accomplishments ~ Continued

(07/09/24 continued)

- 1729 Heron Ridge Dr. – Dimensional request for retaining walls exceeding 2' within 8' of the lot line, retaining walls exceeding 4' in height, walkout terrace, retaining walls, and pool encroaching into natural features setback and deficient lakefront average setback.
- 42825 Woodward Ave. – Dimensional request for wall sign logo exceeding 5% of the sign area.
- 2300 Telegraph Rd. – Dimensional request for secondary signage.

08/13/24

- 4600 Charing Cross – Permission request for gates and piers. Dimensional request for gates and piers in front yard. POSTPONED
- 2599 Warwick Dr. – Permission request for shed. Dimensional request for shed encroaching into side yard setback.
- 835 Harsdale Rd. – Permission request for shed. Dimensional request for a shed located in a side yard.
- 1052 N. Glengarry Rd. – Permission request for fireplace.
- 1500 W. Long Lake Rd. – Dimensional request for fence to be located in front yard.
- 285 E. Berkshire Rd. – Permission request for coop. Dimensional request for a coop located on a parcel less than 40 acres.
- 2048 Dell Rose Dr. – Permission request for gazebo. Dimensional request for gazebo exceeding permitted height.
- 3690 Berkshire Dr. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence located in a secondary front yard and encroaching into setbacks.
- 2872 Whittier Dr. – Permission request for hot tub and fireplace.
- 3880 Oakhills Dr. – Permission request for sports court and fence. Dimensional request for fence exceeding 4' in height.
- 3115 Franklin Rd. – Permission required to work in NFS for retaining wall. Dimensional request for retaining wall exceeding 4' in height and temporary encroachment into NFS for construction of walls.
- 7070 Wing Lake Rd. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence encroaching into setbacks.



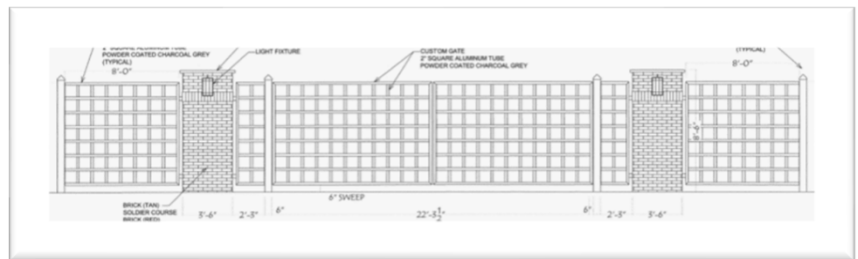
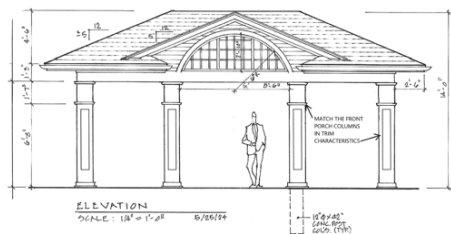
Zoning Board of Appeals Accomplishments ~ Continued

(08/13/24 continued)

- 3671 Berkshire Dr. – Dimensional request for addition encroaching into front yard setback and for garage encroaching into secondary front yard setback and enlarging / altering a non-conforming structure.
- 4190 Telegraph Rd. – Permission request for gate. Dimensional request for gate located in front yard.

09/10/24

- 335 Waddington Rd. – Dimensional request for addition encroaching into front yard setback and enlarging or altering a non-conforming structure.
- 1530 N. Cranbrook Rd. – Permission request for pavilion.
- 6525 Wing Lake Rd. – Permission request for detached garage. Dimensional request for garage located in the front yard and for accessory structure exceeding 50% of the ground floor area of the home.
- 1580 W. Long Lake Rd.– Permission request for fountain and garden. Dimensional request for fountain located in front yard and for garden encroaching into natural feature setback in front yard.
- 3327 Dogwood Ct. – Permission request for a dog containment fence. Dimensional request for dog enclosure fence encroaching into setbacks.

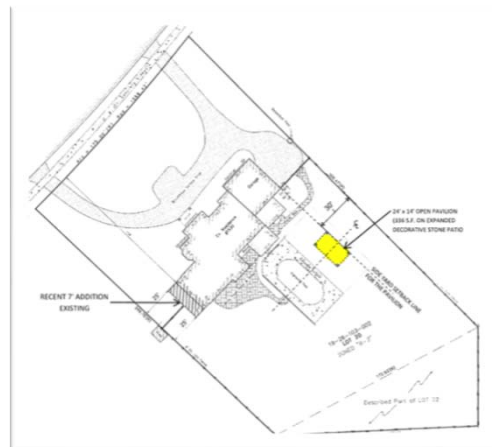


- 1375 Scenic Ct. – Permission request for a fence, gate, pizza oven and fireplace. Dimensional request for fence and gate located in front yard.
- 7313 Brookside Village Ct. – Dimensional request for generator not immediately adjacent to the home.
- 1196 Stuyvessant Rd. – Dimensional request for a retaining wall more than 2' high and located less than 2' from property line.
- 5534 Pine Brooke Ct.. – Dimensional request for fence exceeding 4' in height.
- 290 E. Berkshire Rd. – Permission request for shed.

Zoning Board of Appeals Accomplishments ~ Continued

(09/10/24 continued)

- 600 Pine Valley Way – Permission request for dog enclosure fence, fire table, water feature and landscape wall. Dimensional request for dog enclosure fence encroaching into setbacks, patio with fire table encroaching into setbacks and not immediately adjacent to main structure, and water feature encroaching into setbacks and not immediately adjacent to main structure.
- 1526 Winthrop Rd. – Dimensional request to relocate pool equipment not immediately adjacent to residential home.
- 2776 Turtle Ridge Dr. – Permission request for gate and piers. Dimensional request for gate and piers located in the front yard.
- 4700 Haddington Dr. – Permission request for a detached garage. Dimensional request for detached garage exceeding 50% of the ground floor area of the home
- 3739 W. Wabeek Lake Dr. – Permission request for deck. Dimensional request for deck in front yard.
- 3267 E. Bradford Dr. – Permission request for hot tub. Dimensional request for hot tub located in side yard.
- 217 Dourdan – Permission request for fence. Dimensional request for fence located in secondary front yard.
- 6676 Telegraph Rd. – Dimensional request for secondary signage.
- 1981 S. Telegraph Rd. – Dimensional request for secondary signage.



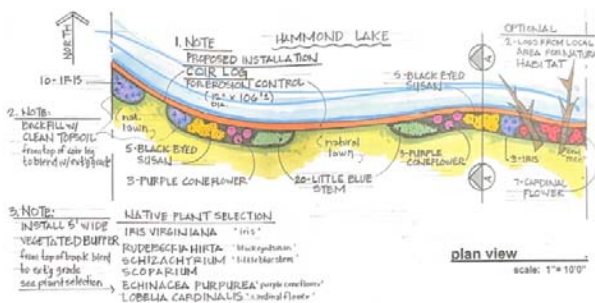
10/08/24

- 4600 Charing Cross Rd. – Permission request for piers and gate. Dimensional request for piers and gate.
- 711 Hickory Heights Dr. – Permission request for hot tub and tv wall feature. Dimensional request for encroachments into natural features setback.
- 1000 Lone Pine Rd. – Permission request for accessory structure to remain without principal building. Dimensional request for accessory structure located on a lot without a principal structure.

Zoning Board of Appeals Accomplishments ~ Continued

(10/08/24 continued)

- Parcel #19-17-276-022 – Permission request for gazebo. Dimensional request for gazebo located on a site without a principal building and encroaching into the natural features setback.
- 6862 Halyard Rd. – Permission request for shed Dimensional request for shed to exceed half of the ground floor of the main building.
- 170 Alice Ave. – Permission request for detached garage. Dimensional request for garage to encroach into rear yard setback.
- 6455 Golfview Dr. – Permission request for deck. Dimensional request for deck in front yard.
- 5400 Hollow Dr. – Permission request for dog enclosure fence. Dimensional request for a dog enclosure fence encroaching into side and rear yard setbacks.
- 700 Browning Ct. – Permission request for screened -n porch. Dimensional request for deck and screened -n porch encroaching into side yard setback.
- 5054 Sebring Ct. – Permission request for sauna.
- 7303 Meadowlake Hills Dr. – Permission request for deck. Dimensional request for deck encroaching into side and rear yard setbacks.
- 5067 Wing Lake Rd. – Dimensional request for generator not immediately adjacent to residential building.
- Parcel #19-04-277-050 – Dimensional request for new home encroaching into side and rear yard setbacks.
- 6091 Franklin Rd. – Dimensional request for retaining walls exceeding a combined 4' in height and exceeding 2' in height within 8' of lot line.



- 7320 Wing Lake Rd. – Permission request for in-ground trampoline, bocce ball court and sports court.
- 1940 S. Hammond Lake Dr. – Dimensional request for natural features setback encroachments.
- 4090 Overlea Ln. – Permission request for garage. Dimensional request for garage toe be located to be located in front yard and encroaching into front yard setback.
- 6543 Castle Dr. – Permission request for windmill. Dimensional request for windmill located in a front yard and exceeding 4' in height.

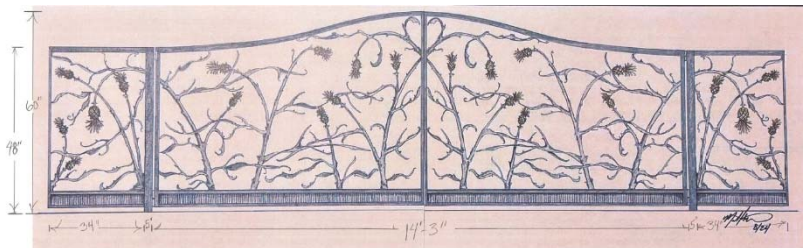
Zoning Board of Appeals Accomplishments ~ Continued

(10/08/24 continued)

- 4099 Telegraph Rd. – Dimensional request for secondary signage, exceeding maximum sign area permitted and logos exceeding 5% of the sign area.
- 764-888 Denison Ct. – Dimensional request for a field house and tennis club encroaching into front yard setback, fieldhouse exceeding permitted height and encroaching into side yard setbacks, deficient parking lot setbacks for Bloomfield Tennis Club, deficient onsite loading spaces, transformer not immediately adjacent to the building

11/12/24

- 6091 Franklin Rd. – Dimensional request for retaining walls exceeding a combined 4' in height and exceeding 2' in height within 8' of the lot line.
- 196 S. Williamsbury Rd. – Dimensional request for garage to encroach into the side and rear setbacks and for accessory space to exceed one-half of the ground floor area of the main building.
- 4081 Nearbrook Rd. – Permission request for illuminated piers. Dimensional request for piers located in the front yard.
- 6089 Old Orchard Dr. – Permission request for wall and piers. Dimensional request for wall and piers located in a front yard.



- 410 N. Evansdale Dr. – Permission request for pier. Dimensional request for fence and ball containment netting located in secondary frontage and the pier located in the front yard.
- 2718 Turtle Lake Dr. – Permission request for wall and piers. Dimensional request for wall and piers located in a front yard.

Zoning Board of Appeals Accomplishments ~ Continued

(11/12/24 continued)

- 4871 Haddington Dr. – Permission request is required for the carport.
- 2713 Turtle Shores Dr. –Dimensional request for retaining walls exceeding 4’ in height.
- 1466 W. Square Lake Rd. – Dimensional request for a fence in the front yard and exceeding 4’ in height.
- 3530 Lahser Rd. – Dimensional request for generator not immediately adjacent to the residential building.
- 1457 Club Dr. – Dimensional request for work in the natural features setback.
- 5263 Kings Gate Way – Dimensional request for 6’ high fence.
- 3721 Shallow Brook Dr. – Dimensional request to relocate pool equipment, not immediately adjacent to the residential building.
- 4521 Coachmaker Dr. – Permission request for gazebo.
- 6895 Cedarbrook Dr. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence located in front yard and secondary frontage, exceeding 4’ in height and encroaching into the side yard setback.
- 1288 W. Long Lake Rd. – Permission request for columns, wall and gate.
- 6824 Halyard Rd. – Dimensional request for pool and pool fence in secondary frontage.
- 4865 Inkster Rd. – Dimensional request for driveway in natural features setback.
- 2527 S. Telegraph Rd. – Dimensional request for secondary signage.
- 4190 Telegraph Rd. – Dimensional request for secondary signage and for sign to include illustration greater than 5% of the total sign area.

12/10/24

- 5941 E. Miller Way – Permission request for the sports court. Dimensional request for retaining wall exceeding 4’ in height.
- 6895 Cedarbrook Dr. – Dimensional request for fence exceeding 4’ in height. Permission request for dog enclosure fence.
- 4790 W. Maple Rd. – Permission request for a treehouse.



Zoning Board of Appeals Accomplishments ~ Continued

(12/10/24 continued)

- 603 Hupp Cross Rd. – Dimensional request for a generator encroaching into side yard setback.
- 5051 Kensington Rd. – Dimensional request for porch addition encroaching into front yard setback.
- 1767 Sunset Dr. – Permission request for screenwall and raised patio. Dimensional request for pool and patio located in a side yard, pool encroaching into side yard setback, and pool equipment located not immediately adjacent to the home.
- 3327 Dogwood Ct. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence encroaching into the side and rear yard setbacks and exceeding 4' in height.
- 1781 S. Golf Ridge Dr. – Permission request for pergolas and detached deck. Dimensional request for pergolas encroaching into rear yard setback and pond filter not immediately adjacent to residential building and encroaching into the side yard setback.
- 7019 Franklin Rd. - Permission request for piers and gates. Dimensional request for piers and gates in a front yard.
- 3060 Berkshire Dr. – Permission request for dog enclosure fence. Dimensional request for dog enclosure fence encroaching into the side yard setbacks.



- 7403 Lindenmere Dr. – Permission request for pergola. Dimensional request for wall exceeding 4' in height and for a pergola located in a side yard.
- 4865 Inkster Rd. – Dimensional request for driveway and native plantings in natural features setback.
- 4390 Oak Grove Dr. – Dimensional request for generator encroaching into side yard setback.
- 4627 Cimarron Dr. – Permission request for piers. Dimensional request for piers and gate located in the front yard.
- 2500 W. Maple Rd. – Dimensional request for generator encroaching into side yard setback.
- 2519 W. Maple Rd.. – Dimensional request for regulated use located within 200' of residential zoning district.

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 no lot split requests in 2024.

Lot Line Adjustment requests require a complete Lot Split application, including survey information, to be first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance provisions and Zoning Ordinance requirements. Once all the information is reviewed and found compliant, the application is forwarded to the Township Supervisor for approval. Pursuant to the Land Division Act, the lot line adjustment that conveys land from one parcel to an adjoining parcel is not a division. Therefore, approval may be granted upon verification the resultant lots are in compliance with Chapter 18, Article III of the Township Code of Ordinances. There was one lot split request considered in 2024.

May 2024

5845 Lahser Rd. – Lot split request

Action List 2025

Ongoing Items:

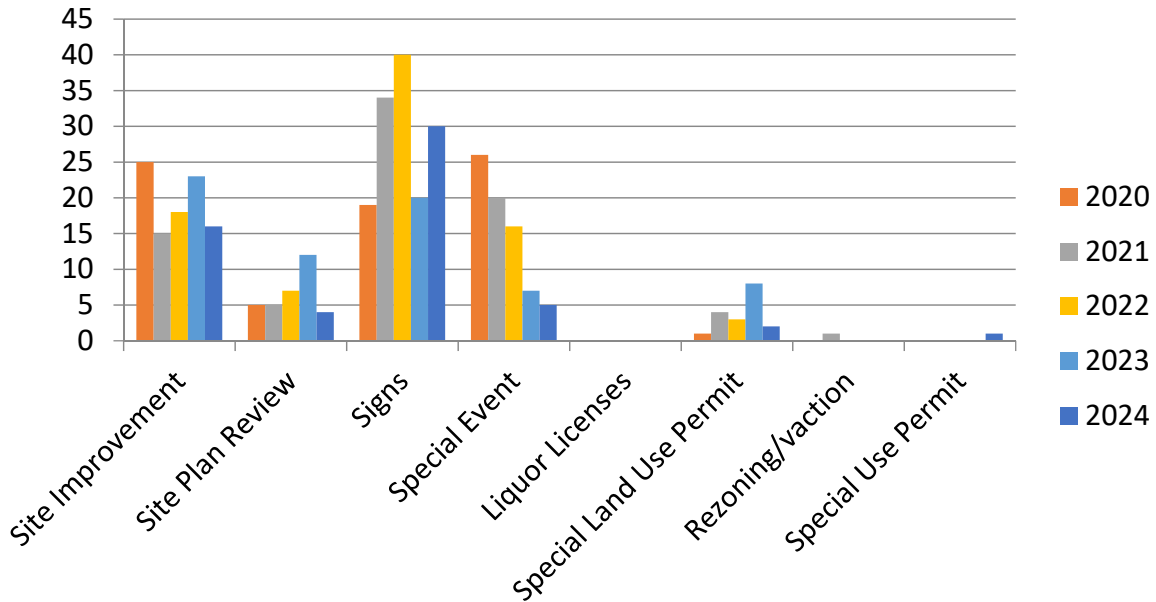
Updating website information as needed to ensure that accurate information is provided to the public.

Collaborating with the Township's consultant, Security Archives Data Management, to assist with the implementation of a document management system that addresses best recordkeeping practices and requirements.

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.

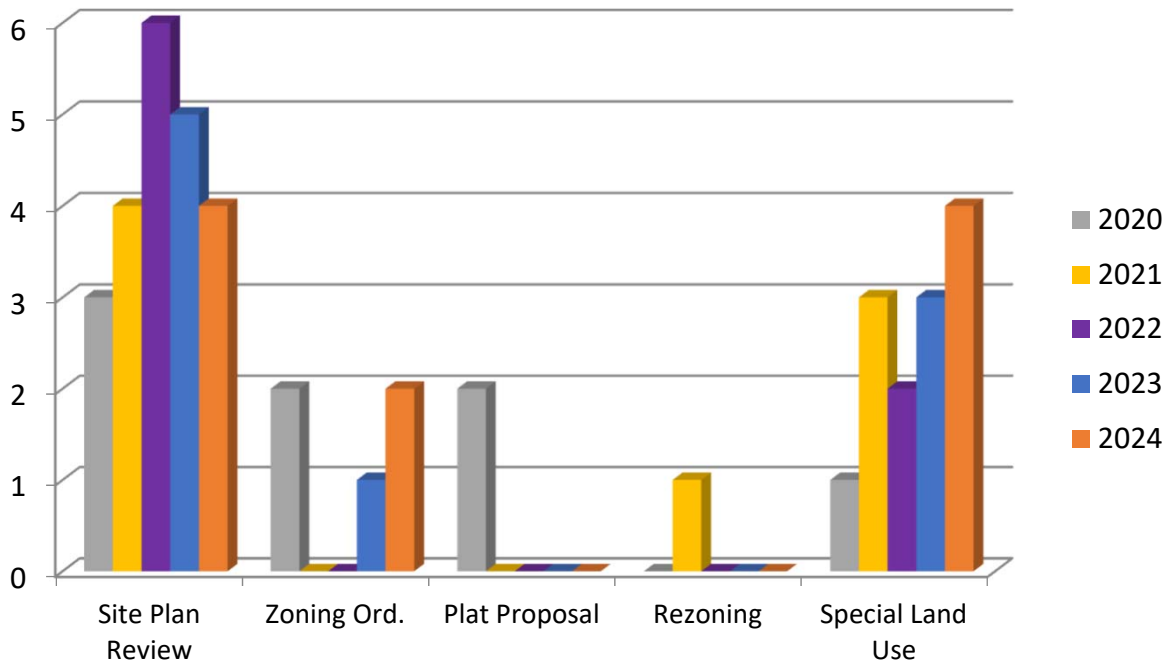
Design Review Board Comparisons



| Design Review Board | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------------------|------|------|------|------|------|
| Site/Facade Improvements | 25 | 15 | 18 | 23 | 16 |
| Site Plan Review | 5 | 5 | 7 | 12 | 4 |
| Signs | 19 | 34 | 40 | 20 | 30 |
| Special Events | 26* | 20* | 16 | 7 | 5 |
| Liquor Licenses | 0 | 0 | 0 | 0 | 0 |
| Special Land Use Permits | 1 | 4 | 3 | 8 | 2 |
| Rezoning/Vacation | 0 | 1 | 0 | 0 | 0 |
| Special Use Permit | 0 | 0 | 0 | 0 | 1 |
| Yearly Totals | 76 | 59 | 84 | 70 | 58 |

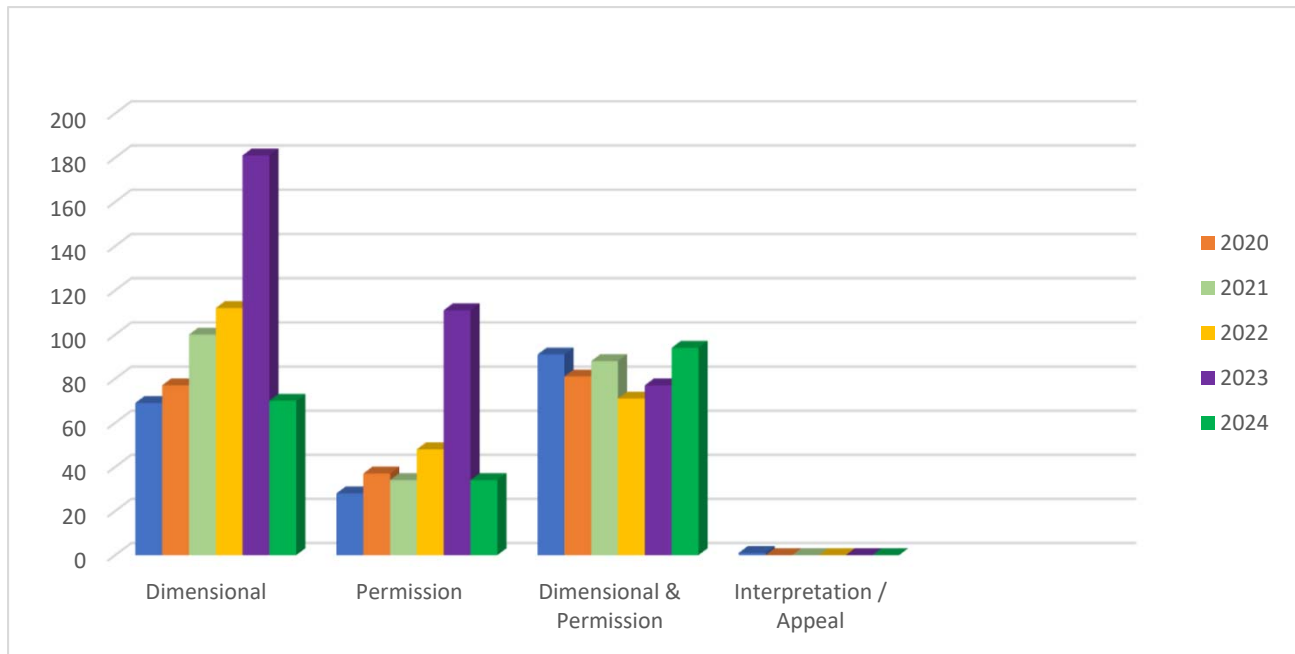
**Includes reoccurring or minor event permits.*

Planning Commission Comparisons



| Planning Commission | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------------------------|------|------|------|------|------|
| Discussion Items | 0 | 1 | 1 | 0 | 4 |
| Site Plan Review | 3 | 4 | 6 | 5 | 4 |
| <u>Public Hearings</u> | | | | | |
| Zoning Ord. Amendments | 2 | 0 | 0 | 1 | 2 |
| Plat Proposal | 2 | 0 | 0 | 0 | 0 |
| Wetlands Board Hearings | 0 | 0 | 0 | 0 | 0 |
| Rezoning Hearings | 0 | 1 | 0 | 0 | 0 |
| Liquor License Hearings | 0 | 0 | 0 | 0 | 0 |
| Utility Pole | 0 | 0 | 0 | 0 | 0 |
| Special Land Use | 1 | 3 | 2 | 3 | 4 |
| Yearly Totals | 8 | 9 | 9 | 9 | 14 |

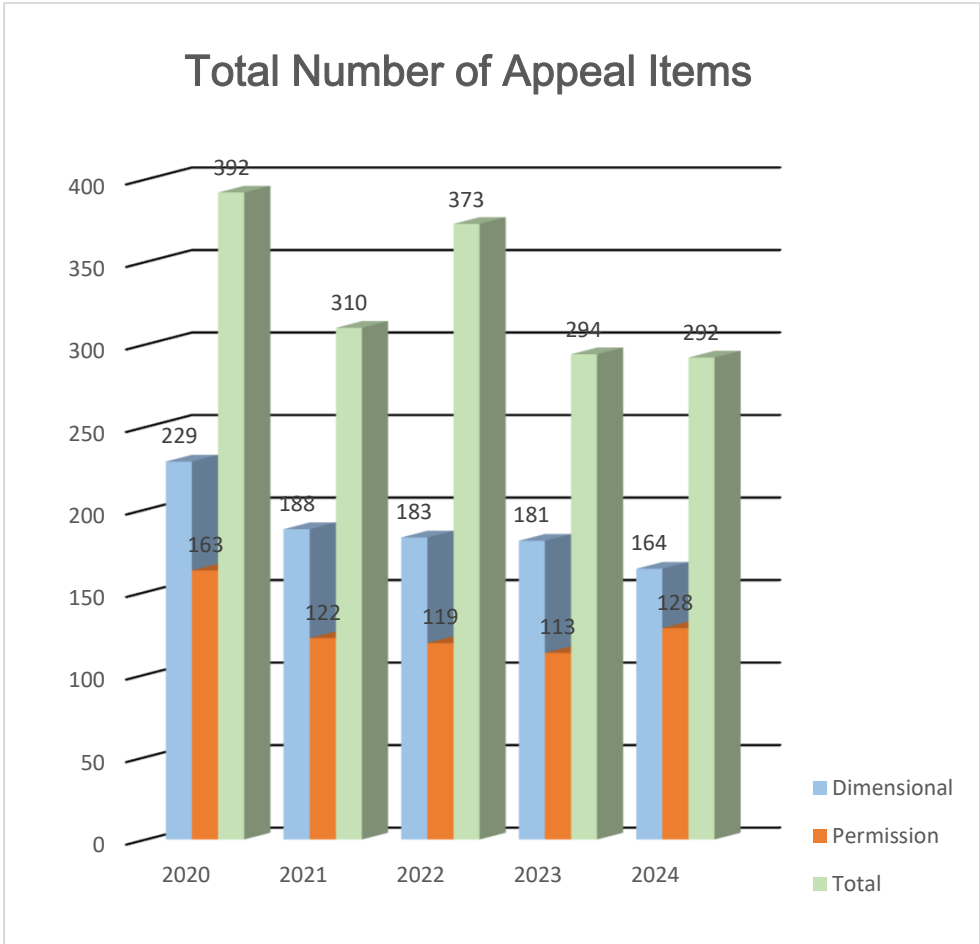
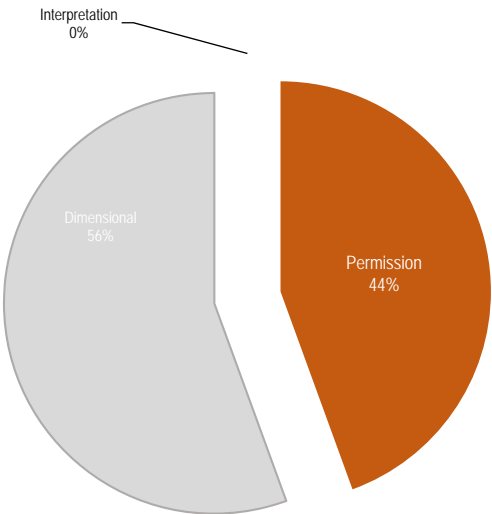
Zoning Board of Appeals Comparisons



| Zoning Board of Appeals | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|------|------|------|------|------|
| Properties requesting Dimensional Variances | 77 | 100 | 183 | 104 | 70 |
| Properties Seeking Permission requests | 37 | 34 | 119 | 34 | 34 |
| Properties requesting both Dimensional & Permission requests | 81 | 88 | 71 | 77 | 94 |
| Appeal / Interpretation requests | 0 | 0 | 0 | 0 | 0 |
| Total Number of properties on Agendas | 195 | 222 | 373 | 215 | 198 |

Zoning Board of Appeals Comparisons ~ Continued

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



Attendance Records 2024

| Design Review Board | 1 st Quarter | 2 nd Quarter | 3 rd Quarter | 4 th Quarter | Total |
|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-------|
| Dani Walsh | 3 | 4 | 5 | 3 | 15 |
| Mike McCready | 0 | 0 | 0 | 2 | 2 |
| Martin Brook | 4 | 5 | 5 | 4 | 18 |
| Michael Schostak | 2 | 5 | 4 | 3 | 14 |
| Valerie Murry – alternate | 1 | 2 | 0 | 1 | 4 |
| Neal Barnett - alternate | 1 | 2 | 1 | 2 | 6 |

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

Attendance Records 2024 ~ Continued

| Zoning Board of Appeals | 1 st Quarter | 2 nd Quarter | 3 rd Quarter | 4 th Quarter | Total |
|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------|
| Carol Rosati | 1 | 3 | 3 | 2 | 9 |
| Brian Henry | 3 | 2 | 3 | 2 | 10 |
| Ed Ford | 3 | 2 | 2 | 3 | 10 |
| Stephanie Fakh | 3 | 3 | 2 | 1 | 9 |
| Jocelyn Giangrande | 3 | 3 | 2 | 3 | 11 |
| Andrea O'Donnell | 3 | 2 | 3 | 2 | 10 |
| Scott Gittleman | 3 | 2 | 3 | 2 | 10 |
| Glenda Meads - alternate | 0 | 1 | 1 | 2 | 4 |
| Jake Barnett – alternate | 2 | 3 | 1 | 0 | 6 |