

Bloomfield Township

Planning Department

*ANNUAL REPORT
2003*

Patricia McCullough,
Director of Planning and Building



June 8, 2004

Dear Residents of Bloomfield Township:

I'm pleased to present the 2003 Bloomfield Township Planning Department Annual Report. This report has been prepared to give you insight into the accomplishments of the Department this year and also provide information about the Planning Department. The Department's principal activities involve administering to the Design Review Board, Planning Commission and Zoning Board of Appeals. The processing of applications to each of these Township Boards is dependent on the enforcement of the Township's Master Plan and Zoning Ordinances. The Planning Department also processes Lot Split Applications that are considered by the Township Board pursuant to General Ordinance 479, the Amended Lot Split Ordinance.

This report also serves as the annual report of the Planning Commission pursuant to the Planning Commission Bylaws and Township Planning Act. In preparing the report, the Planning Commission has the chance to review their accomplishments over the course of the last 12 months. The Planning Commission approved the report at their meeting of June 7th, 2004.

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

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

Respectfully Submitted,

*Patricia McCullough
Planning & Building Director*

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CHARTER TOWNSHIP OF BLOOMFIELD DESIGN REVIEW BOARD

Meeting Schedule

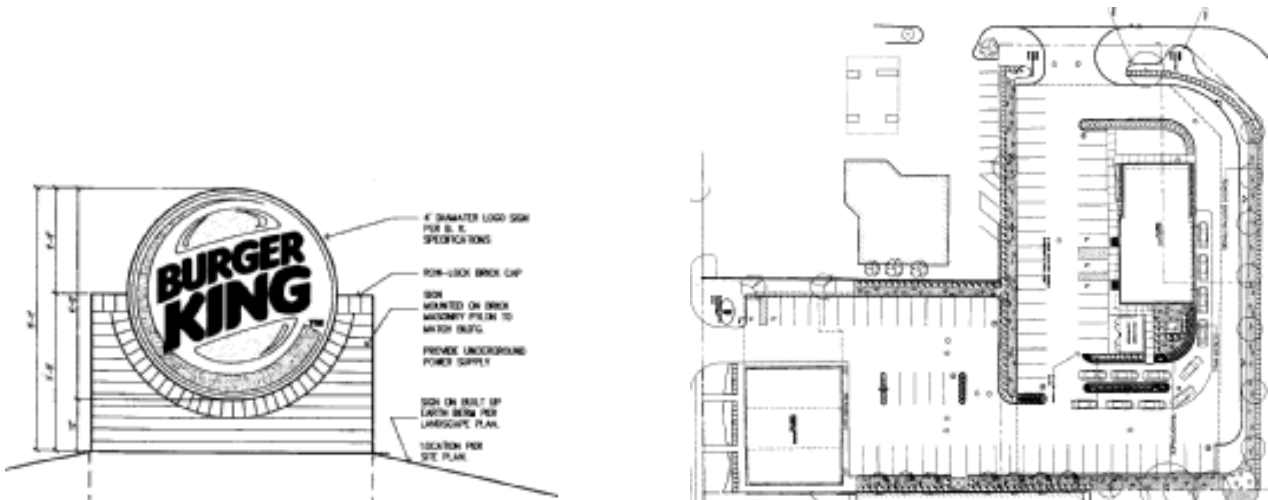
The Design Review Board meets the first and third Wednesday of each month at 9:00 A.M. in the Township Conference Room.

Role of the Design Review Board

In accordance with Ordinance 508/536, Design Review Ordinance, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.

Design Review Board Members

Dave Payne, Supervisor
Dan Devine, Treasurer
Wilma Cotton, Clerk
Janet Roncelli, Trustee (Alternate)



CHARTER TOWNSHIP OF BLOOMFIELD PLANNING COMMISSION

Meeting Schedule

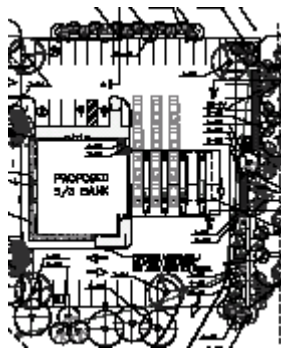
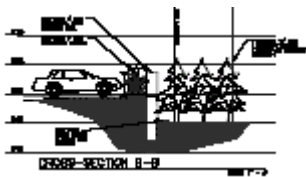
Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 P.M. in the Township Auditorium.

Role of the Planning Commission

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

Planning Commission Members

Richard Mintz, Chairman
John Swoboda, Vice-Chairman
Sherry Stefanec, Secretary
Robert Wittbold
David Lubin
Jane Reisinger
Jeff Salz



CHARTER TOWNSHIP OF BLOOMFIELD ZONING BOARD OF APPEALS

Meeting Schedule

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

Role of the Board of Zoning Appeals

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

Board of Zoning Appeals Members

Brian Kepes, Chairman
Leo Savoie, Vice Chairman
Dan Devine
Lisa Seneker
Corinne Khederian
Jane Reisinger
James Aldrich
Diane Kraft Finney (Alternate)
Robert Taylor (Alternate)



SECTION ONE: ACCOMPLISHMENTS OF 2003

Design Review Board

The Design Review Board meets twice a month and generally two weeks prior to the Planning Commission meeting. The Design Review Board had many full agendas during the year, as many new businesses moved into the Township and existing businesses improved their facades. A total of 25 meetings were held during 2003.

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

The following businesses requested design reviews to alter the appearance of their buildings from January 1, 2003 to December 31, 2003:

Façade Changes:

01/14/03	Birmingham Vision Care – 4114 W. Maple
03/03/03	Birmingham Vision Care – 4114 W. Maple McNabnay Office Building – 1145 W. Long Lake Rd.
04/16/03	Kroger – 4099 Telegraph Road
04/30/03	Burger King – 6465 Telegraph Road Henderson Glass – 2382 Franklin Road Moose Preserve – 43034 Woodward Kroger – 4099 Telegraph
05/14/03	Burger King – 6465 Telegraph Road Henderson Glass – 2382 Franklin Road Moose Preserve – 43034 Woodward 42568-42656 Woodward – Exterior Façade Change Kroger – 4099 Telegraph Road
05/28/03	Detroit Country Day School – 3600 Bradway 3900 Telegraph Road – New Bank/Office Building (A. Jonna's) Henderson Glass – 2382 Franklin Road
06/25/03	Moose Preserve – 43034 Woodward
07/23/03	Marketing Associates – 500 Hulet
08/06/03	Bloomfield Town Square – 2257 Telegraph Road
09/03/03	Pet Supplies Plus – 2055 Telegraph Road
09/17/03	Lubin, Schwartz & Goldman – 2369 Franklin Road Summit Sports – 330 Enterprise Court - Façade changes JoAnn Fabrics Store – 4107 Telegraph – Façade changes Standard Federal Bank – 3700 W. Maple

Site Improvements:

03/03/03 Super Buffet - 1655 Opdyke
Seaver Title - 42651 Woodward
Honda of Bloomfield - 1819 Telegraph Road
Sunoco – 42994 Woodward
Common Ground – 1410 S. Telegraph
03/17/03 2511 W. Maple – Bank One (temporary location)
07/23/03 Birmingham Country Club – 1750 Saxon
08/06/03 Bloomfield Hills Baptist Church – 3600 Telegraph Road
09/17/03 Sunoco – 42994 Woodward
Oakland Hills Country Club – 3951 W. Maple
10/07/03 Bank One – 2511 W. Maple Road
11/17/03 Penske Realty Inc. – 2555 Telegraph
Hollywood – 1525 Opdyke
12/03/03 Maplewood Properties, L.L.C. – 4036 Telegraph
Jenkins, Magnus, Volk & Carroll P.C. – 42714 Woodward Ave.
12/18/03 Woodward Square L. L. C. – 42757-42999 Woodward

New Construction:

04/16/03 Gateway Building – 2097 Telegraph Road
07/15/03 Hillside Furniture – west side of Telegraph, south of Bataan
08/06/03 Harbor Companies – 2055/2097 Telegraph Road
08/11/03 Harbor Companies – 2055/2097 Telegraph Road
08/20/03 Bank One – 2480 W. Maple
10/07/03 Gedoa's Inc., DBA Sunoco Station – 1415 S. Telegraph

Site Plan Review:

06/24/03 Sunrise – Telegraph Road (re-zoning and site review)
08/06/03 T-Mobile – Wattles Rd. and Kensington Rd. (railroad r.o.w.)
09/03/03 Oakland Veterinary – 1420 S. Telegraph Road
09/17/03 Squirrel Road Condominiums – I75/Squirrel
10/24/03 Burger King – 6465 Telegraph

Discussion Items:

06/25/03 Administrative questions for Board Members

Signs:

01/14/03	799 Denison Court - Square Lake Athletic Club 2436 Franklin Road - Wah Moon Restaurant 4036 Telegraph - - Starbucks Coffee - Brooklyn Bagel - Quality Cleaners - A Touch of Lace - Pizza Papalis - Rio Wraps 1605 Telegraph - Allstate Billiards 1932 Telegraph - Curves for Women 43344 Woodward - Cardiology & Vascular Assoc.	4036 Telegraph, Ste. 103 - Quality (\$2.89 Cleaners) 42757 Woodward - Cold Stone Creamery 43173 Woodward - The UPS Store 1100 Lone Pine - Cross of Christ 3683 W. Maple - Karma Yoga
02/14/03	1932 Telegraph - Curves for Women 43344 Woodward - Cardiology & Vascular Assoc.	08/06/03 6632 Telegraph Road - The UPS Store
03/03/03	1991 Orchard Lake - USA Construction 36240 Woodward - J. Yaw Framer/Showroom 3621 Maple Road - Subway 4120 Telegraph Road - Real Estate One 2500 Maple - Charter One Bank	08/20/03 1655 Bloomfield Place - Bloomfield Place Apts 4875 W. Maple - Chaye Olam Services 825 W. Long Lake - Standard Federal Bank 3955 Telegraph - Palisade Windows & Doors
03/12/03	1782 Pontiac Drive - EZ Storage 42994 Woodward - Sunoco	09/03/03 4107 Telegraph - Jo-Ann Fabrics 1081 W. Long Lake - Bloomfield Gourmet
03/17/03	1782 Pontiac Drive - EZ Storage 42994 Woodward - Sunoco Bloomfield Park - Harbor Company	09/17/03 36360 Woodward - DesRosiers Architects 2550 Telegraph - H & R Block 1565 Opdyke - Aqua Exotics 1100 Lone Pine - Cross of Christ
04/10/03	4036 Telegraph - Smokey's Bloomfield Town Square - Office Max	10/07/03 43141 Woodward - Kingswood Urgent Medical 3700 Maple - Standard Federal 36050 Woodward - Standard Federal 43333 Woodward - Standard Federal 3294 South Boulevard - Standard Federal 2388 Franklin Road - Henderson Glass 1655 Opdyke - Amazing Buffet
04/30/03	Bloomfield Hickory Grove - Subdivision	10/24/03 2197 Telegraph - Hallmark
05/14/03	4036 Telegraph, Ste. 102 - Quality Cleaners 4036 Telegraph, Ste. 103 - @Wireless 1410 Telegraph - Common Ground 4033 W Maple Rd - Birmingham Athletic Club	11/17/03 3500 W. Maple - 3 M Enterprises 3655 W. Maple - Patti's Salon & Spa 330 Enterprise Ct. - Summit Sports 21220 W. Fourteen Mile - Nativity Episcopal Church 2550 Telegraph - H & R Block
05/28/03	4114 W. Maple - Birmingham Vision Care	12/18/03 1415 S. Telegraph - Sunoco 4135 W. Maple - Maple Art Theatre 3935 Telegraph - Hungry Howies 3910 Telegraph - Comerica 6457 Inkster - Fitness Together 1615 Opdyke - Cedarland Mid-Eastern Cuisine
06/11/03	2555 Telegraph Road - Penske Building 2442 Franklin Road - Square Lake Deli 2388 Franklin Road - Henderson Glass Bloomfield Town Square -	
06/25/03	2388 Franklin Road - Henderson Glass	
07/23/03	3200 South Boulevard - Kroger	

Planning Commission

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

In accordance with Ordinance 265, Zoning Ordinance, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure. With a recommendation from the Planning Commission, the Township Board shall review the site plan for final approval prior to the issuance of a building permit.

The following lists include submittals from January 1, 2003 to December 31, 2003. It should be noted that in all but one instance, a site plan was reviewed and forward on to the Township Board after one Planning Commission review. A total of 18 meeting were held during 2003.

General Business

01/06/03 Review of draft Planning Commission Bylaws
02/03/03 Design Review Board Items
 Adopt Planning Commission Bylaws

Zoning Ordinance Amendment Changes

Ord. No. 530 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265, to create a new B-4 classification, to be known as the "Planned Business District".

Ord. No. 531 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265, to add definitions and provisions for regulated uses.

Ord. No. 533 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265, to provide the option for developers to develop certain residential property with 50% of Open Space.

Ord. No. 534 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265, to establish the membership of the Board of Zoning appeals. The number comprising the Board to be changed from "five" as written to "seven" and thus "the remaining three" changed to read "the remaining five".

Ord. No. 537 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265 regarding screen wall requirements for air conditioners and other specified ground mounted mechanical and electrical equipment in the side yard.

Ord. No. 536 Recommendation to approve the Amendment to the Township's Zoning Ordinance No. 265 regarding procedure and establishment of membership to include two members of the Township Board of Trustees as a safeguard for maintaining quorum for the Design Review Board.

Ord. No. 547 Recommendation to approve the amendment to the Township's Zoning Ordinance No. 265 to include a Special Events Policy.

Discussion Items

- 01/06/03 Review of screening requirements for air-conditioning units.
Review of current Design Review Board Ordinance.
- 01/21/03 Review of screening requirements for air-conditioning units.
Review of draft Planning Commission By-laws.
Design Review Board submittals
- 03/03/03 Review of the current Design Review Board Ordinance (continued)
- 03/17/03 Review of the current Design Review Board Ordinance (continued)
Proposed Signage for the Bloomfield Park Development
- 06/16/03 Orchard Lake Road Corridor Study
Review of Current Parking Requirements
- 08/18/03 Rezoning Property to B-4, Planned Business District Classification

Design Review/Site Plans

- 03/03/03 1655 Opdyke - Super Buffet
- 04/21/03 Bloomfield Honda - 1819 Telegraph Road
- 05/05/03 Kroger - 4099 Telegraph Road
- 06/02/03 Burger King - 6465 Telegraph Road
Super Buffet - 1655 Opdyke
- 07/07/03 Detroit Country Day Junior School - 3600 Bradway Blvd.
- 07/21/03 Sunrise Assisted Living Development - Rezoning and Site Plan Review
Hillside Furniture Bldg. - Rezoning and Site Plan Review
- 09/02/03 Bank One Building – 2480 W. Maple Road
- 10/20/03 Standard Federal Bank – 3700 W. Maple Road
Bloomfield Park Gateway Building – 2097 Telegraph
Harbor Companies - 2055 Telegraph Road
- 11/03/03 Burger King – 6465 Telegraph
Burger King Building – 4078 to 4090 West Maple

Wetland Board Hearing

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

12/01/03 5403 Telegraph Road

Pre-Application Discussions

In some cases, pre-application discussions are recommended for new construction. This type of discussion is beneficial to both the applicant and the Planning Commission, giving both the opportunity to informally discuss proposals. These items are placed at the end of the agenda for discussion after the regular scheduled public hearings and site plan reviews. One project was discussed in this manner.

02/03/03 2097 Telegraph Road – former Apple Tree Restaurant site.

Study Sessions/Discussions

The Planning Commission engaged in several planning discussions including the following:

1. Studies were done and lengthy meetings conducted on a proposal to install two interior cellular antennas proposed in the steeple of the St. Regis church, and one exterior antenna concealed at the base of the existing cross on top of the steeple at 3695 Lincoln.
2. Studies were done regarding the Orchard Lake Road Corridor. Areas addressed included landscaping, creation of a boulevard and the calming of traffic with the proposed roundabouts, architectural features and signage. The northerly “gateway” would be contained within Bloomfield Township near the Telegraph Road and Orchard Lake Road intersection.
3. Discussion of the Township’s current parking requirements as stated in the Zoning Ordinance in relation to computing parking spaces based on determining “usable floor area” and “types of uses”. Shared parking arrangements, “banking” land for possible future parking needs, and different ways of computing parking requirements were also discussed.
4. Discussion with Dan Devine, the Township’s representative on the Joint Development Council, regarding the proposed Bloomfield Park Development.

Public Hearings for changes in Zoning Classifications

Public hearings were held by the Planning Commission to ensure public participation at various stages in the planning process. The following zoning map amendments were reviewed and recommended to the Township Board:

- 08/18/03 Rezoning of the property along Telegraph Road for the Hillside Furniture.
Rezoning of the property along Telegraph Road for the Sunrise Assisted Living Facility Development.
 - 09/02/03 Rezoning of the property along Telegraph Road for the Sunrise Assisted Living Facility Development.
 - 09/15/03 Rezoning of several properties along Telegraph Road, north of Square Lake Road, to a B-4 Classification (Planned Business District).
 - 10/20/03 Rezoning of the property along Telegraph Road for the Sunrise Assisted Living Facility Development.
-

Zoning Board of Appeals

The Zoning Board of Appeals meets the second Tuesday of each month. In accordance with Ordinance 265, Zoning Ordinance, appeals from the strict applications of the provisions of the Zoning Ordinance may be made to the Zoning Board of Appeals upon finding the standards of practical difficulty or hardship have been met.

The following lists include submittals from January 1, 2003 to December 31, 2003. A total of 13 meetings were held during 2003.

Interpretation

- 06/10/03 "Projections into Yards" and requesting clarification as to how this section would apply to fireplace chimneys and bay windows (Carlyse & Lloyd 768 Yarmouth)
- 09/30/03 Density requirements for the existing Bloomfield Place Apartments.

Dimensional Variances for:

- 01/14/03 **Variance for parking**, an accessory structure and building height. (3900 Telegraph)
 - Variance to construct boulder retaining walls. (2756 Turtle Bluff Drive)
 - Variance to encroach with a/c units (2746 Turtle Bluff Drive)
 - Variance for an accessory structure, a wood storage box. (5705 Forman)
 - Variance for a 6' high privacy fence. (790 Kensington Lane)
 - Variance for an accessory structure, an antique wagon. (3015 E. Bradford)
 - Variance to construct tiered landscape walls. (1130 E. Square Lake Rd.)
 - Variance to encroach 20" with a garage addition. (1735 Dell R Rose)
 - Variance to encroach 1.83' with a second floor addition. (838Glengarry)
 - Variance to encroach 15' with an addition. (920 Yarmouth)
 - Variance to construct stone piers. (3749 S. Darlington)
 - Variance to construct lighted entry piers. (1774 Maplewood)
 - Variance to encroach with a covered porch addition. (635 Overhill)
 - Variance to encroach 1.16' with a second floor addition. (260 Hupp Cross)
 - Variance to construct piers, retaining walls and pergola. (1571 Clarendon)
 - Variance for a 6' high privacy fence. (435 Waddington)
- 02/11/03 **Variance for restaurant location and parking**. (1655 Opdyke)
 - Variance for a/c placement. (825 N. Valley Chase)
 - Variance to encroach 2' with a/c nit. (6833 Woodbank)
 - Variance to encroach 4.5' with a/c unit. (320 Yarmouth)
 - Variance for a/c placement. (1811 Crosswick)
 - Variance to construct retaining walls. (1303 Porters Lane)
 - Variance to construct retaining walls. (1815 Golf Ridge Drive)
 - Variance to encroach 17' with an addition. (5731 Kilbrennan)
 - Variance to construct retaining walls. (5030 Winlane)
 - Variance for a portable hot tub. (4945 Dryden Lane)
 - Variance to construct entranceway structures. (Colonial Hills Subdivision)
 - Variance to encroach 2' with conversion of sunroom. (2402 Lost Tree Way)
 - Variance to construct retaining walls. (5930 Franklin Road)
 - Variance to construct retaining walls. (2741 Turtle Lake Drive)
 - Variance to encroach 12.7' with dormer addition. (388 N. Glengarry)

- Variance to encroach 6.92' with an addition. (468 N. Williamsbury)
 Variance to encroach 2' for new construction. (2035 Fox Glen Court)
- 03/11/03 Variance for a/c placement. (6815 Woodbank Drive)
 Variance to encroach 2' with existing a/c unit. (6833 Woodbank)
 Variance to construct retaining walls. (7300 Hiddenbrook Lane)
 Variance to encroach .77' with a one-story addition. (2364 Tilbury Place)
 Variance for existing hot tub. (S. Fleischer, 757 Foxhall)
 Variance to encroach 11' with construction of a home. (1045 Timberlake)
 Variance to encroach 0.71' with a second story addition. (600 Waddington)
 Variance for an overall encroachment of 5.8' with a second floor addition. (169 N. Glenhurst)
 Variance to encroach 2.9' with a second floor addition. (4157 Far Hill)
 Variance for an overall encroachment of 9.7' with a second floor addition. (230 Westwood)
 Variance to construct a boulder retaining wall. (4857 Keithdale Lane)
 Variance to encroach 14' with a covered porch addition. (1162 Edison)
 Variance to encroach 11' with a two-story addition. (5275 Ponvalley)
 Variance to encroach 8' with an addition. (310 S. Williamsbury)
 Variance to encroach 1.5' with a second floor addition. (6165 Worlington)
- 04/08/03 Variance for a garden structure. (6249 Thorncrest)
 Variance for a 6' high privacy fence. (6876 Vachon Drive)
 Variance to construct a pillar. (899 Lone Pine Road)
 Variance to encroach 2.5' with an existing porch enclosure. (3576 Darcy)
 Variance to construct retaining walls. (2780 Telegraph Road)
 Variance to construct landscape walls. (909 Bloomfield Knoll Drive)
 Variance to encroach 14' with an addition. (6882 Cedarbrook)
 Variance for temporary signage. (1100 Lone Pine)
 Variance for a storage building, (5916 Eastmoor)
 Variance to encroach 4' with an a/c unit. (5568 Fieldston Court)
 Variance for 4.5' high fencing. (4430 Queens Way)
 Variance to install entranceway structures/signage. (Oaks of Bloomfield Subdivision)
 Variance to encroach 3.5' with a second story addition. (1001 W. Glengarry)
 Variance for dumpster, a/c units and a 6-foot high brick screening wall. (42994 Woodward Ave.)
 Variance to construct a golf shelter. (1750 Saxon Drive)
 Variance for a/c placement. (4070 St. Andrews Court)
 Variance for temporary signage. (43816 Woodward)
- 05/13/03 Variance for parking setbacks. (1819 Telegraph Road)
 Variance to construct a pier and pillars. (4950 Dryden Lane)
 Variance for a/c placement and a retaining wall. (1745 Heron Ridge)
 Variance to encroach 4' with existing a/c units. (1944 Maplewood)
 Variance to encroach 8' with the construction of a new home. (3700 Oakland Dr.)
 Variance to construct a shed. (256 Bloomfield Blvd.)
 Variance for a dog run. (2154 E. Hammond Lake)
 Variance for generator and a/c placement, retaining wall and pole lights (1515 Lone Pine)
 Variance to encroach 5' with a covered porch addition. (416 Dalebrook Lane)
 Variance to encroach 5' with a porch addition. (726 N. Shady Hollow Circle)
 Variance to construct pillars. (176 Barrington)
 Variance for 6' high privacy fence. (230 Woodedge)
 Variance for a dog run. (3574 Maxwell Court)
 Variance to encroach 10' with the construction of a new home. (2057 Dell Rose Drive)
 Variance for 5' high privacy fence. (251 Strathmore)
 Variance for a pool house. (1222 W. Long Lake Road)
 Variance for a pool house. (7445 E. Greenwich Drive)
 Variance to encroach 3' with a porch addition. (1400 Echo Lane)
 Variance for a/c placement. (566 Pineway Circle)
 Variance for temporary signage. (1100 Lone Pine Road)
- 06/10/03 Variance for building height and parking variance. (1145 W. Long Lake)
 Variance for parking and signage. (6465 Telegraph Road)

- Variance to encroach 1.5' with a covered porch addition. (2700 Bradway)
- Variance for 6' high pool fence. (146 Westbourne Drive)
- Variance for 5.5' high privacy fence. (4345 Meadowlane Court)
- Variance to construct retaining walls. (4600 Ardmore)
- Variance for generator placement. (4183 Peg Leg Court)
- Variance to encroach 2.5' with a second floor addition. (1316 Indian Mound)
- Variance for generator placement. (1240/1250 Long Lake Road)
- Variance to encroach 3.75' with porch addition. (284 Westbourne)
- Variance to construct retaining walls. (6130 Wing Lake Rd.)
- Variance for 4' high temporary fencing. (768 Yarmouth)
- Variance to encroach 1' with an addition. (6165 Worlington)
- Variance to encroach 1.5' with a/c. (3330 Burning Bush)
- Variance to encroach 1.5' with an existing deck. (723 Westbourne Drive)
- Variance to construct a trellis. (737 Fox River Dr.)
- Variance to encroach 4.3' with a garage addition. (6385 Hills Drive)
- Variance to encroach 27.25' with loading dock, 4' with a modular dairy cooler and a 360 Sq. Ft. wall sign. (4099 Telegraph)
- Variance to encroach 9' with construction of a new home. (2725 Turtle Ridge)
- Variance to encroach 19' with a two-story addition. (1807 E. Mohawk Ct.)
- 07/08/03 Variance to construct new home on a non-conforming lot.. (NE corner of Sq. Lk. and Hammond Lk. Dr.)
- Variance for four accessory structures. (1819 Telegraph)
- Variance for 6' high fencing. (5975 Wing Lake Road)
- Variance for storage units. (4525 Lakeview Court)
- Variance to encroach 5' with a deck. (566 S. Spinningwheel Lane)
- Variance to construct a trellis. (447 Weybridge)
- Variance to encroach 6.9' with porch addition. (6165 Worlington)
- Variance to install fencing in a front yard. (Cedar Hill Farms Subdivision)
- Variance for a 5.5' high fence and a storage shed. (946 Pine Hill Dr.)
- Variance to encroach 4' with a deck. (1686 Hamilton Drive)
- Variance to encroach 7.9' with a two-story addition. (660 Waddington)
- Variance to encroach 10' with an existing ground sign. (799 Denison Ct.)
- Variance to encroach 10' with two bay window additions. (440 Tilbury)
- Variance to construct a detached garage. (5030 Brookdale)
- Variance to construct piers. (1336 N. Cranbrook Road)
- Variance to encroach 9.17' with existing a/c unit. (5705 Forman Drive)
- Variance to construct a pergola. (2688 Lamplighter Lane)
- Variance to encroach 11' with two a/c units. (3535 Wooddale Court)
- Variance for a storage pen. (3724 Oakland Dr.)
- Variance to encroach 4' with a/c unit. (3735 Burning Tree)
- Variance to construct piers. (311 N. Berkshire)
- Variance for temporary signage. (1100 Lone Pine)
- Variance for an existing non-conforming addition, a temporary portable classroom, location of a transformer and location for four a/c units. (3600 Bradway Boulevard)
- Variance for an above ground pool. (1896 Ledbury Drive)
- 08/12/03 Variance for an accessory structure, fencing and additional parking, (1750 Saxon)
- Variance to encroach 27.25' with loading dock and 4' with a modular dairy cooler. (4099 Telegraph Road)
- Variance to encroach 6" with existing a/c unit. (243 Hamilton Rd.)
- Variance to encroach 3.3' with an addition. (6320 W. Surrey)
- Variance to construct a gazebo. (7060 Lindenmere Dr.)
- Variance to construct a storage house. (1693 Fairford Dr)
- Variance for an above ground hot. (4431 Stoney River Dr.)
- Variance for a lakeside setback. (1768 Hamilton)
- Variance for an in-door resistance pool. (1045 Timberlake)
- Variance to encroach 2' with second floor addition. (720 Ardmoor)

- Variance to construct a pergola. (3825 Lincoln)
- Variance for an existing sports court, (7357 W. Greenwich)
- Variance for a 5' high fence. (4368 S. Willoway Estates Ct.)
- Variance to encroach 10" with an addition. (3195 Berkshire Dr.)
- Variance for existing 7.67' high fence with gate. (3666 W. Bradford)
- Variance to encroach 1' with two a/c units. (555 Hupp Cross)
- Variance to construct pillars. (4530 Pickering)
- Variance to encroach 22.67' with new construction. (485 N. Glenhurst)
- Variance for an above ground hot tub. (757 Foxhall)
- Variance to encroach 5.9' with enclosed porch. (1980 Devonshire)
- Variance for stone piers, planter wall and retaining wall. (1031 Ardmoor)
- Variance to construct pillars. (2358 Cherrylawn)
- Variance to construct pillars. (2358 Cherrylawn)
- 09/09/03 Variance for parking setbacks and building encroachment . (2480 W. Maple)
- Variance to encroach 10' for new construction. (2065 Dell Rose)
- Variance for an above ground hot tub. (120 Devon)
- Variance to encroach 14' with patio and brick knee walls. (1091 Parkplace)
- Variance to encroach 6' with covered porch addition. (3678 W. Bradford)
- Variance for temporary signage. (1100 Lone Pine)
- Variance for a lakeside setback. (4014 Overlea Ct.)
- Variance for generator placement. (1790 Blue Heron)
- Variance for a play structure. (2616 Kopson)
- Variance to encroach with the construction of two additions, a patio with 4' high walls and a pergola. (212 Westwood Dr.)
- Variance to construct a pergola. (125 N. Berkshire)
- Variance to encroach 16.17' for a garage addition. (600 PineValleyWay)
- Variance for a dog run. (3472 W. Bradford)
- Variance to encroach 9' with a covered porch addition. (1184 Crestview)
- Variance to encroach 3.71' for an addition. (5560 Woodland Pass)
- Variance for a storage trailer. (3890 Oakland Drive)
- Variance for a/c placement. (4616 Private Lake Dr.)
- Variance to encroach 5' for a garage addition. (3425 Berkshire Dr.)
- Variance to encroach 21.66' for a garage addition. (6294 Worlington)
- Variance to encroach 13.6' for an addition. (240 Applewood)
- Variance to encroach 12.17' for an addition. (7456 Paddle Wheel)
- Variance to construct retaining walls. (4867 Old Post)
- 09/30/03 Variance for 6' high fencing and a gazebo. (4750 Charing Cross)
- Variance to encroach 13' into a natural and 14.51' into side yard setback (1424 Lochridge)
- Variance for 6' high fencing. (2531 Whiteleigh)
- Variance for entryway signage. (Hickory Grove Subdivision)
- Variance for a non-conforming ground sign. (2550 Telegraph)
- Variance for a storage container. (961 Pine Thistle)
- Variance for 5' high gates with fencing. (3770 Lahser)
- Variance for an existing ice box. (42994 Woodward)
- Variance for a detached garage. (1660 Apple Lane)
- Variance for retaining walls. (1554 Sodon Lake Drive)
- Variance for temporary signage. (1100 Lone Pine Road)
- Variance for temporary signage. (1100 Lone Pine Road)
- Variance for columns with a cedar trellis. (3732 Lincoln)
- Variance to encroach 13.8' into a lakeside setback. (1390 Kirkway)
- Variance to construct piers. (1965 Devonshire)
- Variance for generator placement. (4547 Kiftsgate Bend)
- Variance to encroach 1' with the construction of an addition. (6280 Worlington)
- Variance for 8' high fencing. (3839 W. Maple)
- Variance for an encroachment of 6.46' overall for additions. (6730 Oakhills Drive)

- 10/21/03 Variance to construct retaining walls. (1370 Kirkway)
 Variance to construct piers. (4950 Dryden Lane)
 Variance for 6' high fencing. (6859 White Pine Drive)
 Variance for an existing tree house. (448 Hunt Master Court)
 Variance to encroach 13' for the construction of an addition. (1199 Copperwood Drive)
 Variance for 6' high temporary construction fencing. (3700 Oakland)
 Variance to construct brick posts. (947 Dowling)
 Variance for a boulder retaining wall. (6750 Oakhills)
 Variance for a shed. (1574 Groton)
 Variance for a tree fort. (4882 Loch Lomond)
 Variance to encroach 11.9' for the construction of an addition. (5263 Woodview)
 Variance to encroach 6' with generator and a/c unit. (2550 Covington Place)
 Variance for a construction trailer. (3890 Oakland Drive)
 Variance to encroach 7.5' with the construction of an addition. (714 Fox River Drive)
 Variance for generator placement. (1685 Standish)
 Variance to encroach 18.25' for a second story addition. (1585 Sodon Lake)
 Variance to encroach 3.35' for the construction of an addition. (652 Hupp Cross)
 Variance to encroach 1.8' for a covered porch addition. (3715 Burning Tree Drive)
 Variance to construct piers. (6600 Colby Lane)
 Variance for placement of generator with screen wall. (1940 S. Telegraph)
 Variance for additional signage. (4107 Telegraph)
 Variance to encroach 7' with the construction of an addition. (6480 Westmoor)
 Variance for generator placement. (1576 Covington)
- 11/18/03 Variance for parking and a secondary ground sign. (6465 Telegraph Road)
 Variance for parking setbacks. (3700 W. Maple)
 Variance for a hot tub. (165 Overhill)
 Variance for a hot tub. (671 Hickory Heights)
 Variance for a/c placement. (1375 Indian Mound East)
 Variance to construct retaining walls. (4288 Stoneleigh)
 Variance for a/c placement. (130 Waddington)
 Variance for boulder walls. (910 Bloomfield Knoll)
 Variance for generator placement. (2555 Telegraph)
 Variance to encroach 8' for the construction of a second story deck. (6980 Sandalwood)
 Variance to encroach 1' for generator placement. (2204 Park Ridge)
 Variance for a shed. (5919 Inkster)
 Variance for a playhouse. (419 Westwood)
 Variance for a fountain. (3550 Wabeek Lake Drive East)
 Variance for a satellite dish. (3775 Millspring)
 Variance for generator placement. (3023 East Ridge)
 Variance for generator placement. (1886 Pine Ridge)
 Variance for a dog run. (114 W. Hickory Grove)
- 12/09/03 Variance for a boulder retaining wall. (1370 Kirkway)
 Variance for 6' high fencing. (49 Highland Dr.)
 Variance for brick columns. (775 E. Long Lake)
 Variance for 6' high fencing. (6895 Woodbank)
 Variance for 6' high fencing. (3896 Top View Ct.)
 Variance for an addition to an existing accessory structure. (1745 Wellington)
 Variance to encroach 11' with existing accessory structures. (1370 Fieldway Dr.)
 Variance for an existing non-conforming sign. (1610 – 1681 Bloomfield Place Dr.)
 Variance to construct a colonnade. (6301 Sheringham)
 Variance for a detached deck. (1390 Fieldway Dr.)
 Variance for a retaining wall. (750 Oakleigh)
 Variance for generator placement. (1492 W. Long Lake)
 Variance for bath and bar facilities with/in an accessory structure. (1660 Apple Lane)
 Variance to encroach 5' with the construction of an addition. (660 Waddington)
 Variance for a storage container. (961 Pine Thistle)

Variance to construct a pergola. (4140 Echo Rd.)
Variance for a/c placement. (4767 Quarton)
Variance for a/c placement. (2682 Endsleigh)
Variance for a/c placement. (169 N. Glenhurst)
Variance for an out building. (2823 Aldgate)
Variance for a/c placement. (155 Drury)
Variance for generator placement. (4584 Kiftsgate Bend)

Lot Splits

Lot Splits within the Charter Township of Bloomfield must meet the requirements of the Township Ordinance No. 479 – Amended Lot Split Ordinance and the State Land Division Act. The review process typically takes between 60 – 90 days to complete. As applicable, this review process may be completed simultaneous with the site plan review process.

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

In each case, before giving its approval, the Township Board shall consider the standards as stated in Section 4.05 of Ordinance 479 – amended Lot split Ordinance. Upon approval of the proposed lot split by the Township Board, the applicant shall record the approved survey with the Oakland County Register of Deeds office and notify the Township Assessor's office of the recording. New sidwell numbers cannot be processed until the Township Assessor receives the recorded survey documents.

2002

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

2003

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

SECTION TWO: GOALS OF 2004

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

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



Action List **2004**

NEW ITEMS

1. Update Township Master Plan.

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

2. Update the Zoning Ordinance.

Action: Establish a scope of study to review the multiple sections of the Zoning Ordinance for study to consider possible amendments.

3. Tree Preservation Study.

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

ONGOING ITEMS

1. Compilation of Zoning Ordinance into one comprehensive document.

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

Action to Date: Completion of final draft to be reviewed by Township Attorney prior to submission to Township Board.

2. Parking Regulations.

Action: Review the current parking requirements.

Action to Date: Initial discussion on June 16th. Resume discussion of the current parking requirements and prepare draft of changes.

3. Accessory Structures.

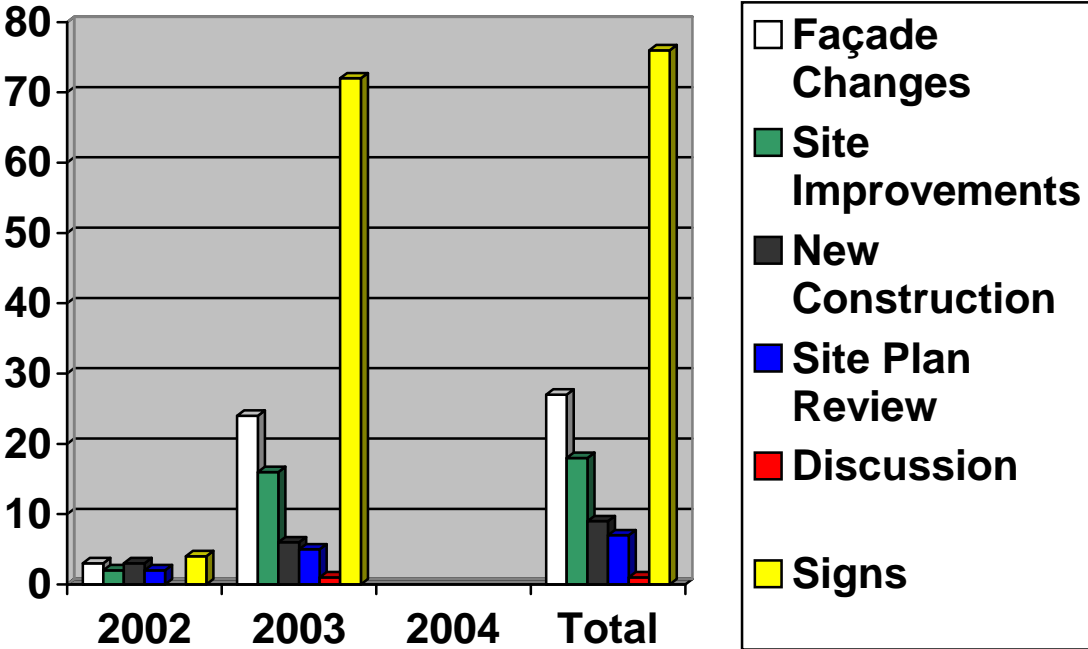
Action: Review requirements and provisions relating to accessory structures.

Action to Date: Resume discussion of the definition of accessory structures and regulations in September 2004.

COMPARISON CHART OF REVIEWS

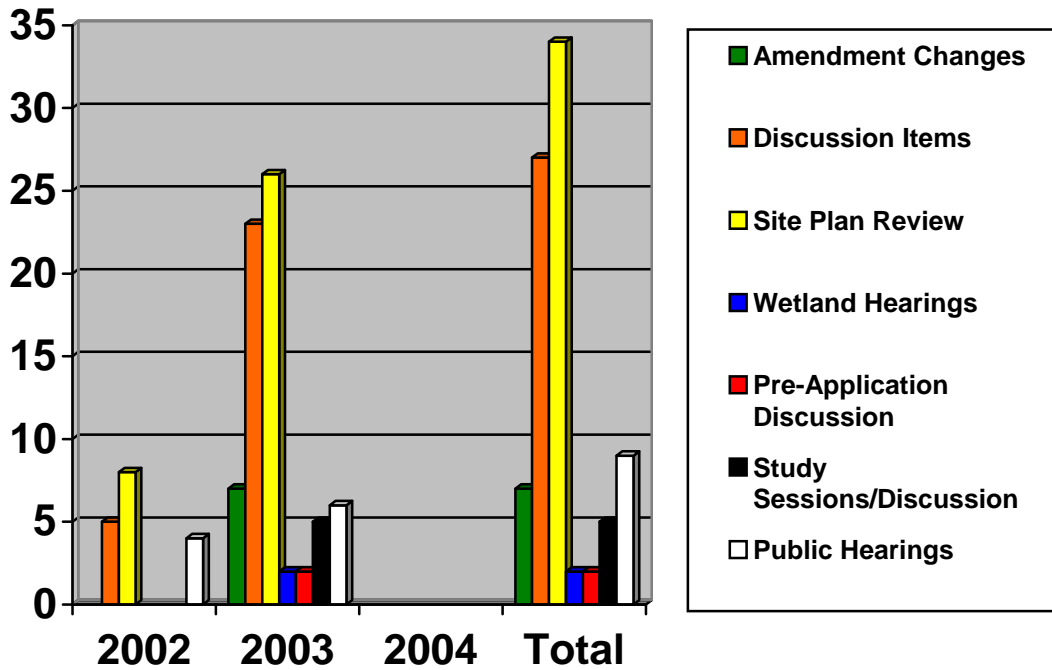
Design Review Board

Fiscal Year	2002	2003	2004	Total
Façade Changes	3	24		27
Site Improvements	2	16		18
New Construction	3	6		9
Site Plan Review	2	5		7
Discussion		1		1
Signs	4	72		76
Total	14	124		138



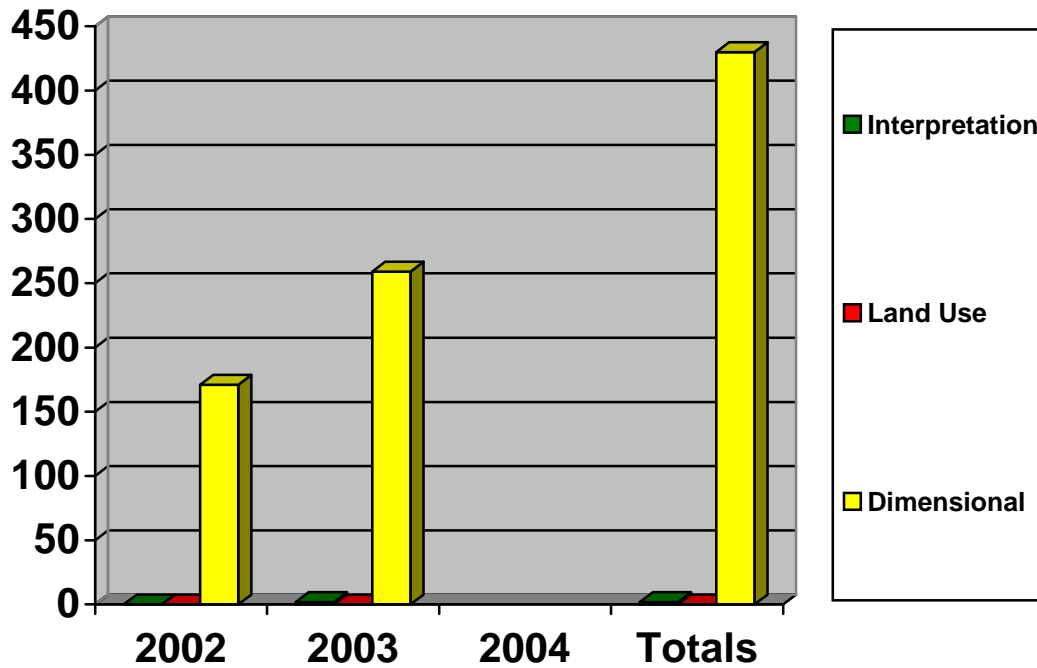
Planning Commission

Fiscal Year	2002	2003	2004	Total
Zoning Ordinance Amendment Changes		7		7
Discussion Items	5	12		17
Design Review Site Plans	8	15		23
Wetland Board Hearings		1		1
Pre-Application Discussions		1		1
Study Sessions/Discussions		4		4
Public Hearings Zoning Amendments	3	6		9
Total	16	46		62



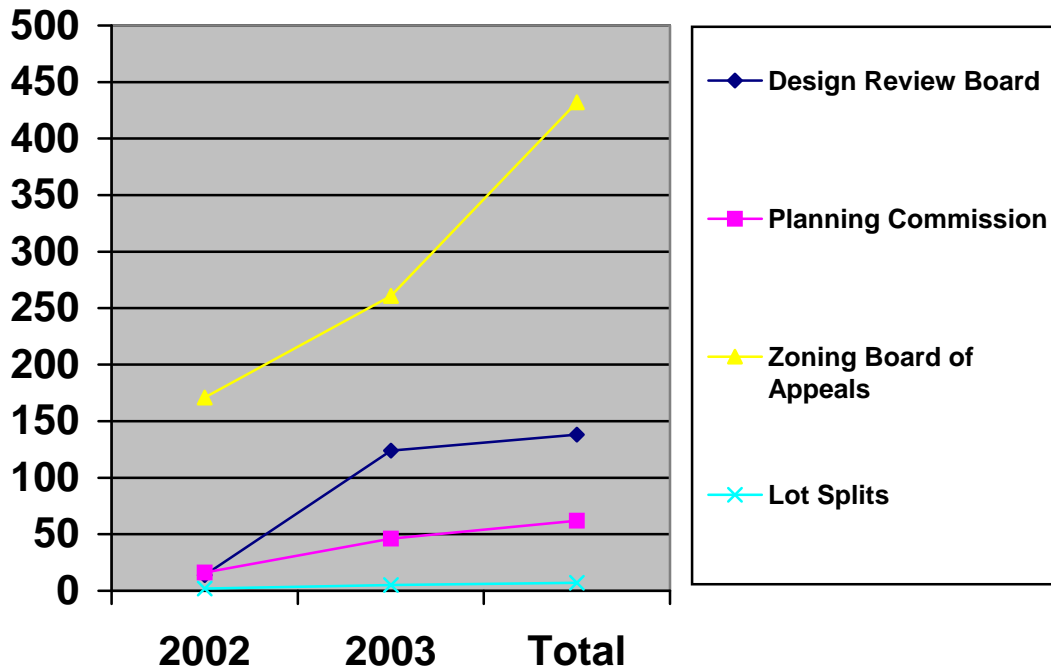
Zoning Board of Appeals

Fiscal Year	2002	2003	2004	Totals
Interpretation	0	2		2
Land Use	0	0		0
Dimensional	171	259		430
Total	171	261		432



Overall Planning Department Reviews

Fiscal Year	2002	2003	Total
Design Review Board	14	124	138
Planning Commission	16	46	62
Zoning Board of Appeals	171	261	432
Lot Splits	2	5	7
Total	203	436	639



ATTENDANCE RECORD

JANUARY, FEBRUARY, MARCH 2003

Design Review Board

Dave Payne	3
Dan Devine	4
Wilma Cotton	0

Planning Commission

John Swoboda	5
Richard Mintz	3
Robert Wittbold	0
David Lubin	5
Sherry Stefanos	4
Jane Reisinger	5
Jeff Salz	5

Zoning Board of Appeals

Fred Wilkinson	3
Brian Kepes	1
Dan Devine	3
Leo Savoie	1
Neal Barnett	2
John Swoboda	0
Lisa Seneker	2
Corrine Khederian (Alternate)	2
James Aldrich (Alternate)	0

APRIL, MAY, JUNE, 2003

Design Review Board

Dave Payne	7
Dan Devine	7
Wilma Cotton	2

Planning Commission

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

Zoning Board of Appeals

Fred Wilkinson	3
Brian Kepes	3
Dan Devine	3
Leo Savoie	3
Neal Barnett	3
John Swoboda	0
Lisa Seneker	2
Corrine Khederian (Alternate)	2
Jim Aldrich (Alternate)	1

JULY, AUGUST, SEPTEMBER 2003

Design Review Board

Dave Payne	6
Dan Devine	7
Wilma Cotton	1
Jerry Tobias (Alternate)	2
Janet Roncelli (Alternate)	3

Planning Commission

Richard Mintz	4
John Swoboda	3
Robert Wittbold	4
David Lubin	4
Sherry Stefanos	5
Jane Reisinger	4
Jeff Salz	4

Zoning Board of Appeals

Brian Kepes	3
Neal Barnett	3
Dan Devine	4
Leo Savoie	3
John Swoboda	2
Lisa Seneker	4
Corinne Khederian	3
James Aldrich (Alternate)	1
Diane Kraft Finney (Alternate)	0

OCTOBER, NOVEMBER, DECEMBER 2003

Design Review Board

Dave Payne	5
Dan Devine	5
Wilma Cotton	0
Jerry Tobias (Alternate)	1
Janet Roncelli (Alternate)	4

Planning Commission

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

Zoning Board of Appeals

Brian Kepes	2
Neal Barnett	3
Dan Devine	3
Leo Savoie	3
John Swoboda	3
Lisa Seneker	1
Corinne Khederian	3
James Aldrich (Alternate)	0
Diane Kraft Finney (Alternate)	1

TOTAL ATTENDANCE

2003

Design Review Board

Dave Payne	21
Dan Devine	23
Wilma Cotton	3
Jerry Tobias (Alternate)	3
Janet Roncelli (Alternate)	7

Planning Commission

John Swoboda	13
Richard Mintz	12
David Lubin	16
Robert Wittbold	9
Sherry Stefanos	15
Jeff Salz	16
Jane Reisinger	14

Zoning Board of Appeals

Fred Wilkinson	6
John Swoboda	5
Brian Kepes	9
Neal Barnett	11
Dan Devine	13
Leo Savoie	10
Lisa Seneker	9
Corrine Khederian	10
Jim Aldrich (Alternate)	2
Diane Kraft-Finney (Alternate)	1