

# **BLOOMFIELD TOWNSHIP**

**PLANNING DIVISION  
2013 ANNUAL REPORT**



This Page Intentionally Blank

# 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 and standards that maintain the quality of life and safety for current and future generations.*

## **Planning Division Staff**

Patricia Voelker, Planning, Building & Ordinance Director

Robin Carley, Development Coordinator

Andrea Bibby, Assistant Planner

Kristi Thompson, Planning/Building Clerk



This Page Intentionally Blank

# TABLE OF CONTENTS

---

## **Administration**

Design Review Board	8
Planning Commission	9
Zoning Board of Appeals	10

## **Section 1, Accomplishments of 2013**

Design Review Board Accomplishments	12
Planning Commission Accomplishments	19
Zoning Board of Appeals Accomplishments	21
Lot Splits	32

## **Section 2, Goals of 2013**

Action List 2013	34
Design Review Board Comparisons	35
Planning Commission Comparisons	36
Zoning Board of Appeals Comparisons	37
Attendance Records 2013	39

This Page Intentionally Blank

# ADMINISTRATION

---

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

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

**Township Legal Notices**

**Planning Overview**

Public Meetings-  
Agendas, Minutes,  
Notices & Schedules

# DESIGN REVIEW BOARD

---

## Meeting Schedule

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

## Role of the Design Review Board

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

The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission for review and approval, if necessary. Twenty-one Design Review Board meetings were held in 2013.

## Design Review Board Members

Leo Savoie, Township Supervisor

Dan Devine, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Corinne Khederian, Alternate



# PLANNING COMMISSION

---

## Meeting Schedule

Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 PM 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. Ten Planning Commission meetings were held in 2013.

## Planning Commission Members

Dr. Scot Goldberg, Chairman

Jeff Salz, Vice Chairman

Neal Barnett

Richard Mintz

Dr. Thomas Petinga

Lisa Seneker

Tad Krear

# ZONING BOARD OF APPEALS

---

## Meeting Schedule

The Zoning Board of Appeals meets the second Tuesday of each month at 7:00 PM in the Township auditorium.

## Role of The Zoning Board of Appeals

In accordance with the Charter Township of Bloomfield Zoning Ordinance, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2013.

## Zoning Board of Appeals Members

Robert E. Taylor, Chairman

James Aldrich, Vice Chairman

David Buckley

Lisa Seneker

Brian Henry

Carol Rosati

Tracy Leone

Justin Winkelman, Alternate

Pamela Williams, Alternate

# SECTION 1

## ACCOMPLISHMENTS OF 2013

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.



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

**Township  
Zoning  
Ordinance**

**Effective Codes  
& Staff  
Qualifications**

**Planning  
Applications**

# DESIGN REVIEW BOARD ACCOMPLISHMENTS

The following lists include submittals from January to December:

## Façade Changes

01/16/13

- 6650 Telegraph Rd. - Bloomfield Plaza - Westerly Façade/Landscaping

06/19/13

- 6675 Telegraph Rd. - Mex Restaurant - Façade

08/07/13

- 6405 W. Maple - Bloomfield Medical Village - Façade change



## Site Improvements

01/16/13

- 6650 Telegraph Rd. - Bloomfield Plaza - Westerly Façade/Landscaping
- 4099 Telegraph Rd. - The Kroger Co.- Cart Storage
- 42557 Woodward Ave. - CAVA Medical Center- Parking Lot Lighting

02/06/13

- 4099 Telegraph Rd. - The Kroger Co. - Cart Storage
- Four Seasons Condominiums - Dumpster Enclosure

03/20/13

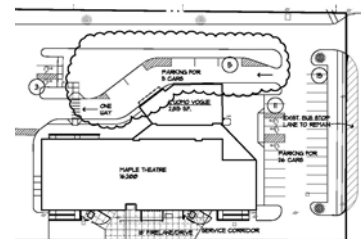
- 36800 Woodward Ave. - 1500 North Woodward Building L.P - Generator

06/05/13

- 4135 W. Maple Rd. - Maple Theater - Site Lighting
- 1480 Timberview Trail - Adams Wood Condominiums - Fence
- 3645 Maple Rd. - Bloomfield Commons Shopping Center - Dumpster Enclosure
- 838 W. Long Lake Rd. - Office Building - Awning

06/19/13

- 4135 Maple Rd. - Bloomfield Plaza Shopping Center - Parking Spaces



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

---

## *(Site Improvements continued)*

**09/18/13**

- 4114 W. Maple Rd. – Birmingham Vision Care – Awning
- 6622 Telegraph Rd. – Dairy Queen – Installation of folding glass door
- 7400 Telegraph Rd. – Temple Beth El – Landscape wall replacement

**10/16/13**

- 300 Enterprise Ct. – V2Soft, Inc. – Install Overhead Door
- 750 Denison Ct. – Reverie Inc. – Exterior Renovations

## **Signs**

**01/02/13**

- 4130-4136 Telegraph Rd. – Max Broock – Wall Sign
- 2274 Telegraph Rd. – AT & T – Wall Sign
- 43207 Woodward Ave. – Allstate – Wall Sign

**01/16/13**

- 2169 Telegraph Rd. – Gardner White – Wall Sign

**02/06/13**

- 43344 Woodward Ave. – Woodward Urgent Care – Wall Sign
- 4062 W. Maple Rd. – Bloomfield Pet Grooming – Wall Sign
- 43207 Woodward Ave. – Allstate – Wall Sign
- 3607 W. Maple Rd. – Café ML – Wall Sign



**02/20/13**

- 1116 W. Long Lake Rd. – JP Morgan Chase – Ground Sign

**03/06/13**

- 2101 S. Telegraph Rd. – K Dollar & Sears – Wall Sign & Ground Sign
- 1645 S. Telegraph Rd. – Motor City Sports – Wall Sign

**03/20/13**

- 2600 Franklin Rd. – Automation Services – Wall Sign
- 251 E. Square Lake Rd. – Bloomfield Surf Club – Ground Sign

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## *(Signs continued)*

**04/03/13**

- 37000 Woodward Ave. – Simon PLC - Wall Sign

**04/17/13**

- 43249 Woodward Ave. – National Cremation Society - Wall Sign

**05/01/13**

- 42886 Woodward Ave. – DaVita Home Dialysis - Wall Sign
- 1595 Opdyke Rd. – Allstate – Wall Sign
- 3643 W. Maple Rd.- Perfect Trading Company – Wall Sign
- 3630 W. Maple Rd. – Pack & Ship Plus – Wall Sign
- 43119 Woodward Ave. – Dunkin Donuts – Wall Sign
- 1750 S. Telegraph Rd. – Anselmi & Mierzejewski – Wall Sign
- 43119 Woodward Ave. – Dunkin Donuts – Wall Sign
- 6608 Telegraph Rd. – Bagger Dave’s – Wall Sign

**06/05/13**

- 42757 Woodward Ave. – Fuddruckers – Wall Sign
- 2185 S. Telegraph Rd. – Home Goods – Wall Sign



**06/19/13**

- 420 Enterprise Ct. – Delta Network Services – Wall Sign
- 2079 S. Telegraph Rd. – Nippon Sushi Bar – Wall Sign
- 4036 S. Telegraph Rd. – Starbucks – Wall Sign
- 6675 Telegraph Rd. – Mex – Wall Sign

**07/03/13**

- 4107 Telegraph Rd. – JoAnn Fabrics – Wall Sign



**07/17/13**

- 6520 Telegraph Rd. – Bloomfield Plaza –Pet People – Wall sign
- 1050 E. Square Lake Rd. – Alderbrook School – Wall sign

**08/07/13**

- 4145 W. Maple Rd. – L'uomo Vogue – Wall sign

**08/21/13**

- 1081 W. Long Lake Rd. – Bloomfield Wine & Spirits – Wall sign
- 6622 Telegraph Rd. – Dairy Queen – Wall Sign
- 1970 Orchard Lake Rd. – DTE Energy – Ground Sign
- Westwood Manor Subdivision Association – Subdivision Entrance Sign

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## *(Signs Continued)*

**09/18/13**

- 42717 Woodward Ave. - Dance Academy of Bloomfield Hills - Wall Sign
- 873 W. Long Lake Rd. - Bliss Nails & Spa - Wall Sign
- 3695 Lincoln - St. Regis - Ground Sign

**10/02/13**

- 2257 Telegraph Rd. - Massage Envy - Wall Sign
- 3570 Telegraph Rd. - Christian Leadership Academy - Ground Sign

**11/06/13**

- 1765 S. Telegraph Rd. - Indian Motorcycle - Wall Sign
- 10 Square Lake Rd. - Kingswood Plaza - Reface Ground Sign



**11/20/13**

- 1970 Orchard Lake Rd. - DTE Energy - Ground Sign (new location from 8/21 approval)
- 36700 Woodward Ave. - Remax In The Hills - Reface Ground Sign
- 1277 W. Square Lake Rd. - Joseph Dedvukaj Firm, P.C - Wall Sign-DENIED
- 2405 S. Telegraph Rd. - Golling Chrysler - Wall Sign

**12/18/13**

- 2262 Telegraph Rd. - 5th Tavern - Ground Sign
- 6449 Inkster Rd. - Perfect Stitch - Reface Wall Sign



## Special Events

**01/16/13**

- 6638 Telegraph Rd. - Gallery Restaurant- Seasonal Seating

**02/06/13**

- 4135 W. Maple Rd. - Maple Theater - Great Lakes Coffee Promotion

**03/20/13**

- 2101 S. Telegraph Rd. - KDollar - Grand Opening



**06/05/13**

- 4200 Quarton - 5K Charity Run - Bloomfield Hills Middle School
- 1830 W. Square Lake - Ramadan Prayers - Unity Center

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

*(Special Events continued)*

06/19/13

- 6675 Telegraph Rd. – Mex Restaurant – Outdoor Seasonal Seating
- 4033 W. Maple Rd. – Birmingham Athletic Club – BAC Swim Meets

07/03/13

- 6638 Telegraph Rd. – Gallery Restaurant – Seasonal Seating (Revision)

07/17/13

- 1525 Covington – Oakland County Bar Association – Race Judicata

08/07/13

- 37100 Woodward Ave. – Level One Bank – Woodward Dream Cruise
- 3600 Telegraph Rd. – Christian Leadership Academy – Open House

08/21/13

- 1100 Lone Pine Rd. – Cross of Christ Lutheran Church – Cooks Academy
- 251 E. Square Lake Rd. – Bloomfield Hills Swim & Tennis – Temporary Banner

09/18/13

- 1830 W. Square Lake Rd. – Muslim Unity Center – Prayer Service

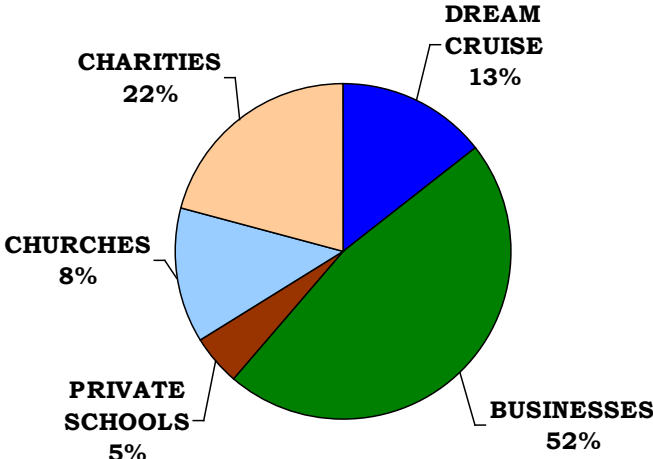
10/16/13

- 1645 S. Telegraph Rd. – Motor City Power Sports– Side By Side Event

11/06/13

- 2101 S. Telegraph Rd. – Kmart– Store Closing

### 2013 Special Event Percentages





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## Special Land Use Permits

05/01/13

- 1200 Lake Place - Child Day Care

06/19/13

- 3600 Telegraph Rd. - Bloomfield Hills Baptist Church - School Use

## Site Plan Review

01/02/13

- 6536 Telegraph Rd. - Trader Joe's - Liquor License
- 2262 Telegraph Rd. - 5<sup>th</sup> Tavern - New Restaurant with a Class C License



01/16/13

- 6638 Telegraph Rd. - Gallery Restaurant- Liquor License

03/20/13

- 43119 Woodward Ave. - Kingswood Plaza - Dunkin Donuts

04/03/13

- 2510,2520,2550 Telegraph Rd. - New Office Retail development

05/01/13

- 37000 Woodward Ave. - F. Simon Building - Subway/3<sup>rd</sup> Floor Medical Offices - Site Plan
- 2258 Franklin Rd. - Bloomfield Hills School District - Existing Building

06/19/13

- 3600 Telegraph Rd. - Bloomfield Hills Baptist Church - School Use

07/17/13

- 1050 E. Square Lake Rd. - Alderbrook School - Existing Building

10/16/13

- 2510 - 2520 Telegraph Rd. - Tel-Square - Office / Retail Development

11/06/13

- 4104 W. Maple Rd. - Goldsmith Plaza - New Retail Plaza (postponed)

# DESIGN REVIEW BOARD ACCOMPLISHMENTS

## Rezoning Requests

05/01/13

- 4145 W. Maple Rd. - Bloomfield Plaza - Rezoning

10/16/13

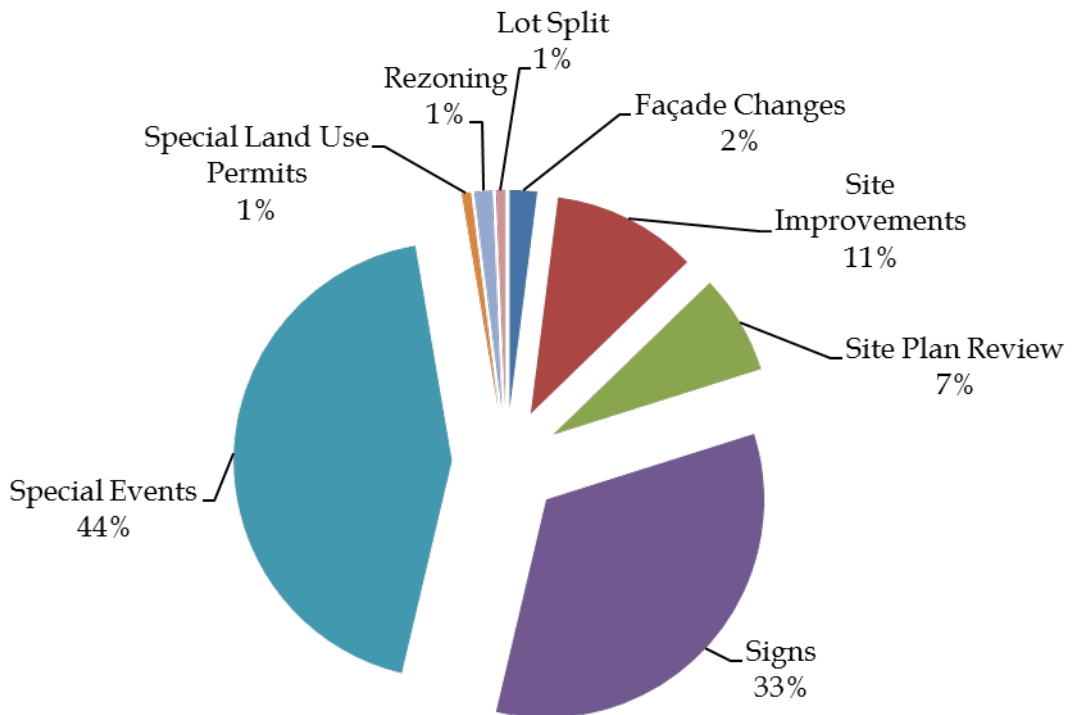
- 2510 - 2520 Telegraph Rd. - Tel-Square - Office / Retail Development - Rezoning

## Lot Split Requests

06/05/13

- 1250 Kensington - Academy of Sacred Heart - Lot Split (withdrawn)

## Design Review Board Percentages



# PLANNING COMMISSION ACCOMPLISHMENTS

The following lists submittals from January to December 2013:

## General Business

01/07/13

- Election of Officers

04/03/13

- 2012 Planning Commission Annual Report

## Site Plan Review

01/07/13

- 6536 Telegraph Rd. – Trader Joe’s – Special Land Use/Retail Package Outlet
- 2262 Telegraph Rd. – Bloomfield Grill (5th Tavern) – Special Land Use/Restaurant with a Class C License

02/04/13

- 6638 Telegraph Rd. – The Gallery Restaurant – Special Land Use/ Restaurant with a Tavern License

04/15/13

- 2510, 2520, 2550 Telegraph Rd. – Special Land Use/New Office Retail Development

05/06/13

- 37000 Woodward Ave. – F. Simon Building – Special Land Use/Subway Restaurant and 3rd Floor Medical Offices



06/03/13

- 4145 W. Maple Rd. – Vacant Building - Bloomfield Plaza Shopping – Rezoning/ O-1 to B-2

06/17/13

- 2258 Franklin Rd. – Bloomfield Hills School District – Maintenance Office
- 1250 Kensington Rd. – Academy of the Sacred Heart – Site Plan/Lot Split

# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED

## *(Site Plan Review Continued)*

**07/17/13**

- 1050 E. Square Lake Rd. - Alderbrook School - New School within existing facility
- 3600 Telegraph Rd. -Special Land Use/ Bloomfield Hills Baptist Church / Christian Leadership Academy - New School within existing facility

**11/18/13**

- 2510, 2520, 2550 Telegraph Rd. - Special Use/ Rezoning/Lot Split/New Office Retail Development



## **Public Hearings**

**05/06/13**

- Proposed Amendments to the Zoning Ordinance - For Ground Mounted Equipment In Residential Districts.

**06/03/13**

- Proposed Amendments to the Zoning Ordinance - Amending provisions for Regulating Nonconforming Lots.
- Proposed Amendments to the Zoning Ordinance - Rezoning from O-1, Office, to B-2, Community Business, a portion of the Bloomfield Plaza Shopping Center known as 4145 W. Maple Rd.

**11/18/13**

- Proposed Amendments to the Zoning Ordinance - Rezoning from O-1, Office, to OR-1, Office Retail, a portion of the proposed new development located at Square Lake and Telegraph Road, known as 2510, 2520, 2550 Telegraph Rd.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS

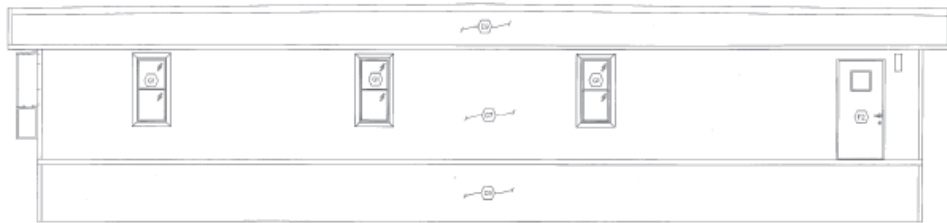
The following lists includes submittals from January to December 2013:

01/08/13

- 650 South Hills Rd. - Permission request for an accessory structure, entrance gates. Dimensional request for 6 ft. gates, in a front yard.
- 1709 Bellwood Ct. - Permission request for accessory structures, masonry piers, and a fountain. Dimensional request for the piers and fountain located in a front yard.
- 6100 Indianwood Trail - Permission request for an accessory structure, hot tub.
- 1124 Woburn Green - Dimensional request for a generator in a side yard of a cluster development.
- 566 Reynard Ct. - Permission request for dog containment fencing.
- 6320 Worlington Rd. - Permission request for dog containment fencing. Dimensional request for the dog containment fencing located along the side and rear lotlines and partially enclosing the side yard.
- 2048 W. Maple Rd. - Dimensional request for 4.5 ft. high fence located in the front yard.
- 4066 - 4136 Telegraph Rd., 4145 - 4151 Dublin Dr. - Dimensional request for the parking setbacks, building and parapet heights, plantings within 4 ft. of property lines, a deficient number of parking lot trees, a deficiency in the width of planting islands, and 4 wall signs, with 2 signs projecting more than 12 in. horizontally from the wall of the building.

02/12/13

- 4066 - 4136 Telegraph Rd. - 4145 - 4151 Dublin Dr. - Permission request for a pre-sale trailer.



Sidewall Elevation - Mod. #3

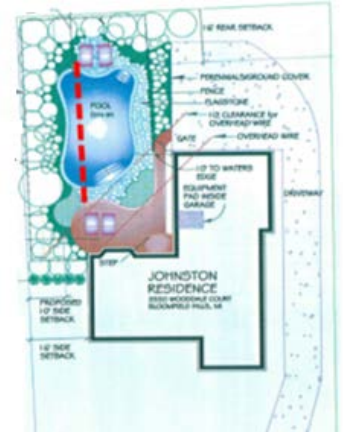
- 1400 Inwoods Circle - Permission request for accessory structures, four lighted stone piers. Dimensional request for the four lighted stone piers located in two front yards.
- 811 Robinhood Rd. - Permission request for an accessory structure, a storage shed. Dimensional request for the shed to be located 4 ft. and 14 ft. setbacks.
- 1503 Sandringham Way - Dimensional request for an generator located in a secondary front yard.
- 3825 Wedgewood Dr. - Permission request for an accessory structure, ice rink.
- 1414 Lenox Rd. - Permission request for an accessory structure, lighted masonry piers. Dimensional request for the lighted masonry piers in a front yard.

# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

03/12/13

- 6111 Eastmoor Rd. - Dimensional request for an generator in a front yard.
- 1122 Glengarry Circle E. - Permission request for an accessory structure, shed.
- 115 Hupp Cross Rd. - Dimensional request for fencing in a secondary front yard.
- 3550 Wooddale Ct. - Dimensional request for an in-ground pool, with the water's edge setback 11 ft. from the side property line.
- 2348 Heronwood Dr. - Dimensional request for air-conditioning units in a secondary front yard.
- 3340 Sunnyhill Ct. - Permission request for an accessory structure, fire pit. Dimensional request for the fire pit to be located 9 ft. from the rear property line.
- 3607 W. Maple Rd. - Dimensional request for the additional proposed wall sign.
- 4062 W. Maple Rd. - Dimensional request for the additional proposed wall sign and for the total square footage exceeding six percent of the front façade.
- 2169 Telegraph Rd. - Dimensional request for the additional proposed wall sign.



04/09/13

- 1961 Long Pointe Dr. - Permission request to retain the existing driveway without a principal residence.
- 3340 Sunnyhill Ct. - (tabled from 3/12/13) Permission request for proposed accessory structures, kitchenette with canopy and decorative metal wall. Dimensional request for a proposed kitchenette with metal canopy and 6 ft. high decorative metal wall located within 16 ft. of the rear property line.
- 2375 Tilbury Place - Permission request for an invisible dog containment fence. Dimensional request for the fence to encroaching into the required side and rear yard setbacks and enclosing portions of the side yard.
- 4375 Oak Grove Dr. - Dimensional request for a proposed generator encroaching into the required side yard setback.
- 5389 Vincennes Dr. - Dimensional request for a generator encroaching into the required side yard setback.
- 4511 Lakeview Ct. - Permission request for accessory structures, a seat wall, pillars, and fire pit.
- 6244 Ramshead Ct.- Permission request are for a dog containment fence. Dimensional request for 4 ft. fence and invisible fencing located within the side yard and air conditioning and generator to be located in a secondary front yard.
- 4890 Ballantrae Rd. - Dimensional request for garage encroachment into the required secondary front yard setback.
- 75 Maywood Ave. - Permission request to retain the existing accessory structures detached garage, greenhouse, deck and concrete slab without a principal residence. Dimensional request for a 9 ft. encroachment for the new home into the secondary front yard setback.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

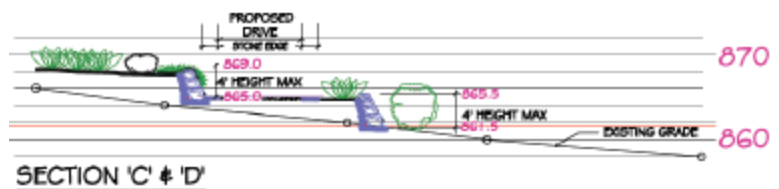
(04/09/13 continued)



- 2025 Quarton Rd. - Permission request accessory structure, a pool cabana. Dimensional request for a 16 ft. high pool cabana.
- 1645 S. Telegraph Rd. - Dimensional request for number of signs, for one sign not on the front façade, and for the overall size of the signs exceeding 6 % of the street side façade, with a total allowed sign area of 107.25 sq. ft.
- 2274 S. Telegraph Rd. - Dimensional request for the 11.6 sq. ft. logo, with a 2.6 sq. ft. logo allowed for the replacement wall sign.

05/21/13

- 3921 Kirkland Ct. (postponed from 4/9/12 mtg.) Dimensional request for air-conditioning units encroaching 2ft. into the side yard setback.
- 1456 Lochridge Rd. - Dimensional request for a new residence to encroach 16 ft. in the waterfront setback.
- 885 Highwood Dr. - Permission request for accessory structures, gazebo, masonry fireplace, kitchenette, hot tub, boulder retaining wall, landscape walls and pillars. Dimensional request for height the proposed retaining wall in the westerly rear yard and for the proposed landscape wall and pillars in the front yard.



- 6335 E. Surrey Rd. - Dimensional request for entry foyer and covered porch addition to encroach 11 ft. into the front yard setback.
- 1200 Lake Place - Permission request for accessory structure, shed. Dimensional request for a 3.5 ft. decorative fence and shed located in a secondary frontage.
- 7415 Franklin Ct. - Dimensional request 5 ft. retaining walls in the southerly rear yard.
- 256 N. Glenhurst Dr.- Permission request for a accessory structure, in-ground pool. Dimensional request for a in-ground pool to encroach 3 ft. into the side yard setback, and for pool equipment 3 ft. from the rear property line and not adjacent to the residence.
- 465 Tilbury Rd. - Dimensional request for a covered porch to encroach 1 ft. into the front and side yard setbacks and garage addition to encroach 5.5 ft. into the northerly side yard.
- 5830 Snowshoe Circle - Permission request for an accessory use, a splash pad. Dimensional request for a splash pad not adjacent to the residence.

# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

*(5/21/13 continued)*

- 7208 Meadowlake Rd. - Permission request for a accessory structure, a garden shed.
- 80 Maywood Ave. - Dimensional request an air-conditioning unit in a required side yard setback.
- 2950 Little Lane - Dimensional request for 6 ft. privacy fence.
- 4831 W. Wickford - Dimensional request for a generator in a side yard of a cluster development.
- 2286 E. Hammond Lake Dr. - Dimensional request for two air-conditioning units to encroach 4 ft. into the side yard setback.
- 2930 W. Hickory Grove Rd.- Permission request for accessory structures, lanscape wall with columns, retaining wall, outdoor kitchenette and cedar pergola. Dimensional request for 6 ft. high columns with 3 ft. to 4 ft. high decorative fencing along the top of the retaining walls, with an overall maximum height of 8 ft., and the landscape wall and pillars in the front yard.



- 2625 Pendleton Dr. - Dimensional request for a 6 ft. privacy fence.
- 43119 Woodward Avenue - Dimensional request for a secondary ground sign encroaching into the Woodward Ave. front setback.

**06/11/13**

- 870 Pine Hill Dr. - (moved from 5/21/13 agenda)Permission request for a accessory structure, a garden shed. - Denied
- 2504 Alveston Dr. - Dimensional request for a 6 ft. and 4 ft. proposed fence in the front yard.
- 6740 Colby Ln. - Permission request for accessory structures, seating wall and piers in the rear yard.
- 1231 Northover - Permission request for a accessory structure, a storage shed.
- 308 N. Williamsbury - Dimensional request for an addition to encroach 6 ft. into the rear yard setback.
- 619 Half Moon Rd. - Dimensional request for a covered porch to encroach 11.8. ft. into the front yard setback.
- 457 Cranbrook Rd. - Dimensional request for a air-conditioning unit to encroach 8 ft. in to the side yard setback.
- 4540 Burnley Dr. - Permission request for an accessory structure, a chicken coop. Dimensional variance for a farm activity on a parcel less than 40 acres.



# ZONING BOARD OF APPEALS

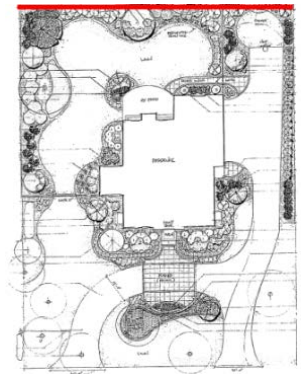
## ACCOMPLISHMENTS CONTINUED

### (06/11/13 continued)

- 3675 Squirrel Rd. - Dimensional request enlarging an existing non-conforming structure to encroach 5 ft. in to the required front yard setback.
- 23200 W. 14 Miles Rd. - Permission request for accessory structures, hot tub, trellis and dog run. Dimensional request for a dog containment fence in a secondary front yard.
- 1910 Cedar Hill Drive - Permission request for accessory structure, a storage shed. Dimensional request for shed to encroach into the required side and rear yard setbacks.
- 5070 Brookdale Rd. - Permission request accessory structure, a detached garage. Dimensional request for 17 ft. height of the detached garage.
- 7388 Glengrove Dr. - Permission request for an accessory structure, a treehouse.
- 3710 Brookside Dr. - Dimensional request for 6 ft. fence. (Denied)
- 37000 Woodward Ave. - Dimensional request for 15-space parking deficiency.

### 07/09/13

- 1849 Harvest Ln. - Dimensional request for a new home to encroaching into the 5 ft. waterfront and a maximum of 20 ft. into the natural feature setbacks. (denied)
- 5455 Forest Way - Dimensional request for fencing in the secondary frontage.
- 2920 Farmingdale Dr. - Dimensional request for a 6 ft. fence.



- 5345 Woodview Dr. - Permission request for accessory structures, 2 ft. high stone walls with 3 ft. high stone piers.
- 925 E. Long Lake Rd - Permission request for accessory structures, stone piers with a maximum of 5 ft. with a 5 ft. high decorative gate. Dimensional request for piers with gate located in a front yard.
- 115 Hadsell Dr. - Dimensional request for an invisible dog containment fence encroaching into the required side and rear yard setbacks and enclosing portions of the side yards and front yard.
- 2543 Indian Mound Rd. - Dimensional request for the reduction of 1,269 sq. ft. in the minimum lot area requirement of 20,000 sq. ft.
- 2555 Indian Mound Rd. - Permission request for an existing accessory structure, pool cabana.
- 4779 Crestview Ct.- Dimensional request for a 5 ft. high decorative wood privacy fence.
- 2935 W. Hickory Grove Rd. - Dimensional request for an addition encroachment into the required side yard setback.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(07/09/13 continued)*

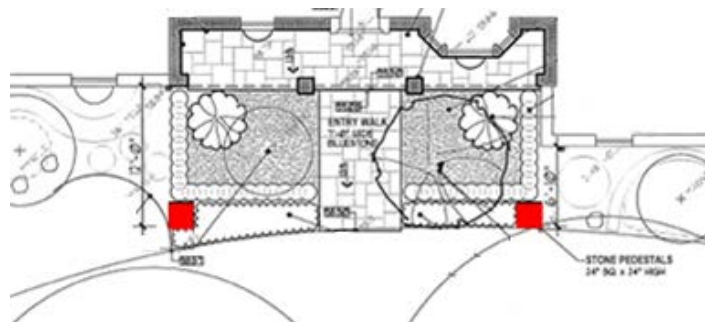
- 230 Woodedge Dr. - Permission requests for accessory structures, spa / hot tub, kitchenette with fireplace, trellis, and playhouse / shed.
- 2753 Turtle Lake Dr. - Permission requests for accessory structures, pergola and outdoor kitchenette.
- 4941 Malibu Dr.- Permission request for an accessory structure, a garden shed.
- 1550 Tully Ct.- Dimensional request for an encroachment into the required front yard setback for a new residence.



- 25436 W. 14 Mile Rd. - Dimensional request for addition encroachments into the required rear yard setback.
- 1995 Crosswick Rd. - Dimensional request for a fence located in the secondary front yard.
- 6485 Worlington Rd.- Permission requests for the accessory structures, lighted piers and garden walls. Dimensional request for lighted piers and garden walls in a front yard and additions encroaching into the required front and side yard setbacks.
- 1480 Timberview Trail - Dimensional request for 6 ft. fence located in the front yard.
- 3600 Telegraph Rd.- Dimensional request for the reduction of 2.606 acres in the minimum lot area requirement for a private school.
- 2141 Telegraph Rd.- Dimensional request for a regulated use encroaching into the residential zone setback.

**08/13/13**

- 1891 Heron Ridge Dr. - Permission requests for accessory structures, stone piers. Dimensional request for stone piers to be located in a front yard.
- 5577 Kingsmill Dr.- Dimensional request for pool equipment not immediately adjacent to the residence.
- 5626 Shadow Ln. - Permission request for an accessory structure, a gazebo.
- 480 Yarmouth Rd. - Permission request for accessory structures, stone piers. Dimensional request for piers to be located in a front yard.



# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

*(08/13/13 continued)*

- 3677 Brookside Dr. - Permission requests for accessory structures, a pool cabana with trellis, an outdoor kitchenette, and two water fountains. Dimensional request for a water fountain located into a front yard.



- 5733 Priory Ln. - Dimensional request for a garage addition encroaching into a secondary front yard setback.
- 927 Sandhurst Rd. - Permission request for an accessory structure, a hot tub.
- 3621 Berkshire Dr. - Dimensional request for a fence in a secondary front yard.
- 1424 Inwoods Cir. - Permission requests for accessory structures, retaining walls. Dimensional request for encroaching into the average waterfront setback, the height of the retaining walls, and the height of the pool retaining wall, for the construction of a new residence.
- 1050 E. Square Lake Rd.- Dimensional request for the reduction of .16 acres in the minimum lot area requirement for a private school, for a 6 ft. high fencing in a secondary frontage, and for a wall sign within a residential zone district.
- 6675 Telegraph Rd. - Dimensional request for the number of wall signs, with one sign not on the front façade.
- 42757 Woodward Ave. - Dimensional request for logo size on a wall sign.
- 420 Enterprise Ct.- Dimensional request for logo size on a wall sign.
- 2079 Telegraph Rd. - Dimensional request for logo size on a wall sign.

**09/10/13**

- 900 Bloomfield Club Ct. - Permission request for an accessory structure, a hot tub. Dimensional request for a hot tub located into a side yard.
- 196 Highland Dr. - Permission requests for accessory structures, a detached garage and play structure. Dimensional request for a detached garage in a front yard and exceeding ½ of the ground floor of the main building, for the play structure in a side yard, and for fencing in a front yard, with a portion of the fencing at 6 ft. in height.
- 3660 Franklin Rd.- Permission request for an accessory structure, a pergola. Dimensional request for a pergola and stairs encroaching into the required natural features setback.
- 1712 Hamilton Dr. - Dimensional request for a garage addition encroaching into the required front and side yard setbacks.

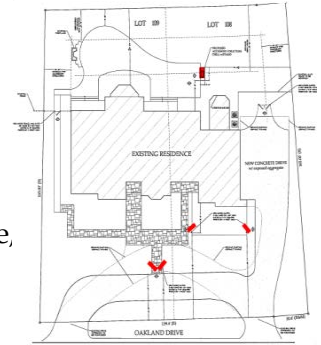


# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

### (09/10/13 continued)

- 235 Hupp Cross Rd. - Dimensional request for the invisible dog containment fence encroaching into the required side yard setbacks and enclosing portions of the side yards and front yard.
- 180 N. Cranbrook Cross Rd. - Dimensional request for the invisible dog containment fence encroaching into the required front, secondary front, side, and rear yard setbacks and enclosing portions of the side yard and front yards.
- 3535 Wooddale Ct. - Permission requests for accessory structures, a seat wall with stone piers and a fire pit.
- 3926 Oakland Dr. - Permission request for an outdoor grill and masonry storage cabinets. Dimensional request for fences and gates in a front yard.
- 81 Manor Rd. - Permission request for an accessory structure, a hot tub.
- 1505 Ledbury Dr. - Permission request for an accessory structure, a storage shed. Dimensional request for an shed located a secondary front yard and encroaching into a required rear yard setback.
- 7271 Kingswood Dr. - Permission request for an accessory structure, a storage shed.
- 1885 Long Pointe Dr. - Permission requests to maintain existing accessory structures, stairs, patio, fire pit and an irrigation pump house with demolition of a home. Dimensional request for encroaching into an average waterfront setback with construction of the new home and encroaching into the natural features setback with the existing accessory use / structures.
- 4709 Hedgewood Dr. - Dimensional request for a generator, to encroach into a side yard setback.
- 922 Timberlake Dr. - Permission request for a dog containment fence.
- 194 N. Berkshire Rd. - Dimensional request for a 6 ft. high decorative wood privacy fence along portions of the rear property line.
- 230 Woodedge Dr. - Permission requests for accessory structures, a pool house with trellises and a fire pit. Dimensional request for accessory uses / structures exceeding 1/2 of the ground floor of the main building.
- 890 Sunningdale Dr. - Permission request for and accessory structure detached 2-story garage with attached covered porch. Dimensional request to exceed accessory uses sq. footage. (denied)
- 1081 W. Long Lake Rd. - Dimensional request for the size of a wall sign and logo size.



### 10/08/13

- 351 Westbourne Ct. - Permission request for dog containment fence. Dimensional request for fence to encroach in the rear yard setback.
- 776 Waddington St. - Dimensional request for two air-conditioning units encroaching a maximum of 4 ft. from the side property line.

# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

*(10/08/13 continued)*

- 1500 N. Cranbrook Rd. - Permission requests for accessory structures, pillars with lights. Dimensional request to locate pillars in the front yard.
- 3551 Burning Bush Rd. - Dimensional request for garage addition encroaching 2.25 ft. in the side yard setback.
- 4759 Burnley Dr. - Permission request for accessory structure, detached deck with stairs.
- 1207 Club Dr. - Permission request for temporary accessory structure, two storage POD's. Dimensional request to located POD's in the front yard.
- 5575 Meadow Wood Ln. - Permission request for accessory structure, gazebo and outdoor kitchenette.
- 5655 Forman Dr. - Dimensional request to place a generator 18 ft. for the building wall.
- 7285 Hiddenbrook Ln. - Dimensional request for invisible fence to encroach in the rear, side and front yard setback.
- 6025 Worlington Rd. - Dimensional request for new construction home to encroach 5 ft. in the front yard setback.
- 5183 Iron Gate Rd. - Permission request for accessory structure, shed. Dimensional request locating the shed 3 ft. from the side property line.
- 1997 Long Lake Shores Dr. - Dimensional request for an addition encroaching max. 3 ft. into the side yard setback.
- 1251 Fox Chase Rd. - Dimensional request for an garage addition encroaching 5 ft. 1 in. in the side yard setback.
- 4036 Telegraph Rd. - Dimensional request for secondary wall sign. (denied)
- 6622 Telegraph Rd. - Dimensional request for 47 sq. ft. wall sign with a 13.59 sq. ft. logo.



**11/12/13**

- 1267 Club Dr. - Permission request for accessory structure, a gazebo. Dimensional request for 14 ft. 6 in. gazebo to encroach 6 ft. into the side yard and 10 ft. into the natural feature setback.
- 4145 Maple Rd. W - Dimensional request for a secondary wall sign.
- 4861 Old Post Ct. - Permission request for accessory structure, shed. Dimensional request to locate a shed into the side yard encroaching 8 ft.
- 5215 Claredon Crest - Permission request for accessory structure, two fountains. Dimensional request to locate the one fountain in the front yard.
- 3571 Berkshire Dr. - Dimensional request to cover an existing porch encroaching 4 ft in the front yard setback.
- 1530 Kirkway Rd. - Permission requests for accessory structures, stone piers with gate. Dimensional request to locate stone piers with gate into the front yard.

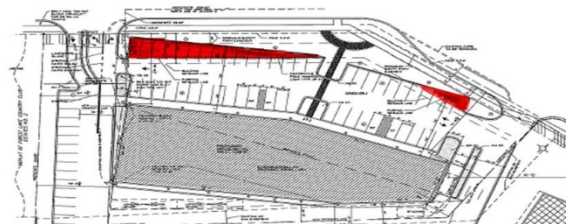


# ZONING BOARD OF APPEALS

## ACCOMPLISHMENTS CONTINUED

*(11/12/13 continued)*

- 3861 Wedgewood Dr. - Permission requests for accessory structure, shed. Dimensional request for the shed to encroach 6 ft. into the rear yard setback.
- 4975 Dryden Ln. - Permission requests for accessory structures, four stone entry piers with lights and four courtyard walls with 5 ft. 10 in tall piers with lights at the end of the wall. Dimensional request for four entry piers with lights to be located in the front yard.
- 5005 Charing Cross Rd. - Dimensional request for pool equipment located in the rear yard not immediately adjacent to the residence.
- 3875 Franklin Rd. - Dimensional request to locate two air conditioning units in the front yard.
- 2779 Indian Mound Rd. S - Permission requests for accessory structure, play structure.
- 3280 Bradway Blvd. S - Permission requests for accessory structure, ice rink.
- 755 Waddington Rd. - Permission requests for accessory structure, ice rink.
- 1137 Wickford E. - Dimensional request for a generator to be located in the side yard.
- 1415 Echo Ln. - Permission requests for accessory structure, pillars with lights. Dimensional request to locate pillars in the front yard.
- 1675 Dell Rose Dr. - Dimensional request for an air conditioning unit to encroaching 6 ft. in the side yard setback.
- 890 Sunningdale Dr. - Permission requests for accessory structure, detached garage.
- 1851 Crosswick Rd. - Permission requests for accessory structures, shed. Dimensional request for the proposed pool equipment not immediately adjacent to the residence.
- 5030 Brookdale Rd. - Permission requests for accessory structures, outdoor fireplace with a pizza oven and pergola.
- 3600 and 3570 Telegraph Rd. - Dimensional request for a ground sign to encroach 36 ft. into the front yard setback.
- 2510- 2550 Telegraph Rd. - Dimensional request for the parking within the required front setbacks, proposed landscaping within 4 ft. of the property line, and a parking lot island less than 8 ft. in width and 300 sq. ft.



**12/10/13**

- 3825 Wedgewood Dr. - Permission requests for an accessory structure, ice rink.
- 1787 Alexander Dr. - Dimensional request for a generator to be located in the side yard of a cluster development.
- 1770 Alexander Dr. - Dimensional request for a generator to be located in the side yard of a cluster development.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

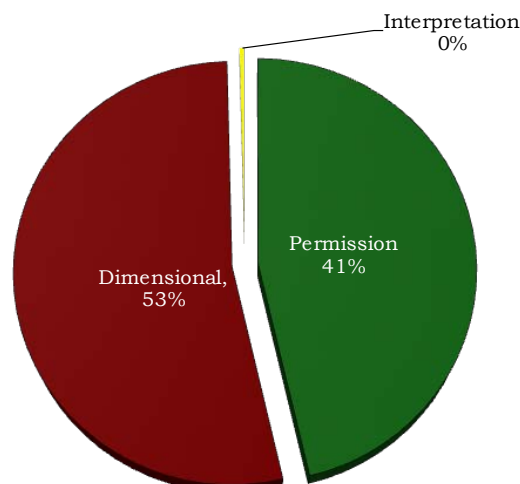
(12/10/13 *continued*)

- 3811 Oakhills Dr. – Permission request for accessory structures, piers and seat wall with under mounted lights.
- 2386 Klingensmith Rd. – Dimensional request for an air conditioning unit to encroach into the side yard setback.
- 4572 Ranch Ln. – Dimensional request for a fence to be located in the secondary front yard.
- 992 Dowling Rd. – Permission request for an accessory structure, entry piers with lights and walls. Dimensional request to locate the piers with lights and walls in the front yard.
- 2555 Indian Mound Rd. – Dimensional request for pool equipment to encroach a maximum of 2 ft. into the side yard setback.
- 1496 Sodon Lake Rd. – Permission request for an accessory structure, pool cabana.
- 388 Glengarry Rd. N – Dimensional request for garage addition encroaching 3 ft. into the rear yard setback and a kitchen addition encroaching 1 ft. 5 in. into the side yard.
- 3610 Franklin Rd. – Permission request for accessory structures, retaining walls, piers with lights and gate. Dimensional request for piers with lights and a gate located in the front yard, a retaining wall exceeding 4 ft., encroachments into the front yard setback, the average waterfront setback, and natural features setbacks for portions of a patio, retaining wall, and stairs with construction of the new home.
- 775 Kingston Ct. – Dimensional request for pool equipment and air conditioning unit to encroaching into the side yard setback.
- 1765 Telegraph Rd. – Dimensional request for secondary wall sign with logo size exceeding the 5% maximum.



VICTORY

## Zoning Board of Appeals Percentages 2013



# LOT SPLITS

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 recommendation to the Township Board of Trustees.

06/17/13

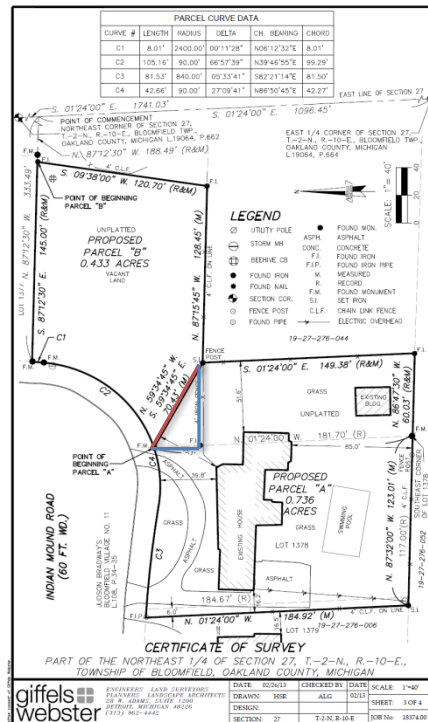
- 1250 Kensington Rd. – Academy of the Sacred Heart – Site Plan/Lot Split (withdrawn)

07/22/13

- 565 Long Lake Rd. – Revised Lot Split

08/12/13

- 2543 Indian Mound Rd. – Lot Split





## SECTION 2

### GOALS OF 2013

---

**The Planning Commission identifies specific study items for the coming year as part of the Annual Report. The formulation of these topics comes from the Planning Commission, Township Board, and Township staff.**

**Upon review of the goals on the Action List, the Planning Commission forwards recommendations to the Township Board for their consideration.**

# ACTION LIST 2014

## Completed Items

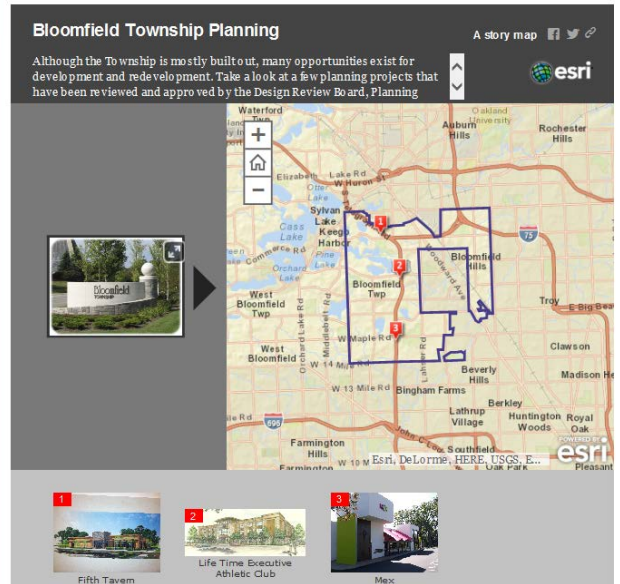
- Updated the Planning Division webpage to add Project Pages as a new Feature to highlight major projects.



## Planning Story Map Tour & Planning Project Pages

New! Take the Planning Story Map Tour and locate the highlighted planning projects in the Township. Click on the link to the planning project page that features the planning process leading to construction. Check back for upcoming project pages and new businesses in Bloomfield Township.

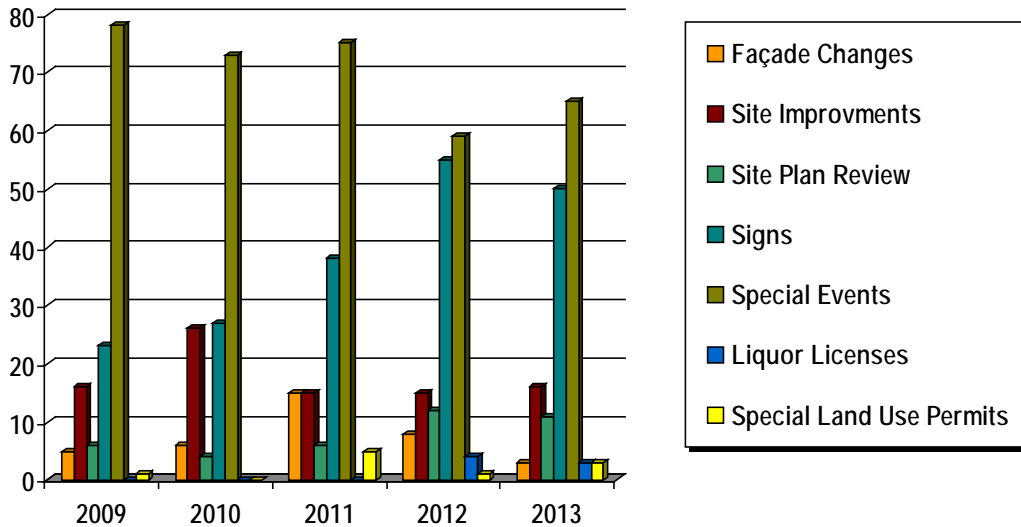
1. [Fifth Tavern](#)
2. [Lifetime Executive Athletic Club](#)
3. [Mex Restaurant](#)



## Ongoing & New Review Items

- Continue discussion on accessory structure regulations.
- Continue review of standards for sport and recreational equipment.
- Review fence requirements for non-residential properties to include electric fencing.
- Review lighting standards to include those intended to preserve the nighttime sky.
- Review current requirements for Wind Energy Systems and recent technology for single-family residential applications.
- Research regulations for use of solar panels on residential and commercial property.
- Review the current parking standards for casual/fine dining restaurants.

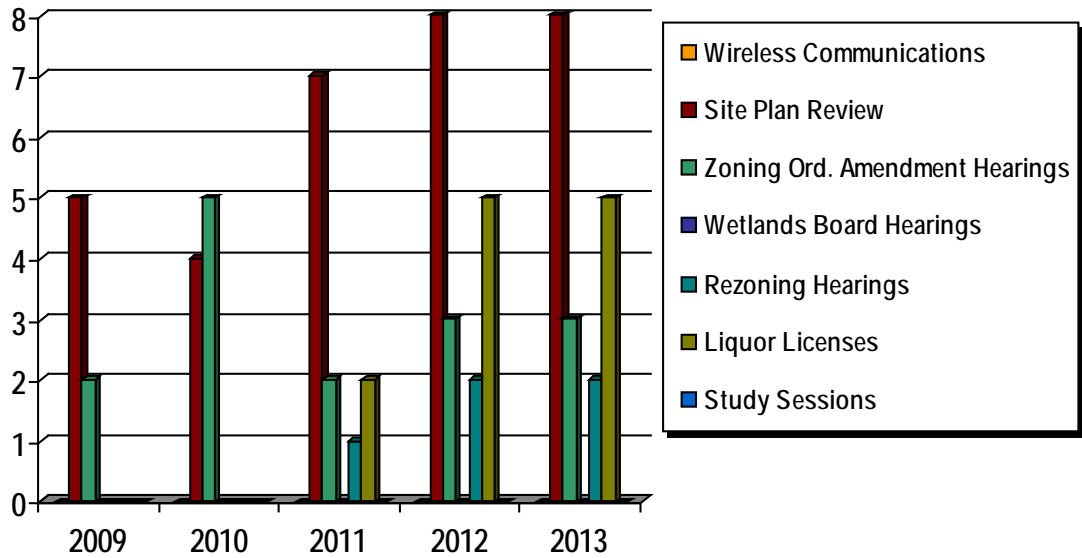
# DESIGN REVIEW BOARD COMPARISONS



Design Review Board	2009	2010	2011	2012	2013
Façade Changes	5	6	15	8	3
Site Improvements	16	26	15	14	16
Site Plan Review	6	4	6	12	11
Signs	23	27	38	51	50
Special Events	*78	*73	*75	*59	65*
Liquor Licenses	0	0	0	4	3
Special Land Use Permits	*2	*1	*5	1*	3*
Yearly Totals	130	137	154	149	151

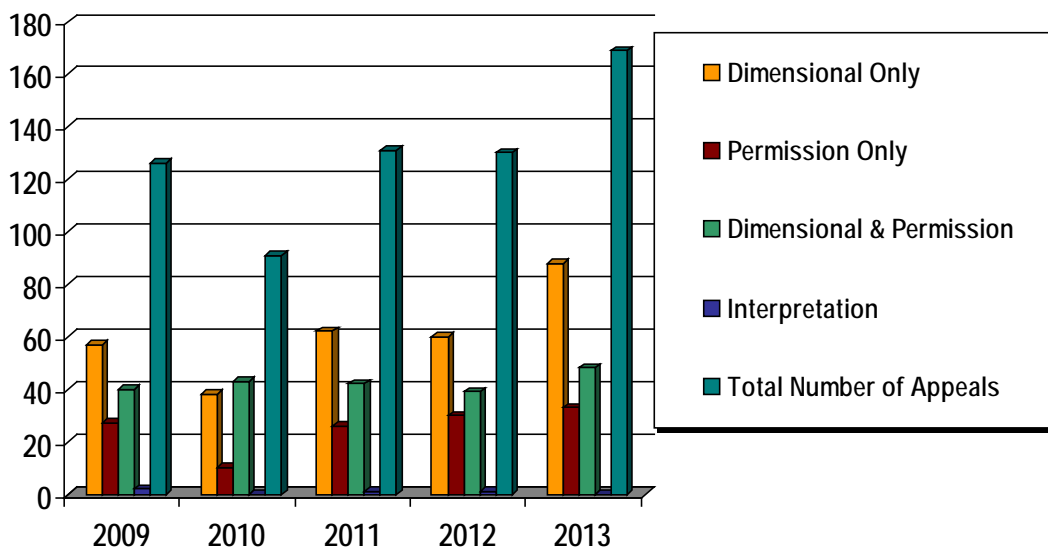
*\*Includes reoccurring or minor event permits.*

# PLANNING COMMISSION COMPARISONS



Planning Commission	2009	2010	2011	2012	2013
Wireless Communication Facilities	0	0	0	0	0
Discussion Items	13	9	7	1	0
Site Plan Review	5	4	7	8	11
<u>Public Hearings</u>					
Zoning Ord. Amendments	2	5	2	3	4
Wetlands Board Hearings	0	0	0	0	0
Rezoning Hearings	0	0	1	2	2
Liquor License Hearings	0	0	2	5	2
Study Sessions	0	0	0	0	0
Totals/year	20	18	19	19	19

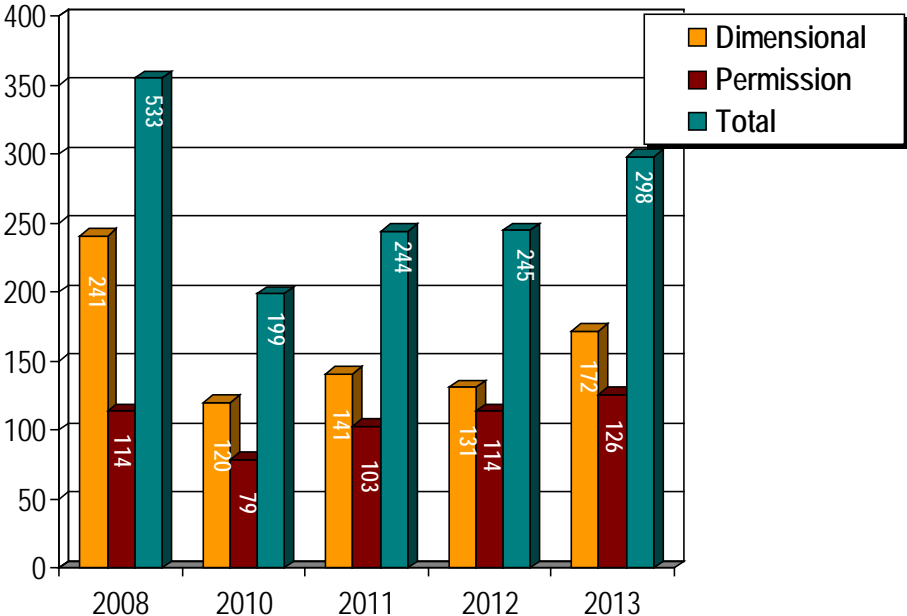
# ZONING BOARD OF APPEALS COMPARISONS



Zoning Board of Appeals	2009	2010	2011	2012	2013
Properties Requesting Dimensional Variance	57	38	62	60	88
Properties Seeking Permission Request	27	10	26	30	33
Properties Requesting both Dimensional & Permission Request	40	45	42	39	48
Interpretation Requests	2	0	1	1	0
Number of Requests on Agendas	126	93	131	130	169

# ZONING BOARD OF APPEALS COMPARISONS CONTINUED

Number of Zoning Board Appeals Per Item



# ATTENDANCE RECORDS 2013

Design Review Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Leo Savoie	5	5	3	3	16
Dan Devine	6	3	4	4	17
Jan Roncelli	5	5	5	5	20
Neal Barnett-alternate	0	1	2	1	4
Corinne Khederian-alternate	0	0	0	1	1

Planning Commission	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dr. Scot Goldberg	2	3	0	1	6
Jeff Salz	2	3	1	2	8
Neal Barnett	2	4	1	2	9
Richard Mintz	2	2	1	2	7
Dr. Thomas Petinga	2	4	1	2	9
Tad Krear	1	3	1	2	7
Lisa Seneker	1	2	1	2	6

# ATTENDANCE RECORDS 2013 CONTINUED

Zoning Board of Appeals	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Robert E. Taylor	3	3	1	2	9
David Buckley	3	2	2	2	9
James Aldrich	3	3	3	2	11
Lisa Seneker	3	3	2	2	10
Brian Henry	2	3	3	2	10
Carol Rosati	2	1	3	3	9
Tracy Leone	3	2	2	2	9
Pamela Williams-alternate	1	1	3	2	7
Justin Winkelman-alternate	1	2	2	3	8