



BLOOMFIELD TOWNSHIP  
PLANNING DIVISION  
2010 ANNUAL REPORT





## MISSION STATEMENT

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

### Planning Division Staff

Patricia Voelker, Planning, Building & Ordinance Director

Robin Carley, Development Coordinator

Carly Nettle, Planning Clerk

Kristi Thompson, Planning/Building Clerk





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## ADMINISTRATION

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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 meets twice a month in the Township Auditorium, generally two weeks prior to each Planning Commission meeting.

## 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 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 is posted on the Township website. The Board may forward projects on to the Planning Commission for review and approval, if necessary. Eleven Design Review Board meetings were held in 2010.

## Design Review Board Members

Dave Payne, Township Supervisor

Dan Devine, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Leo Savoie, 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. 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 Planning Commission also serves as the Township's Wetlands Board. Eleven Planning Commission meetings were held in 2010.

## Planning Commission Members

Dr. Scot Goldberg, Chairman

Jeff Salz, Vice Chairman

Sherry Stefanos

Neal Barnett

Richard Mintz

Dr. Thomas Petinga

William Stark





# 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. Twelve Zoning Board of Appeals meetings were held in 2010.

## Zoning Board of Appeals Members

Corinne Khederian, Chairman

Robert E. Taylor, Vice Chairman

David Buckley

James Aldrich

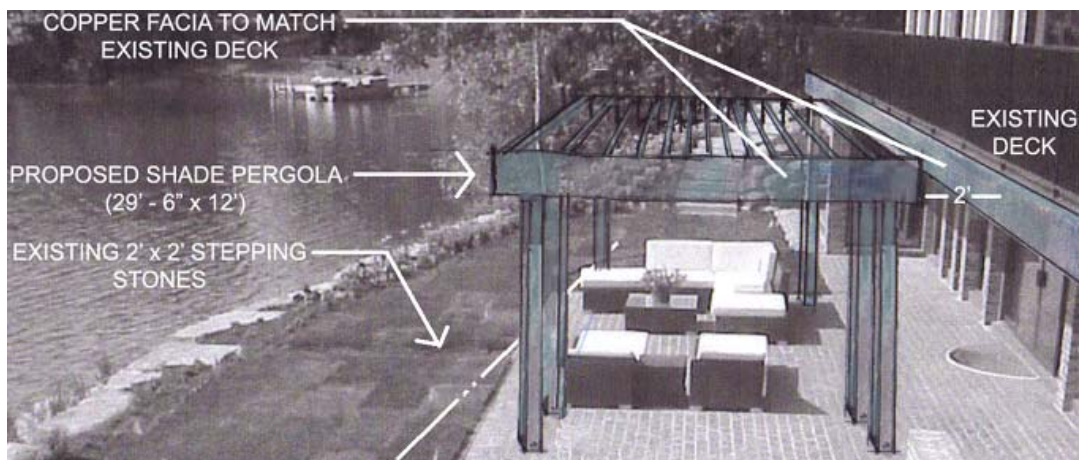
Lisa Seneker

Sherry Stefanos

Brian Henry

Carol Rosati, Alternate

Tracy Leone, Alternate



# SECTION 1

## ACCOMPLISHMENTS OF 2010

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This section cites in narrative form 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.



# DESIGN REVIEW BOARD ACCOMPLISHMENTS



The following lists include submittals from January to December:

## Façade Changes

06/15/10

- 300 Enterprise Court – V2Soft, Inc. / V. Shankerr – Façade Revision

07/21/10

- Bloomfield Town Square – Vacant Tenant Space – Façade Renovation

08/18/10

- 1401 Club Drive – Forest Lake Country Club – Façade Changes

10/05/10

- 3633 W. Maple Rd. –  
Honey Tree Grille  
Façade Revision

12/14/10

- 764/782 Denison –  
Geiger Classic Ballet  
Awning Installation
- 2005 Orchard Lake Rd. –  
Bluestar, Inc.  
Façade Treatment



## Site Improvements

01/13/10

- 4145 Dublin Drive – MetroPCS - Colocation and additional Ground Equipment

03/22/10

- 7101 Lahser Rd. - Brother Rice – Atrium Enclosure

04/29/10

- 330 Enterprise Court – Summit Sports – Generator / Fence Enclosure
- Hickory Ridge Village Condos – Telegraph & Hickory Grove – Gates and Piers
- Four Seasons Condos – Woodward & Hickory Grove – Fence Enclosure of Maintenance Area
- 6600 Telegraph Road – MB Jewelers / Schostak – Gem Dealer / Regulated Use



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

*(Site Improvements continued)*

**06/03/10**

- 43344 & 43380 Woodward Ave. – Cardiology and Vascular Associates – Wall Repair
- 360 Enterprise Ct. – Cingular Wireless – Two Generators, Two Transformers, Dumpster

**07/28/10**

- 1822 Fox River Dr. – Fox Hills Assoc. / Swim Club – Deck and Gazebo
- 7225 Lahser Rd. – Marian High School – Athletic Field Dugouts
- Foxcroft of Bloomfield Condominium Assoc. – Telegraph & W. Maple - Carports

**08/18/10**

- 1830 W. Square Lake Road – The Unity Center – Balustrades / Lighted Piers at Patio
- Bloomfield on Square Lake Condominiums – Carport Replacement
- 37000 Woodward Avenue – FLS Properties #4, LLC – Mixed Uses

**09/30/10**

- 42557 Woodward Avenue– CAVA – Generator with evergreen screening
- 1340 W. Long Lake Road – Kirk-In-The-Hills – Parking lot revisions

**10/05/10**

- 360 Enterprise Ct. – AT & T Mobility – Generator Enclosure / Fencing
- 4025 Andover Rd. – Detroit Edison – New Communication Monopole

**11/10/10**

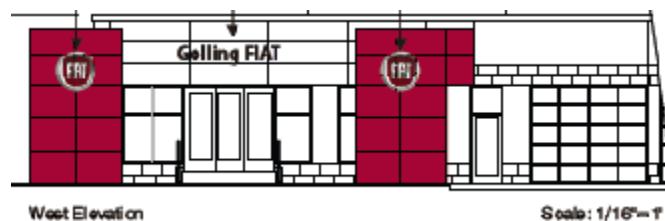
- 6790 Telegraph Rd. – Sunrise Assisted Living – Storage Sheds
- Bloomfield Country Manor Condominiums – Carports
- Bloomfield Concord Condominiums – Gazebo
- Four Seasons Condominiums – Site Lighting
- 1501 Opdyke Rd. – Mobil Gas Station – Site Improvements / Façade Renovations

**12/07/10**

- 3951 W. Maple Rd. – Oakland Hills Country Club – Halfway House

**12/14/10**

- 764/782 Denison – Geiger Classic Ballet – Awning Installation
- 2405 Telegraph Rd. – Golling Dealership – Facade Treatment For Inclusion of FIAT





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

## Signs

**01/13/10**

- 3883 Telegraph Road – Vestevich Bldg./ Max Brock Realtor – Wall Sign
- 42973 Woodward Avenue – Jonna Development / Lahser Cleaners – Wall Sign
- 6405 Telegraph Road – Bloomfield Medical Village – Wall Sign

**02/11/10**

- 3530 / 3580 W. Maple Road – PNC Bank – Ground / Wall Signage

**03/22/10**

- 4036 Telegraph Rd. – Bloomfield Nail Spa – Wall Signage
- 2527 Telegraph Rd. – Sprint – Wall Signage Dryclean Depot/Sprint - Ground Signage
- 4190 Telegraph Rd. – Red Cross – Wall Signage
- 42999 Woodward Ave. – FedEx Office – Wall Signage
- 42717 Woodward Ave. – Doshi & Assoc. Certified Public Accountants – Wall Signage

**04/29/10**

- 43183 Woodward Ave. – Kumon Learning Center – Wall Signage
- 1944 Telegraph Rd. – Miracle Ear – Wall Signage
- 4190 Telegraph Road – American Red Cross – Wall Signage
- 2400 Telegraph Road – Target Corporation – Wall Signage

**06/03/10**

- 2424 Franklin Rd. – Papa Romano's – Wall Signage
- 6510 Telegraph Rd. – Sav-On Drugs – Wall Signage

**07/21/10**

- 2448 Franklin Road – Fantastic Sam's / Sugarbush Plaza – Wall Sign

**07/28/10**

- 42855 Woodward Ave. – Jimmy John's Gourmet Sandwiches – Wall Signage
- 42557 Woodward Ave. – CAVA Medical Building – Ground Signage





# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

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*(Signs continued)*

**10/05/10**

- 4082 W. Maple Rd. – Jet's Pizza – Wall Signage
- 3633 W. Maple Rd. – Honey Tree Grille – Wall Signage
- 2405 Telegraph Rd. – Golling Chrysler – Wall Signage
- 2075 Telegraph Rd. – Olga's Kitchen – Wall Signage
- 2124 Franklin Rd. – Crossfit of Bloomfield – Wall Signage

**11/10/10**

- 300 Enterprise Ct.. – V 2 SOFT – Ground Sign

**12/14/10**

- 36400 Woodward Ave. – Michael H. Freedland, M.D. – Wall Sign
- 1877 and 1899 Orchard Lake Rd. – Inside Realty, LLC – Wall Signage



## Special Events

**02/11/10**

- 1340 Long Lake Road –Kirk In The Hills – Preschool Enrollment Signage

**03/22/10**

- 1100 Lone Pine Rd. – Cross of Christ Lutheran Church – 2010 Temporary Signage

**04/29/10**

- 1100 Lone Pine Rd. – Cross of Christ / Cook's Academy – Temporary Signage
- 7100 Lindenmere Dr. – French School of Detroit Parents – Temporary Signage
- 1250 Kensington Rd. – Academy of the Sacred Heart – The Heart of Oak 5K Run/Walk

# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED



*(Special Events continued)*

**06/03/10**

- 6558 Telegraph Rd. – Starbucks / Bloomfield Plaza – Seasonal Outdoor Seating
- 3584 W. Maple Rd. – Starbucks / Village Knoll – Seasonal Outdoor Seating
- 7100 Lindenmere Dr. – French School / Birmingham Schools – Summer Fair
- 43119 Woodward Ave. – Piepers / Kingswood Plaza – Seasonal Outdoor Seating
- 43119 Woodward Ave. – Piepers / Kingswood Plaza – Dream Cruise Event
- 1700 / 1716 Telegraph Rd. – House of Bedrooms / House of Bedrooms Kids – Tent Sale

**06/15/10**

- 4099 Telegraph Road – Kroger / Susan G. Komen Fundraiser – Outdoor Sales
- 3559 Burning Bush – H&T Henderson / New Line Cinema / Warner – Film Permit



**07/21/10**

- 1340 W. Long Lake Road – Kirk-In-The-Hills – Special Event

**07/28/10**

- 42636 Woodward Ave. – Construction Assoc. of Michigan – Dream Cruise Event
- 36600 / 36440 Woodward Ave. – Mercedes / Colliers, Int'l. – Township's Dream Cruise Event



# DESIGN REVIEW BOARD ACCOMPLISHMENTS CONTINUED

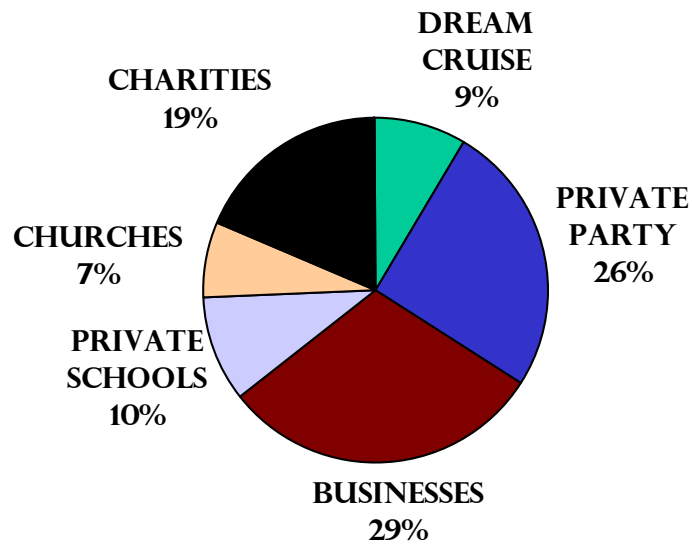
08/18/10

- 6638 Telegraph Road – The Gallery Restaurant / Bloomfield Plaza – Seasonal Seating
- 1100 Lone Pine Road – Cooks' Academy / Cross of Christ – Temporary Signage for additional two weeks

10/05/10

- 6646 Telegraph Rd. – Steve's Deli / Bloomfield Plaza – Seasonal Seating
- 6610 Telegraph Rd. – Bloomfield Plaza – Halloween Fest
- 7450 Franklin Rd. – Franklin Cider Mill – Seasonal Displays / Activities

## Special Event Percentages 2010





# DESIGN REVIEW BOARD ACCOMPLISHMENTS

## Rezoning Requests

- There were no rezoning requests in 2010.

## Special Use Permits

- 1822 Fox River Dr - Fox Hills Swim Club-Annual permit.

## Site Plan Review

01/13/10

- 1946 Telegraph Road - The Wine Guy – Tavern / SDM Liquor License Application

03/22/10

- 42874 Woodward Ave. – Tim Horton's – New Construction

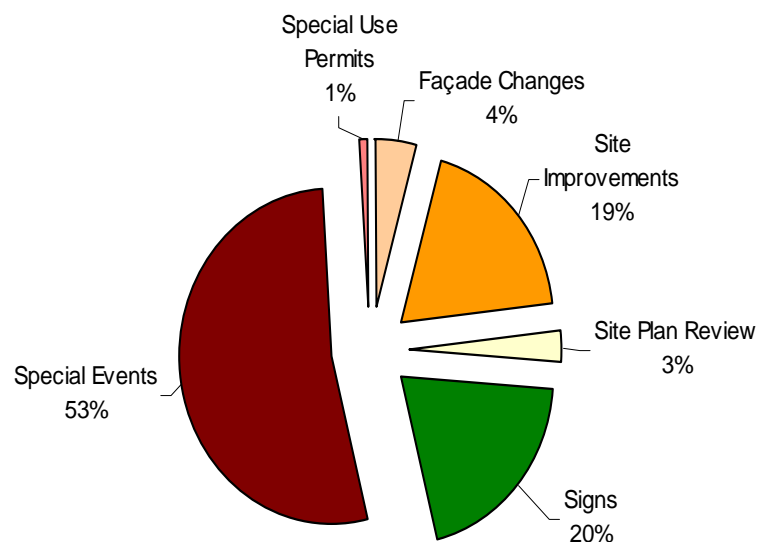
2/11/10

- 6510 Telegraph Road – Sav-On Drugs – Proposed 24-hour Operation

6/15/10

- 42874 Woodward Ave. – Tim Horton's – New Construction

## Design Review Board Percentages 2010



# PLANNING COMMISSION ACCOMPLISHMENTS

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The following lists submittals from January to December 2010:

## Site Plan Review

**02/01/10**

- 1946 Telegraph Road – The Wine Guy – Tavern and SDM Licenses

**03/01/10**

- 6510 Telegraph Road – Sav-On Drugs – 24-hour Operation

**04/05/10**

- 42874 Woodward Avenue – Tim Hortons – New Construction – Item postponed at the applicants request.

**06/21/10**

- 42874 Woodward Avenue – Tim Hortons – New Construction

## Public Hearings

**03/01/10**

- Proposed Amendments to the Zoning Ordinance relating to Establishing a Fee Schedule for Liquor License Applications

**04/05/10**

- Proposed Amendment to the Zoning Ordinance relating to Non-conforming Signs

**06/07/10**

- Proposed Amendments to the Zoning Ordinance relating to Home Occupations

**07/19/10**

- Proposed Amendments to the Zoning Ordinance relating to Automobile Service Stations

**10/04/10**

- Proposed Amendments to the Zoning Ordinance relating to Medical Marijuana





# PLANNING COMMISSION ACCOMPLISHMENTS CONTINUED

## Study Sessions

There were no study sessions held in 2010.

## Discussion Items

1/04/10

- Orchard Lake Road Corridor Advisory Board Lighting Plan

**Fixture Locations**



Telegraph Road to Indian Trail  
**Bishops Creek**

Indian Trail to 14 Mile Road  
**Granville**

Roundabouts at Maple Road and 14 Mile Road  
**Neri**

14 Mile Road to 12 Mile Road  
**Bishops Creek**



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS



The following lists submittals from January to December 2010:

## 01/12/10

- 1299 Winchcombe Dr. – Dimensional variance for a 3' 7" encroachment into the front yard setback with a covered porch currently under construction. A permission request for an accessory structure, trellis addition, also under construction, to remain on the front façade.
- 1875 Long Pointe Dr. – Dimensional variance for a 2' encroachment into the side yard setback with an accessory structure, a stand-by generator screened by an existing stone wall.
- 5653 Shadow Ln. – Dimensional variance for a in-ground pool to be constructed in a secondary front yard. Dimensional variance for pool equipment to be located along Quarton Rd. frontage, adjacent to the guesthouse. Dimensional variance for a 4' fence to enclose the pool area in the Quarton Rd. frontage.

## 02/09/10

- 4860 Inveray Rd. – Permission request for an existing accessory structure, a shed. Dimensional variance for the shed to be located in a secondary front yard.
- 875 Glengarry Circle W. – Permission request for an existing accessory structure, a tree house. Dimensional variance for the tree house to remain in a secondary front yard along Overhill Rd. frontage.
- 6207 Eastmoor Road – Permission request to construct an accessory structure, garden shed in the rear yard.
- 5451 Brookdale Road – Postponed at the applicants request. Permission request for an existing accessory / use structure, a sport court. Dimensional variance for the existing sport court to remain 9' from a rear yard property line.
- 1863 Long Pointe Dr. – Dimensional variance to encroach into the 25' natural feature setback by adding fill dirt to correct a drainage problem in the rear yard.
- 4185 Far Hill Drive - Dimensional variance for a 5' 10" high fence, in the rear yard.
- 3045 Chestnut Run Drive – Dimensional variance to relocate existing a/c units & generator 19' north in a secondary front yard.
- 5540 Pinebrooke Ct. – Dimensional variance for an existing generator and proposed a/c unit located in the side yard of a cluster development.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

03/09/10

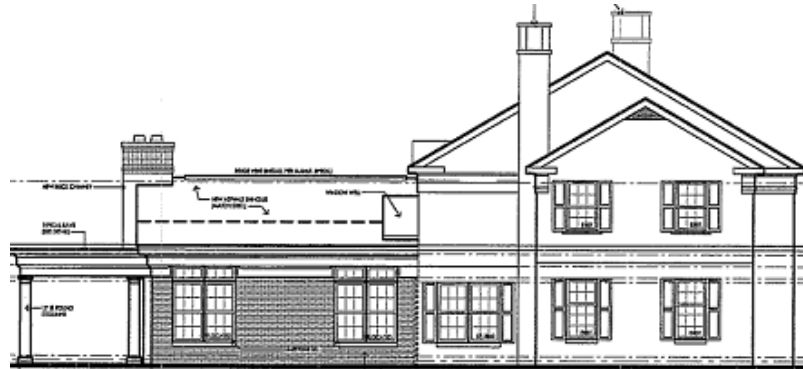
- 5451 Brookdale Road – Permission request for an existing accessory / use structure, a sport court. Dimensional variance for the existing sport court to remain 9' from a rear yard property line.
- 295 Harrow Circle – Permission request for an accessory structure, detached garage. Dimensional variance for the garage to be located in a secondary front yard and to exceed 14' in height.
- 1584 Clarendon Rd. - Permission request for an existing accessory structure gas grill.
- 6000 Wing Lake Rd. – Permission request for an accessory structure, trellis.



04/13/10

- 295 Harrow Circle – Permission request for an accessory structure, detached garage. Dimensional variance for the garage to be located in a secondary front yard and to exceed 14' in height.
- 5451 Brookdale Rd. – Permission request for an existing accessory / use structure, a sport court. Dimensional variance for the existing sport court to remain 9' from the side property line.
- 938 Dursley Rd. – Dimensional variance to encroach 4' into the side yard setback with an a/c unit.
- 876 Glengarry Circle W. – Dimensional variance to encroach 3' 4" into the side yard setback with a family room and covered porch addition.
- 3330 Burning Bush Rd. – Permission request for an accessory structure play house in the rear yard.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED



*(04/13/10 continued)*

- 3580 W. Maple Road – Dimensional variance to install an additional ground sign, 0' from the front property line.
- 42999 Woodward Ave. – Dimensional variance to install a 3 ft. high by 19 ft. 9 in. long, 59 square foot, wall sign for FedEx Office which exceeds the maximum size allowed.

**05/11/10**

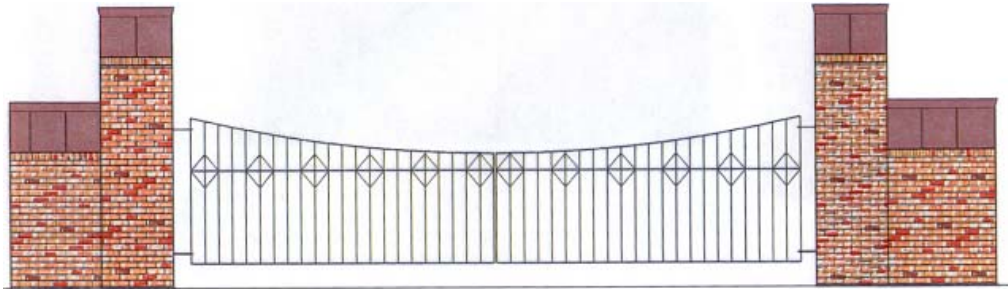
- 1561 Bataan Dr. – Dimensional variance to allow an existing 4' 5" fence to remain. Permission request for an accessory / use structure, a garden fence to remain on the property without a principle structure.
- 2850 Berkshire Dr. – Dimensional variance to encroach 2' 5" into the side yard setback with a standby generator.
- 1421 Lochridge Rd. – Permission request for an accessory structure, pergola. Dimensional variance for the pergola and an existing stone walkway to be located within the 25' natural feature setback.
- 4536 Wagon Wheel Drive – Dimensional variance to encroach 7' into the front yard setback with a garage addition.
- 1921 Long Pointe Drive – Dimensional variance to encroach 4' into the side yard setback with an additional a/c unit.
- 6600 Telegraph Rd - Dimensional variance to encroach 398 ft. into the required 750 ft. setback of the nearest residential zone district, to allow MB Jewelry Design & Mfg., Ltd. to operate as a gem dealer, a regulated use, within the Bloomfield Plaza Shopping Center.
- 2527 Telegraph Rd - Dimensional variance to encroach 9' into the front yard setback for the construction of a ground sign in addition to the existing wall sign.
- 2400 Telegraph Road - Dimensional Variances are required for adding the word "Target" to the existing "Bulls-Eye" Logo Signage on the Telegraph Road façade, adding an additional sign, the word "Pharmacy" to the Telegraph Road façade, adding an additional sign incorporating the word "Target" and the "Bulls-Eye" Logo on the Square Lake Road façade.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(05/11/10 continued)*

- Hickory Ridge Village Condominiums – Permission request for an accessory structures, gates and piers. Dimensional variance for accessory structure piers to be located in a front yard.



**06/08/10**

- 3880 Franklin Rd. – Permission request for masonry landscape wall, built-in grill / kitchenette, high wood trellis, fire pit , lamp post, and wood posts. Dimensional variances for to locate the proposed accessory structures, walls and masonry piers, in a front yard and to encroach into the natural features setback with the following proposed accessory structures; a walkway, a brick paver pad, a lamppost, and electrical outlets.
- 2456 Sanders Place – Permission request for existing accessory structures, masonry piers, with proposed light fixtures, gates and two existing high masonry piers, with proposed lighting. Dimensional variance for the accessory structures to remain in a secondary front yard, Square Lake Rd.
- 1710 Orchard Lane - Permission request for an accessory structure, hot tub 2696 Bloomfield Crossing – Permission request for accessory structures, masonry piers and seat walls. Dimensional variance to encroach 4' into the rear setback with an existing patio with masonry piers and seat walls.
- 3300 Burning Bush Road – Dimensional variance to encroach 3' into the side yard setback with a proposed two-story addition.
- 4861 Cimarron Drive – Permission request for an existing accessory structure, a satellite dish. Dimensional variance for the 5' 5" pole and satellite dish to remain 5' from the rear property line.

**07/13/10**

- 2456 Sanders Place – Permission request for existing accessory structures, masonry piers, with proposed light fixtures, gates and two existing high masonry piers, with proposed lighting. Dimensional variance for the accessory structures to remain in a secondary front yard, Square Lake Rd.
- 4861 Cimarron Drive – Permission request for an existing accessory structure, a satellite dish. Dimensional variance for the 5' 5" pole and satellite dish to remain 5' from the rear property line.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(07/13/10 continued)*

- 555 Kendry Drive – Permission request for an existing dog run area. Dimensional variance for the existing fence/ dog run area to remain in a secondary front yard.
- 817 Palms Road – Permission request for an existing accessory structure, hot tub.
- 2363 Tilbury Place – Permission request for accessory structures, lighted piers, gates and dog containment fencing. Dimensional variance for the piers and gates to be located in a front yard, and for the dog containment area to be located and encroach into the side and rear yards.
- 295 Harrow Circle – Permission request for an accessory structure, detached garage. Dimensional variance for the garage to exceed 14' in height.
- 6151 Rocky Spring Rd - Dimensional variance for an existing stand by generator encroaching 3' into the side yard setback.
- 338 Hillboro Dr. – Permission request for a dog containment fencing. Dimensional variance for a 5' gate and the dog run to encroach into the side and rear yards.
- 114 Hickory Grove W. – Dimensional variance for a proposed a/c unit to encroach 6' into the side yard setback.
- 5710 Crabtree – Dimensional variance to encroach 14' 5" into the front yard setback and 4' into the side yard setback with an addition on an existing non-conforming home.
- 4190 Telegraph Rd. – Dimensional variance for a 27 sq. ft. wall sign to be located on the third story façade and for a 2.3 sq. ft., wall sign for the canopy above the Red Cross entrance, in addition to the existing ground sign.

**08/10/10**

- 5710 Crabtree – Dimensional variance to encroach 14' 5" into the front yard setback and 4' into the side yard setback with an addition on an existing non-conforming home.
- 3820 Valley Hill Road – Permission request for an existing accessory structure, tree house. Dimensional variance for the tree house which exceeds 14' in height.
- 1020 Greentree Rd. – Permission request for a dog containment fencing. Dimensional variance for the dog containment fence to encroach into the side and rear yards.
- 4217 Carey Ln. – Permission request for an accessory structure, pergola. Dimensional variance to encroach 2' 8" into the front yard setback with a covered porch addition and for the pergola to be located in the front yard.
- 295 Harrow Circle – Permission request for an accessory structure, detached garage. Dimensional variances for proposed accessory uses / structures, an in-ground pool and a detached garage exceeding 14' in height located in a secondary front yard, also for 6 ft. high fencing and gates in a secondary front yard.

# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED



*(08/10/10 continued)*

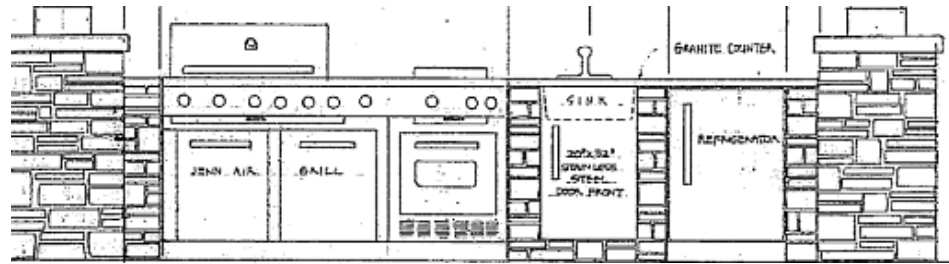
- 1530 W. Long Lake Rd. – Permission request for accessory structures, piers and gates. Dimensional variance for 5' high stone piers and 4' high black steel gates, located at the driveway entrance in the W. Long Lake Road frontage of the property.
- 1411 Lochridge Road – Dimensional variance for a proposed brick paver walkway to encroach into the 25' natural feature setback.
- 6980 Wing Lake Road – Dimensional variance for an existing 2' 5" decorative fence in the front yard, to be relocated on to private property along the Wing Lake Road right-of-way line.
- 3807 Wabeek Lake Drive W. – Dimensional variance for an existing stairway, encroaching 13' 1" into rear yard setback and 7' 3" into the side yard setback. Also seeking approval to replace the second floor deck, which encroaches 9' 3" into the rear yard setback and 2' into the side yard setback.
- 42557 Woodward Ave. - Dimensional variance for a ground sign to encroach 21' into the front yard setback.
- 2424 Franklin Road - Dimensional variances for the overall size of a proposed wall sign exceeding the allowed sq. footage for this tenant space and for the proposed logo, also exceeding the allowable sq. footage for the proposed sign.

**9/14/10**

- 1020 Greentree Rd. - Permission request for a dog containment area. Dimensional variance for the dog containment fencing to encroach into the side and rear yards.
- 6100 Wing Lake Rd. – Dimensional variance for an existing accessory structure, a stand-by generator, located 22 ft. from the north side of the home.
- 4830 Malibu Dr. – Permission request for an existing accessory structure, play structure. Dimensional variance for the existing play structure to remain in the front yard.
- 1642 Keller Ln. – Permission request for accessory structures, a 3' 5". high stone seat wall and 4' high stone pillars, surrounding an existing elevated patio.
- 1565 Glengarry Rd. - Permission requests for proposed and partially existing accessory structures, pool equipment, pergolas, outdoor kitchenette, & pillars. Dimensional variances for the proposed front yard fencing enclosing the pool, the partially existing accessory uses / structures within the front and secondary front yards, an in-ground pool, stone pillars, and pool equipment not immediately adjacent to the residential building.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED



*(09/14/10 continued)*

- 1766 Golf Ridge Dr. S. – Dimensional variance for two accessory structures, a/c units located next to an existing patio, encroaching 1' into the side yard setback.
- 6270 Thurber Rd. - Permission request for existing accessory uses / structures, a fire pit with a seat wall and piers, a trellis, and entry pillars. Dimensional variance for accessory / use structures, a trellis encroaching into the side and rear setbacks, fire pit and seat wall with an overall height of 5' located 5' from the side and rear property lines and pillars w/ light fixtures w/an overall height of 4' 5" in the front yard.
- 2217 Colonial Park Court – Permission request for an accessory structure, play house. Dimensional variance for the play house in a secondary front yard.
- 7292 Hiddenbrook Ln. – Permission request for a dog containment area. Dimensional variance for a proposed accessory structure, generator to be located 37' from the home.
- 1235 Lenox Rd. – Permission request for a proposed accessory structure, screen house.
- 6530 Valley Spring Rd. – Dimensional variance for an existing 47' retaining wall with the overall height exceeding 4'.
- 3639 Wabeek Lake Dr. W. – Dimensional variance for an accessory structure generator to be located in a front yard.
- 42855 Woodward Avenue – Dimensional variance for a 23 sq. ft. wall sign with a proposed 7.3 sq. ft. logo, that is 31.5 percent of the overall size of the wall sign.
- 37000 Woodward Ave. – Dimensional variance for the third floor within an MX (Mixed-Use) District to accommodate solely office space.

**10/12/10**

- 1766 Golf Ridge Dr. S. – Dimensional variance for two accessory structures, a/c units located next to an existing patio, encroaching 1' into the side yard setback.
- 6530 Valley Spring Rd. – Dimensional variance for an existing 47' retaining wall with the overall height exceeding 4'.
- 6270 Thurber Rd. – Permission request for existing accessory structures, a fire pit and seat wall. Dimensional variances for the fire pit and seat wall with an overall height of 5' located 5' from the side and rear property lines.
- 1565 North Glengarry Rd. – Permission request for accessory structures, five lighted piers. Dimensional variance for the piers located in the front yard with an overall height of 6' 2", one pier in a secondary front yard along Quarton Rd.



# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED



*(10/12/10 continued)*

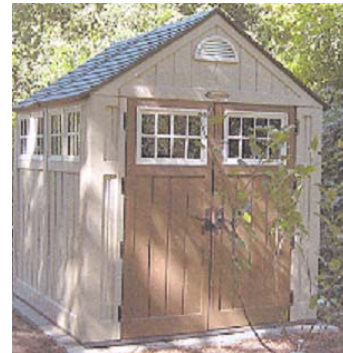
- 1782 Maplewood Avenue – Permission request for an accessory / use structure, a sport court. Dimensional variance for the sport court to be located in a front yard 20' from Maplewood Ave. and Sunset Dr.
- 4750 Charing Cross Rd. – Permission request for accessory structures, posts and metal gate. Dimensional variance for the structures to be located in a front yard.
- 938 Mitchell Court – Permission request for an accessory structure, pergola. Dimensional variances for the pergola to be located 6' 5" from the rear property line and to encroach 16' into the rear yard setback with a storage room addition.
- 839 Highwood Dr. – Permission request for an existing accessory structure, a shed.

**11/9/10**

- 4442 Chamberlain Dr. - Dimensional variance for a generator to be located next to an existing a/c unit in a secondary front yard facing Old Trinity Ct.
- 5165 Ponvalley Rd. – Permission request for an accessory structure, tree house. Dimensional variance for the tree house to exceed 14' in height.
- 2124 Franklin Rd. – Dimensional variance for a 32 sq. ft. non-illuminated wall sign proposed in addition to an existing ground sign.
- 2075 Telegraph Rd. – Dimensional variance for two proposed 50 sq. ft. internally illuminated wall signs for the existing Olga's Kitchen. The sign proposed façade facing Telegraph Rd. exceeds 6 percent of the total area of the street side façade and a sign facing the parking lot, not on the front façade of the building.

**12/14/10**

- 839 Highwood Dr – Permission request for an existing accessory structure, shed.
- 3800 Kirkway Rd – Permission request for a proposed accessory structure, detached garage. Dimensional request for detached garage to be located in a secondary front yard, Columbia Drive.
- 1210 Oxford Rd – Permission request for existing accessory structures, landscape walls and lighted piers. Dimensional for overall height 4.5' landscape walls and lighted piers, located in the front yard.
- 100 W. Hickory Grove Rd., Unit B-7 – Dimensional request for a proposed air conditioning unit located in the northerly side yard. Tabled to February 8<sup>th</sup>, 2011, meeting to allow the Association to provide comments to the Board.
- 4572 Ranch Ln – Permission request for a proposed accessory structure, pool house / cabana. Dimensional pool house / cabana located in a secondary front yard & for 4 ft. high decorative metal fencing along the westerly property line, within the Telegraph Road, to complete enclosure of the pool area.



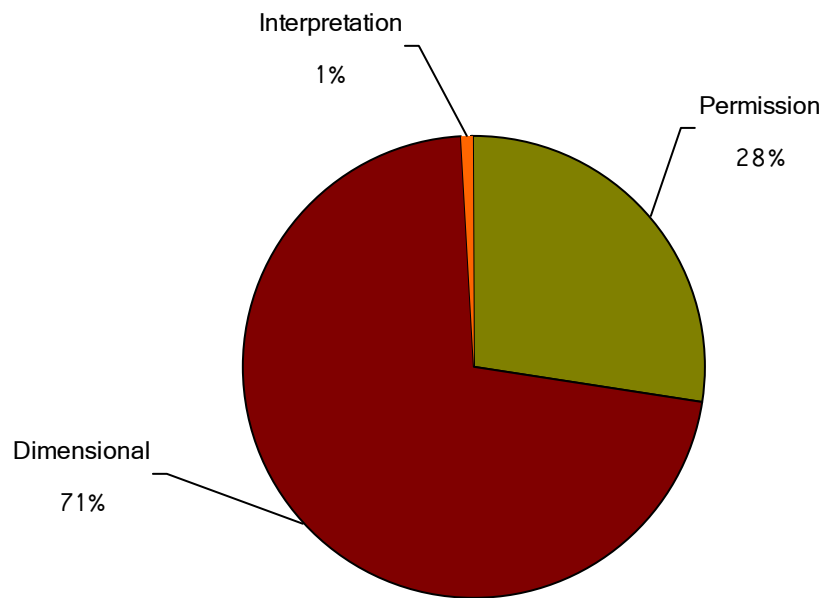


# ZONING BOARD OF APPEALS ACCOMPLISHMENTS CONTINUED

*(12/14/10 Continued)*

- 6180 Wing Lake Rd –Permission request to temporarily retain existing accessory structures, two sculptures. Dimensional two sculptures without a principal residence on site and to retain 6 ft. high fencing.
- 5035 Brookdale – Permission Requests for Accessory structures, decorative metal gates, masonry wall with a stone cap & pool house. Dimensional request 5.5 high decorative metal gates located at the Brookdale Dr driveway entrance. (3) air-conditioning units located in the Dryden Rd frontage. 6 ft. high metal fencing at each end of the proposed tennis court. 17 ft. high pool house & 6 ft. high masonry wall with a stone cap in rear yard. Accessory use, tennis court, located in the rear yard.
- 2405 Telegraph Rd – Dimensional request for changes to the previously approved wall signage to allow for a total of five internally illuminated wall signs totaling 150 sq. ft., in addition to the previously approved ground sign. Also Dimensional request for proposed logos for the “Chrysler” wall sign and the “Ram” wall sign.
- 1501 Opdyke Rd – Dimensional request for renovations to the existing Mobil Gas Station, a legal non-conforming use.

## Zoning Board of Appeals Percentages 2010



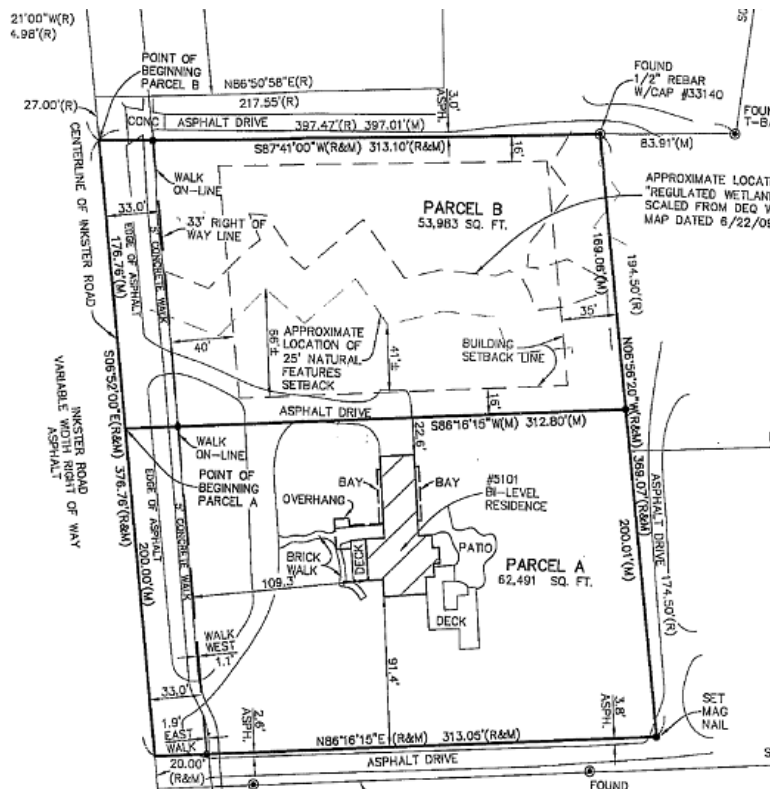
# LOT SPLITS

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 and 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 one-family residential to hold a public hearing, or to the Planning Commission, which holds a public hearing and provides recommendation to the Township Board of Trustees.

3/8/10

- 5101 Inkster Rd. (19-19-302-013) – Removed from agenda.



## SECTION 2 GOALS OF 2010

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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 Planning Commission, Township Board, and Township staff.

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



# ACTION LIST 2010

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## Completed Goals

**05/02/10**

- The Township Board adopted Ordinance 624, Nonconforming Signage.

**07/26/10**

- The Township Board adopted Ordinance 625, Automobile Service Station with Liquor Sales.

**06/28/10**

- The Township Board adopted Ordinance 626, Home Occupations.

**10/25/10**

- The Township Board adopted Ordinance 627, Medical Marijuana.

## Ongoing Goals

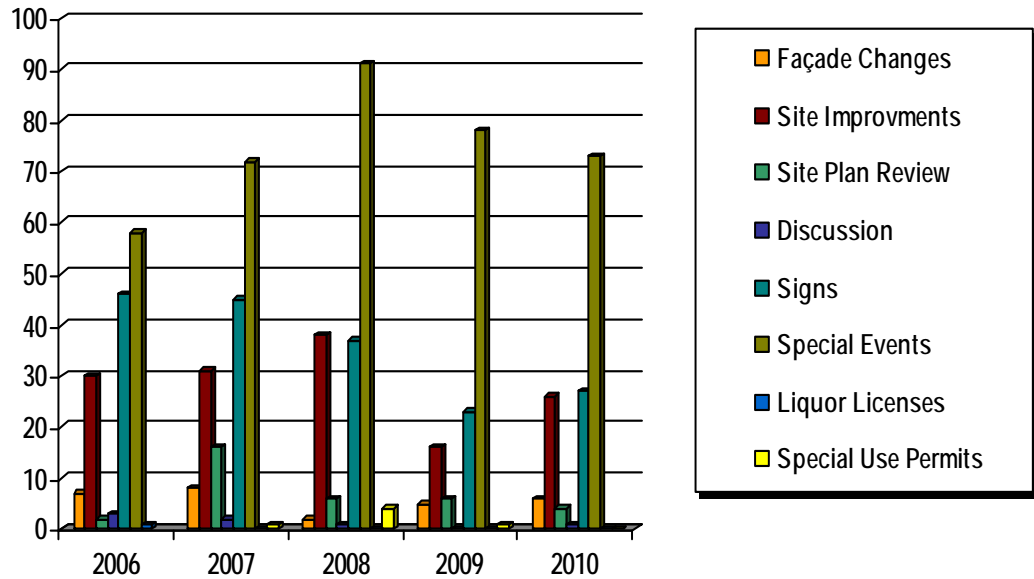
- Continue discussion on accessory structure regulations.
- Resume review of standards to address sport and recreational equipment and structures.

## New Goals

- 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.
- Amend the current parking standards for casual/fine dining restaurants.



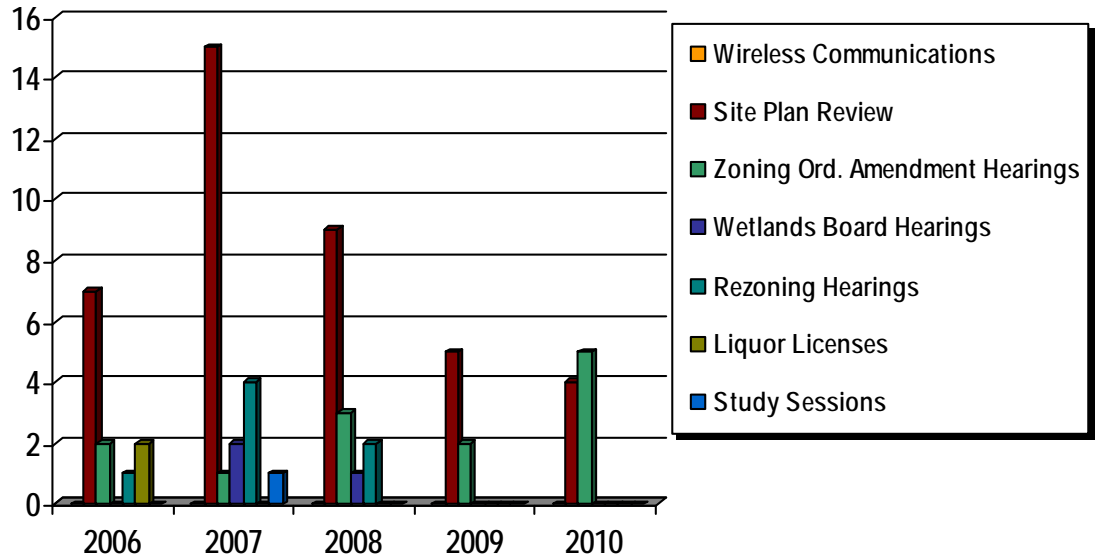
# DESIGN REVIEW BOARD COMPARISONS



Design Review Board	2006	2007	2008	2009	2010
Façade Changes	7	8	2	5	6
Site Improvements	30	31	38	16	26
Site Plan Review	2	16	6	6	4
Discussion Items	3	2	1	0	0
Signs	46	45	37	23	27
Special Events	*58	*72	*91	*78	*73
Liquor Licenses	1	0	0	0	0
Special Use Permits	0	4	1	*2	*1
Yearly Totals	147	178	176	130	135

*\*Includes reoccurring or minor event permits.*

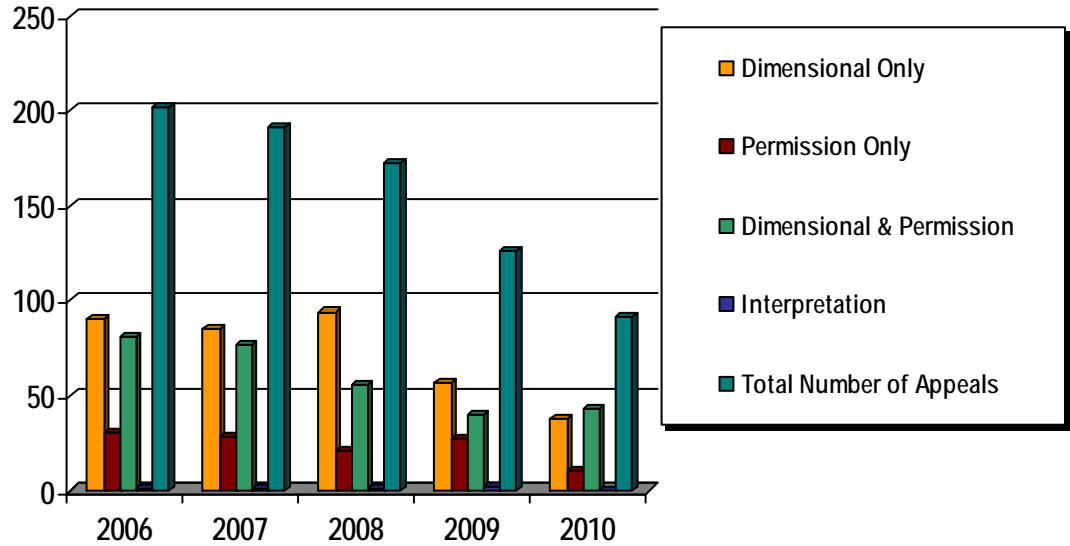
# PLANNING COMMISSION COMPARISONS



Planning Commission	2006	2007	2008	2009	2010
Wireless Communication Facilities	0	0	0	0	0
Discussion Items	9	33	18	13	9
Site Plan Review	7	15	9	5	4
<u>Public Hearings</u>					
Zoning Ord. Amendments	2	1	3	2	5
Wetlands Board Hearings	0	2	1	0	0
Rezoning Hearings	1	4	2	0	0
Liquor License Hearings	2	0	0	0	0
Study Sessions	0	1	0	0	0
Totals/year	21	56	38	20	18



# ZONING BOARD OF APPEALS COMPARISONS



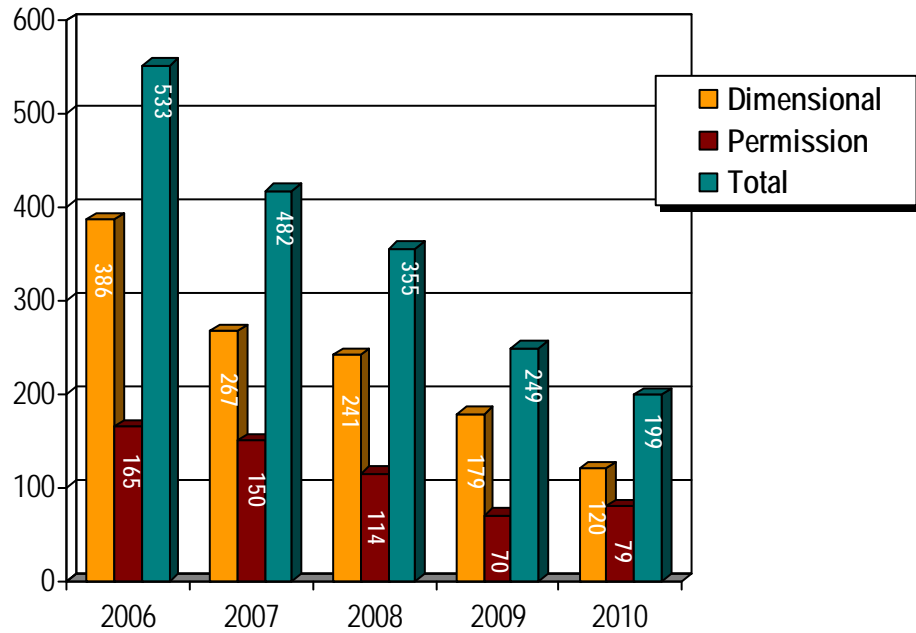
Zoning Board of Appeals	2006	2007	2008	2009	2010
Properties Requesting Dimensional Variance	90	85	94	57	38
Properties Seeking Permission Request	30	28	21	27	10
Properties Requesting both Dimensional & Permission Request	81	77	56	40	45
Interpretation Requests	1	1	1	2	0
Number of Requests on Agendas	202	191	172	126	91





# ZONING BOARD OF APPEALS COMPARISONS CONTINUED

Number of Zoning Board Appeals Per Item





# ATTENDANCE RECORDS 2010

Design Review Board	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
Dave Payne	3	2	2	3	10
Dan Devine	3	2	2	3	10
Jan Roncelli	3	2	2	2	9
Neal Barnett	0	0	0	1	1
Leo Savoie	0	0	0	0	0

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	4	3	2	1	10
Jeff Salz	4	4	2	1	11
Sherry Stefanos	4	4	1	1	10
Neal Barnett	3	3	2	1	9
Richard Mintz	3	3	1	1	8
Dr. Thomas Petinga	4	4	2	1	11
William Stark	4	0	0	1	5

# ATTENDANCE RECORDS 2010 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
Corinne Khederian	2	1	1	3	7
Robert E. Taylor	2	2	2	3	9
David Buckley	3	3	2	3	11
James Aldrich	3	2	3	3	11
Lisa Seneker	2	3	2	1	8
Sherry Stefanos	2	3	3	3	11
Brian Henry	2	1	2	1	6
Carol Rosati	2	1	2	2	7
Tracy Leone	1	2	2	2	7