



# Bloomfield Township

## Planning Division 2017 Annual Report

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

This Page Intentionally Blank

# Mission Statement

---

3

*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

Andrea Bibby, Development Coordinator Planner

Jennifer MacDonald, Assistant Planner

Kelly Jacobson, Planning/Ordinance Administrative Assistant

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 2017**

Design Review Board Accomplishments	12
Planning Commission Accomplishments	22
Zoning Board of Appeals Accomplishments	25
Lot Splits	45

## **Section 2, Goals of 2017**

Action List 2017	47
Design Review Board Comparisons	48
Planning Commission Comparisons	49
Zoning Board of Appeals Comparisons	50
Attendance Records 2017	52

This Page Intentionally Blank

# Administration

---

7

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

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

**Township Legal Notices**

**Planning Overview**

Public Meetings-  
Agendas, Minutes,  
Notices & Schedules

# Design Review Board

---

## **Meeting Schedule**

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

## **Role of the Design Review Board**

- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Section 42-6.4 and 42-7.13, any exterior design changes involving a sign or the erection, construction, alteration or repair of any building or structure, except for single-family detached dwellings, shall be reviewed and approved by the Design Review Board prior to the issuance of a sign or building permit.
- The Design Review Board also reviews special event and special land use permit requests for code compliance. The Board meets bimonthly and consists of the Township Supervisor, Treasurer, and Clerk. The meetings are open to the public and the agenda packets are posted on the Township website. The Board may forward projects on to the Planning Commission and/or Zoning Board of Appeals for review and approval, if necessary. Twenty-two Design Review Board meetings were held in 2017.

## **Design Review Board Members**

Leo Savoie, Township Supervisor

Brian Kepes, Township Treasurer

Janet Roncelli, Township Clerk

Neal Barnett, Alternate

Dani Walsh, Alternate (appointed January 9, 2017)

# Planning Commission

---

## **Meeting Schedule**

Planning Commission Meetings are held on the first and third Mondays of each month at 7:00 p.m. in the Township auditorium.

## **Role of the Planning Commission**

- In accordance with the Charter Township of Bloomfield Code of Ordinances, Chapter 42, the Planning Commission shall review any site changes involving the construction or alteration of any building or structure, Zoning Ordinance amendments, and major residential development projects. The meetings are open to the public and the agenda packets are posted on the Township website. With a recommendation from the Planning Commission, the Township Board reviews the site plan for final approval prior to the issuance of a building permit. The Planning Commission also serves as the Township's Wetlands Board. Fourteen Planning Commission meetings were held in 2017.

## **Planning Commission Members**

Dr. Thomas Petinga, Chairman

Lisa Seneker, Vice Chairman

Richard Mintz

Neal Barnett

Bruce Selik

Jeff Salz

Richard Atto

# Zoning Board of Appeals

---

10

## **Meeting Schedule**

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

## **Role of The Zoning Board of Appeals**

- In accordance with the Charter Township of Bloomfield Zoning Ordinance, Chapter 42-7.6, appeals from the strict applications of the provisions of the Zoning Ordinance may be granted by the Zoning Board of Appeals upon finding the standards of practical difficulty have been met. The Zoning Board of Appeals also handles permission requests and requests for interpretation of the Zoning Ordinance. The meetings are open to the public and the agenda packets are posted on the Township website. Twelve Zoning Board of Appeals meetings were held in 2017.

## **Zoning Board of Appeals Members**

James Aldrich, Chairman

Carol Rosati, Vice Chairman

Robert E. Taylor

David Buckley

Lisa Seneker

Brian Henry

Tracy Leone

Jocelyn Giangrande (appointed June 2017)

Claudine Bacher, Alternate

Pamela Williams, Alternate (until June 2017)

# Section 1 ~ Accomplishments of 2017

11

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



*(Photo: Barton Estates )*

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

**Township  
Zoning  
Ordinance**

**Planning  
Overview**

**Planning  
Applications**

# Design Review Board Accomplishments

---

12

The following lists include submittals from January to December:

## **Façade Changes**

**06/28/17**

6450 Telegraph Rd. – Level One Bank – Façade

**9/20/17**

6450 Telegraph Rd. – Level One Bank – Façade

**11/15/17**

3915 Telegraph Rd. – Flagstar Bank – Awnings

## **Site Improvements**

**03/15/17**

4860 W. Maple – Chase Bank – Parking lot improvement

7101 Lahser Rd. – Brother Rice High School – Parking lot improvement

Various locations on existing DTE poles – Fibertech Wireless Communications

**04/05/17**

3584 W. Maple Rd. – Starbucks – Extended hours

786 W. Square Lake Rd. with 2398-2448 Franklin Rd. – Sugarbush Center – Addition



# Design Review Board Accomplishments ~ Continued

13

*(Site Improvements continued)*

**04/19/17**

2100 S. Telegraph Rd. – Chipotle Mexican Grill – Planters/landscaping

2385 S. Telegraph Rd. – Costco Gas Station – Warming hut



**05/03/17**

35980 Woodward Ave. - Bloomfield Hills Financial – Generator

**05/17/17**

1501 Opdyke Rd . – Behler-Young – Parking lot expansion

**06/28/17**

7225 Lahser Rd. – Marian High School – Shed

**07/19/17**

7225 Lahser Rd. – Marian High School – Parking lot lights

**08/16/17**

3595 S. Bradway Blvd. – Bloomfield Village Hall – Generator

**11/1/17**

37000 Woodward Ave. – Frank Simon Building – Lighting

**12/20/17**

6400/6420 Telegraph Rd. – Office/Retail Building & Starbucks – Walkways & railing

# Design Review Board Accomplishments ~ Continued

---

14

## Signs

**01/04/17**

43097 Woodward Ave. – Karmanos Cancer Institute – Wall sign

1914 S. Telegraph Rd. – T-Mobile – Wall sign

2300 S. Telegraph Rd. – Art Van Pure Sleep – Pillar sign

**01/18/17**

1415 S. Telegraph Rd. – Sunoco – Ground sign

**02/01/17**

1083 W. Long Lake Rd. – Stretch Zone – Wall sign



**03/15/17**

6450 Telegraph Rd.– Art Van Puresleep – Wall sign

2300 Telegraph Rd. – Hillside Furniture and Art Van Puresleep – Pillar sign

**04/05/17**

42857 Woodward Ave. – AT&T – Wall sign

36300 Woodward Ave. – Jewish Learning Center – Wall sign

**04/19/17**

4099 Telegraph Rd. – Kroger – Wall sign

43207 Woodward Ave. – Home Care Assistance – Wall sign

**05/03/17**

6450 Telegraph Rd. – Jersey Mike’s – Wall sign

6450 Telegraph Rd. – Level One Bank – Wall sign

6400 Telegraph Rd. – Citizens Yoga – Wall sign

**05/17/17**

3615 W. Maple Rd. – Delicious Thai – Wall sign

# Design Review Board Accomplishments ~ Continued

---

15

*(Signs continued)*

**06/07/17**

2300 S. Telegraph Rd. - Art Van Puresleep – Wall sign  
6450 Telegraph Rd. – Level One Bank – Wall signs

**06/28/17**

3941 Telegraph Rd. – uBreakiFix – Wall sign  
860 W. Long Lake Rd. – Walsh & Co., CPAs – Wall sign

**08/02/17**

3590 W. Maple Rd. - Martinizing Dry Cleaning – Wall sign  
1085 W. Long Lake Rd. - Martinizing Dry Cleaning – Wall sign  
3669 W. Maple Rd. – Rite Aid – Wall sign  
42805 Woodward Ave. – Thai Street Kitchen – Wall sign  
869 W. Long Lake Rd. – Kaku Sushi & Poke – Wall sign  
6500 Telegraph Rd. – Nino Salvaggio’s – Wall signs

**09/06/17**

2274 S. Telegraph Rd. – Medpost – Wall sign & reface ground sign



3611 W. Maple Rd. – Verizon– Wall sign  
2125 S. Telegraph Rd. – Cyclebar Fitness Facility– Wall sign  
2067 S. Telegraph Rd. – Spirit Halloween – Wall sign

# Design Review Board Accomplishments ~ Continued

---

16

*(Signs continued)*

**09/20/17**

6450 Telegraph Rd. - Mediterranean Street Food Kitchen – Wall sign



6755 Telegraph Rd. – Signature/Sotheby’s International Realty – Wall sign

**10/18/17**

100 W Square Lake Rd. – First and Main Assisted Living / Memory Care – Ground sign

**11/15/17**

2105 S. Telegraph Rd. – Bloomfield Town Square - Ground signs

1700 S. Telegraph Rd. – House of Bedrooms – Ground sign

1717 S. Telegraph Rd. – Executive Language Services Inc. – Wall sign

**12/06/17**

6450 Telegraph Rd. – Mediterranean Street Food – Wall signs

3621 W. Maple Rd. – Jersey Bagel Deli & Grille – Wall sign

**12/20/17**

2274 S. Telegraph Rd. – MedPost – Wall and ground signs

# Design Review Board Accomplishments ~ Continued

17

## **Special Events**

**02/15/17**

3675 W. Maple Rd. – Plum Market – Tenth Anniversary

**03/15/17**

4135 W. Maple Rd. – Maple Theater – Private Bat Mitzvah

4200 Andover Rd. – Bloomfield Hills High School – Money Smart Week 5K run

**04/05/17**

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



**05/03/17**

3695 Lincoln Dr. – St. Regis Church – Ike's World Changers 5k Run

**05/17/17**

4108 W. Maple Rd. – Beau's Restaurant – Car Wash & Detail

**06/07/17**

2527 W. Maple Rd. – Pink Pump – Block Party

4108 W. Maple Rd. – Beau's Restaurant – Car Wash & Detail

1830 W. Square Lake Rd. – Muslim Unity Center – Religious Celebrations

**06/28/17**

1750 Saxon Dr. – Birmingham Country Club – SISCA swim finals

**07/19/17**

1340 W. Long Lake Rd. – Kirk in the Hills – All Church Picnic & Vacation Bible School

# Design Review Board Accomplishments ~ Continued

18

*(Special events continued)*

**08/02/17**

1751 S. Telegraph Rd. – Summit Sports – Outdoor and tent sale

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

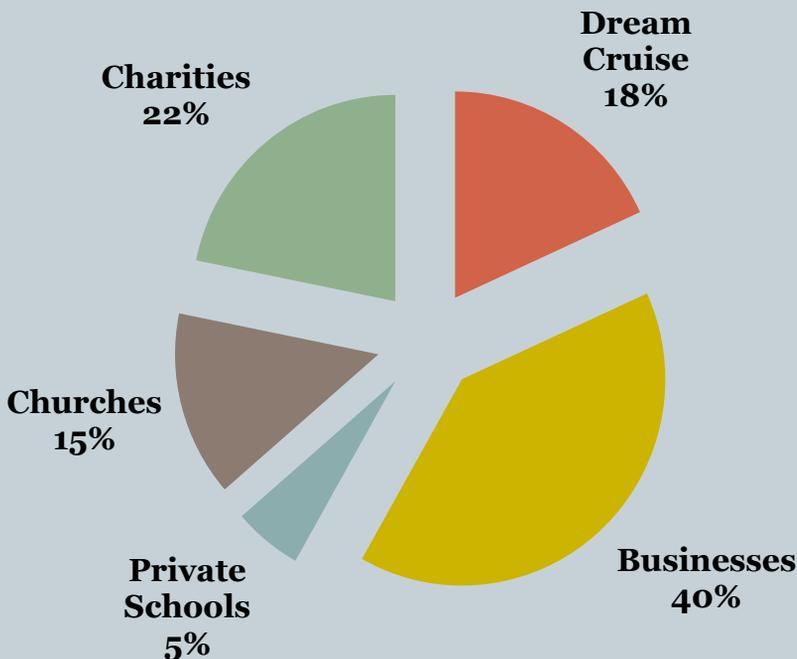
**09/06/17**

2067 S. Telegraph Rd. – Spirit Halloween – Temporary signage

**11/15/17**

2343 S. Telegraph Rd. – Costco Christmas Tree Sales

## 2017 Special Event Percentages



# Design Review Board Accomplishments ~ Continued

19

## Site Plan Review

**02/01/17**

Long Lake Rd. – Baron Estates Planned Unit Development

**03/15/17**

1765 S. Telegraph – Victory/Indian Motorcycles – Warehouse storage building

**4/5/17**

786 W. Square Lake Rd. and 2398-2448 Franklin Rd. – Sugarbush Center – Addition

**06/07/17**

2262 S. Telegraph Rd. – 5th Tavern Restaurant – Outdoor Seating

1440 W. Square Lake Rd. – Church of Bloomfield – Vestibule addition and interior alterations

**08/16/17**

1939-1969 Telegraph Rd. - Village at Bloomfield – Parking lots, landscaping and lighting

**9/20/17**

4065 W. Maple Rd. – Equinox Center Health Club – Parking lot, landscaping and fencing

**12/20/17**

7100 Lindenmere Dr. – Meadowlake Hills – Residential development



① FRONT ELEVATION  
1/8" = 1'-0"

# Design Review Board Accomplishments ~ Continued

20

## **Special Land Use Permits**

**04/5/17**

3584 W. Maple Rd. – Starbucks – Hours of operation

**06/7/17**

2262 S. Telegraph Rd. – 5th Tavern Restaurant – Class C liquor license for outdoor seating addition

1440 W. Square Lake Rd. – Church of Bloomfield – Place of worship in residential zoning

**08/02/17**

6500 Telegraph Rd. – Nino Salvaggio's – Retail package liquor at Bloomfield Plaza



**09/6/17**

2125 S. Telegraph Rd.- Cyclebar Fitness Facility – Hours of operation  
of operation

3500 W. Maple Rd. - SLT fitness facility – Hours of operation

**09/20/17**

4065 W. Maple Rd. – Equinox Center Health Club – Hours of operation

**10/11/17**

6565 Telegraph Rd. - Rebel Boxing Fitness – Hours of operation

**11/1/17**

1050 E. Square Lake Rd. – New Detroit Meeting Room on the campus of Sterling Academy South – Place of worship in residential zoning

# Design Review Board Accomplishments ~ Continued

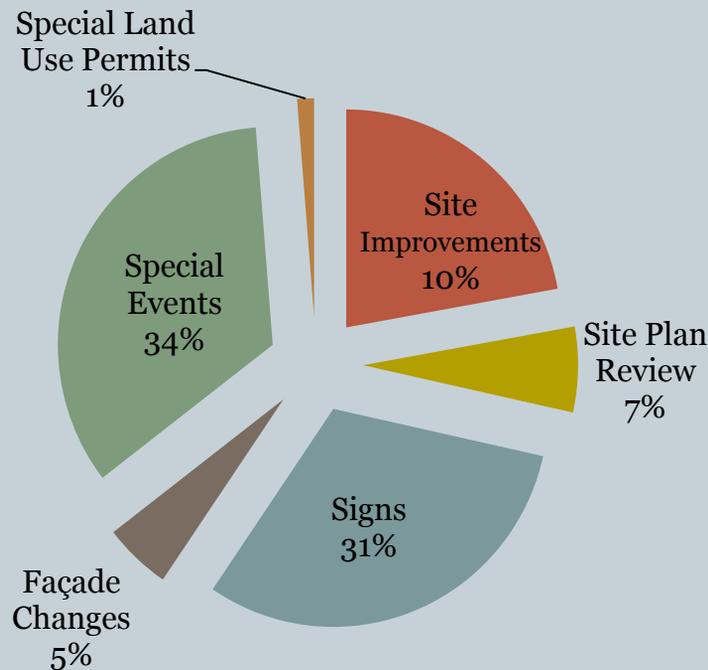
21

## Rezoning/Vacation

11/1/17

2500 W. Maple Rd. – Citizens Bank – Alley behind building

## 2017 Design Review Board Percentages



# Planning Commission Accomplishments

---

22

The following lists include submittals from January to December:

## **General Business**

**02/06/17**

Election of Officers

Draft 2016 Planning Annual Report

## **Public Hearings**

**03/20/17 & 05/01/17**

New Wireless Communications systems for Fibertech on 5 replacement DTE utility poles at various locations

**11/29/17**

Master Plan Amendment for the South Boulevard and Squirrel Road Study Area

**12/04/17**

Rezoning/Site Plan for Vacation of the Public Alley abutting 2500 W. Maple Road

## **Discussion Items**

**07/17/17 & 08/16/17**

Review of current Master Plan goals, objectives, and implementation strategies for South Boulevard and Squirrel Road by Planning Consultants

Giffels Webster

**09/18/17**

Presentation of Draft Proposed Master Plan Amendment by Planning Consultants

Giffels Webster.

**11/06/17 & 12/4/17**

Master Plan – 5 year Review

# Planning Commission Accomplishments ~ Continued

---

23

## **Special Land Use Review**

**11/06/17**

1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South

**04/19/17**

3584 W. Maple Rd. – Starbucks – Village Knoll Shopping Center – Hours of Operation

**06/19/17**

2262 Telegraph Rd. – Fifth Tavern – Addition to the outdoor seating area

1440 Square Lake Rd. – Church in Bloomfield – Place of worship

**09/19/17**

3650 W. Maple Rd. - SLT Fitness Facility – Village Knoll Shopping Center – Special Land Use Hours of operation

2125 S. Telegraph Rd. – Cyclebar Fitness Facility – Special Land Use Hours of operation

**10/2/17**

4065 Maple Rd. – Equinox Fitness Facility – Special Land Use Hours of operation

**10/16/17**

6565 Telegraph Rd. – Rebel Boxing – Maple-Telegraph Shopping Center - Hours of operation

**11/6/17**

1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South – Place of worship

## **Site Plan Review**

**02/06/17**

19-18-402-001 / Long Lake Rd. – Baron Estates Planned Unit Development

**03/20/17**

1765 S. Telegraph Rd. – Victory Indian Motorcycle – Warehouse storage building

# Planning Commission Accomplishments ~ Continued

---

24

*(Site Plan Review continued)*

**04/19/17**

2398-2448 Franklin Road and 786 W. Square Lake Road – postponed per the applicant's request.

**06/19/17**

2262 Telegraph Rd. – Fifth Tavern – Addition to the outdoor seating area

1440 Square Lake Rd. – Church in Bloomfield – Place of worship

**08/07/17**

6592 Telegraph Rd. – Nino Salvaggio – Retail Package Outlet

**08/16/17**

Village at Bloomfield – Internal Roads, Parking Lots, Landscaping and Lighting

(19-05-155-045,046,047 and 19-05-156-030,031)

**10/2/17**

4065 Maple Rd. – Equinox Fitness Facility – Parking lot, landscaping and fencing



**10/16/17**

6565 Telegraph Rd. – Rebel Boxing – Maple-Telegraph Shopping Center - Hours of operation

**11/6/17**

1050 E. Square Lake Rd. – Combined Site Plan Review for the New Detroit Meeting Room on the campus of Sterling Academy South





# Zoning Board of Appeals Accomplishments ~ Continued

---

27

*(02/14/17 continued)*

2719 Turtle Ridge – Dimensional request for disruption in the natural features setback and a new residence encroaching into the Natural Features setback.

1775 Schoenith Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard and encroaching into the side yard setback.



1917 Lone Pine Rd. – Permission requests for accessory structures, piers. Dimensional request for the piers located in a front yard.

2140 Yarmouth Rd. – Permission request for accessory structures, two illuminated and two non-illuminated columns.

6375 E. Surrey Rd. – Dimensional request for expanding an existing nonconforming structure, an addition, encroaching into the side yard setback.

5250 Brookdale Rd. – Dimensional request for disruption in the natural features setback.

1565 Lone Pine Rd. – Permission requests for accessory structure/use, dog run and landscape walls.

4412 Parklane Ct. – Dimensional request for expanding an existing nonconforming structure, an addition, encroaching into the front yard setback.

2960 Thedford Rd. – Permission requests for an accessory use/structure, an ice rink. Dimensional request for the ice rink to be located in the front yard.

7225 Lahser Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed located in the side yard.

19-18-402-001 – Permission requests for accessory structures, a sign with walls, piers, and a gazebo. Dimensional request for the sign exceeding 5 ft. in height and for the piers located in the front yard.

# Zoning Board of Appeals Accomplishments ~ Continued

28

**03/14/17**

2698 Turtle Ridge Dr. – Dimensional request for an in-ground pool, screen wall, and landscaping to encroach into the natural feature setback.

1622 Hunters Ridge Dr. – Dimensional request for a fence located in a front yard.

1750 Hamilton Dr. – Tabled at the applicant's request.

1765 Dell Rose Dr. – Dimensional request for an addition encroaching in the side yard setback.

439 N. Williamsbury Rd. – Dimensional request for expanding an existing nonconforming structure, additions, encroaching into the front and rear yard setbacks.

323 Yarmouth Rd. – Dimensional request for expanding an existing nonconforming structure, additions, encroaching into the side yard setbacks.

2740 S. Bradway Blvd. – Dimensional request for air conditioning units encroaching into the side yard setback.

1475 Tottenham Rd. – Permission requests for accessory structures, a tennis court and fire pit. Dimensional request for an 8 ft. high mesh fence.



3535 Burning Bush Rd. – Permission requests for an accessory structure, a fire pit.

338 S. Cranbrook Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to encroach in the rear and side yard setbacks.

5746 Sutters Ln. – Dimensional request for an invisible fence located in the front yard, secondary front and side yards, and encroaching into the side and rear setbacks.

1441 Lochridge Rd. – Dimensional request for the removal of a concrete racquetball court and restoring the area with sod in the natural feature setback.



# Zoning Board of Appeals Accomplishments ~ Continued

30

*(04/04/17 continued)*

1534 Sodon Lake Dr. – Permission request for an accessory structure, a play structure.

1455 Lochridge Rd. – Postponed at the applicants request.

7380 Saint Auburn Dr. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a fencing encroaching into the side and rear yard setbacks.



2811 S. Bradway Blvd. – Dimensional request for relocating a retaining wall exceeding 2 ft. within the setback.

1052 Rock Spring Rd. – Dimensional request for pool equipment encroaching into the side yard setback.

5360 Brookdale Rd. – Permission request for accessory structures, piers, a gate, a pool house, and garden walls. Dimensional request for an 18 ft. chimney, pool equipment located not immediately adjacent to the residence, and for piers with a gate in the front yard and encroaching into the natural features setback.

1490 Lochridge Rd. – Dimensional request for a new residence to encroach in the lakefront average setback.

5324 Van Ness Dr. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for a 6 ft. dog containment fence encroaching into the side yard and rear yard setbacks.

36700 Woodward Ave. – Dimensional request for the encroachments of a regulated use into the setback from a residentially zoned district.

6450 Telegraph Rd. – Dimensional request for a wall sign exceeding the permitted size, a logo exceeding 5% of the sign area and exceeding the height of the building.

# Zoning Board of Appeals Accomplishments Continued

31

**05/09/17**

1455 Lochridge Rd. – Dimensional request for a retaining wall, steps and landscaping exceeding the total height and encroaching into the natural feature and side yard setback.

1880 Long Lake Shore Dr. – Dimensional request for disruption in the natural features setback.

1774 Sunset Dr. – Permission request for accessory structures, a pergola and fireplace. Dimensional request for the pergola and fireplace to be located in the side yard.

626 Wattles Rd. – Permission request for an accessory structure, a detached garage. Dimensional request for the garage to exceed 14 ft. in height, encroach into the side yard setback and exceeding 50% of the existing ground floor of the main house.

2593 Pamela Ct. – Dimensional request for a 6 ft. fence located in the secondary front yard.

1772 Squirrel Valley Dr. – Permission request for accessory structures, three piers with landscape wall, fire pit and pergola.

1556 Island Ln. – Permission request for accessory structures, patio with glass sidewall/railing. Dimensional request for expanding an existing non-conforming structure, addition, encroaching in the front, secondary front and side yard and accessory use, patio, located in the secondary front yard.



529 Pineway Cir. – Dimensional request for a generator located in the side yard of a cluster development.

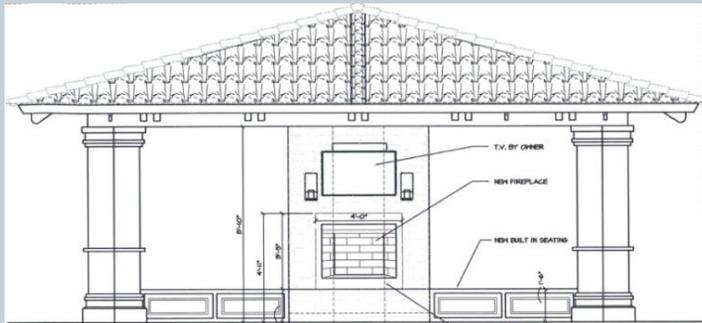
1670 Kirkway Ln. – Dimensional request for a driveway for a previously approved garage addition to encroach in the lake front setback.

# Zoning Board of Appeals Accomplishments ~ Continued

32

**06/13/17**

5645 Meadow Wood Ln. – Permission request for accessory structures, a cabana with fireplace.



291 Hupp Cross Rd. – Permission request for an accessory structure, a pergola.

1247 Twin Maples Ln. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for the fence to encroach into the rear yard setback and located in the secondary front yard.

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

3365 Morningview Terr. – Permission request for accessory structures, seat walls and piers. Dimensional request for the seat walls and piers to encroach into the rear yard setback.

2750 Turtle Bluff Dr. – Dimensional request for the pool equipment to be located in the secondary front yard, not immediately adjacent to the residential wall and to encroach into the side yard setback.

1988 Cragin Dr. – Dimensional request for the pool and fence to be located in the secondary front yard.

1085 Fox Chase Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.

2574 Ginger Ct. – Permission request for accessory structures, a pergola with fireplace.

6105 Westmoor Rd. – Permission request for accessory structure/use, dog containment fencing.

6245 Golfview Dr. – Permission request for accessory structures, a fireplace, seat walls and pier.

5541 Lakeview Dr. – Dimensional request for invisible fencing encroaching into the side and rear yard setbacks.

# Zoning Board of Appeals Accomplishments ~ Continued

33

*(06/13/17 continued)*

860 N Pemberton Rd. – Permission request for accessory structures, fireplace and fire pit.

7375 Parkstone Ln. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the side yard.

3698 South Blvd. – Permission request for an accessory structure, an above ground pool. Dimensional request for the above ground pool and pool equipment encroaching into the side yard setback, and pool equipment located not immediately adjacent to the residence.

3707 W. Maple Rd. – Dimensional request for two air conditioners located in the front yard.

**07/11/17**

3698 South Blvd. – Permission request for an accessory structure, an above ground pool. Dimensional request for the above ground pool and pool equipment encroaching into the side yard setback, and pool equipment located not immediately adjacent to the residence.

905 Lone Pine Rd. – Permission request for accessory structures, a shed and play structure. Dimensional request for the shed and play structure to encroach into the side and rear yard setbacks.



2258 Pine St. – Dimensional request for an air conditioner unit encroaching into the side yard setback.

838 W. Glengarry Cir. – Dimensional request for a second floor addition encroaching into the side yard setback.

2760 S. Bradway Blvd. – Permission request for accessory structures, piers. Dimensional request for the piers located in the front yard.

3335 Burning Bush Dr. – Permission request for an accessory structure, a gas fireplace.

# Zoning Board of Appeals Accomplishments ~ Continued

34

*(07/11/17 continued)*

244 S. Williamsbury Rd. – Dimensional request for an addition encroaching into the front yard setback.

1765 Dell Rose Dr. – Dimensional request for an attached garage encroaching into the side yard setback.

3828 Mystic Valley – Permission request for an accessory structure, a fountain. Dimensional request for the fountain to be located in the front yard.

4540 Lakeview Ct. – Dimensional request for an air conditioner unit to be located in the front yard.

3499 Franklin Rd. – Permission request for accessory structures, landscape walls and piers. Dimensional request for the landscape walls and piers to be located in the front yard.

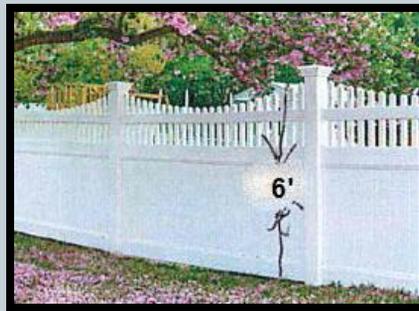
4515 Burnley Dr. – Dimensional request for a 6 ft. fence.

5095 Brookdale Rd. – Postponed per the applicant's request.

1288 Lenox Rd. – Permission request for an accessory structure, a hot tub. Dimensional request for the hot tub to be located in a side yard.

353 Eileen Dr. – Permission request for an accessory structure, a shed.

1580 Georgetown Pl. – Dimensional request for a 6 ft. fence located in the secondary front yard.



5151 Dianna Dr. – Permission request for an accessory structure, a pergola.

6772 Valley Spring Rd. – Permission request for accessory structures, a pergola and fountain. Dimensional request for the fountain to be located in a front yard.

2300 S. Telegraph Rd. – Dimensional request for secondary wall signs, for logos exceeding 5% of the sign area, and for a sign not located on the street side facade.

6450 Telegraph Rd. – Dimensional request for a secondary wall sign, for logos exceeding 5% of the sign area, and for a sign not located on the street side facade.

# Zoning Board of Appeals Accomplishments ~ Continued

35

*(07/11/17 continued)*

2262 Telegraph Rd. – Permission request for an accessory structure, a fireplace. Dimensional request for a pergola encroaching into the front yard setback, fireplaces located in the side and front yards and a ground sign encroaching into the front yard setbacks.

**08/08/17**

5095 Brookdale Rd. – Permission request for accessory structures, pergolas with arbors.



3405 S. Bradway Blvd. – Permission request for an accessory structure, a pergola. Dimensional request for a pergola to be located in the secondary front yard.

1591 Heronwood Ct. – Permission request for accessory structures, landscape walls, piers and waterfall. Dimensional request for landscape walls, piers and waterfall to be located in the secondary front yard.

Long Lake Shores #2 HOA, Bayou Dr. – Permission request for an accessory structure, a shed. Dimensional request for a shed without a principal building to encroach into the natural feature setback.

1880 Long Lake Shore Dr. – Dimensional request for a manifold, not immediately adjacent to the residential building and air compressor hoses encroaching into the natural features setback.

4120 Echo Rd. – Dimensional request for an air conditioner unit to be located not immediately to the residence.

7355 Chula Vista Ln. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment fencing to encroach in the rear yard setback.

4857 Dover Rd. – Permission request for accessory structure, a pool house. Dimensional request for a 18 ft. high pool house and for the pool equipment to be located not immediately to the residence.

# Zoning Board of Appeals Accomplishments ~ Continued

36

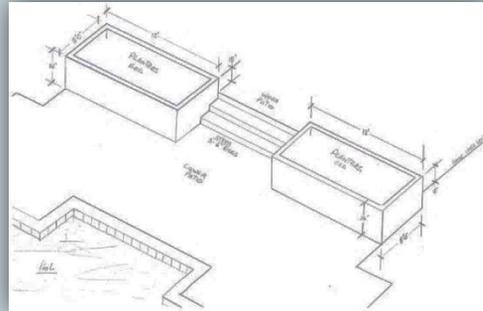
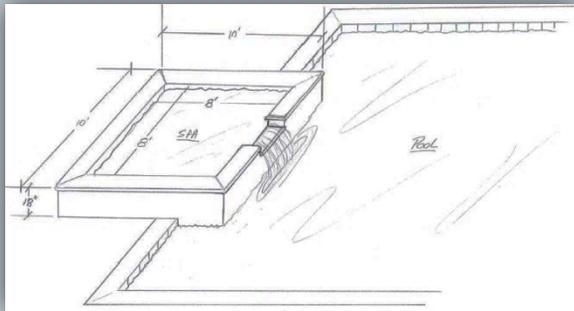
*(08/08/17 continued)*

2028 E Hammond Lake Dr. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment to encroach in the rear and side yard setback.

6854 Cedarbrook Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach in the rear and side yard setback.

1885 Hunters Ridge Dr. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to encroach in the rear yard setback.

945 W Harsdale Rd. – Permission request for accessory structures, spa and planter boxes. Dimensional request for the pool, spa, and planters located in the secondary front yard.



1485 Kirkway Rd. – Permission request for accessory structures, a screen wall, pizza oven and outdoor kitchenette. Dimensional request for the a screen wall, pizza oven and outdoor kitchenette to be located in a front yard.

26628 W 14 Mile Rd . – Permission request for an accessory structure, a pergola. Dimensional request for the retaining wall exceeding the maximum permitted height, and for walls exceeding the permitted 2 ft. height within 8 ft. of the property line.

3815 Burning Tree Dr. – Permission request for accessory structure/use, dog containment fencing. Dimensional request for the dog containment to encroach into the rear yard setback and located in the secondary frontage.

4520 Walnut Lake Rd . – Permission request for an accessory structure, a shed. Dimensional request for the shed encroaching into the rear yard setback.

2382 Klingensmith Rd. – Permission request for an accessory structure, a play structure. Dimensional request for the play structure to be located in the secondary front yard.

# Zoning Board of Appeals Accomplishments ~ Continued

---

37

*(08/08/17 continued)*

7225 Lahser Rd . – Permission request for an accessory structure, a shed.

W. Long Lake Rd. (19-18-402-001) – Permission request for an advertising sign for a subdivision under construction.

6592 Telegraph Rd . – Dimensional request for the four secondary wall signs, logos exceeding five percent of the sign area, and for two signs exceeding the permitted size, not located on the street side façade.

**09/12/17**

3732 Wabeek Lake Dr. E . – Permission request for accessory structures, a detached garage, piers, gate, and a fountain. Dimensional request for the detached garage, piers, gate, fountains, and a 6 ft. high fence to be located in the front yard, a detached garage in a side yard and for the accessory structures exceeding fifty percent of the main floor area of the home.

1525 Tottenham Rd. – Permission request for accessory structures, a kitchenette, a fire pit, and landscape walls.

1033 N. Glengarry Rd. – Dimensional request for an air conditioning unit located in the front yard.

864 Waddington Dr. – Permission request for accessory structures, landscape walls.

371 N. Williamsbury Rd. – Permission request for an accessory structure/use, a ice rink.  
Dimensional request for the ice rink to encroach into the rear yard setback.



# Zoning Board of Appeals Accomplishments ~ Continued

38

*(09/12/17 continued)*

1351 Fieldway Dr. – Dimensional request for an air conditioning unit encroaching into the side yard setback.

3403 Chickering Ln. – Dimensional request for enlarging an existing non-conforming structure, a garage addition, encroaching into the front yard setback.

7178 Lahser Rd. – Permission request for an accessory structure, a gas fire pit.

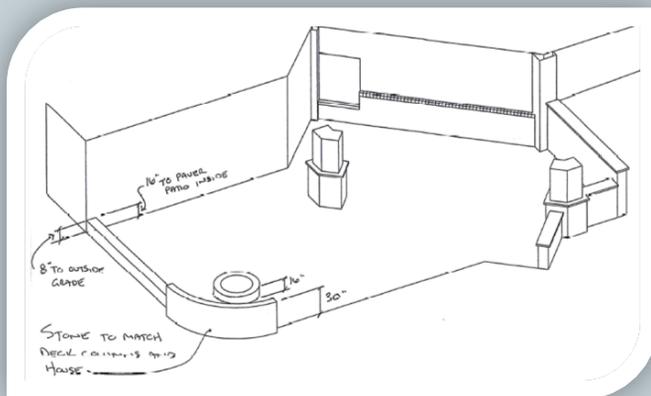
4920 Dryden – Permission request for an accessory structure, a gas fire pit.

7390 Old Mill Rd. – Permission request for an accessory structure, a shed. Dimensional request for the shed to be located in the secondary front yard.

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

383 Concord Pl. – Dimensional request for an air conditioning unit in a side yard of a cluster development and not screened in accordance with the ordinance.

6153 Dakota Cir. – Permission request for accessory structures, a gas fire pit, and landscape walls. Dimensional request for the landscape wall and gas fire pit encroaching into the side yard setback.



6311 Wing Lake Rd. – Dimensional request for a generator located in the secondary frontage and encroaching into the side yard back.

6380 Wing Lake Rd. – Dimensional request for expanding an existing non-conforming structure, a porch, encroaching into the front yard setback.

2915 Turtle Pond Ct. – Dimensional request for a generator encroaching into the side yard setback.

# Zoning Board of Appeals Accomplishments ~ Continued

39

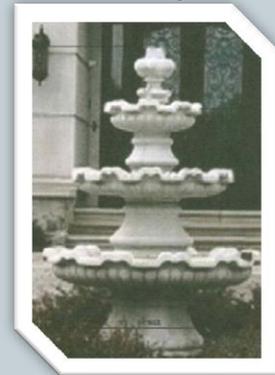
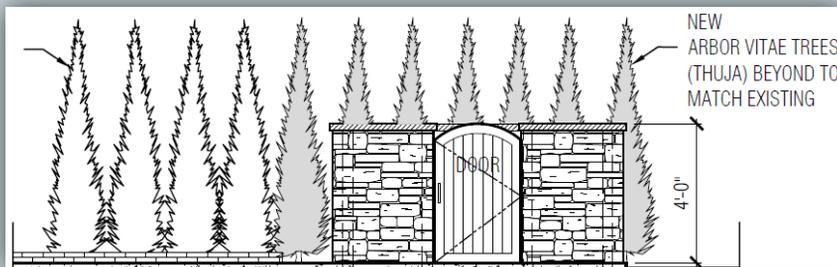
*(09/12/17 continued)*

2698 Turtle Ridge – Permission request for an accessory structure, a kitchenette.

6748 Vachon Dr. – Permission request for an accessory structure, a pergola.

5247 Clarendon Crest – Permission request for accessory structures, a masonry waste enclosure and fountain. Dimensional request for the enclosure located in the side yard, encroaching into the side yard setback and for the fountain to be located in the front yard.

2705 Warwick Dr. – Dimensional request for expanding an existing non-conforming structure, an addition, encroaching into the side yard setback.



**11/08/17**

275 Harrow Cir. – Dimensional request for a pool and pool fence located in the secondary frontage.

290 Harrow Cir. – Postponed at applicant's request.

130 N. Cranbrook Cross – Permission request for accessory structures, a fire pit, and kitchenette with a grill. Dimensional request for a fence to be located in the secondary front yard.

3370 Morningview Terr. – Dimensional request to enlarge an existing nonconforming structure, an addition, encroaching into the side yard setback.

3570 Middlebury Ln. – Permission request for an accessory structure/use, a dog containment fencing. Dimensional request for fence to encroach into the rear and side yard setbacks.

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

830 Highwood Dr. – Permission request for accessory structures, a fire table, landscape walls and a pergola.

1728 Bellwood Ct. – Permission request for accessory structures, a hot tub, piers, fire pit, landscape walls and a pergola.

# Zoning Board of Appeals Accomplishments ~ Continued

40

*(11/08/17 continued)*

7470 Greenwich Dr. – Permission request for accessory structures, a hot tub, piers, two gas fire pits, a wood burning fireplace, landscape walls and a kitchenette.



1988 Cragin Dr. – Permission request for an accessory structure, a gas fireplace. Dimensional request for the fireplace to be located in the secondary front yard.

4384 Charing Cross Rd. – Permission request for an proposed accessory structure, a sports court. Dimensional request for sports court to be located in the side yard.

1408 Sodon Lake Dr. – Permission request for an accessory structure, a sports court with a fence. Dimensional request for sport court with 10 ft. fence to be located in the secondary frontage.

4616 Private Lake Dr. – Permission request for an accessory structure, a sports court with a fence. Dimensional request for the fence exceeding 4 ft. with sports court to be located in the front yard.

342 Roanoke Dr. – Permission request for an accessory structure, a pergola.

6800 Franklin Rd. – Permission request for an accessory structure, a shed. Dimensional request for shed to be located in the secondary frontage.

7347 Wing Lake Rd. – Permission requests for accessory structures, a fire pit, a fireplace, kitchenette, piers, landscape walls and a pergola.

1195 Forest Ln. – Dimensional request to continue beekeeping on a parcel less than 40 acres.

843 Satterlee Rd. – Permission request for an accessory structure, a play structure.

612 Pine Valley Way – Permission request for an accessory structure, a hot tub. Dimensional request for the hot tub to be located in the side yard.

# Zoning Board of Appeals Accomplishments ~ Continued

41

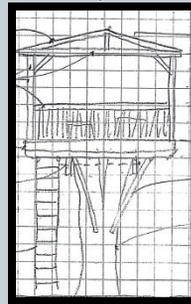
**11/14/17**

290 Harrow Cr. – Permission request for an accessory structure, a pergola. Dimensional request for the pergola to be located in the secondary frontage.

1968 Maplewood Ave. – Permission request for an accessory structure, a hot tub.

3580 Wooddale Ct. – Dimensional request for expanding an existing non-conforming structure, an addition, encroaching into the secondary front yard setback.

4466 Pine Tree Tr. – Permission request for an accessory structure, a tree house.



3431 Devon Brook Dr. – Permission request for an accessory structure, a shed.

3698 South Blvd. – Permission request for an accessory structure/use, dog containment fencing. Dimensional request for 6 ft. dog enclosure fence encroaching into the rear and side yard setbacks.

3710 Kirkway Rd. – Permission request for accessory structures, illuminated piers, two gates, and landscape walls. Dimensional request for illuminated piers, two gates, and landscape walls located in the front yard.

7415 Jackson Park Dr. – Permission request for accessory structures, a pergola, a landscape wall, and kitchenette.

1922 Foxfire Ct. – Permission request for an accessory structure, a pergola.

1880 Long Lake Shores – Dimensional request for a retaining wall exceeding 4 ft. in height.

2780 S. Telegraph Rd. – Permission request for an accessory structure, pigeon coop. Dimensional request for the coop encroaching into the side and rear yard setbacks and to allow farming activity on a parcel less than 40 acres.

1954 Sherwood Glen – Dimensional request for an air conditioner located in the front yard.

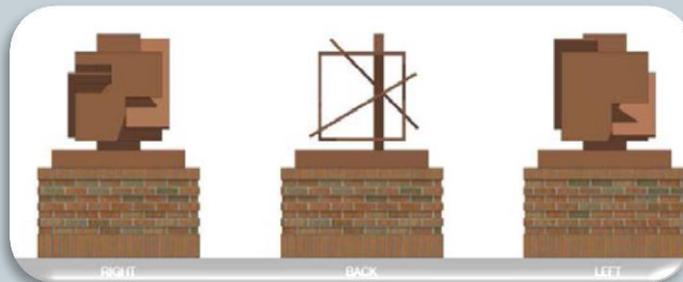
# Zoning Board of Appeals Accomplishments ~ Continued

42

*(11/14/17 continued)*

3955 Mt. Vernon – Permission request for accessory structures, a kitchenette, patio, landscape walls and piers, a gas fire feature with a waterfall, and a gas fire pit. Dimensional request for the kitchenette, patio, landscape walls and piers, a gas fire feature with a waterfall, and a gas fire pit to be in the secondary front yard, and expanding an existing non-conforming structure, an addition, encroaching into the secondary front yard setback.

1516/1518 Goddard Ct. – Permission request for an accessory structure, a sculpture. Dimensional request for the sculpture to be located in the front yard.



2845 Berkshire Dr. – Permission request for accessory structures, a wood burning fireplace, a kitchenette, and pergola.

3965 Quarton Rd. – Permission request for an accessory structure, a shed.

1000 Forest Ln. – Dimensional request for an air conditioner located in the front yard.

3544 Franklin Rd. – Dimensional request for a generator located in the front yard.

4830 Ardmore Dr. – Permission request for an accessory structure, a shed.

19-29-377-015 (adjacent to 6311 Wing Lake Rd.) – Permission request for accessory structures/uses, a patio, wood burning fire pit and fence with garden. Dimensional request for the patio, wood burning fire pit and fence with garden to be located on a lot without a principal use.

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

3395 Eastpointe Ln. – Permission request for accessory structures, a patio with a wood burning fire pit and seatwalls. Dimensional request for piers with gas fire-bowls, a kitchenette, a pergola and a gas fire pit encroaching into the natural features setback.

# Zoning Board of Appeals Accomplishments ~ Continued

43

**12/12/17**

4632 Chelsea Ln. – Postponed at the applicants request.

3774 Quarton Rd. – Permission request for an accessory structure, a fountain. Dimensional request foundation located in the front yard.

5462 Van Ness Dr. – Permission request for an accessory structure/use, dog containment. Dimensional request for dog containment enclosing side and front yard and extending into the front yard more than 5 ft. from the house.

6120 Westmoor Rd. – Permission request for an accessory structures, play structure and an chicken coop. Dimensional request farming activity on a parcel less than 40 acres.



340 N. Berkshire Rd. – Permission request for an accessory structure, a shed.

2640 Endsleigh Dr. – Dimensional request for an air conditioner encroaching into the side yard setback.

323 Yarmouth Rd. – Dimensional request for an air conditioner encroaching into the side yard setback.

217 Westwood Dr. – Dimensional requests for renovations to the front porch and expanding an existing non-conforming structure, sunroom, encroaching into the front yard and side yard setbacks.

1315 Porters Ln. – Permission request for accessory structures, illuminated piers, a hot tub and a wood burning fire pit. Dimensional request for piers to be located in the front yard.

720 Hawthorne Dr. – Permission request for an accessory structure, illuminated piers. Dimensional request for piers to be located in the front yard.

# Zoning Board of Appeals Accomplishments ~ Continued

---

44

*(12/12/17 continued)*

5441 Longmeadow Rd. – Permission request for accessory structures, a wood burning fire pit, a kitchenette, and a dog run with fence.

2926 Turtle Pond Ct. – Permission request for accessory structures, a hot tub and an illuminated sports court. Dimensional request for a pool with fencing, a hot tub and an illuminated sports court to be located in the secondary front yard.

4525 Charing Cross Rd. – Permission request for accessory structures, a landscape wall, detached garage and temporary storage POD. Dimensional request for wall to be located in the front yard, and a detached garage exceeding 14 ft. in height.



1085 Fox Chase Rd. – Permission request for accessory structures, illuminated piers. Dimensional request for illuminated piers located in the front yard.

6946 Cathedral Dr. – Permission request for accessory structures, a wood burning fire pit, and a landscape wall.

4780 Haddington Rd. – Permission request for an accessory structure, a pergola.

3611 W. Maple Rd. – Dimensional request for a wall sign with a logo exceeding 5% of the total sign area.

2105 S. Telegraph Rd. – Dimensional requests for two 32 sq. ft. multi-tenant ground signs encroaching into the setback.

2274 S. Telegraph Rd. – Dimensional request for a replacement wall sign to be a secondary sign to the existing ground sign.

# Lot Split

---

45

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

The Lot Split application, including survey information is first reviewed by the Planning Division and other Township Departments to confirm that it meets all Township Ordinance Requirements. Once all the information is reviewed, the application is forwarded to the Township Board of Trustees when involving property zoned single-family residential to hold a public hearing. For commercial properties, the Planning Commission holds a public hearing and provides a recommendation to the Township Board of Trustees. There was not any lot split applications in 2017.

## **Township Board Preliminary Plat request**

**01/23/17**

3355 Franklin Road. – Tentative Preliminary Plat Proposal for Replat of Part of Lot 6 of Supervisor's Plat of North Devon Acres - Denied

# Section 2 ~ Goals of 2017

---

46

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 2017

---

47

## **Ongoing Items**

Engaged Clearzoning, Inc. to assist with a health check-up of the Township's Zoning Ordinance to:

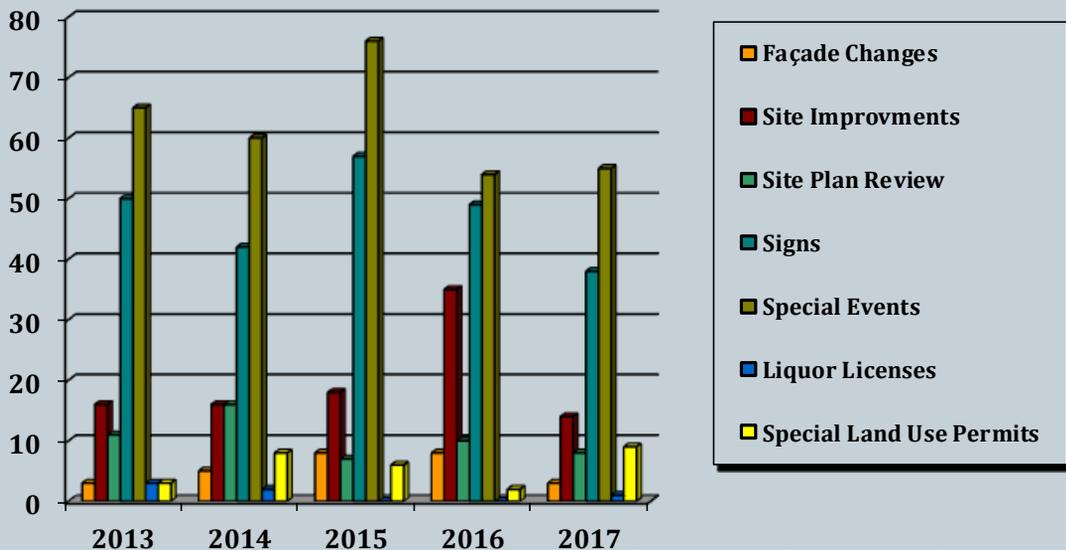
- Review the definitions to ensure they are current and reflect needs of today's residents and business owners.
- Review District intent statements to ensure they are descriptive in terms of the types of uses permitted.
- Review all District provisions in light of the Township's Master Plan to ensure they are in alignment.
- Review site standards to ensure they are adequately addressed and regulations are consistent.
- Assess how the Township's Ordinance reflects state law.
- Provide a summary report of strategies for updating the Zoning Ordinance to better implement the Master Plan, reflect current zoning trends, and meet state laws.

## **New Review Item**

When completed, review Clearzoning, Inc. summary report of Zoning Ordinance Health Check Up and make recommendations to the Township Board for implementation.

# Design Review Board Comparisons

48

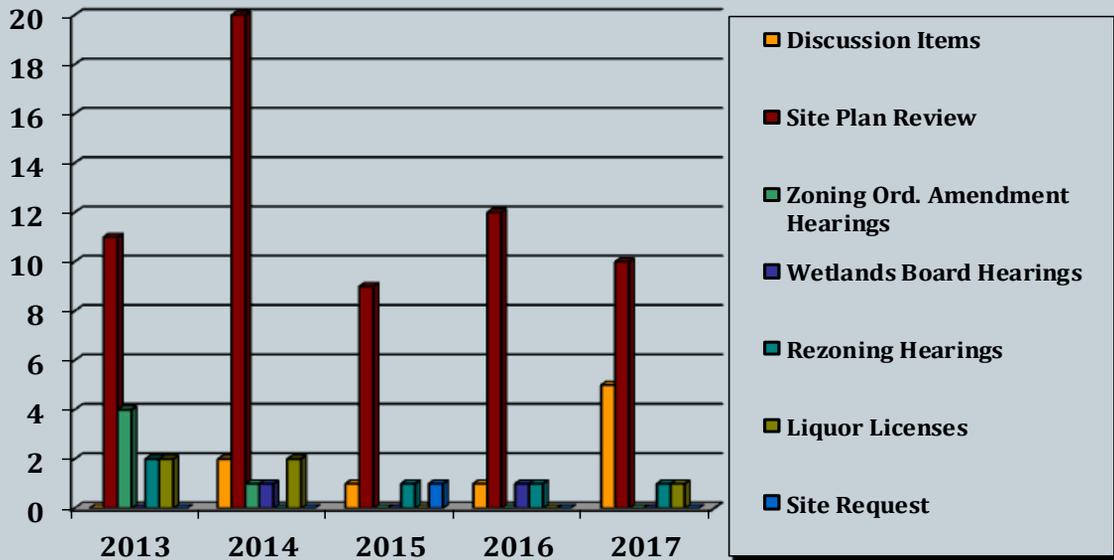


Design Review Board	2013	2014	2015	2016	2017
Façade Change	3	5	8	8	3
Site Improvements	16	16	18	35	14
Site Plan Review	11	16	7	10	8
Signs	50	42	57	49	38
Special Events	65*	60*	76*	54*	55*
Liquor Licenses	3	2	0	0	1
Special Land Use Permits	3	8	6	2	9
Rezoning/Vacation	0	0	0	0	1
Yearly Totals	161	149	172	158	129

\*Includes reoccurring or minor event permits.

# Planning Commission Comparisons

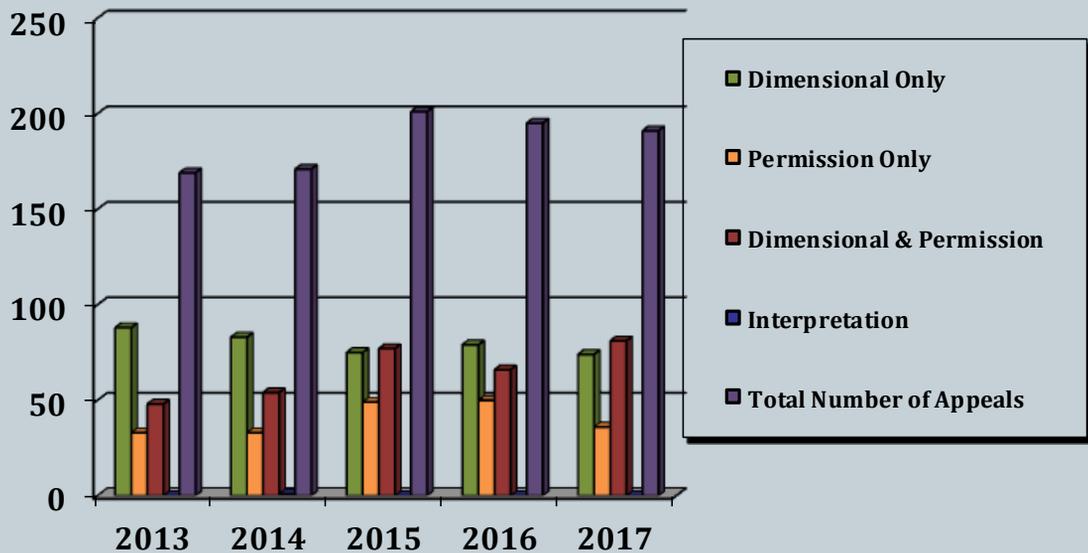
49



Planning Commission	2013	2014	2015	2016	2017
Discussion Items	0	2	1	1	5
Site Plan Review	11	20	9	12	10
<u>Public Hearings</u>					
Zoning Ord. Amendments	4	1	0	0	0
Master Plan Amendments	0	0	0	0	1
Wetlands Board Hearings	0	1	0	1	0
Rezoning Hearings	2	0	1	1	1
Liquor License Hearings	2	2	0	0	1
Utility Pole	0	0	1	1	2
Site Request	0	0	1	0	0
Yearly Totals	19	26	13	16	20

# Zoning Board of Appeals Comparisons

50

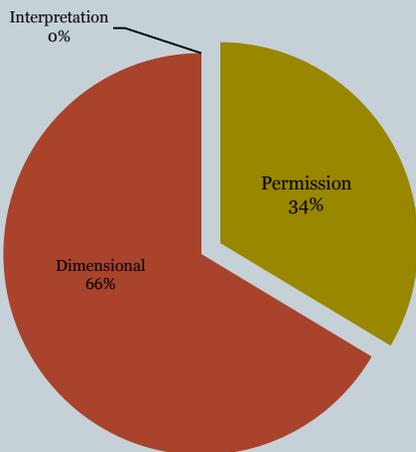
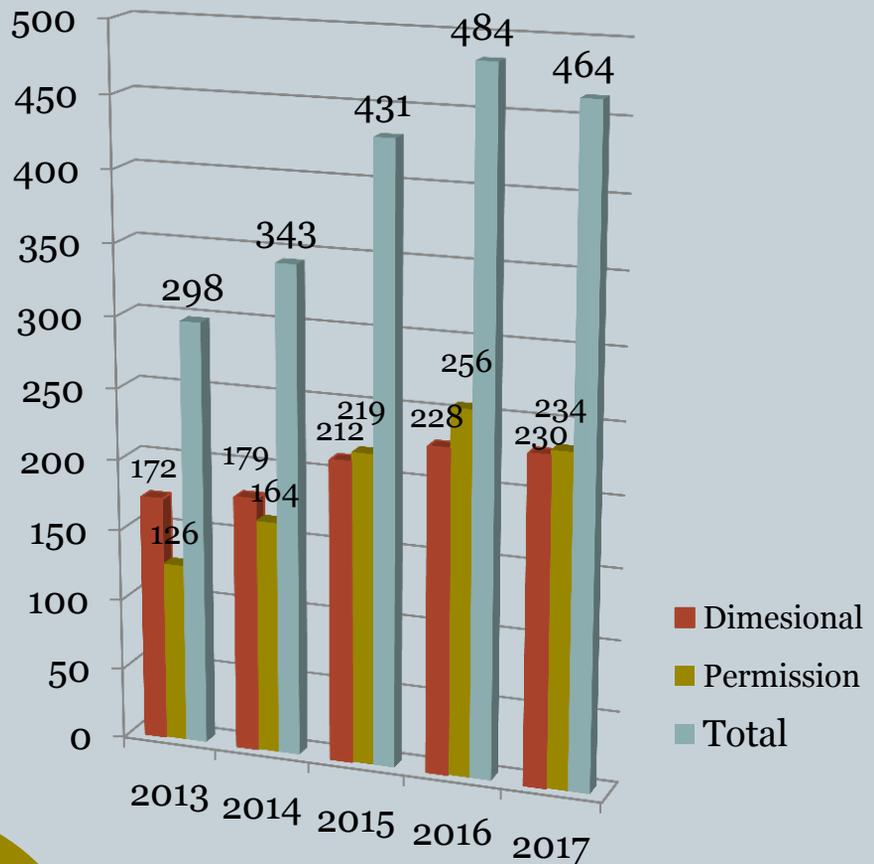


Zoning Board of Appeals	2013	2014	2015	2016	2017
Properties requesting Dimensional Variance	88	83	75	79	74
Properties Seeking Permission request	33	33	49	50	36
Properties requesting both Dimensional & Permission request	48	54	77	66	81
Interpretation requests	0	1	0	0	0
Number of requests on Agendas	169	171	201	195	191

# Zoning Board of Appeals Comparisons ~ Continued

51

## Number of Appeals Item



# Attendance Records 2017

52

<b>Design Review Board</b>	<b>1<sup>st</sup> Quarter</b>	<b>2<sup>nd</sup> Quarter</b>	<b>3<sup>rd</sup> Quarter</b>	<b>4<sup>th</sup> Quarter</b>	<b>Total</b>
Leo Savoie	5	6	3	6	20
Brian Kepes	5	6	4	5	20
Jan Roncelli	5	6	5	5	21
Dani Walsh – alternate	0	0	0	0	0
Neal Barnett - alternate	0	0	0	0	0

<b>Planning Commission / Wetland Board</b>	<b>1<sup>st</sup> Quarter</b>	<b>2<sup>nd</sup> Quarter</b>	<b>3<sup>rd</sup> Quarter</b>	<b>4<sup>th</sup> Quarter</b>	<b>Total</b>
Dr. Thomas Petinga	2	1	4	5	12
Jeff Salz	2	3	3	5	13
Neal Barnett	2	2	4	5	13
Richard Mintz	2	3	4	5	14
Richard Atto	2	3	4	4	13
Bruce Selik	1	3	4	5	13
Lisa Seneker	1	1	2	3	7

# Attendance Records 2017 ~ Continued

53

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	2	3	3	3	11
David Buckley	3	2	2	3	10
James Aldrich	2	2	3	2	9
Lisa Seneker	2	1	1	1	5
Brian Henry	2	2	2	3	9
Carol Rosati	2	3	3	3	11
Tracy Leone	3	3	3	2	11
Claudine Bacher-alternate	1	2	3	2	8
Pamela Williams-alternate	3	0	0	0	3
Jocelyn Giangrande-alternate	0	0	1	0	1