

AGENDA

ENVIRONMENTAL COMMISSION PUBLIC HEARING
CHARTER TOWNSHIP OF WEST BLOOMFIELD
TOWNSHIP BOARD ROOM
4550 WALNUT LAKE ROAD

WEDNESDAY, JANUARY 16, 2019 – 6:30 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENT
- VI. PUBLIC HEARING

A. OLD BUSINESS

ITEM #1 CASE #PWT18-2263 WOODCLIFF ON THE LAKE

Parcel: Sidwell #18-22-151-005

Location: N/A, Woodcliff on the Lake Condominiums

Applicant: Woodcliff on the Lake Condominium Association

ITEM #2 CASE #PWT18-2232 HWIER (REQUEST TO TABLE)

Parcel: Lot 34, Zox Lakeside Park

Sidwell #18-03-186-006

Location: 4475 Linwood Street

Applicant: Manhal Hwier

B. NEW BUSINESS

ITEM #3 CASE #PWD18-0358 CHERRY HILL

Parcel: Acreage Parcels, Section 20

Sidwell #18-20-226-003 and Sidwell #18-20-226-004

Location: N/A Landing Drive

Applicant: Jeff Dotson – Jeff William Construction

ITEM #4 CASE #PWT18-2269 ROBERTS

Parcel: Lot 349, Herndon's Walnut Lake Estates

Sidwell #18-24-476-026

Location: 5430 Putnam Drive

Applicant: American Marine Shore Control on behalf of Gary Roberts

C. OTHER BUSINESS

None

VII. APPROVAL OF MINUTES

None

VII. ADJOURNMENT

Note: Individuals with disabilities needing services to participate in the meeting may contact the Township Clerk at (248) 451-4800 or the Development Services Department at (248) 451-4818 requesting necessary assistance.

WOODLAND PREAMBLE AND STATEMENT OF PURPOSE

West Bloomfield Township's Woodland Ordinance is unique in that the focus of the ordinance is not intended to protect trees in general but to protect woodland systems: these include trees, other woody plants, and various other forms of under-story plants. The ordinance was written by and for the mutual benefit of the citizens of West Bloomfield Township.

The focus of the ordinance is on woodlands systems because woodland systems are important to the well-being of the entire West Bloomfield community. Our woodlands provide natural beauty for human observation and recreation and for the habitat of numerous species of plants and animals. The woodlands also provide for copious CO₂ absorption and O₂ generation. They aid in noise control, wind buffering, air and water filtration, top- and subsoil erosion control, and numerous other, life-enhancing natural processes.

The duty of the Woodland Review Board (the board) is to ensure that residential and commercial development activities in West Bloomfield Township meet both the spirit and intent of the provisions of the ordinance we have adopted. To do this, the board conducts public meetings and hearings; conducts "on-site" visits and inspections for specific, ordinance-related property evaluations; meets with other township boards, officials, and individuals; and provides a forum for any and all residents who have concerns with the implementation and administration of the ordinance. We are all here tonight to conduct that business.