



City of Bloomfield Hills
45 E. Long Lake Road
Bloomfield Hills, Michigan 48304-2322
Phone (248) 644-1520 Fax (248)644-4813
www.bloomfieldhillsmi.net

Planning Commission

Natural Features Application

1. Identification

Project Name _____
Applicant Name _____
Address _____
City/State/Zip _____
Phone () _____ Fax () _____
Email Address _____
Interest in the Property (e.g. fee simple, land option, etc.) _____

Property Owner (if other than applicant) _____
Address _____
City/State/Zip _____
Phone () _____ Fax () _____
Email Address _____

2. Property Information

Property Street Address _____
Permanent Parcel Number _____
Legal Description of Property

Zoning District _____
Area _____ Width _____ Depth _____
Current Use(s) _____
Zoning District of Adjacent Properties to the:
North _____ South _____ East _____ West _____



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3. Application Procedure. The completed application, with all elements to be turned in to the City Clerk to commence the review process, shall include all of the following information:

NOTE: Partial sets will not be accepted for submittal.

- Site Plan.** A completed site plan for proposed development and property, if required.
- Application Form and Fees.** A completed application form and an application fee are required with the initial submittal. (Application Fee - \$500.00, Basic Escrow Deposit - \$750.00. Escrow is subject to increase depending on complexity of the project.)
- Response to Criteria.** A completed written response to the review criteria described in the applicable Sections 5, 6 and 7 of this application.
- Proof of Ownership.** Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, i.e., copy of deed. (A copy of the tax bill is **not** sufficient proof of ownership.)
- Copies.** At the time of initial submittal four (4) folded copies of Plans that comply with the above criteria to the City Clerk twenty-one (21) days prior to the Planning Commission meeting. At the time of final submittal, fifteen (15) sets of 11" x 17" plans are required.
- CD.** Electronic versions of the overall site plan, building elevation drawings, landscape plan, and any other applicable sheets of the submittal shall be provided in PDF format on a CD.

I, _____ (applicant),
do hereby swear that the information given herein is true and correct.

Signature of Applicant	Date	Printed Name of Applicant
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Signature of Property Owner (if different)	Date	Printed Name of Property Owner (if different)
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I, _____ (property owner), hereby give permission for City of Bloomfield Hills officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

FOR CITY USE ONLY: Application No. _____
Applicant Name: _____
Received By: _____
Date: _____ Time: _____

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- 4. Type of Request.** Please check the type of request you are applying for. If you are uncertain which request you are applying for, contact LSL Planning, the City's Planning Consultant.

Request Type (place a checkmark by all applicable requests)		Complete Additional Application Section
<input type="checkbox"/>	Wetlands Preservation	5.
<input type="checkbox"/>	Natural Features Setback	6.
<input type="checkbox"/>	Floodplain Regulations	7.

Please describe your request, in general:

- 5. Wetlands Preservation.** The completed submittal for the development of a property within a regulated wetland shall be in accordance with the following information:

- a. **Defined.** A wetland is a land characterized by the presence of water or a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp or marsh. A wetland must be 2 acres, or more, in size, including the area of any contiguous inland lake, pond, river or stream. If the land area is less than 2 acres in size, it may nonetheless be considered a wetland if it is determined that the protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the owner of the property has been so notified.



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- b. **Applicability.** All activity within a wetland must comply with Chapter 25 Wetlands Preservation of the City of Bloomfield Hills Code of Ordinances.
- c. **Permit.** An application for a City permit must be completed in accordance with Chapter 25 Wetlands Preservation of the City of Bloomfield Hills Code of Ordinances. A site plan must be submitted as part of the permit. Issuance of a City permit shall not relieve a property owner from obtaining a permit from the Michigan Department of Environmental Quality and/or from the Army Corps of Engineers or other agency, if required.
- d. **Review Criteria.** In arriving at a determination with respect to the issuance of a permit under this chapter, the city manager or the city manager's and/or the wetlands commission shall take into consideration at least the following standards and criteria:
 1. A permit shall be issued only if the proposed project or activity is clearly in the public interest, and is otherwise lawful in all respects.
 2. In determining whether the activity is in the public interest, the benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the activity, taking into consideration the local, state and national concern for the protection and preservation of natural resources from pollution, impairment and/or destruction. If, as a result of such a balancing, there remains a debatable question whether the proposed project and/or activity is clearly in the public interest, a permit shall not be issued. The following general criteria shall be applied in undertaking this balancing test:
 - (a) The relative extent of the public and private need for the proposed activity.
 - (b) The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
 - (c) The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the wetland provides.
 - (d) The probable impact of the proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.
 - (e) The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or fish or wildlife.
 - (f) The size and quality of the wetland being considered.
 - (g) The amount and quality of remaining wetland in the area.
 - (h) Proximity to any waterway.
 - (i) Economic value, both public and private, of the proposed land change to the general area.
 - (j) The necessity for the proposed project.
 3. A permit shall not be issued unless it is shown that:
 - (a) An unreasonable disruption of aquatic resources will not result;
 - (b) The proposed activity is primarily dependent upon being located in the wetland; and
 - (c) A feasible and prudent alternative does not exist.
 4. The manner in which the activity is proposed to be undertaken will result in the minimum negative impact upon the wetland and attendant natural resources under all of the circumstances.



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- 6. Natural Features Setback.** The completed submittal for the development of a property with natural features shall be in accordance with the following information:
- a. **Defined.** The natural feature setback shall be an area or feature with boundaries and limitations determined in accordance with the standards and provisions in this section in relation to respective types of natural features (a wetland as defined in the city wetlands ordinance, and shall mean a watercourse, including a lake, pond, river, stream, or creek).
 - b. **Applicability.** The natural features setback applies during the review of plans submitted for authorization to develop property or otherwise undertake an operation in or on, or adjacent to, a natural feature. All activity within the natural features setback must comply with Section 24-249 of the City of Bloomfield Hills Zoning Ordinance.
 - c. **Setbacks.** Unless otherwise determined by the City, a 25 foot setback is required from the boundary or edge of a wetland, or from the ordinary high water mark of a watercourse.
 - d. **Review Criteria.** The planning commission may permit construction or operations that are in the public interest within the natural features setback in accordance with the following criteria:
 1. The relative extent of the public and private need for the proposed activity.
 2. The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
 3. The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the natural feature and/or natural feature setback provides.
 4. The probable impact of the proposed construction and/or operation in relation to the cumulative effect created by other existing and anticipated activities in the natural feature to be protected.
 5. The probable impact on recognized historic, cultural, scenic, ecological, or recreational values, and on fish, wildlife and the public health.
 6. The size and quantity of the natural feature setback being considered.
 7. The amount and quantity of the remaining natural feature setback.
 8. Proximity of the proposed construction and/or operation in relation to the natural feature, taking into consideration the degree of slope, general topography in the area, soil type and the nature of the natural feature to be protected.
 9. Economic value, both public and private, of the proposed construction and/or operation, and economic value, both public and private, if the proposed construction and/or operation were not permitted.
 10. The necessity for the proposed construction and/or operation.



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- 7. Floodplain Regulations.** The completed submittal for the development of a property within the floodplain shall be in accordance with the following information:
- a. **Defined.** A floodplain (*flood hazard area*) is land, which on the basis of available information, would be subject to inundation during a base flood event.
 - b. **Development Regulations.** There shall be no development permitted within a floodplain area unless in accordance with Chapter 7 Floodplain Regulations of the City of Bloomfield Hills Code of Ordinances. A site plan must be submitted as part of the application.
 - c. **Review Criteria.** The city commission approves applications for any development within a floodplain in accordance with Chapter 7 Floodplain Regulations of the City of Bloomfield Hills Code of Ordinances.