

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – September 13, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, September 13, 2023 at 4:00 p.m., in the Conference Room of the Leo Snage Public Services Building at 12200 Beech Daly Road, Redford, Michigan. The meeting was called to order by Sean Griffin.

ROLL CALL:	Sean Griffin, Chairman	Present
	David Allen, Secretary	Present
	Michael Dennis, Director of Public Services	Present
	Jeff Corbin, Building Department Superintendent	Present
	AJ Thomas, Fire Inspector	Present

MINUTES FOR APPROVAL: August 23, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0084	Beyond Jordan Nails & Spa 8873 Wormer	R-1	New Occupancy

Tonya Rice. She is looking to get approval to put a nail salon in her garage. Mr. Griffin that is a little unique, so he is just curious, why in your garage, not a building? Ms. Rice less money for ventilation. Mr. Griffin what type of nails would you be doing; Ms. Rice gel nails, manicures, pedicures. Mr. Griffin how would you prepare a garage for a nail salon? Ms. Rice looking at her pictures, of course you have to open up the garage, then you have the stations, pedicure would be towards the back. Looking forward toward the house on the left side would be the entrance, looking to put a door there in between the 2 windows on the side of the garage, so that would be the main door entrance besides the actual garage door. Photos displayed. Mr. Griffin you would put a man-door in between those 2 windows; Ms. Rice yes, on the side. Mr. Griffin would you pour a concrete sidewalk to that door, he sees grass there; Ms. Rice it is grass there. Not necessarily, it would be a walkway. She can put a sidewalk there if need be or stones. Mr. Griffin generally speaking a door that is an entrance that will be used has to have a hard surface, so stones are not a hard surface. Mr. Griffin the garage door would be closed for this; are you insulating & drywalling inside your garage at all? Ms. Rice yes, all that will be installed. Mr. Griffin what about lighting changes, what would you have to do. He is assuming you would need some new lights, more lights. Ms. Rice yes, lighting will be added in there. She would have a switch to have half the garage on & half the garage off. Mr. Corbin switch control lighting. Mr. Griffin what about heat; Ms. Rice heater. Mr. Griffin what type of heater; Ms. Rice the ones for that space. Mr. Griffin a furnace with ductwork, a split unit; Ms. Rice portable heaters. Mr. Griffin kerosene, electric; Ms. Rice not kerosene, electric. Mr. Griffin what about ventilation; Ms. Rice she can cut thru the windows, you have the actual big entrance to the garage door. Most of her ventilation she has the air filters stationed in the salon (no photo of those). Mr. Griffin what about a restroom for a business; Ms. Rice no restroom, unless you have access to the home. Mr. Griffin businesses require a restroom and obviously they require a handicapped restroom if it's a business. Speaking of restrooms, what about water? Ms. Rice has a portable sink.

Mr. Griffin with a separate holding tank; Ms. Rice yes. She has 2 units, 1 to put the dirty & 1 for clean water.

Mr. Allen how many clientele do you plan on having; Ms. Rice very small, just a few friends.

Mr. Dennis says Mr. Griffin brought up about the walkway. What are your hours that you are taking about having your business open; Ms. Rice in the evening after 4 and then on the weekends, 8-4 or 9-4 Saturday, no Sundays, so during the week evenings. Mr. Dennis so when you are doing nails, you will have your garage door open the whole time, 30 degrees outside. Ms. Rice not necessarily, she doesn't have to have it open the whole time because she will have the side door there. Mr. Dennis ok, but you are going to leave your side door open then; Ms. Rice ok. Mr. Dennis his issue is she is going to have heaters in there where you are supposed to have ventilation, to him that is a flammable issue right there, because you are having portable heaters where you are doing nails & it's not going anywhere because you are not having a ventilation system. So if your friends come over & say let's go do our nails, it's still 30 degrees out, let's shut the door because it's cold out & have our heaters on & Kaboom! It's a very unsafe work environment. What are you going to be doing with all the contents in the garage; it's a garage, not a working area. Ms. Rice right, but she is building it for a working area. Mr. Dennis so what are you going to do with all your contents; the garage is full, where are you going to put it all? Ms. Rice is going to have a divider, she is going to have storage, enclosed units for extra gloves or towels, etc. It is not just going to be exposed out. There are enclosed units that they will be . . . Mr. Griffin believes the question is the stuff that is normally in a garage, yard furniture, lawn mower, snow blower, where is that going to be? Ms. Rice that's all coming out; she can store that in the back of the garage. Mr. Dennis you mean outside? You are going to have to have that closed, your neighbors aren't going to want to look at your lawn mower, snow blower, shovels, everything sitting on the backside. So you are going to have all your contents behind your garage facing your neighbor's house now. And they are going to be looking at all of your contents behind your garage, sitting outside. Ms. Rice does that matter? Mr. Dennis yeah, it matters. Neighbors don't want to be looking at it, that's why you have a garage. Mr. Corbin any yard equipment, per our ordinance, has to be stored in a shed or garage. It can't be out just open in the yard. Ms. Rice if she puts a shed back there. Mr. Dennis to put a shed, you have to have ratwalls. But he has major cold concerns. If it's chilly out, you are not going to have the doors or windows open, and you are sitting inside a garage with the ventilation going nowhere. It is not following the meaning of our codes, safety for your health, safety for the structure, things of that nature, that's why we require ventilation. Ms. Rice the purpose of the air filters is to absorb the particles in the air. Mr. Griffin you are speaking of the air filters that sit over the station when he is here getting a pedicure, right. Ms. Rice no. She is talking about a stand-alone system that sits. Mr. Griffin is going to move that they table this; he will let Mr. Corbin speak, but he would like to send this to our consultant about the use of a storage structure as a business.

Mr. Corbin so basically one of the things that you are dealing with, anytime you have human occupants occupying a space you, you performing a service, you have to have hot running water. So that means you have a hot water tank; Ms. Rice that portable sink does have hot water. Mr. Corbin the thing you need would be running hot water. You are going to end up needing the flatwork to the garage for the walkway. You're going to have proper permanent heat for the occupants; you can't use space heaters in the garage. They are not rated to do that. Ms. Rice not a space heater; they have kerosene. Mr. Corbin no they don't; they have regular electric space heaters, but you have to have permanent in-place heating because what's happening is the other problems you have with converting that building, now you have eliminated what the primary use of the property is. Let's say in the future you sell the house, you would have to de-commission everything in there in order for that to be, based on your assessment for the Assessor's office, now you no longer have a garage. You are allowed to have certain home occupations but now you are taking R-1 and converting it into a C-2. That's zoning, commercial. When he is looking at the sketch, it appears you are going to full on make the garage a fully operational place and then you are going to run into a problem with the ADA with the bathroom. So you have got a few hurdles that he doesn't think they will be able to move forward today with giving you an answer. They are going to have to give it to a consultant to answer some of these questions. And also you are going to have to bring major power out to your garage, unless you got a service already out there. The outlets in there won't support it. A typical garage built in the time your garage was built was only a 15amp circuit. Ms. Rice oh yes, that's not a problem. Mr. Corbin so you have quite a few things that we have to address. Some of

the things that we are going to need from you to give to our consultant, checklist of things, your typical load of people, how many days a week, how many hours. Ms. Rice outside of what she has given? Mr. Corbin you were saying just a couple of friends but based on the design that is not like a relative or a quick friend here. This drawing depicts a flow of people. Also we need a plan of parking because although you are on a residential street, you have got to be considerate of your neighbors. He thinks the problem she is going to have is when you get 4 or 5 people & they are just sitting there & then what happens when they go out front, they congregate & compliment each other on the work. Now you've got a problem with people hanging around in front of somebody's house. Ms. Rice that would be her driveway in the front of her own personal house. Mr. Dennis it is a single driveway. Ms. Rice when you go so far up, you can get 2 cars; of course, her cars. Mr. Corbin so you are aware they are not going to park on the street; Ms. Rice you can get 1 car in front. Mr. Griffin so her driveway will hold her 2 cars, maybe 1 more, and you can park in front of your house. But your drawing you sent us shows 6 people waiting here, so it automatically sparked him to think you are going to have 6 people in there at times, 6 vehicles plus your 2 which is 8. Ms. Rice oh no. Mr. Griffin that is where he is going with that. Ms. Rice yes but not at one time. Mr. Griffin but you gave us, that's what it is telling us. He understands what she is saying, but he is looking at this, she is going to be in there working, they got another car at home, 6 people waiting plus the one you are working on, that would be 7 people in reality; that is how he is looking at this. Mr. Dennis we do have a section 3.25 under Home Occupations, one of them is about traffic. You actually cannot exceed at all the normal expected. So actually you are not really supposed to have any cars there. Ms. Rice you can't have guests, you can't have parties? Mr. Dennis "greater volume that would normally be expected in a residential neighborhood". So what you are doing is, let's say you have 4 people, that right there exceeds the amount of a residential neighborhood because you have your own 2 cars and now you are going to be throwing people coming in & out all the time. That exceeds this under home occupations, because it is a residential neighborhood. It's different if it's a commercial area, you have a parking lot. You don't have a parking lot. Mr. Corbin we could probably help you find a small building, which the cost it would take you to convert this, he thinks she would do better to find a small building cuz there is one on Joy Road & Dale that's available. That has a parking lot; it's a tad bigger than your garage and he thinks that would be a good location for her. He can put her in touch with Tony. He thinks that would be better suited for her because the cost & the hurdles it would take to get this to happen, he thinks it would be cost effective for her & he would even show her the building. Ms. Rice even if she did get the permission, if she so happened to move, she would have to tear it back down to where it would be . . . Mr. Corbin a garage. Ms. Rice is not putting anything that is stationary where it can't be portable, except for the installation. And you can still store 2 buildings in there so she doesn't understand why she has to tear something down. Mr. Corbin once you start having a building, now you have to make those walls, the one that is closest to your neighbor, fire-rated (shows on photo). In the event of a fire or a loss, our job is to ensure that the property fire doesn't spread to the adjacent property next door (photos displayed). You have got a garage behind you; you will be required to make those walls 5/8 drywall to keep the fire from spreading to the adjacent properties. Ms. Rice it would be the correct drywall for the install, right? Mr. Corbin didn't you just say you were going to put insulation or are you going to finish the garage? Ms. Rice yes, she is going to drywall, insulation & put the walls in for the garage. She doesn't understand about if she moves. Mr. Corbin the drywall can stay. At this point, he can tell her today we won't be able to make a forward decision on an answer; we are going to have to give it to our planners. We are going to need you to provide a very, very constructed definitive drawing of your actions. Explains further when we have to send it to our planner, we have to have it somewhat formal. He is making his decisions largely based off of accuracy of what you are doing. He is going to want to know the size of the door, what type of drywall you are going to use, the rating of the insulation; it is literally going to be a diagram of what it is. Further explaining; discussion.

Inspector Thomas most of it is covered but he wants to point out too that if this get approved, you are going to lose this as storage space. Every time the public comes in here, it has to look like that drawing where it is open & you are going to have to find somewhere else for all the stuff in here because it is not going to be able to be both a garage & a place where public can come comfortably get their nails done and still offer egress & all the other stuff. Keep in mind if this does go thru, it is going to be a commercial property.

Mr. Griffin at this time he would entrain a motion to table for now for more information & we can do some research. He thinks we have enough information to send to the consultant; we may call & ask for more information because he will probably have more questions for us.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table the applicant at 8873 Wormer so we can provide information to our consultant for feedback on the applicant's request. All ayes. Motion carried.

Mr. Griffin what that means is we don't have enough information to give an answer because there is a commercial business going to be in a residential area that is out of the norm. He would like to send that to our consultant & get his opinion. Meanwhile you may hear from Mr. Corbin, he may want to ask more questions. When he comes back, we can let you know & we can finish this process. Discussion. Mr. Dennis the thing is you are putting a commercial business in an R-1 district and that is a problem. Your neighbors might not want to hear what's going on at 9pm. If you are doing nails at 8pm, people are home & getting ready to wind down for the night. And if you are having business with people coming in & out, that is a big issue too because you are in a residential neighborhood. Mr. Corbin there was a lady doing hair in the basement and the neighbors were all upset because they were parking in front of their house. Even though it's a Wayne County roadway, it became an issue. Mr. Griffin this is not the normal thing for us; explains again. Let us do our homework & we can get back to you. But like Mr. Corbin said, there are plenty of places in the Township that are smaller that might fit your needs. She will have to come back to another meeting. Ms. Rice thank you for your time. Mr. Griffin thank you.

DISCUSSION:

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of August 23, 2023 meeting. All ayes. Motion carried.

There being no further business to come before the Site Committee, **Mr. Dennis made a motion, supported by Mr. Allen, to adjourn the meeting.** All ayes. Meeting adjourned.

Respectfully submitted,

David Allen, Secretary

Note: As a general rule, the Site Committee members make on-site inspections of the properties placed on that week's agenda prior to their first meeting. Occasionally a re-inspection is required due to information supplied by the applicant at the meeting.

Recorded by: Lee Dodd