

**MINUTES**  
**Charter Township of Redford**  
**PLANNING COMMISSION MEETING**  
**September 7, 2023**

**LOCATION:** 15145 Beech Daly, Town Hall Board Room, Redford, MI

**Call to Order:** Chair Allen called the meeting to order at 7:00 p.m.

**ROLL CALL:**

David Allen, <i>Chair</i>	-present
Jennifer Lawson, <i>Vice Chair</i>	-present
Sean Griffin, <i>Secretary</i>	-present
Heather Christie	-present
Mike Gorr	-present
Edward King	- present
Harold Pagel	- present

**Planning Consultant Representative:**

Jason Smith , *Wade-Trim* - present

**Redford Township**

Mike Dennis, *Director of Public Services* - absent

Jeff Corbin, *Building Dept. Superintendent* - absent

**OLD BUSINESS:**

- 1. Comprehensive Master Plan Presentation and Discussion**

Chair Allen asked Mr. Smith to give an update on the Master Plan. Mr. Smith gave a synopsis of the next steps moving forward. There is a Draft Plan and now is the opportunity for the Planning Commission to discuss and ask questions. Nothing is final and it is still in the draft form. The Draft Plan will have to be put out for public comment. The Township Board will have to authorize the distribution of any Draft Plan we have. The Planning Commission will decide when comfortable, when the Draft Plan is in good enough shape to put out for public comment. During this public comment period, the Planning Commission can still discuss and make changes. This is a 63-day public comment period. At the end of the 63 days, the Planning Commission will hold a public hearing and then adopt the plan on what they feel comfortable with. To expedite the process, Wade Trim would like to present the plan to both the Planning Commission and the Township Board. Instead of having separate meetings, they would like to have a joint meeting to save time. Wade Trim will have a 45-minute presentation

to go over the entire Plan. Mr. Smith had spoken to Mr. Dennis, and they are targeting the joint meeting for September 26, 2023.

Mr. Smith told the Commissioners they could ask the Township Board tonight or at a later date to authorize distribution of the Draft Plan, so the 63-day comment period can start and there can be further discussions on the 26<sup>th</sup>. The public will have the opportunity to view the Plan and then there will be a Public Hearing which will allow the public to comment on the Plan. The Planning Commission can then make adjustments on the Plan over that period of time and after the 63-day period, then they can move forward with adoption. Mr. Smith asked if there were any questions or comments.

Mr. Griffin asked if they asked the Board to authorize the distribution of the Draft soon, which would start the 63-day clock, and then the Planning Commission has the meeting with the Township Board, what about the changes that come up between now and the 63-day period and will they be implemented before the 63-day period of the Public Hearing. Mr. Smith stated yes. Changes and adjustments can be made up until the day of adoption or until the end of the Public Hearing. The Planning Commission would have the option to either adopt or still make changes if needed.

Mr. Pagel asked when the Commissioners are going to sit down and discuss the Draft. He feels Mr. Smith has made presentations, but there hasn't been a discussion between the Commissioners. The only discussion he has been a part of has been during the public meetings. Chair Allen stated the Planning Commission meetings are the forum to discuss and ask questions. Mr. Smith stated this is a full draft. Most of the elements were presented to the Commissioners and those were times to have discussions. Today is another opportunity to have further discussions. Mr. King feels we should allow the presentation of the Re-Envision Redford document tonight and take action to ask the Township Board to authorize distribution at October's Planning Commission meeting. It gives everyone more time to discuss and review.

Ms. Lawson stated she has a lot of comments and questions. She thinks some of them are better made being in an office setting by going through them one by one. There are still some questions that she would like to be discussed as a Commission. There are some innovative ideas that she would like to make sure all the Commissioners fully understand and understand the implications that it puts on the Township, especially around some of the climate adaptation issues. Mr. Smith stated he will do his best to answer any questions and be fully transparent. He shared Mr. Chip Smith has been a major author of the Draft Plan and will be at the joint meeting to provide a full presentation of the Draft Plan and will be able to give more in-depth answers to any questions the Commissioners may have.

Mr. Smith presented his “Re-Envision Redford” document (a condensed version of what will presented at the joint meeting):

**A. Re-Envision Redford Key Points**

- Forward, outside of the box plan
- Re-envision the Township in a different way, maintain what is great about the Township and what people love, but making recommendations to enhance the Township

**B. Public Engagement**

- Meetings and discussions with residents, officials, committees, commissions
- Different ways of public input: questionnaires, online tools and surveys, public event booths

**C. Goals and Objectives**

**D. Economic Development**

- Invest in Quality-of-Life infrastructure: sidewalk, trails, parks, roads, wellness center with connectivity
- Community area revitalization is the reinvestment into physical assets to improve the look, feel, and activity of an area
- Improved communication and collaboration with business owners and DDA

**E. Mobility**

- Investing in our infrastructure to reduce car dependency
- Lane reductions and road diets

There was discussion. Mr. Pagel commented he would like to see the Township to go after commercial businesses first because the commercial areas are underutilized. He feels if the roads are to put on a diet to slow down and look, there are not a lot of businesses to choose from. He would like to see some new businesses like stores or restaurants before we make the roads smaller. Seven Mile has been small for years and it hasn't changed the businesses there. There are still the same businesses and empty buildings. Six Mile has very few businesses. Five Mile has even less. He would like to see the Township go after businesses first, then once that is successful, then put the roads on a diet. Mr. Smith asked do you make all the road improvements and the businesses will come or do you attract the businesses and make the road improvements. He thinks both needs to be focused on. Mr. Gorr asked, by making Redford friendlier as far as other transportation options of walking and biking, what is

the ultimate goal of the lane diet. Mr. Smith answered the goal is to make whichever road is given the diet to slow cars down to make it more pedestrian friendly (crosswalks, sidewalk enhancements). Also, to make zoning changes so development that is going on to the specific segment of road that is given a diet will ensure buildings are close to the road and close together, so it is more accessible and walkable for people. Mr. Smith mentioned in key areas like Five Mile and Beech Daly, people want more enhancements made and it to be more pedestrian friendly. If the cars don't slow down and make the roads more accessible and easier for people to cross on foot, it is hard to make it a Downtown like many people want to have. Ms. Christie asked if part of this road diet are bike lanes. Mr. Smith stated the road is not designed for it. The roads are owned by Wayne County. These are suggestions and ideas. If there is engagement between the Township and Wayne County, they will need to look at the cross-section of the road, how much space is there, where buildings are relative to the right-of-way, and do they want bike lanes. Bike lanes need to be part of a bike network. It may not make sense to have a bike lane that goes through Five Mile and Beech Daly and then then it stops. There has to be a commitment from Wayne County. Mr. Smith added we need to make it safer for pedestrians on foot by making sure people from neighborhoods can easily access the Downtown, the cars coming into the Downtown are not going through it at a high speed and having planned parking. Once the plan is adopted, it will be important to engage Wayne County and ensure them once the Five Mile and Beech Daly area is ready to be redone, to show them the vision.

#### **F. Housing**

- Diversify housing, 91% of housing is single family detached houses
- Address missing middle housing, having additional housing options and allow more flexibility for property owners to build something other than a single-family home

Ms. Lawson asked Mr. Smith if he could talk more about Accessory Dwelling Units (ADU's) because they are referenced in the Plan, but there hasn't been a lot of discussion on it. Mr. Smith stated it is being suggested to allow for ADU's, like granny flats and in-law suites. In single-family zoning, if you own a property, you can have one residence on the property and no accessory units are allowed. It is being suggested to take a look at the Ordinance and potentially making some adjustments to allow for accessory dwelling units and allow for different housing types in different areas of the Township.

- Rehabilitate and maintain the current housing stock

Mr. Smith mentioned the Township's SNAP program. It allows for public investment in rehabilitating houses. The Township purchases tax foreclosures and invests federal funds in rehabilitating those homes and then turns them over

and sells them to qualified homeowners. The Township also attracts some private investments through a Request for Proposal (RFP). These third-party developers rehabilitate homes on their dime. It is also important to continue enforcement.

#### **G. Urban Design-Five Mile and Beech Daly Road**

- Redesigning this area for people more so than vehicles
- 68% of the area is pavement
- Buildings having a new look, mixed-use
- Create non-motorized connections from the surrounding neighborhoods
- Township to embark in a sidewalk-gap program, maintain a map on complete sidewalks and where they are needed

Ms. Lawson asked for clarification on pg. 63 of the Draft Plan on one of the bullets under Road Design: "Work with Wayne County to study the opportunity to create a protect pedestrian crossing over Tarabusi Creek." She inquired if that is on Beech Daly or on Five Mile. She thinks Tarabusi Creek crosses over both. Mr. Smith does not know and will find out. Ms. Lawson would like clarification on which road it crosses.

#### **H. Parks and Rec**

- Best asset of Township from majority of residents is recreation opportunities and parks
- Focus of Recreation/Wellness Center

#### **I. Climate Adaptation and Resilience**

- Incorporated ideas of climate adaptation, climate mitigation, and climate resilience
- Making recommendations of reducing greenhouse gas emissions, withstand flooding from major rain events, encouraging the transitioning of the Township vehicle fleet to electric, and installing EV charging stations to help the Township reduce its carbon footprint and mitigate some of the issues due to climate changes

There was discussion. Ms. Lawson stated starting on pg. 76 through 78 of the Draft Plan that the maps need keys. They are very confusing. When looking at the verbiage and text, the light blue and dark blue are not definitive where you are identifying vulnerable populations, census tracts with flood risk, and census tracts with over 65 and disability.

Ms. Lawson pointed out on pg. 77, Climate Adaptation, the second line starts with: "Adaptation is devising a mechanism to limit flood and storm damage". It cannot be limited because it is Mother Nature. She would like to see it using the

word reduce or mitigate because when you start saying flood control, you can't control that, and it is setting up expectations for the community.

Ms. Lawson noted on pg. 79, the second bullet point under Climate Adaptation specifically talking about the tree canopy inventory. The Plan talks about inventory, but it lacks the word assessment. It is great to count trees, but we need to look to see if they are good trees or bad trees. It is great to count storm sewers and sanitary sewers, but are they in good condition, are they failing, what is their life cycle, and what is the assessment on them? This is more of an asset management approach. She noticed it is mentioned in one section, but feels it is a lost holistic approach on all of our utilities and urban forest. Ms. Lawson would like to see more of an asset management approach, which is not just counting trees, but assessing them, and identifying what is the risk score, what is the analysis, do we have a healthy urban forest, or do we have a not-so healthy urban forest. Ms. Lawson inquired about the second part of that same bullet point regarding the tree canopy inventory: "targeting the most vulnerable neighborhoods first" and was curious why because we haven't identified those vulnerable neighborhoods yet. We haven't addressed the vulnerability assessment. She doesn't know if it is supposed to be Bullet 1, Bullet 2, and Bullet 3 or if we are going to do them simultaneously. Mr. Smith assumes there will need to be a Climate Assessment and what neighborhoods are the most vulnerable. He states it can be left as, "Prepare a tree canopy assessment and reforestation plan." Ms. Lawson agreed. She recognized we haven't defined the word vulnerable because we haven't done an assessment yet. She inquired if we are defining it as poverty levels, as heat island effect, or as flood risk. We have those maps identifying certain areas, but we don't know who those vulnerable populations are.

Mr. Griffin suggested when it comes to the assessment of the trees, there should be some language added about working with the County. He believes more than half of the Township's trees are County owned trees on County property. Ms. Lawson added the trees within the public right-of-way are County trees. He would like to make sure the Wayne County Forestry Division is potentially involved. Ms. Lawson mentioned there are some fantastic grants out there for tree inventory. Mr. Smith mentioned Wade Trim will keep their eye on the many fund sources, grants and opportunities out there that could lead to help with any of the action items.

Ms. Lawson continued with pg. 79, under Climate Mitigation, the bullet point states: "Develop a Township-wide approach to eliminate carbon emissions." She would like it flushed out a little bit more to whom. She would like to know if it is for Township operations because it is really what we have control over or is it an educational program for residents and businesses. She questioned how we are evaluating, what is the baseline, how are we trying to eliminate carbon

emissions, or how we are trying to reduce carbon emissions. She suggested using the word reduce, instead of eliminate. Mr. Smith answered we need to figure out ways how everyone can. He acknowledged there could be a focus on Township operations and come up with some policies to implement to help residents and businesses reduce emissions. Ms. Lawson stated an idea could be to create a no idling ordinance, which would be difficult to enforce, but there is an educational component to it.

Ms. Christie asked what is a “resilience hub” on pg. 79, under Climate Resilience of the Draft Plan. Mr. Smith stated he could not answer that but will get her the answer. Ms. Lawson explained a resilience hub is a location within a community, which can be as large as a school, small as a community center, or even a home. In the case of some sort of climate event (e.g., flood, power outage, trees are down, windstorm, tornado), there is a location where people can go for information, for resources, or assistance. She gave examples:

- A homeowner who may have 20 battery packs so people could plug their phones in to charge.
- A school where there are food donations, air conditioning when there are heat advisories, or heat when there are cold advisories.

Ms. Lawson informed it is taking that large-scale hub idea of security and safety away by going to the Township Hall, and going where we can rely upon neighbors or helping our neighbors. It is bringing it into the smaller community size. Ms. Lawson stated there is a really good opportunity to coordinate and expand the CERT program the Township already has with the resiliency hub recommendation. CERT is more emergency action and response, but this would be after an event has passed and how can some of these additional resources be drawn down to a small neighborhood location. It can be supported by the Township through their emergency management division.

Ms. Lawson commented that what she sees missing from the entire section of Climate Adaptation and Resilience is storm water. There are a few bullets about incorporating tree islands, green storm water infrastructure, and newly developed parking lots. It discusses prohibiting building within a 100-year flood plain, but it is not addressing the needs of our current storm water infrastructure. She asked if the Township has an asset management plan for our storm water system and do we know what our needs are in the future. She indicated we have storm water and a combined sewer system in other parts of the Township. There are two methods and mechanisms that we need to address for storm water management. First is reducing flow into the CSO areas by looking into promoting infiltration, especially new neighborhoods or houses going up that are doing zero storm water management. Any little bit to infiltrate storm water is going to reduce the impact to combined sewers, which then reduces basement backups. Ms. Lawson noted even in those areas that are not on the combined system, they may be seeing flooding in the streets, yards, or

water coming in their basement windows. There is a need to address resiliency from that aspect of climate adaptation. She does recognize by being a Township, we fall under the jurisdiction of the Wayne County Department of Environment for our storm water management, but there are things the Township can still be doing within their own rules and recommendations that could go beyond and above. Wayne County's rules follow water quantity and quality management for the State, but they do not address the small-scale stuff for resiliency.

#### **J. Future Land Use and Zoning Plan**

- Reducing the number of future land use designations in the Township
- Provide flexibility to repurpose underutilized properties
- Create the 20-minute neighborhood with the ability to walk to a service or a store
- Zoning plan: a state requirement, looking at a future land use map and see what zoning districts fall under each of the different designations.
- Have to look at the Zoning Ordinance to make sure that the ordinances we have in place are going to meet the vision of what has been established in the Master Plan

Mr. Smith ended his presentation and stated the Master Plan is in draft form. There will be another future presentation on more specifics of the Draft. Chair Allen asked if there were any questions or comments.

Ms. Lawson requested that the Implementation Table, which is the last three pages of the Draft plan, could be made into a 11 x 17. She asked about the last column of the tables, on how the priorities were established and what criteria were used to establish those priorities. She requested if there could be a write-up in the report for future readers who will understand why we prioritized certain things. Mr. Smith stated the priorities were established by Wade Trim by using data analyzation, comments received, planning best practices, and knowledge of the Township. He expressed they are always open to making changes if anyone feels differently. He agrees to provide a justification for each of those priorities and how they arrived.

Mr. Smith suggested a good practice for a Planning Commission is keeping a monthly update/checklist/memo and holding accountability the items we have identified that we want to implement. Ms. Lawson asked if this is something he could look at for quarterly metrics reporting as we think about implementation of the Master Plan. Mr. Smith suggested a table could be made with Planning Commission responsibilities and have it brought to the meeting quarterly as an agenda item.

Chair Allen asked if there were any other comments, questions, or discussion. There were none. Mr. Smith reminded everyone the September 26<sup>th</sup> meeting has



not been set up yet. Mr. Dennis was still trying to coordinate with the Board and will reach out to the Commissioners once a date is set.

**2. Marihuana  
Ordinance  
Discussion**

Chair Allen stated the Commissioners were given a strikethrough copy of the Ordinance and a clean copy of the Marihuana Zoning Ordinance with the updated changes from June 23, 2023. He asked if there was any discussion or questions.

Mr. Smith gave a quick background of what happened at the June meeting. The Commissioners went through the Marihuana Zoning Ordinance section by section. Suggestions and comments were made. Mr. Smith and Mr. Dennis sat down with the Township attorney and went over what was said by the Commissioners and what changes needed to be made. The clean copy version is a result from all the comments made from June's meeting. He stated the Planning Commission is at a point to continue to review and discuss, make changes, or ask questions. It is up to the Commission on how to move forward after seeing the clean copy version. Ultimately, a recommendation needs to be made to the Township Board who has the final decision in these matters. Once there is a draft in place, a Public Hearing will be scheduled, then allow the public the opportunity to comment.

Mr. King had a question on page 3, Section 9: Buffer Restrictions, (A)(4). He asked if they came to a consensus on the 50 feet from residential-zoned buildings. Mr. Griffin stated the attorney was not present at the last meeting, but Mr. Dennis had answered it would apply in areas where there is a stand-alone building along Inkster Road and there was a residence on the back alley, but there was a question about the rest of the Township. Mr. Griffin feels that still has not been answered. Mr. King agrees. Chair Allen stated there needs to be more clarification on that. Ms. Lawson would like clarification on the same item 9(A)(4), is the principal residential zoned building the house itself and not the garage. She asked if that was defined elsewhere. Mr. Smith was unsure if it is defined elsewhere in the Ordinance. Mr. Smith stated if the garage is attached to the house, it is part of the principal building. He continued that the only time a building on a property to not be principal if it is detached and that would be an accessory structure like a detached garage, a shed, or an ADU.

Mr. Griffin had a concern with the Statement of Purpose on page 1, Section 1(a)(c)(1). He mentioned it was talked exclusively at the last meeting about the measurement from the rear retail building to the nearest property line. All the other ordinances in the Township read property line to property line. He stated it should read "nearest property line to nearest property line." Mr. Smith clarified

at 2,500 should be changed to, "2,500 feet from any other Marihuana Establishments measured from nearest property line to nearest property line."

Mr. Griffin continued with Page 3, Section 8(A). He would like an explanation under "Industrial Overlay District: M-1-A Medium and M-2 General District for all establishments, except Marihuana Retail Establishments which can only be located in M-1 Light Industrial District", and then in the next sentence it reads, "Marihuana Retail Establishment C-2 Overlay District: C-2 Overlay Properties." He doesn't think this is very clear. Mr. Smith agrees and thinks the intent is the Retail Establishments would be allowed in the C-2 and M-1 districts, but it needs to be made clear. Ms. Lawson asked if there was a letter B missing. She stated on the red-line version there is a "B" that has been crossed out, but it does define what a C-2 Overlay District is. Mr. Smith agrees this is why it may be confusing. He explained there are two Overlay Districts, the Industrial and the Retail. It was discussed with Mr. Hitchcock that the Overlay District that allows retail was not very clear, and the language needed to be improved so we all can be on the same page on:

- a. Where these Overlay Districts are
- b. What zoning districts that Retail Establishments would be allowed

Mr. King agrees it is not clear, but thinks Mr. Hitchcock summarized what the Industrial Overlay District would and couldn't entail and went on to the second part where the Marihuana Retail Establishments were summarized under the C-2. Mr. Gorr asked if would be helpful to look at the June Meeting Minutes where it may have some of the discussions they had, so we are just not trying to remember. Mr. Griffin gave his opinion that it needs to be clearer here, especially if there is any question because if it is sent to the Board, then those that have to enforce it can't. Mr. Gorr mentioned there were a couple of items in the minutes that were tabled. He wants to make sure those items tabled are being looked at tonight and discussed. Ms. McNeff gave a copy of the June Planning Commission Draft Meeting Minutes to Mr. Gorr.

Mr. Griffin expressed he would like to look at Section 9: Buffer Distance Restrictions, (A)(2): "500 feet from property line to marihuana establishment to a religious institution that is defined as tax exempted by the Township Assessor," and (A)(3): "1,000 feet from a public park with playground equipment". He stated previously there had been pretty good discussion about most of the churches in the Township having daycares and playgrounds. He stated churches with daycares and playgrounds should be the same as a public playground. Chair Allen agreed this was discussed and should be added. Mr. King asked if the church

doesn't have a daycare or playground. Mr. Griffin stated it will follow the 500 feet. Mr. Griffin indicated around 90% of the churches have outside playgrounds for children. Ms. Christie asked if that would be covered in the first sentence of Section 9 (A)(2), "1,000 feet from an operational commercial childcare organization". Mr. Griffin commented that it may be, but he wants it put in black and white.

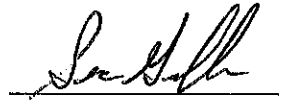
Ms. Lawson asked when looking at all of these buffer distance regulations if it should be the house or the property line. She continued that none of these, public school, private school, church, daycare, or public park, say whether it is a structure or a property line and do these clarifications need to be made for each of these. As an example, she asked on Section 9 (A)(3), "1,000 feet from a public park with playground equipment", is that 1,000 feet from the merry-go-round or 1,000 feet from the property line. Mr. Griffin stated most of the Ordinance in general reads nearest property line to nearest property line and that would be for everything, and the language throughout should be the same. Ms. Lawson suggested language clarification on this section would be helpful. Chair Allen asked for any other questions, statements, suggestions or comments. Ms. Lawson stated she is excited on the progress that has been made and the direction it is going. She feels it will be beneficial for the Township, the retailers, and the producers. This version is heading in a mutual benefit for all parties involved.

Chair Allen asked what the pleasure of the Commissioners are and if they still need to review and get the clarifications brought back to them. Mr. Griffin stated the corrections they asked for tonight should be corrected and then have one more reading. Chair Allen stated they will reconvene about it at the next meeting.

**NEW BUSINESS:**

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|-------------------------------|---|
| <b>1. Approval of Minutes</b> | <b>Moved by Lawson, supported by Griffin, to approve the minutes of June 1, 2023 Planning Commission meeting. All ayes. Motion carried.</b> |
| <b>2. Adjournment</b>         | <b>Moved by Lawson, supported by Griffin to adjourn the meeting at 8:20 p.m. All ayes. Motion carried.</b>                                  |

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Griffin", written over a horizontal line.

Sean Griffin, Secretary

Recorded by: Jennifer McNeff