

Introduction

Redford Township is located in the north central portion of Wayne County, Michigan, just west of the City of Detroit. It is a place where people have chosen to live, work, and play and, therefore, is a place where certain services and facilities are required. Police, fire protection, parks, religious institutions, government centers, retail shops, meeting places, and a host of other facilities are woven together by physical infrastructure and communication routes.



In support of these regular operations, the Township has created a number of commissions, including the Planning Commission. As one of its many duties, the Planning Commission has oversight responsibility for the creation and maintenance of the Township Master Plan. In part, Michigan state statutes provide that the purpose of a Township Master Plan is: to promote the public health, safety, and general welfare; to encourage the use of resources in accordance with their character and adaptability; and to consider the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development. The Township Master Plan includes narrative, maps, charts, and graphic material that provide a basis for the Planning Commission's recommendations for the future development of the Township. The Township Master Plan is linked with the Township Zoning Ordinance, which is the regulatory mechanism that governs the use of land.

The intent of this Master Plan is to serve as a guide for the future growth and development of Redford Township, which will, in turn, promote the health, safety, welfare, and convenience of the people who live and work in the Township. The Redford Township Master Plan is a realistic assessment of current conditions, as well as an expression of the future goals and vision of the Township, defining the form and character it seeks to achieve. The Plan is designed to provide guidance to both the public and private sectors regarding a range of topics beyond future land use, such as economic and residential growth decisions. Finally, the Plan will be responsive to the land use changes that occur within the Township. The development of land can be dynamic and alter significantly over time. Therefore, the Plan must be flexible to these changes while still advancing the goals and objectives of the community.

This document is an update to the Redford Township Master Plan of Future Land Use, adopted in 1984. This newly created Redford Township Master Plan is composed of fully updated or new sections including:

- Regional Analysis
- Socioeconomic Analysis
- Existing Land Use Analysis
- Structural Quality Survey
- Goals and Objectives
- Land Use Requirements
- Area Enhancement Planning; and,
- Future Land Use Plan.

The remaining elements of the 1984 Master Plan not replaced by this Master Plan Update are still relevant and shall remain intact.

Authority

The Township derives its authority to Master Plan from Public Act 263 of 2001, which was recently adopted by the Michigan State Legislature to amend Public Act 168 of 1959, which provides townships with the ability to plan their community. Public Act 263 states:

“The township planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the township.”

The master planning process is cooperative and public. Input from the stakeholders and various governmental entities are gathered throughout the planning process. Public Act 263 requires the Planning Commission to hold a public hearing before the final adoption of a master plan. Also, Public Act 263 requires review of a community’s master plan after a five-year period but allows for change at any time. However, a public hearing is required if the Planning Commission wishes to alter or amend their master plan after its original adoption, as is the case with this Master Plan update. This process offers the Planning Commission the opportunity to analyze and address any significant changes to the Township that may result in needed modifications to the Plan. It also provides the opportunity to ascertain progress in implementing the goals and policies outlined in the Plan. In addition, the process offers an excellent opportunity to enter into communication and collaborative practices with neighboring, as well as regional governing jurisdictions in order to promote both greater harmony and increased efficiencies.

Purpose

The planning process was designed to involve conscious selections of policies and land use choices relating to growth and development in a community. The Master Plan serves to promote these policies through the following:

- Provides a general statement of the Township's goals and provides a comprehensive view of the community's preferred future.
- Serves as the primary policy guide for local officials when considering zoning, land division, capital improvement projects, and any other matters related to land development. Thus, the Master Plan provides a stable and consistent basis for decision making.
- Provides the statutory basis for the Township Zoning Ordinance, as required by the State of Michigan.
- Helps to coordinate public improvements and private development activities to assure the judicious and efficient expenditure of public funds.
- Establishes a common, united set of adopted planning policies, goals, objectives, and strategies between the Township Board and the Planning Commission.

Public Involvement

The process of developing a Master Plan which is both meaningful to the community and feasible in its implementation must enjoy the participation of a larger stake-holding group. In order to garner this needed input, direct communication between the Planning Commission and Redford Township stakeholders was pursued throughout the Master Plan update process. Knowledge regarding the concerns of the community was gained through multiple meetings and public workshops, as well as a public hearing. This type of direct interaction with stakeholders allows for a more complete framework of the concerns and needs of Redford Township community members.