



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
March 1st, 2023
6:00 P.M.
313.800.5233 ext. 332

Agenda

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

Scott Collins, Tom Habitz, Mayor Amer Ghalib, Mohamed Alsomiri, Alana Paluszek, Farhana Islam, Abu Musa, Nasr Hussain, Antar Rageh.

4. **Approval of Minutes:**

-February 1st, 2023

5. **Public Comment** (3 Minutes per Person)

6. **Public Hearings**

A. 9531 Buffalo Special Land Use Request

A request for special land use for an automatic car wash with self-serve vacuums at 9531 Buffalo. Parcel # 41-008-02-0025-301. Use is Automotive Service Stations, per section 155.080.

7. **Old Business**

A. Zoning Text Amendments

i. Administrative

1. Consider a zoning ordinance amendment that would allow all by-right site plan review applications to be processed administratively by city staff.
2. In addition to the above, consider a zoning ordinance amendment that allows for all other site plans to be approved by the Planning Commission as needed, rather than the City Council.

ii. Residential / Housing

1. Consider a zoning ordinance amendment for section 155.050 to change the minimum floor area in a single-family dwelling unit from 800 to XXX square feet.
2. Consider a zoning ordinance amendment for section 155.050 to change the minimum floor area in an apartment house dwelling unit from 700 to 500 square feet.
3. Consider a zoning ordinance amendment to allow apartment houses in the C2: Multi-use district.

4. Consider a zoning ordinance amendment allowing the conversion of garages into accessory dwelling units.
5. Consider a zoning ordinance amendment to eliminate the residential rear setback of 30'.

iii. Commercial

1. Consider a zoning ordinance amendment to removing the prohibition on outside steel roll-up gates for businesses.
2. Consider a zoning ordinance amendment to eliminate the 25% coverage limit for window signage.
3. Consider a zoning ordinance amendment to allow video display signs.

8. New Business

- A. 2022 Annual Planning Report

9. Commission Announcements

11. Staff Announcements

12. Public Comment (3 Minutes per Person)

13. Adjournment

PLEASE NOTE: This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.71 a (2)(3) and the Americans with Disabilities Act (ADA). City of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the Meeting to individuals with disabilities at the Meeting or Public Hearing upon 10-day notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 800-5233 x821.