



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
January 5, 2022
6:30 P.M.
2nd Floor-Council Chambers-City Hall
313.800.5233 ext. 332

Minutes

1. Call to Order

Plan Commission Meeting was called to order at 6:37pm

2. Pledge of Allegiance

3. Roll Call

Tom Habitz, Mayor Amer Ghalib, Mohamed Alsomiri, Farhana Islam

Absent: Scott Collins (excused), Alana Paluszek (excused)

Staff Present: CED | DDA Manager Mara Braciszewski, CED | DDA Assistant Manager Karolynn Faulkner

4. Approval of Minutes: November 3, 2021

Motion by Tom Habitz to approve minutes; Farhana Islam seconds.
Motion passes by unanimous voice vote.

5. Public Comment (2 Minutes per Person)

No Public Comment

6. Public Hearings

- A. Public Hearing – Proposed Zoning Ordinance Text Amendments: Definitions (155.007), Residential (155.050), Multi-Use District C2 (155.065), Central Business District CBD (155.066), Site Plan Review Process (155.166), Special Land Use Standards (155.187) and other related provisions.

Staff presentation of proposed text amendments
No public comment

7. Old Business

- A. Consider Approving Proposed Zoning Ordinance Text Amendments: Definitions (155.007), Residential (155.050), Multi-Use District C2 (155.065), Central Business District CBD

(155.066), Site Plan Review Process (155.166), Special Land Use Standards (155.187) and other related provisions.

Notes:

Regarding adding “brick” to 155.066, one Commissioner stated that more detailed definitions of materials would be helpful addition to the ordinance in the future. Example: Surface vs. Actual brick. Staff covered the definition of a Special Land Use – there is a definition in the ordinance (Article 2) and a chapter on Special Land Uses (Article 13).

Motion by Alsomiri “To recommend proposed zoning text amendments to the Common Council.”
Seconded by Mayor Amer Ghalib. Motion passes by unanimous voice vote.

Excerpt from Hamtramck Zoning Ordinance

The Common Council shall not amend this Ordinance or Map until the proposed amendment has been submitted to the Plan Commission, which has held not less than one public hearing and made report thereon. Following the public hearing by the Commission and upon the Common Council’s receipt of the Commission’s report, the Common Council may adopt the ordinance and maps with or without amendments or refer the ordinance and maps again to the Commission for further report. – **Article XIV. Zoning Changes and Amendments – Section 2**

8. New Business

A. Election of Officers

Habitz nominated Scott Collins to continue as Chair of Plan Commission. Second by Farhana Islam. Motion passes by unanimous voice vote. Per conversation with staff on 1/5/2022, Scott Collins agreed to continue as chair, if nominated.

B. Adoption of 2022 Schedule

Motion by Tom Habitz to meet on the first Wednesday of the Month, at 6:30pm.
Seconded by Farhana Islam. Motion passes by unanimous voice vote.

C. Annual Report

Discussion of 2021 Report: Potential items for the Annual Report and goals for 2022 include updates to the sign ordinance (add clarity and visuals, if needed); updated zoning map (one page of website includes a clear and up-to-date PDF and the other page is out-of-date); CED staff mentioned work on an online, interactive zoning map. The report should highlight work done by the subcommittees, such as the subcommittees that worked on “Article 13” and “garages in R”.

10. Commission Announcements

11. Staff Announcements

12. Adjournment

Tom Habitz motioned to adjourn at 7:47pm; seconded by Farhana Islam.