



City of Hamtramck Meeting

Department of Community and Economic Development

Regular Plan Commission Meeting

June 1, 2022

6:30 P.M.

City Hall – Council Chambers 2nd Floor

313.800.5233 ext. 332

Minutes

1. **Call to Order**

Meeting was called to order at 6:30pm.

2. **Pledge of Allegiance**

3. **Roll Call**

Mayor Amer Ghalib (Absent-excused), Tom Habitz (Present), Mohamed Alsomiri (Present), Alana Paluszek (Absent-excused), Farhana Islam (Present), Nasr Hussain (Present), Abu Musa (Present), Scott Collins (Present), Antar Rageh (Present)

4. **Approval of Minutes**

-March 3, 2022

-April 6, 2022

Motion to approve minutes by Nasr Hussain; Alsomiri seconds. Motion passes by unanimous voice vote.

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

No public comment

6. **Public Hearings**

7. **Old Business**

8. **New Business**

- A. Discussion and staff presentation of a potential overlay zone allowing for light industry, “maker spaces,” warehouses and apartments in certain sections of the Central Business District (CBD).

Staff shared about small manufacturing as a desired use; zoning uses currently allowed; structure and site requirements in CBD and C2.

Plan Commission discussed. More community engagement was suggested, especially if in the CBD. Discussed whether there is an available inventory of buildings of this type. Streets

including Carpenter, C2 Zone, Holbrook and Conant were also brought up as potential sites to allow this building type and building use.

MOTION: Staff continue to research matter and engage a consultant. (1) Identify where inventory exists. (2) Identify where use changes may be appropriate.

Motion by Collins; Seconded by Alsomiri; Motion passes by unanimous voice vote.

- B. Discussion regarding (a.) elimination of rear setbacks in all districts, (b.) elimination of all parking requirements, and (c.) elimination of height restrictions on new construction. – *Nasr Hussain*

Hussain spoke about the desire to build behind houses; there is currently a 30ft rear setback. Would promote more density and walkability. Suggestion was made that the PC consider perhaps raising height requirements but not eliminating all together. Commissioner mentioned that we would want to avoid a 6-story structure next to a small home. Staff also mentioned intensity levels in Form Based codes. PC discussed ADUs.

MOTION: Motion by Collins to table B(b) and B(c) and ask city to continue to look into zoning code overhaul funding. Hussain seconded motion. Motion passes by unanimous voice vote.

- C. Remove the requirements that paint colors should be compatible with a majority of buildings in the district. (As an example, see Central Business District, 155.066 F.6.b) – *Nasr Hussain*

Discussion on “compatible paint colors.” Commissioner expressed that this may be subjective. Another commission expressed that the type of paint used and the quality of the paint is more important than the color. The material being painted on is also important – glass and certain types of materials should not be painted on. Several commissioners expressed concern over painting existing brick on “historic” structures. These building are not protected by ordinance.

MOTION: Motion by Collins for city staff to draft an ordinance to remove language in C (remove the requirements that paint colors should be compatible with a majority of buildings in the district) and add language restricting paint except on existing painted surfaces. Include new material standards in the draft language where materials should be durable and unpainted. Seconded by Hussain. Motion passes by unanimous voice vote.

- D. Review draft bylaws for the Plan Commission. Plan Commission bylaws are required by the state of Michigan. Bylaws must at a minimum include sections on conflict of interest, election of officers, meeting minutes, transaction of business and the process to call a special meeting.

Tom Habitz reviewed the draft bylaws. Habitz reviewed four cities to create the ZBA draft bylaws, and these Plan Commission bylaws are similar.

Commission discussed the section on conflicts of interest.

Motion: Motion by Collins for city staff to edit present document and present at the next meeting. Seconded by Islam, Motion passes by unanimous voice vote.

10. Commission Announcements

11. Staff Announcements

- A. Form Based Code Training 101 – Completed by Staff
- B. Detroit Institute of Art Exhibit now on display in Hamtramck
- C. MEDC Main Street Training – In Progress (see Master Plan page 113)
- D. New Plan Commissioner & New Staff Member

12. Public Comment (3 Minutes per Person)

13. Adjournment

Meeting adjourned at 8:42pm.