



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
August 4, 2021
6:30 P.M.
Zoom
313.800.5233 ext. 332

Minutes

1. Call to Order

The Plan Commission Meeting was called to order at 6:37pm via Zoom conference by Chair Scott Collins.

2. Pledge of Allegiance

3. Roll Call

Tom Habitz (Hamtramck, MI) , Mayor Majewski (Hamtramck, MI), Alana Paluszek (Hamtramck, MI), Scott Collins (Hamtramck, MI), Farhana Islam (Detroit, MI).

Absent: Mohamed Alsomiri

Staff present: CED | DDA Manager Mara Braciszewski

4. Approval of Minutes: July 7, 2021

Motion by Scott Collins, Mayor Majewski seconds to approve minutes.

Motion passes by unanimous voice vote

5. Public Comment (2 Minutes per Person)

6. Public Hearings

7. Old Business

Notes

- Discussed how to remove a Plan Commissioner for inactive membership and frequent absences.
- Discussed importance to keep Plan Commissioners because there are a lot of vacancies.
- Discussed importance to find Plan Commissioners that meet the skillset to be involved in Plan Commission.

8. New Business

Discussion- adding special land uses

Notes

- Discussed adding the following uses highlighted in yellow:

V – 1.03. Uses Subject to Special Land Use Approval.

In the R district, only the following uses shall be permitted, subject to the limitations of the special land use process as prescribed by this Ordinance:

- a. Art, music, dance, craft, ceramic, glass, cooking and similar schools and studios;
- b. Assisted living facilities;
- c. Apartment houses with more than 6 units;
- d. Bars;
- e. Banks, credit unions, savings and loans and similar uses;
- f. Bed and breakfast facilities;
- g. Boarding houses;
- h. Business and technical schools;
- i. Business services establishments (including printing and photocopying services, mail and packaging services, data processing and office support services and similar uses);
- j. Brewery;
- k. Brewpub;
- l. Cemeteries;
- m. Computer service centers and similar uses (including maintenance of electronic equipment);
- n. Confectioneries and delicatessens;
- o. Distillery;
- p. Educational institutions (public or private);
- q. Essential services;
- r. Grocery stores;
- s. Health, fitness and exercise club;
- t. Institutions for religious worship;
- u. Libraries;
- v. Museums;
- w. Nursery schools;
- x. Massage establishments (that do not fit the definition of an adult business);
- y. Medical, dental and physical therapy offices, clinics and medical and dental laboratories and similar uses (not permitting overnight patients);
- z. Mortuary, funeral homes;
- aa. Mixed-use buildings containing a residential single-family dwelling or dwellings and no more than one of the special land uses identified in this section;
- bb. Office buildings;
- cc. Private club;
- dd. Production facilities that have a minimum of 20% floor area dedicated to retail sales (production of consumer goods such as food, beverages, art, clothing, textiles, etc.)
- ee. Production filming;
- ff. Research and development center;
- gg. Retail establishments, large;

- hh. Retail establishments, small;
- ii. Service and repair establishments (photographic studios; barber and beauty shops; tanning salons; body decorating salons; watch, clothing and shoe repair shops; dressmaking, interior decorating, lock smith, small household appliances, musical instruments, bicycles, furniture, eyeglasses, office or business machines and similar establishments)
- jj. Shops of building trades, caterers, blue printers and similar services;
- kk. Sidewalk cafés;
- ll. Standard restaurants;
- mm. Standard restaurants with outdoor seating;
- nn. State licensed family day care centers;
- oo. State licensed residential facilities;
- pp. State licensed residential group day care facilities;
- qq. Veterinary offices and hospitals, groomers (including accessory boarding, but outdoor exercise runs or pens are prohibited);
- rr. Video rental and sales establishments (no more than 20% of floor space is occupied by adult-related items);

- Revised the list to the following (blue highlighter represents existing uses within Hamtramck Zoning Ordinance but with revised definitions):

V – 1.03. Uses Subject to Special Land Use Approval.

In the R district, only the following uses shall be permitted, subject to the limitations of the special land use process as prescribed by this Ordinance:

- a. Art, music, dance, craft, ceramic, glass, cooking and similar schools and studios;
- b. Apartment houses with more than 6 units;
- c. Bars;
- d. Banks, credit unions, savings and loans and similar uses;
- e. Bed and breakfast facilities, lodging and homestay for vacation rentals
- f. Boarding houses;
- g. Business, financial and professional services, including office and co-working space;
- h. Business services establishments (including printing and photocopying services, mail and packaging services, data processing and office support services and similar uses);
- i. Brewery, brewpub and distillery;
- j. Commercial retail sales and service
- k. Computer service centers and similar uses (including maintenance of electronic equipment);
- l. Confectioneries and delicatessens;
- m. Day care, family;
- n. Day care, group;
- o. Essential services;
- p. Grocery stores;
- q. Health, fitness and exercise club;
- r. Libraries;
- s. Museums;

- t. Massage and spa establishments (that do not fit the definition of an adult business);
- u. Medical, dental and physical therapy offices, clinics and medical and dental laboratories and similar uses (not permitting overnight patients);
- v. Mortuary, funeral homes;
- w. Mixed-use buildings containing a residential single-family dwelling or dwellings and no more than one of the special land uses identified in this section;
- x. Non-K-12 educational institutions (public or private);
- y. Private club;
- z. Production facilities that have a minimum of 20% floor area dedicated to retail sales (production of consumer goods such as food, beverages, art, clothing, textiles, etc.)
- aa. Production filming;
- bb. Research and development center;
- cc. Restaurant;
- dd. Restaurant, take out;
- ee. Service and repair establishments (photographic studios; barber and beauty shops; tanning salons; body decorating salons; esthetician and cosmetic services; watch, clothing and shoe repair shops; dressmaking, interior decorating, lock smith, small household appliances, musical instruments, bicycles, furniture, eyeglasses, office or business machines and similar establishments)
- ff. Shops of building trades, caterers, blue printers and similar services;
- gg. State licensed residential facilities;
- hh. Veterinary offices and hospitals, groomers (including accessory boarding, but outdoor exercise runs or pens are prohibited)

9. Commission Announcements

Notes

None

11. Staff Announcements

Notes

Zoning analyst is creating Use Table. New hires will start soon.

12. Adjournment

Motion by Chair Scott Collins, Mayor Karen Majewski seconds to adjourn.

Meeting adjourned at 8:35pm.

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

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