



**City of Hamtramck Meeting**  
Department of Community and Economic Development  
Regular Plan Commission Meeting  
September 1, 2021  
6:30 P.M.  
Zoom  
313.800.5233 ext. 332

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**Minutes**

**1. Call to Order**

The Plan Commission Meeting was called to order at 6:35pm.

**2. Pledge of Allegiance**

**3. Roll Call**

Tom Habitz (Hamtramck, MI), Scott Collins (Troy, MI), Mohamed Alsomiri (Hamtramck, MI), Farhana Islam (Detroit, MI).

Absent: Mayor Majewski; Alana Paluszek

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

**4. Approval of Minutes: August 4, 2021**

Motion by Tom Habitz, Scott Collins 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 work done by Mary Pacurar & Karolynn Faulkner on definitions.
- Reviewed September 1, 2021 document "PROJECT: Expand Special Uses in Residential District (R)
- Discussed expanding the grocery store square footage requirements residential, which are currently limited to 800 square feet in Article XIII.
- Discussed combining grocery store within another definition, such as "Commercial, Light" or "Commercial Retail Sales and Service"

- Discussing the phasing of zoning updates; Tom Habitz discussed updating special land uses in all districts, then updating article XIII all at once & Karolynn Faulkner suggested doing Residential first (special land use list, definitions, then related Article 13 text) before moving on to different districts, which was agreed upon.
- Discussed temporary lodging and Scott Collins shared that we are not attempting to restrict it
- Tom suggested spending more time collapsing definitions
- Keep daycare in list
- Keep State Licensed Residential Facilities as if because we are not sure what we are excluding by defining it specifically

## 8. **New Business**

- Talked about adding “Automotive Self-Service Stations” to C2 and perhaps CBD as a Special Land Use. Tom Habitz thought they should be added to C2. Scott suggested looking into Article 8 Section 6 and Section 7 in terms of providing a way for gas stations on C2 and CBD to update their facility. Decision was made to investigate both options.
- Discussed “apartments” in C2 and CBD. Karolynn Faulkner brought up that C2 mentions condos and townhomes but is silent on apartments. CBD is silent on townhomes, apartments and condos. Tom Habitz shared about the form of apartments that have been built and how there is an awkward first floor; Karolynn Faulkner shared that an upcoming presentation on Frontage Types addresses that issue. Plan Commission is not opposed to apartments in C2 but wants them to be limited in CBD, to keep the retail and pedestrian-storefront experience along Joseph Campau.
- Discussed creating working groups or subcommittees outside of monthly meetings

## 9. **Commission Announcements**

### Notes

None

## 11. **Staff Announcements**

### Notes

Upcoming presentation on Frontage Types

## 12. **Adjournment**

Motion by Chair Scott Collins, Councilmember Mohamed Alsomiri seconds to adjourn.  
Meeting adjourned at 8:32pm.

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