



**City of Hamtramck Planning Commission**  
City Hall Council Chambers  
3401 Evaline St., Third Floor  
Hamtramck, MI 48212  
313-800-5233 ext. 818

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**MINUTES**  
**REGULAR MEETING OF THE HAMTRAMCK PLANNING COMMISSION**  
**Wednesday, September 6, 2023**  
**6:00 P.M.**

1. **Call to Order** – 6:06pm (Habitz)
2. **Pledge of Allegiance**
3. **Roll Call:** Mohamed Alsomiri (Absent), Scott Collins (Absent), Mayor Amer Ghalib (Absent), Tom Habitz (Present), Nasr Hussain (Present), Farhana Islam (Present), Salim Lodhi (Present), Antar Rageh (Present), and Abdulaziz Jobeh (Present – Arrived 6:15pm).
4. **Approval of Minutes:**
  - A. June 7th, 2023

Motion to approve minutes by Rageh, seconded by Nasar. Motion carried unopposed.
5. **Public Comment** (3 Minutes per Person)  
No public present.
6. **Public Hearings**
  - A. The subject of the hearing is to consider a rezoning request for 8711, 8719, 8727, 8731, 8737 Lumpkin St. The applicant, Metropolitan Baking, is requesting five parcels located on the west side of Lumpkin St. between Danforth Ave. and Goodson Ave. be rezoned to the Industrial zoning classification based on Code of Ord. Sec.155.2(B) – Code Official to Process. Parcel numbers are as follows: 41002070267000, 41002070268000, 41002070269000, 41002070270000, and 41002070271000.

Discussion: Karolynn Faulkner, *Manager of Community and Economic Development Department (CED)*, Presented CED staff recommendation to rezone five residential parcels to Industrial zoning classification. This type of zoning would not be considered spot zoning due to neighboring parcels being same zoning classification. Fire Marshal discussed history of low water pressure in this area of the city where the subject address is located. Multiple meetings have been held with Fire Marshal, DPW, applicant's water flow engineers, and applicant to discuss actions required to proceed forward safely. Applicant and President of Metropolitan Baking Company, George Kordas, spoke of the addition to existing facility and how truck traffic will now be diverted off Lumpkin St. and directed onto St. Aubin after addition is complete.

Motion by Nasar to approve and seconded by Rageh. Motion carried unopposed.

**7. Old Business:**  
None

**8. New Business:**

A. Discuss an amendment that would require event spaces to gain special land use approval from Planning Commission – reference 155.066 Central Business District & C2 District (Ordinance listed in American Legal Publishing).

- i. Under the Central business district and C2 district add “Event space” to the list of items requiring special land use approval.
- ii. As well, add definition of event space to the definition section of the ordinance.

Discussion: Many commission members were surprised no definition of event space existed in zoning ordinance. Require those applying as an event space go through special land use process, planning commission could put time restrictions and other applicable limits on applicants. Since businesses started operating as an event space numerous nuisance complaints have been made against these establishments.

Motion by Thomas: Develop definition of “event space” in ordinance. Future businesses applying as an event space must apply for special land use. Seconded by Islam. Motion carried unopposed.

B. Discuss Amendment to allow security gates (exterior) in the Central Business District or modify allowed types – Reference American Legal Hamtramck Zoning Ordinance 155.066 (F) 6. j.

Discussion: Current security gate ordinance requiring installation on interior of business read by Faulkner. The benefits and negatives of having different types of security gates on the interior or exterior of business reviewed. Commissioners concerned business owners who have exterior gates, installed prior to current ordinance, may not replace aging gates in disrepair, due to their desire to have security gates on exterior of windows. Require security gates to have finished metal, preventive maintenance, and be in a state of good repair recommended. New security gates can be on the interior or exterior of businesses in CBD and C2 but go through façade review process.

Motion by Thomas: Allow interior or exterior gates in CBD or C2 but come to Planning Commission to complete façade review process prior to installation. Seconded by Rageh. Motion carried unopposed.

C. Discuss existing LED strip-lighting ordinance.

- i. Review basis of zoning law: Public Health & Welfare (Karolynn Faulkner, CED Manager)
- ii. Several options:
  - 1. Keep ordinance as it is currently

2. Begin to allow LED lights but regulate based on time of day or night
3. Allow dim LED lights only; consider regulating by color or brightness

Discussion: Zoning ordinance currently forbids all forms of LED strip lighting. Businesses line windows, doors, and entire facades with LED lighting that is causing a nuisance to residential neighbors. Businesses currently applying for certificate of occupancy required to remove lights before certificate is granted. Lights could be regulated by brightness, hours, no flashing sequences, not allowed on façade, and defined shut off hour.

Motion by Nasr to have CED staff research other community's LED strip lighting ordinance and develop a proposed ordinance for a future vote.

**B. Façade Review for 9222 Joseph Campau property**

Discussion: New occupant asked for additional windows to display products along CBD. Allowing façade change would bring the building closer to compliance with current ordinance requiring window coverage to be 70% of façade.

Motion to approve by Islam, contingent on glass meeting current ordinance requirement of 80% transparency, seconded by Nasar. Motion carried unopposed.

**D. Façade Review for 9704 Joseph Campau (paint)**

Discussion: Commissioners asked if there were any exterior paint standards according to current ordinance. Staff informed commission there are no quality standards currently in place for the type of paint used on building facades.

Motion to approve by Thomas contingent paint utilized is black and designed for application on cinder block, second by Islam. Motion carried unopposed.

**9. Commission Announcements**

None

**11. Staff Announcements**

None

**12. Public Comment (3 minutes per person)**

None

**13. Adjournment – 8:48pm (Habitz)**

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.