



**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, JUNE 5, 2024**  
**6:00 P.M.**

1. **Call to Order (6:04pm)**
2. **Pledge of Allegiance**
3. **Roll Call:** Mohamed Alsomiri (Present), Mayor Amer Ghalib (Present), Tom Habitz (Present), Nasr Hussain (Present), Farhana Islam (Present), Abdulaziz Jobeh (Absent), Antar Rageh (Present), and MD Taher (Present).
4. **Approval of Minutes:**
  - A. **December 6, 2023**  
Motion by Ghalib to approve meeting minutes from December 6, 2023. Seconded by Alsomiri. Motion carried unopposed.
5. **Public Comment (3 Minutes per Person)**
6. **New Business:**
  - A. **Educational presentation**  
A presentation showcasing the elements of a well-designed city by the University of North Carolina – Charlotte was shared. The authors discuss how urban planning affects people's lives and the importance of creating spaces that are both functional and enjoyable for everyone who lives there.
  - B. **New Board Chair vote**  
Tom Habitz was first nominated for Board Chair but he declined. Amer Ghalib was the next to be nominated for Board Chair by Hussain. Seconded by Rageh. Motion carried unopposed.
7. **Public Hearing**
  - A. **Amendments to sections 155.007, 155.065, and 155.066 to add a definition for Event Halls and require special land use approval.**  
Discussion about requiring for-profit Event Halls to complete the special land use process being overly burdensome compared to non-profit *Religious, Cultural, And Fraternal Activity* organizations. Questions were raised about existing Event Halls being required to go through the special land use process.  
  
Motion by Alsomiri to approve ordinance change regarding Event Halls. Seconded by Islam. Motion carried unopposed.

**B. Amendments to sections 155.154 and 155.155 to allow for some limited types of LED strip lighting to be used in the Central Business District and the Multi-Use District.**

Discussion about the proposed hours during the day LED lights can be illuminated being overly restrictive. Member stated LED lights being left on after stores close and remain on all night was a significant factor in deciding to establish a time limit when LED lights can be illuminated. A proposed modification to increase the proposed 4 footcandles limit to 10 footcandles was voted upon but ultimately failed. Discussion was had on changing the hours a store could leave LED lights on based on daylight savings time discussed but no motion was proposed.

Motion by Hussain to approve proposed LED strip lighting ordinance with a modification to permit LED lights to be illuminated during the hours of 8:00am-12:00am. Seconded by Rageh. Motion was carried with five members in favor and three opposed.

**C. Amendment to sections 155.065 and 155.066 to permit pressure treated cedar wood as a secondary façade material in the Central Business District (CBD) and the Multi-Use District (C2).**

Discussion about the increased popularity of wood becoming a mainstream exterior finish material to accent more traditional facade materials.

Motion by Rageh to permit pressure treated cedar wood as a secondary façade material. Seconded by Alsomiri. Motion carried unopposed.

**D. Amendment to section 155.187 to modify a parking lot requirement for managing the first inch of stormwater on site.**

Discussion about a recommendation to reverse an ordinance that was added in early 2022. The ordinance change had an unforeseen effect on smaller repaving projects of parking lots requiring the hiring of a civil engineer at great cost. The cost was imposing an undue burden on residents and small developers. Questions were raised if removing this ordinance would affect large parking lots in Industrial (I) district. Members asked if the city could develop a spec sheet presenting potential green infrastructure that could be installed by residents and developers to help manage stormwater onsite.

Motion by Rageh to reverse a stormwater ordinance. Seconded by Hussain. Motion carried unopposed.

**E. Amendment to section 155.152 to increase the maximum area for projecting signs.**

Discussion about the weight and size of projecting signs straining building structures, leading to potential structural damage or instability if not properly installed or maintained. Modern signs are made of light weight material decreasing these risks. Projecting signs may obstruct sightlines for pedestrians and motorists, potentially creating hazards by limiting visibility of traffic, pedestrians, or nearby businesses.

Motion by Hussain to increase the sign area for projecting signs with a modification that the maximum sign area be increased to 16 SF. Seconded by Rageh. Motion was carried with six members in favor and two opposed.

**F. Amendments to sections 155.065 and 155.066 to permit security gates and grills on the street-facing façade of non-residential buildings in the Central Business District and the Multi-Use District.**

Discussion of requiring applicants to complete a façade review to install a security gate being unnecessarily onerous. Concerns were expressed that some businesses have used interior security gates on the exterior of their façade diminishing the security gates state of repair rapidly.

Motion by Habitz to permit security gates and grills in the business district. Seconded by Islam. Motion carried unopposed.

**G. Amendment to section §155.135 to permit two separate fences erected along the same property line or within extremely close proximity to each other, whether for aesthetic, privacy or security reasons, shall only be permissible by issuance of a variance.**

Discussion on the space between two fences becoming a potential space for debris to become trapped and trees/weeds to grow. Concerns were raised if a fire began in-between two fences if it could spread to neighboring homes. Having two fences close together can hinder access for maintenance, making it difficult for individuals to reach certain areas. Members debated whether permitting a double fence should be granted by-right or require a variance at the ZBA.

Motion by Hussain to permit two separate fences erected along the same property line with a modification that the applicant is not required to receive a variance. Seconded by Alsomiri. Motion was carried with six members in favor and two opposed.

**H. Amendment to section §155.144 and Appendix B clarifying parking requirements in Central Business District (CBD) and Multi-Use (C2) District.**

Discussion on the text in section §155.144 presenting parking standards in the Central Business District (CBD) and Multi-Use (C2) District not matching the text in Appendix B. Correcting a reference to the Multi-Use zoning classification that was incorrectly identified as the Mixed-Use District.

Motion by Habitz to correct the text clarifying parking requirements in Central Business District (CBD) and Multi-Use (C2) District to match Appendix B. Seconded by Islam. Motion carried unopposed.

**8. Old Business:**

- None

**9. Commission Announcements**

**10. Staff Announcements**

- Potential SMART bus route
  - Two proposed routes.

The Suburban Authority for Regional Transportation (SMART) has been conducting a survey with all communities in their service areas to identify gaps in their scheduled routes and how to better serve all residents. Two concepts for a route originating in mid-town Detroit, passing through Hamtramck with a connection to Warren have been presented.

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

12. **Adjournment (7:35pm)**

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 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.