



**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**  
**DRAFT TO BE APPROVED BY COMMISSION**  
**REGULAR MEETING OF THE HAMTRAMCK PLANNING COMMISSION**  
**WEDNESDAY, AUGUST 7, 2024**  
**6:00 P.M.**

1. **Call to Order (6:14pm)**
2. **Pledge of Allegiance**
3. **Roll Call** - Mayor Amer Ghalib (Present), Mohamed Alsomiri (Absent), Tom Habitz (Present), Nasr Hussain (Present), Farhana Islam (Absent), Abdulaziz Jobeh (Absent), Antar Rageh (Present), and MD Taher (Present).
4. **Approval of Minutes**
  - A. July 3, 2024 (correction – July 3 meeting was cancelled; last meeting was June 5)  
Motion by Habitz to approve meeting minutes from June 5, 2024. Seconded by Taher. Motion carried unopposed
5. **Public Comment (3 Minutes per Person)**

None
6. **New Business**
  - A. **Elect New Board Chair**

Habitz was nominated to serve as Board Chair after discussion of need for an appointed member of the Commission to serve as chair. Motion by Hussain to elect Habitz as chair. Seconded by Rageh. Motion carried unopposed.
  - B. **Façade Review for 8838 Joseph Campau (Majority Vote to Pass)**

Staff reviewed current and proposed building façade of 8838 Joseph Campau, located in the Central Business District. Façade review application is to cover the upper half of the building with stucco, change to a darker color, and add cornices. The bottom half of the building’s storefronts would be unchanged. Discussion by staff of the relevant ordinance 155.066 for Central Business District facades and materials, requiring the Commission to review and approve if change constitutes more than 20% of the façade. Further discussion by staff of general knowledge regarding stucco and brick. Discussion by Commission regarding benefits of the update to the façade, as well as lack of compliance with the ordinance due to the building material being more than 10% EIFS (155.066). Motion by Hussain to table vote on façade review application of 8838 Joseph Campau to a future meeting. Seconded by Rayeh. Motion carried unopposed.

## 7. Public Hearing

Owner of 8838 Joseph Campau described his wish to beautify the building and bring long-term tenants to downtown Hamtramck, particularly types of businesses that are not as common in the City. Presentation made by contracted builder and explanation that the proposed building material is EIFS, not stucco as described in the application.

## 8. Old Business

(Correction – item moved from staff announcements to old business) Discussion by staff regarding ordinance amendments that are moving forward to a 2<sup>nd</sup> hearing at Council; out of 8, 6 moved forward and 2 were sent back to the Commission with recommendations: (1) Projecting signs recommended at 12 square feet (2) LED lights be modified to 8 foot candles. Discussion of council's recommendations. Motion by Hussain to accept council's recommendations regarding both 12 square feet projecting signs and 8 foot LED candles. Seconded by Ghalib. Motion carried unopposed. Discussion of next steps in process: 1<sup>st</sup> and 2<sup>nd</sup> hearings at Council required for updated ordinance amendments.

## 9. Commission Announcements

Request for future discussion of setback and curb cut zoning ordinances. Request for staff to research requirements regarding approval requirements to erect a fence on a property line shared with a neighbor.

## 10. Staff Announcements

Discussion by staff of potential SMART bus route. Overview of 2 potential routes throughout Hamtramck and public engagement process to receive feedback on the routes.

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

None

## 12. Adjournment

Motion by Habitz to adjourn. Seconded by Hussain. Motion carried unopposed.

Meeting adjourned at 7:31pm.

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.