



DRAFT MINUTES

For approval by Planning Commission

SPECIAL MEETING OF THE HAMTRAMCK PLANNING COMMISSION

TUESDAY, AUGUST 13, 2024

6:00 P.M.

1. **Call to Order (6:07 pm)**
2. **Pledge of Allegiance**
3. **Roll Call** - Mayor Amer Ghalib (P), Mohamed Alsomiri (P), Tom Habitz (P), Nasr Hussain (P), Farhana Islam (A), Abdulaziz Jobeh (A), Antar Rageh (A), Yousef Saed, (P), and MD Taher (P).
4. **Approval of Minutes**
 - A. August 7, 2024

Motion by Hussain to approve meeting minutes from August 7, 2024. Seconded by Alsomiri. Motion carried unopposed.
5. **Public Comment (3 Minutes per Person)**

None
6. **New Business**
 - A. **Façade Review for 8838 Joseph Campau (Majority Vote of Quorum 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 EFIS 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 EFIS and previous Planning Commission meeting. Discussion by Commission regarding benefits of the update to the façade.

PUBLIC COMMENT: 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. Owner stated he is open to changing the EFIS color from purple to a more neutral brown.

Motion by Hussain to approve the proposed façade, with the condition that the owner will consult with CED regarding a color that will be more cohesive with the rest of the District. Seconded by Alsomiri.

Motion carried unopposed.
7. **Public Hearing**
 - A. See above hearing(s) within New Business.
8. **Old Business**

None

9. Commission Announcements

- A. Request made to staff to encourage CED to guide applicants who may not know all available options for design and development, particularly in regard to encouraging façade improvements, signage, and lighting. CED staff and the Commission should focus on a long-term maintenance approach to new builds or renovations they will be asked to review and approve moving forward.
- B. Discussion of creation of potential committee to review and propose changes to Ordinances. Need for revisions stems from priorities of 1) Hamtramck’s growth and needed changes, 2) maintenance, 3) affordable options, and 4) preserving character.

10. Staff Announcements

None

11. Public Comment (3 minutes per person)

None

12. Adjournment

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

Meeting adjourned at 6:32 pm.

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).