



City of Hamtramck – Planning Commission

City Hall Council Chambers
3401 Evaline St., Second Floor
Hamtramck, MI 48212
313-800-5233 ext. 818

MINUTES

APPROVED AT NEXT PLANNING COMMISSION MEETING UNLESS OTHERWISE STATED

SPECIAL MEETING OF THE HAMTRAMCK PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 4, 2024

6:00 P.M.

1. **Call to Order (6:03 pm)**
2. **Pledge of Allegiance**
3. **Roll Call** - Mayor Amer Ghalib (P), Mohamed Alsomiri (P), Tom Habitz (P), Nasr Hussain (P), Farhana Islam (P), Abdulaziz Jobeh (A), Antar Rageh (P), Yousef Saed, (P), and MD Taher (P).

4. **Approval of Minutes**

A. August 13, 2024

Motion by Alsomiri to approve meeting minutes from August 13, 2024. Seconded by Ghalib. Motion carried unopposed.

5. **Public Comment** (3 Minutes per Person)

None

6. **New Business**

A. **Special Land Use Review for 2305 Bostford (Majority Vote of Quorum to Pass)**

Staff reviewed current and past use of building at 2305 Bostford, located in the Residential District. The building had previously been used as a bar, and if used as a bar again, would have grandfathered-in use. The proposed use as a graphic design print shop meets all standards for special land use approval by the Commission. Discussion by staff of the relevant standards. Staff recommends approval as Commercial, Light uses are permitted in the Residential District and all standards are met.

PUBLIC COMMENT: Staff read one (1) submitted comment opposing the proposed land use, for reasons including traffic, noise, and other concerns.

PUBLIC HEARING: Applicant, owner of 2305 Bostford, described the proposed use as a graphic design studio and print shop, with business hours of 12pm-5pm. These are the curMinimal printing will be done at the studio, mostly digital work. No machinery besides computers and printers. Owns parking in the back of the store that is currently used by surrounding residents. Does not plan, as of now, to change façade or exterior of the building.

Applicant Hussain excused himself from the room to remove conflict of interest in deliberation and vote, as a member of the Commission.

Motion by Alsomiri to approve the special land use as submitted. Seconded by Rageh.

Motion carried unopposed.

B. Discussion: Proposed New Committee to Assess and Recommend Changes to Zoning & Planning Ordinances

Staff reviewed best-practice guidelines for the formation of a committee, including compliance with Open Meetings Act rules and zoning law considerations. Recommended creation of committee with parameters set by the Commission as a whole to determine the committee’s function, followed by nominations to the committee. Commission discussion of committee and debate including 1) scope of ordinance review, 2) inclusion of outside stakeholders in conversations, 3) overall direction of the committee, 4) existing empowerment of Commission members to bring ideas to the body, and how a committee’s role would differ. Staff discussion of budget requirements to receive expert analysis and reports about potential ordinance changes. Commission discussion of benefit of regular ordinance review. Hussain withdraws proposed committee, discussion can be continued in the future.

7. Public Hearing

A. See above hearing(s) within New Business.

8. Old Business

None

9. Commission Announcements

A. Request made to staff to review and report back to the Commission regarding fencing ordinance requirements to receive permission from your neighbor to construct a fence.

10. Staff Announcements

A. Staff discussion of potential dissolution of NEZ in the CBD District along Joseph Campau. Zone was created in 2006. Dissolving the zone may be necessary to create new NEZs and stay within the City’s state-mandated 15% acreage limit.

11. Public Comment (3 minutes per person)

None

12. Adjournment

Motion by Ghalib to adjourn. Seconded by Alsomiri. Motion carried unopposed.

Meeting adjourned at 7:45 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).