



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

MINUTES

APPROVED AT NEXT MEETING UNLESS OTHERWISE STATED
REGULAR MEETING OF THE HAMTRAMCK ZONING BOARD OF APPEALS
TUESDAY, SEPTEMBER 17, 2024
6:00 P.M.

1. **Call to Order (6:04pm)**

2. **Pledge of Allegiance**

3. **Roll Call:**

Present: Moammer Alghazali, Khalid Qsaimi, Tom Habitz, Nayeem Choudhury

Absent: Hemyar Al-Jamali, Asim Alshahri, Gias Talukder, Abdullatif Dagenah

4. **Approval of Minutes**

A. August 20, 2024

Motion by Choudhury to approve meeting minutes from August 20, 2024. Seconded by Qsaimi. Motion carried unopposed.

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

None

6. **Public Hearing**

A. **10000 Joseph Campau**

Applicant Hussein Murray is requesting a variance for 10000 Jos. Campau, Parcel 41006020001000. Request is for a variance from Hamtramck Sign Ordinance 155.152(9) in order to erect a projecting sign of 21.1 square feet.

Staff Isabel Allaway presented the request, explaining that the applicant wants to demolish existing, deteriorating awnings with new signage. The wall signs in the proposed plan are in compliance with the ordinances, and this digital projecting sign requires a variance only with respect to its size. CED staff notes that the property does not have unique circumstances to others in the commercial corridor, but that the sign would not block others on the street. Staff recommends condition be added to any motion that owner must comply with digital sign requirements in the ordinance.

PUBLIC COMMENT - Applicant was present with representatives from the contracted sign company. Contractor explained plan for project and intent to refresh outdated signs on the both sides of this corner building. Applicant Hussein Murray stated the business will pivot to another plan at the Board's recommendation. Stated existing neon and digital signs will be either removed or brought into compliance, after question from

Habitz. Does not plan to have scrolling, flashing, or quickly changing images. Wants to advertise the two businesses he operates out of the shop, and is committed to staying in Hamtramck.

DISCUSSION - ZBA discussed the variance request. Alghazali confirmed the digital projecting sign would not be blocking view of the windows when facing the front of the building from Joseph Campau. Choudhury asked whether there are other businesses on the street that have digital projecting signs. Qsaimi and CED staff both explain that there are not currently, but that they are allowed in the ordinances as a part of any sign. Habitz raises issue of noncompliance of existing LED lights and neon signage with the applicant.

Motion by Qsaimi to pass the variance under the following conditions: 1) that applicant work with CED to ensure all signs and LED lights at the business are brought into and remain in compliance, and 2) that the existing digital sign above the front door of the business be removed. Seconded by Choudhury.

AYES: Alghazali, Qsaimi, Habitz, Choudhury

NAYS: (None)

Motion carried unopposed. Meets majority vote requirement for non-use variances.

7. New Business

None

8. Old Business

None

9. Board Member Announcements

Nayeem commends and thanks City staff and volunteers for a successful Labor Day Festival. Habitz emphasizes importance for Board attendance and prompt arrival at ZBA meetings in order to truly show respect and support for business development in the community.

10. Staff Announcements

Staff informs ZBA that there is an opening for an alternate member on the Board, which the Mayor will need to appoint and fill.

11. Public Comment (3 minutes per person)

None

12. Adjournment

Motion by Qsaimi to adjourn. Seconded by Choudhury. Motion carried unopposed.

Meeting adjourned at 6:40 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).