



MINUTES

APPROVED AT NEXT PLANNING COMMISSION MEETING UNLESS OTHERWISE STATED

REGULAR MEETING OF THE HAMTRAMCK PLANNING COMMISSION

WEDNESDAY, OCTOBER 2, 2024

6:00 P.M.

1. **Call to Order (6:01 pm)**
2. **Pledge of Allegiance**
3. **Roll Call** - Mayor Amer Ghalib (P – 6:02), Mohamed Alsomiri (P), Tom Habitz (P), Nasr Hussain (P), Farhana Islam (A), Abdulaziz Jobeh (A), Antar Rageh (P), Yousef Saed, (P), and MD Taher (P).

4. **Approval of Minutes**

- A. September 4, 2024

- Motion by Habitz to approve meeting minutes from September 4, 2024, with the condition that staff corrects typing error present. Seconded by Hussain. Motion carried unopposed.

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

None

6. **New Business**

- A. **Discussion with Department of Public Services Director, John Deangelis, regarding Setback and Lot Coverage Considerations**

- Staff introduce John Deangelis from the Building Department to discuss current requirements, lot coverage calculation, engineering and stormwater considerations, and setback expansion conditions. Deangelis shares experiences working with many homes within the city experiencing flooding issues. An increasing number of homes use concrete on their lots (without proper permits), based on the misconception that concrete will help solve flooding problems through the city. Deangelis mentions how neighbors of these lots complain about a large source of water flowing into their lots or into the alleyway. A future ordinance change to require pavement be level with adjacent concrete is recommended, but not the topic of this meeting's discussion.

- Deangelis states that the current 30 foot rear setback, 6 foot front setback, and 67% lot coverage requirement go hand-in-hand. Current, standard homes in Hamtramck on typical 30x100 foot lots are right at the 67% lot coverage capacity, especially if there is a garage. The rear setback requirement is a major issue when it comes to storm water and sewer services, and if it were to be decreased (i.e., below 30 feet), retention and other methods to handle rainwater would need to be implemented. Rain barrels are not an ideal requirement or condition as they can be easily removed by future homeowners or occupants. Optimal requirements or conditions for rear setback reductions include, but are not limited to, 1) removal of portions of existing pavement on the property, 2) permeable pavement, and 3) underground water retention systems. These methods would limit flooding and nearby sidewalks and alleyways.

- Deangelis also highlights concern for the sewer system in the city, specifically focusing on the Casmire pipeline, ranging from the freeway to Conant. Deangelis wants more systems in place overall for better water control across the city. If this initiative took place concurrently with setback and lot coverage conditions, there would be a significant benefit to the City.

Board has Q&A opportunity with Deangelis. Following that Q&A, Dengelis makes the following setback and lot coverage ordinance change recommendations:

- *(Current) 2,000 sqft standard coverage @ 30 ft setback /3,000 sqft standard lot size = 67% lot coverage cap*
- *(Proposed) 2,250 sqft coverage standard coverage @ 20 ft setback/3,000 sqft standard lot size = 75% lot coverage cap*
- *(Proposed) 2,375 sqft coverage standard coverage @ 15 ft setback/3,000 sqft standard lot size = 80% lot coverage cap ONLY IF owner removes portion of existing pavement AND installs permeable paving or other water retention system.*

According to the above specifications, the Commission could consider increasing the lot coverage to anywhere from 75-80% and the corresponding rear setback to anywhere from 20-15 feet.

Staff raises further discussion of fencing and neighbor responsibility for discussion between Deangelis and the Commission. Staff mentions how double fencing is allowed in the city now, which raised the question of whether a requirement is still in place to ask surrounding neighbors for consent on where the lot lines were, and if it is still necessary to have this requirement. If there is any sort of dispute when it comes to the fence placement and/or location of the shared lot line, the ordinance provides for then the property owner to obtain a land survey to determine the location of the lot line. Alsomiri ask Deangelis about the process when a neighbor installs a fence with disregard for the neighbor's lot line. Deangelis answers that a case like this would go to court.

Deangelis raises the importance of corner lot buildings adjusting the angle of the fencing corners to provide more visibility for pedestrians and vehicles and combat severe safety concerns. This was already done for a lot on Gallagher at Deangelis' recommendation, and he recommends the Commission consider an ordinance change requiring it.

7. Public Hearing

None

8. Old Business

None

9. Commission Announcements

10. Staff Announcements

A. New staff member, Michal Miszczak, joins the CED department as their new assistant CED and DDA manager.

11. Public Comment (3 minutes per person)

None

12. Adjournment

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

Meeting adjourned at 7:10 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).