



**City of Hamtramck Plan Commission Meeting**  
Department of Community and Economic Development  
Regular Meeting  
October 2, 2019  
6:30 P.M.  
2<sup>nd</sup> Floor Council Chambers, Hamtramck City Hall  
3401 Evaline Street  
Hamtramck, MI 48212  
313.800.5233 x296

**1. Call to Order**

The meeting was called to order at 6:33 p.m.

**2. Pledge of Allegiance**

All stood for Pledge of Allegiance.

**3. Roll Call**

**Present:**

Scott Collins, Commission Chair  
Sean Cote, Commissioner  
Mayor Karen Majewski, Commissioner Ex Officio  
Thomas Habitz, Commissioner  
Angela Gougherty, Commissioner

**Absent:**

Mayor Pro Tem Anam Miah, Commissioner Ex Officio

• **Staff:**

Grace Stamper, Economic Development Associate

**4. Approval of Minutes**

Habitz moves to approve the September 4, 2019 minutes. Majewski seconds. The motion carries unanimously.

**5. Public Comment (not related to agenda items)**

There were no public comments not related to agenda items.

6. **Public Comment (agenda items that are not public hearings)**

There were no public comments related to agenda items.

7. **Public Hearings**

- There were no public hearings.

8. **Old Business**

- There was no old business.

9. **New Business**

- Sterling Oil Combined Site Plan Approval
  - Jason Eddleston of Sterling Oil presented the project. It's been 8 years since he was last before the plan commission.
  - He has a customer moving from Ferndale.
  - Expansion is the SW part of the facility and includes 14 tanks and a truck pad.
  - Jason will address any of the concerns in the staff review.
  - He has done geological testing and will take all safety measures.
  - Gougherty asks how this impacts the residents' environment.
  - Eddleston explains there won't be much more truck traffic and they don't let any vapors release into the air. They have a no drip no spill policy. There won't be an environmental impact on the neighborhood and less than a 10% increase in truck traffic.
  - Habitz asks if they are changing the fence.
  - Eddleston says they're only changing the gate. The curb cut remains the same.
  - Eddleston also explains they won't be taking any soil out of the facility. They will hire 2 more workers.
  - Gougherty asks where traffic flows from.
  - Eddleston says most is on the North end of their facility but trucks enter via Woodland on the South end and exit onto Grand Haven and sometimes Woodland.
  - The landscaping on the site is mostly healthy.
  - Gougherty asks how many truck per day because she is concerned about the neighbors.
  - Eddleston says 8-10 usually, maybe 15-20 when it's busy. They're only open 7am-5pm Monday to Friday. The expansion will add maybe 1 truck per day because it offsets truck loads that aren't full.
  - **Collins motions to recommend the site plan to council. Majewski seconds. The motion passes unanimously.**

10. **Commission Announcements**

There were no Commission announcements.

11. **Staff Announcements**

There will be a joint meeting between the PC and ZBA on November 13 at 6pm. This will include a discussion of potential ordinance updates and be the PC's annual training.

12. **Adjournment**

Motion made by Collins to adjourn meeting at 6:55 p.m. Cote seconds. Motion passes unanimously.