



**City of Hamtramck  
Zoning Board of Appeals and Plan Commission  
Joint Meeting**

Department of Community and Economic Development

November 13, 2019

6:00 P.M.

2nd Floor Council Chambers of Hamtramck City Hall

3401 Evaline Street

Hamtramck, Michigan 48212

313.800.5233 x296

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**Agenda**

**1. Call to Order**

- A. The meeting was called to order at 6:13pm.
- B. In attendance were Anam Miah, Sean Cote, Mayor Majewski, Angela Gougherty, Scott Collins, Tom Habitz, Hamilton Jordan, Nasr Hussain, Eric Anderson, and Carrie Beth Lasley.

**2. New Business**

**A. Annual Training**

- Michelle Bennett from Beckett & Raeder gave a presentation.
- Habitz asked about role historical precedent should pay. Bennett said that when the zoning ordinance isn't clear and there is no institutional memory that bad habits should not be used as precedent. Clarify the ordinance if necessary but don't use precedent to keep doing the wrong thing. Be fair and objective where the ordinance isn't clear.
- Collins asks for a normal case of an appeal. Bennet says it is when an applicant won't submit a new site plan and it still has missing or inadequate information so the PC denies it and they appeal to ZBA.
- We could have joint PC and ZBA meetings to cut down on process time.
- Regular variances show the ordinance isn't working.
- Don't give everyone exactly what they want in a use variance. Personal stories aren't a hardship.
- Spot zoning could technically be allowed if it fits within the master plan- i.e. a commercial lot in a neighborhood to have a store
- Beautiful places don't budge on the zoning ordinance.
- Discussion on how to get work done between meetings without violating the OMA.

**B. Zoning Ordinance Updated Discussion**

- i. This didn't happen because the meeting went long long.**

**3. Commission Announcements**

**4. Staff Announcements**

5. **Adjournment 7:46pm**

6. 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). City of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the Meeting to individuals with disabilities at the Meeting or Public Hearing upon 10 day notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 800-5233 x821.