



City of Hamtramck Meeting

Department of Community and Economic Development

Regular Plan Commission Meeting

November 6, 2019

6:30 P.M.

2nd Floor Council Chambers of Hamtramck City Hall

3401 Evaline Street

Hamtramck, Michigan 48212

313.800.5233

Agenda

1. **Call to Order**

The meeting was called to order at 6:33pm.

2. **Pledge of Allegiance**

All stood for the pledge of allegiance.

3. **Roll Call**

Majewski, Miah, Gougherty, and Habitz were present. Collins and Cote were absent. Grace Stamper, Economic Development Associate and John Jackson and Irvin Wyche, McKenna and Associates

4. **Approval of Minutes:**

-October 2, 2019

Gougherty motioned and Miah seconded to approve the minutes. The motion passes unanimously.

5. **Public Comment** (Not Related to Agenda Items - 2 Minutes per Person)

There was no public comment not related to agenda items.

6. **Public Comment** (Agenda Items that are not public hearings – 2 Minutes per Person)

-Joan B, lives in neighborhood of 9331 Brombach and doesn't believe that his project is right for the neighborhood. It's bad architecture for the area and not a good place to put a house.

-Shannon Lowell, lives on the west side of the alley and cited section 95.03 of the ordinance and went on to say that the Brombach project transforms the alley in to a road because it's the primary access. It's designed as an alley and shouldn't be a street. There are DTE lines in the alley. It would only be a road because someone names it a road. Urges the PC to choose for the community.

7. **Public Hearings**

-2950 Holbrook Rezoning

-Ken H, lives on Holbrook. Parking is already tight and he is opposed to a Hookah bar, thinks that Hamtramck endorsing a hookah bar shows that they promote smoking. Opposed to the rezoning.

-11469 Joseph Campau Special Land Use

-Bo Shepherd of Woodward Throwbacks, asks what a SLU means. She think there's too many car lots. They've been trying to beautify the area. It isn't going to look good. She likes new businesses but has her concerns.

- David Liu from the bar next to Woodward Throwbacks. They've been working on beautifying Hamtramck for the last year and has helped make it safer. He lives across from the property, parking is already bad, and he imagines the lot would park cars on the street. It's not suitable for a walkable area and thinks it will be disruptive to the area.

- Edwin Norwood on Casmere says the lot used to be a gas station, so the underground tanks need to come out. He doesn't want a parking mess or kids getting hurt.

-Linda Kewitt from Woodward Throwbacks says Hamtramck needs businesses that add economic development. We need to make Hamtramck a destination and bring more people here. We can't decrease walkability- that's regressing. We need space for people to park so they can come and increase business revenue. We don't want empty storefronts and regression. Please reconsider the vote.

-Ian Perotta, councilman. This was discussed in council. It's in the city's best interest to have a used car lot. It would make Hamtramck more inclusive. I'm troubled by speculative statements and NIMBYism. This wouldn't be regression, it would add to the city. Parking is no different than other businesses. These arguments have logical inconsistencies. Council considered it before deciding on it.

-Melanie P, there are kids on this street that can break into cars or steal them. This is a bad idea.

-Laila Obeid, 2699 Casmere. She disagree with the car lot because it already has glass all over the ground, would attract crime, thieves break into cars already, school busses pick kids up and drop off near there, it is dangerous, will not feel safe in her home, has auto glass shop across the street and will negatively affect parking.

-Houda Obeid, 2701 Casmere. She disagrees because it will cause chaos and problems. This would increase crime, the lot has glass all over, would negatively affect traffic and busses. Robbers would come, she won't feel safe and will be a target in her own neighborhood, used vehicles would attract strangers who do what they want.

8. Old Business

9. New Business

-2950 Holbrook Rezoning

-Applicant says he came to the PC before to have a restaurant and there was a mix up because he actually wanted it rezoned overall. He has opened multiple businesses in the city. There is enough parking because he owns the parking lot next door. He can allow the use of his lot if other businesses need during his off hours.

-Stamper shares the staff review.

-Habit asks if it would be zoned all by itself or contiguous to other C2.

-Gougherty and Majewski agree with the request.

-Majewski says the city is unique bc of its mix of residential and commercial, she doesn't have a problem with it. What goes there is a different issue than the rezoning.

-Habit wants predictability in our zoning, not hodgepodge. He wants to be more proactive bc being just reactive might negatively affect the future.

-Miah motions to recommend the rezoning to council. Majewski seconds. The motion passes unanimously.

-11469 Joseph Campau Special Land Use and 11469 Joseph Campau Preliminary and Final Site Plan

- the applicant is also the owner of 2700 Casmere. He's owned a car lot for 10 years and has had no crime. There's trash on the property because it's abandoned. This won't be like bad car lots because the entry is off the alley not JC. He will keep the sidewalk clear.

-Gougherty asks if there's a sliding gate.

-applicant says he won't use them

-Stamper reads the staff review

McKenna goes through their review, reminds PC they can apply reasonable conditions to a SLU. He takes design option 2 off the table.

-Majewski says it is very preliminary, would want to see again before voting

-Gougherty also wants an updated site plan

-Habitz says it would take too long to approve administratively

-Miah says it can have stipulations attached to it, postponing to postpone isn't good

-Majewski says the list of stipulations would be too long, our staff is good but it's a lot, wants to see the updated plan

-Gougherty agrees with the mayor

-Majewski says we must be sensitive to residents' concerns

-Gougherty is concerned about traffic flow, it's a 1-way alley, lots of pedestrians/kids

-Miah says car lots don't have as many people at one time as bars, not high turnover, doesn't see traffic issues

-Gougherty says test driving could be a problem.

-Majewski wants it to be aesthetically pleasing, it looks bad now and it's owned by the applicant who hasn't shown responsible ownership

-Habitz says the MP wouldn't consider a car lot as walkable and needs to look at the impact of this size building on JC

-Majewski has gone back and forth on car lots, doesn't think it's bad to have on JC as it's a traditional use but is concerned about pedestrian experience and the alley

-Miah motions to approve the SLU contingent on final site plan approval from the PC. Majewski seconds. Yes from Miah, Majewski, and Gougherty. No from Habitz. Motion passes. It will come back for preliminary site plan once edits are made.

-8800 Conant Preliminary Site Plan Approval

-Applicant explains that this was approved in July 2017 but the approval expired. They had trouble getting hold of city staff when former director Hassan left so they couldn't extend it.

-applicant says it isn't really a 2 phase project, so they can get combined approval.

-applicant wants combined approval today, doesn't make sense to have to come back.

-Stamper explains that if it really is 2 phase then it can't be combined per the ordinance.

-applicant says it isn't 2 phase.

-Majewski wants to do whatever can be done to approve it lawfully all at once bc it's the city's fault.

-applicant says the phases shown were just to simplify it for an approval with another authority

-Stamper says PC would have to decide it's not a 2 phase project to combine it

-Majewski motions to classify this as a 1 phase project. Gougherty seconds. The motion passes unanimously.

-Majewski motions to recommend combined preliminary and final site plan approval as presented to council. Gougherty seconds. The motion passes unanimously.

9331 Brombach Preliminary Site Plan Approval

-Applicant says this has been approved before but didn't make it past DTE checks. The alley was vacated by council for this project (but will need to be re-voted on). These will be rentals not condos. The eclectic look fits into Hamtramck. They also need 3 variances. They will do fire sprinklers to meet the concerns of the fire department/code. This is safer and lowers insurance.

-McKenna goes through their review.

-Majewski is comfortable with the sprinkler system, wants to encourage alleys for housing in the future so this is the first step in that. We need to be creative with our dense urban environment. It might not meet the letter of regulations but we want innovation and creativity, is committed to finding a solution.

-Applicant met with FD and sprinklers will work and he talked to a sprinkler company to ensure they'll be able to get enough water pressure

-Gougherty wants to know how this will address traffic and residents walking out right into the street.

-Applicant will address it, may use patterned pavement to distinguish walking path in alley.

-Gougherty is concerned about garages in the alley.

-Miah doesn't think garages are an issue, he's observed it in person. It's a short alley.

-Gougherty asks what the variances are for.

-McKenna explains

-conversation about funding to upgrade alleys.

-Majewski motions to recommend preliminary site plan approval to council. Miah seconds. Majewski, Miah, and Habitz vote yes. Gougherty votes no. the motion passes.

10. Commission Announcements

11. Staff Announcements

- There will be a joint meeting with the Zoning Board of Appeals on November 13 at 6pm. This will include a discussion of potential ordinance updates and be the Plan Commission's annual training.
- Results of commercial building colors meeting- will discuss more at next week's joint meeting with the ZBA

12. Adjournment

The meeting adjourned at 8:26pm

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