



## City of Hamtramck Plan Commission

Department of Community and Economic Development

February 5, 2020

6:30 P.M.

2nd Floor Council Chambers of Hamtramck City Hall

3401 Evaline Street

Hamtramck, Michigan 48212

313.800.5233 x296

---

### Agenda

1. **Call to Order**
  - A. The meeting was called to order at 6:37pm.
2. **Pledge of Allegiance**
  - A. **All stood for the pledge of allegiance.**
3. **Roll Call**
  - A. In attendance were Sean Cote, Scott Collins, Tom Habitz, Angela Gougherty, and Galaan Dafa. Mayor Majewski was excused.
4. **Approval of Minutes**
  - A. **January 8, 2020**
  - B. **Habitz motioned and Collins seconded to approve the minutes. Motion passed unanimously**
5. **Public hearings and public comment- there was no comment regarding any of these**
  - A. **8902 Joseph Campau special land use**
  - B. **Rezoning 2930 and 2936 Goodson**
  - C. **Zoning Ordinance Amendments**
6. **Old Business**
  - A. **There was none.**
7. **New Business**
  - A. 8902 Joseph Campau special land use and final site plan
    1. Applicant gave an overview. John Jackson from McKenna gave the site plan review.
    2. Jackson points out it would be nice for some more architectural detail.
    3. Discussion that above the first floor window sills should be brick.
    4. Cote asks for symmetrical windows and pc agrees.
    5. No tenant yet. Timing of project is ASAP.
    6. **Collins motions and Gougherty seconds to approve the special land use. Motion passes unanimously.**
    7. **Collins motions and Cote seconds to recommend final site plan approval contingent upon brick on the front façade, the recommendations in the McKenna letter, symmetry of windows, and fire marshall/engineering approval. These can be approved administratively.**
  - B. Rezoning 2930 and 2936 Joseph Campau

1. Economic Development Associate Stamper explains reason for rezoning as part of agreement to keep the Yemeni mural and put a mixed-use building on the Goodson lots and goes through rezoning review.
  2. **Collins motions and Gougherty seconds to recommend rezoning to council. Motion passes unanimously.**
- C. 11469 Joseph Campau final site plan
1. Stamper explains that special land use has already been granted at a previous meeting.
  2. Applicant gives brief overview saying he's made changes asked of him.
  3. McKenna's Irvin Wyche goes through the site plan review, highlighting the recommendations especially the façade improvements to maintain the CBD character.
  4. Habitz wants a lighting plan for the site. Consensus is this needs to be added.
  5. PC also wants detail on the color of the brick. Applicant says he'll match the surrounding area.
  6. Applicant will take down the billboard that's currently on the site.
  7. **Collins motions and Gougherty seconds to recommend the site plan for final approval conditionally on a lighting plan, brick on the north and east sides, the McKenna requirements, changing the pedestrian opening along the street to at least 48 inches, and ensuring the proper amount of windows, and grading the site appropriately. These can be approved administratively. All but Habitz vote yes. The motion passes.**
- D. Zoning Ordinance Amendments
1. **Collins motions and Cote seconds to recommend the proposed amendments to council. The motion passes unanimously.**
8. **Commission Announcements**
9. **Staff Announcements**
10. **Adjournment 7:25pm**
- A. **Collins motioned and Cote seconded. The motion passes unanimously.**
11. 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.