



City of Hamtramck Meeting

Department of Community and Economic Development

Regular Plan Commission Meeting

May 1, 2019

6:30 P.M.

2nd Floor Council Chambers of Hamtramck City Hall

3401 Evaline Street

Hamtramck, Michigan 48212

313.800.5233

1. **Call to Order**

The meeting was called to order at 6:30 pm.

2. **Pledge of Allegiance**

All stood for the Pledge of Allegiance.

3. **Roll Call**

Present:

Scott Collins, Commission Chair

Sean Coté, Commissioner

Angela Gougherty, Commissioner

Thomas Habitz, Commissioner

Mayor Karen Majewski, Commissioner Ex Officio

Mayor Pro Tem Anam Miah, Commissioner Ex Officio

Absent:

Tyler Shelton, Commissioner

Shannon Lowell, Commissioner

Staff:

Hassan Sheikh, CED Coordinator

4. **Approval of Minutes:**

Majewski moved to approve minutes. Miah seconded. Commission unanimously adopted minutes.

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)

There was no public comment related to agenda items.

7. **Public Hearings**

-None

8. **Old Business**

-None

9. New Business

-11917 Conant- Site Plan

- The applicant did not show up
- **Collins moved to postpone. Miah seconded. Commission unanimously voted to postpone.**

-12101 Joseph Campau- Site Plan

- The project's architect presented the project.
- Interior permits have already been received.
- The façade will be upgraded with new stucco and new color.
- Collins said that it has too many signs, they will need permits, and inquired about how many businesses would be at the site.
- The applicant said there would be one business and one owner but with open space for future use.
- Collins said there's too much stucco.
- Gougherty said there's too many doors.
- The applicant responded that there's one door per suite.
- Collins asked if the applicant is opposed to doing brick.
- The applicant said he is not opposed.
- Collins said that EIFS is not permitted as it isn't durable.
- Habitz said that the existing split block is fine.
- Collins said he likes that idea and it would be nice to see durable material. He asks about landscaping.
- The applicant says there will be no landscaping.
- Gougherty asks about lighting on the site.
- The applicant responds there will be lights in the parking lot and front as well as any existing lighting.
- Collins asks what the rest of the commission's thoughts are then explains what EIFS is.
- The applicant asks what his options are.
- Collins says brick.
- The applicant says he can keep existing brick that is portion of the façade.
- Miah asks what the surface on the right side of the building is.
- The applicant says it is cinder block.
- Majewski says real stucco is alright.
- Miah asks if the applicant is going to cover up the existing brick and with stucco or EIFS.
- The applicant says it would be stucco.
- The commission has a discussion about if the City checks up on the stucco during the inspection. It's determined that stucco is good as long as its inspected and found to be stucco not EIFS.
- Habitz says it would be cost effective and create a new look if block and stucco was used.

- Cote says the site hasn't been pedestrian friendly in the past. A mix of block and stucco would make it better for pedestrians and future development.
- Majewski asks if the applicant will have to come back to PC to show the façade.
- Miah says if stucco is permissible then the City can't force a business to do something else unless it wants to.
- Collins says it would look better with a varied surface.
- Gougherty says it looks good either way.
- Majewski says she likes the brighter look and doors and windows and asks how the pieces come together.
- Miah is in favor of stucco. Majewski asks what's on the second floor.
- Discussion ends.
- **Miah motions to approve as presented but with no sign approval attached. Majewski seconds. All are in favor except Cote. The site plan is approved and passed onto council.**

10. **Commission Announcements**

Stucco is allowed per the ordinance. Clarification will be given at the next meeting on the difference between stucco and EIFS.

11. **Staff Announcements**

There were no staff announcements.

12. **Adjournment**

Collins moved to adjourn. Miah seconded. Meeting adjourned at 7:16pm.