



City of Hamtramck Plan Commission Meeting
Department of Community and Economic Development
Regular Meeting
July 3, 2019
6:30 P.M.
2nd 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 6:30 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
Angela Gougherty, Commissioner
Thomas Habitz, Commissioner
Mayor Pro Tem Anam Miah, Commissioner Ex Officio

Absent:

Tyler Shelton, Commissioner
Shannon Lowell, Commissioner

• **Staff:**

Grace Stamper, Economic Development Associate
Elliott Zelenak, CEDAM Fellow

4. **Approval of Minutes**

Gougherty moves to approve the May 1, 2019 minutes. Miah 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**

-9025 Conant- Special Land Use- Parking Lot

8. **Old Business**

-8760 Joseph Campau Special Land Use and Site Plan

- Majewski has concerns about the mural and how to relocate
- Applicant clarifies with Majewski and Miah that the mural in question is the one on the side of Sheba Café that is world renown
- Applicant says they're willing to working with the artist to recreate the mural on the side of Yemen café
- Miah asks if they mean the park side
- Applicant says yes, they would work with the artist to recreate the mural on the side of the Yemen Café
- Majewski asks where the applicant is at in talks with the artist
- Applicant doesn't know
- Gougherty says the artist is from Los Angeles but there are other artists in the city
- Applicant would love to use a local artist
- Mayor asks why there aren't more community members here to talk about this
- Stamper explains it wasn't legally required to send more notices
- Miah says that the mural group had a lot of meetings and asks whether the applicant is going to trade lots with them so the mural won't be a problem
- Applicant says they met in February to see if they can switch lots but it was too expensive. He is losing time to do this project, says he is good with a new mural, wants to include beautification, and use local artists.
- Gougherty asks who will pay for the mural
- Applicant says he'll commit \$8,000 for it
- Majewski says there isn't a clear or easy solution to this and that having an open mural is an experience
- Applicant says they could move a tree to showcase a new mural and asks if they can put it on the new building. They would follow through on a plan commission decision
- Majewski says the commission understands it's been a long time for the applicant
- Miah asks about whether the mural group ever brought an idea to the applicant/
- Applicant says no.
- Miah thought there was a purchase agreement to buy the lot so that the mural was still visible
- Applicant says the proposed lot won't work.
- Miah says he was told they're trying to save the mural but you got to do what you got to do.
- Applicant says it beautifies city either way
- Miah says he understands from the owners perspective but it's a loss to the city because of the diversity it reflects

- Collins directs group to move on the look at the project architecturally and asks what the material is.
- Applicant says it is glass and colored split-face block. There's a 6 foot opaque block wall around the trash enclosure with doors that open in.
- Collins asks if there's first floor retail.
- Applicant says yes and there's 2 tenants identified so far.
- Collins asks if a specific type of concrete block (CMU) is ok. Ordinance is referenced and no it is not.
- Collins makes a motion to approve with a change in materials and increase in windows per the ordinance.
- The motion dies.
- Bill Meyer of One Hamtramck, who owns the mural speaks up and asks to talk. Commission lets him.
- Meyer says he came before and is trying to negotiate to use the lot as a park. The mural is an icon and we can't move it. We found them another lot and bought it hoping they would swap with us. The owner has no concern and could build somewhere else. Please postpone the decision.
- Applicant says it has been so long but nothing has happened. The other lot is residential. I've given him time but nothing has happened. I can't lose my lot for no reason. Understands the significance of it.
- Majewski wants applicant to clarify that they aren't moving the mural. It would be painting a new one.
- Applicant apologizes and changes their phrasing. They understand the significance.
- Meyer says if you talk to the majority of Yemen community they want to save the mural. He says One Hamtramck has a contract and leases the surface of the wall that the mural is on.
- Miah asks if they've purchased the other lot.
- Meyer says yes the applicant could rezone and build on the other lot.
- Collins asks about thoughts on a new mural facing the park?
- Meyer says it wouldn't be the same mural.
- Majewski says she is concerned about the applicant losing money but also have a commitment and responsibility to the community. It's disappointing there hasn't been a compromise between the owners and One Hamtramck. What's our legal constraints? If it isn't a SLU then we wouldn't have an out. But even if we approve it then council still has to go to the council.
- Collins says the commission's scope is limited. The city as a whole should work to preserve the mural but we're just the plan commission.
- Miah says the plan commission has to do what it has to do.
- Cote says we're stuck in a binary of having a building or a mural. The mural could go somewhere else on the south end. Murals are also in the master plan. We can't stop this.
- Majewski says she has a vote on plan commission and potentially on council too. She feels like she has to vote yes as plan commission but will likely oppose it on council.
- Miah says he feels similar and he thought it was being worked out. We all want businesses to do well but it's a sensitive situation and a significant symbol.
- Majewski points out it is a worldwide symbol.
- Miah says the mural can't be recreated but as plan commission he has different responsibility than council. Plan commission can't hinder the project if the rules are being followed.

- Collins motioned to approve the Special Land Use and Site Plan for 8760 Joseph Campau with a requirement to meet the glass % requirement along Goodson and to have the façade material administratively approved and ensure it meets all engineering and DPS requirements.
- _____ seconded.
- Collins, Cote, Gougherty, Habitz, and Miah voted yes. Majewski voted no. The motion passes.

9. New Business

-9205 Conant Special Land Use and Site Plan

- Applicant explains their project.
- Miah asks if its only 9-5.
- Applicant says yes other than parking some drivers ed cars. The state prohibits public use.
- Collins asks if it is only closed during the test.
- Applicants says no. It's a private company running it.
- Collins says people do those tests on public lots.
- Applicant says they only practice there.
- Gougherty asks if the striped lines in the lot are different.
- Applicant says yes.
- Habitz asks if signage is proposed.
- Applicant says no but he could.
- Miah clarifies that is isn't open to the general public.
- Applicant says he will gate it off.
- Habitz asks what will keep people from using it to park.
- Applicant says people could.
- Collins says it seems like just a parking lot.
- Majewski says it isn't a normal lot. He just wants space that he can block off and pave for his business.
- Gougherty says there is no congestion like a lot.
- Habitz says the PC is making a use decision, so the next owner could use it as a regular parking lot.
- Plan Commission says it isn't a lot.
- Majewski says we're holding it to a parking lot standard that doesn't apply. Can we call it something else.
- Stamper clarifies that the planner determined this was the best category for it.
- Applicant says he is doing testing in Warren because there isn't a lot here
- Collins asks if the applicant owns the lot in Warren.
- Applicant says he leases it.
- Collins asks what are the state requirements for these lots
- Applicant says the state has to inspect it
- Collins asks why they can't use the existing lot
- Applicant says they need a big lot and it needs to not be next to a building
- Miah says it has to be empty and applicant confirms

- Majewski asks if this lot will be for cars, motorcycles, or both
- The applicant says just cars
- Collins asks if it meets motorcycle requirements and the applicant says no
- Collins says he is committed to following the use and dimension requirements of the ordinance
- Miah asks how long it has been empty, 20 years?
- Applicant says more than that
- Miah says we have to go for growth. Do we always want to go by the book or try to create wiggle room for businesses to flourish? It's been empty for years and could remain empty
- Applicant says lots of teens in Hamtramck need driver training and it could generate business in Hamtramck
- Gougherty says defining it as a parking lot sets a precedence
- Majewski says we need to define it differently
- Habitz says he agrees but the problem is the amount of land consumed by it. That doesn't help growth. We're talking about a business with 2 lots on a main street.
- Applicant says conant already has parking lots so why not?
- Miah says the strip mall helped the whole area
- Habitz says he doesn't agree that we should continue with this land use that is out of compliance. It deadens the street experience.
- Majewski asks where we can put it in the city
- Habitz says good question. Apparently the state has tough rules
- Habitz would prefer it in industrial
- Majewski asks if the carpenter lot is owned by the school
- Applicant says yes, Bridge Academy
- Gougherty says they don't plan to fix the lot
- Applicant says he got an estimate to fix it
- Majewski says the carpenter lot doesn't match our master plan either
- Collins says that development is an incremental gain but backsliding sets a bad precedence. This doesn't add to tax dollars. It's a use that doesn't fit in the zone.
- Miah makes a motion but it stalls
- Collins wants a new motion without the curb cut
- Miah motions to approve the special land use and plan but clarifying that it is for a skilled test lot for testing only as long as variances are granted, engineering standards met, no curb cut, and landscaping and screen walls are to be approved administratively. Majewski seconds.
- Collins, Gougherty, and Cote vote yes. Habitz votes no. The motion passes.

-11756 Charest site plan

- Applicant gives an overview of the project. The curb cut is 59' but the limit is 27'. We'll add a screenwall to the dumpster
- Gougherty asks if the lot is fenced.
- Applicant says no.
- Plan commission would prefer not to have a lot
- Collins says he wouldn't mind 3 spots off the alley
- Miah says they might want spots for safety

- Applicant would prefer maximum spots
- Majewski asks if they already have a location on JC
- Applicant explains they're different
- Gougherty would prefer less parking but with some off alley
- Collins makes a motion to approve the plan with no new or expanded curb cut and parking limited to the spaces off the alley (20' of paving off of alley), as long as the variance is granted and it passes engineering approval, and the city will approve all landscaping and screening administratively. Majewski seconds.
- The motion passes unanimously.

-11911 Conant site plan

- Applicant clarifies that it is retail space not warehouse. It's storage within retail.
- Stamper asks so it's a retail expansion not warehouse?
- Applicant says yes it is retail. We can move the parking to accommodate landscaping. The setback matches the existing building. We'll work with the planner to resolve parking.
- Collins says they need to add a parking landscaping screen wall and use approved façade and glass
- Collins makes a motion to approve with administrative approval of the façade material and landscaping buffer and as long as it meets all engineering approval. Miah seconds.
- The motion passes unanimously.

Master Plan Update

- Leah DuMouchel from Beckett&Raeder gives an update of where they're at in adding sub area plans.
- Commission is concerned about have a CIP and updating the zoning ordinance. Leah will reach out to the state planner for that.
- Collins says the master plan should speak on areas where it diverges from the zoning ordinance.
- Gougherty asks how the ordinances and master plan overlap
- DuMouchel will check it out.
- Zelenak will also look into it
- Collins asks her to look at parking in the master plan

Building colors on commercial buildings

- Stamper introduced the idea to the commission of expanding the colors commercial buildings are allowed to be
- Example of Bon, Bon, Bon
- There could still be limits- i.e. fluorescent
- Will discuss more at next meeting

10. **Commission Announcements**

There were no Commission announcements.

11. **Staff Announcements**

Stamper says she provided an article in the packet about the different between stucco and EIFS.

12. **Adjournment**

Motion made by Miah to adjourn meeting at 8:52 p.m. Habitz seconds. Motion passes unopposed.