



**City of Hamtramck Plan Commission Meeting**  
Department of Community and Economic Development  
Regular Meeting  
August 7, 2019  
6:30 P.M.  
2<sup>nd</sup> 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 6:37 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  
Thomas Habitz, Commissioner

**Absent:**

Angela Gougherty, Commissioner  
Mayor Pro Tem Anam Miah, Commissioner Ex Officio

• **Staff:**

Grace Stamper, Economic Development Associate

4. **Approval of Minutes**

Habitz moves to approve the July 3, 2019 minutes. Majewski 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**

- There were no public hearings.

**8. Old Business**

- There was no old business.

**9. New Business**

-Zoning Ordinance Updates Discussion

- The commission had concerns about the definition of open air business uses. A&B are concerning; they particularly think a car lot wouldn't fit into the CBD well. The commission decides that A&B should be limited to C2 and Industrial and they allow the open air business uses in industrial. Production filming became a special land use in residential.
- Anything not specifically listed in the definition of open air business uses should be a special land use.
- The commission discussed whether breweries and distilleries should be allowed as a special land use in residential and ultimately decide yes.
- Collins moves, the mayor seconds to draft these ordinance updates for adoption with the changes to open air sales and production filming and also taking administrative official off the commission but adding 1 more qualified resident. The motion passes.

-Commercial Zones "Compatible Colors" Discussion

- The commission likes colors but is concerned about it getting too crazy, like when Bank Suey was painted neon yellow and it had to be repainted. They question how murals would factor in.
- Habitz says Detroit has to register murals.
- Commission discusses how many colors should be allowed, thinking maybe 3.
- Cote mentions that it is nice to compare to surroundings when big projects come in.
- Collins says the ordinance considers color in architecture.
- Mayor mentions it would be cool to have a whole block of murals.
- Collins says paint is a big improvement on many buildings but brick, stone, and architectural details would be nice in the long run.
- Habitz says evolving aesthetics are at play.
- Collins hates to see natural brick go away. This is too complicated for today. We need to do a whole aesthetic rewrite in the ordinance.
- Habitz feels owners want to stand out by painting bright colors. Acknowledges city is losing natural quality material.
- The commission was initially bummed when Oloman was painted but now they like it.
- Mayor says we may run into cultural differences that are unique to Hamtramck so we shouldn't limit too much.
- Consensus is the commission needs professional assistance on this. We should look at Dearborn and Dearborn Heights.
- Stamper will contact MEDC and others for guidance.
- For now, don't flag new colors unless they're too crazy.

**10. Commission Announcements**

There were no Commission announcements.

**11. Staff Announcements**

Shannon Lowell and Tyler Shelton have resigned from the plan commission.

**12. Adjournment**

Motion made by Cote to adjourn meeting at 7:30 p.m. Habitz seconds. Motion passes unopposed.