



City of Hamtramck Plan Commission Meeting
Department of Community and Economic Development
Regular Meeting
September 4, 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 6:31 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

Angela Gougherty, Commissioner

Mayor Pro Tem Anam Miah, Commissioner Ex Officio

• **Staff:**

Grace Stamper, Economic Development Associate

4. **Approval of Minutes**

Collins moves to approve the August 7, 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

- 2692 Carpenter Rezoning
 - Stamper read an email in support of the rezoning from Kyle Lockwood and Jack Henry, who own neighboring property at 12177 Joseph Campau.
- Zoning Ordinance Updates
 - Mohammed Islam spoke in favor of allowing car lots on Joseph Campau. It would bring tax revenue to the city. People would come from other cities just to buy cars.
 - Rezaul Chowdhury spoke on the same subject. There is no better purpose for a specific lot on JC that used to be a car lot, so why not approve it as one now?

8. Old Business

- There was no old business.

9. New Business

- 2692 Carpenter Rezoning
 - Applicant shares their reasons for seeking a rezoning. Their property has a storefront and is contiguous to the CBD. They would like to have a ceramics studio, where they will sell studio space, classes, and materials. The closest ceramics store is at least 45 minutes away.
 - Stamper shares staff review.
 - Discussion on why this cannot be a SLU and needs to be a rezoning.
 - Stamper explains the use doesn't fit into residential SLU so it will need to be rezoned to allow for more uses.
 - Discussion on whether the whole street should be rezoned. Overall consensus that the master plan update should look at that.
 - If the proposed use was slightly different it might not need to be rezoned, but it does need the rezoning.
 - Gougherty has a potential conflict of interest because she is friends with the applicants.
 - Majewski says Gougherty has no commercial interest, it's a small town.
 - PC isn't concerned about a conflict of interest.
 - **Collins motions to approve the rezoning request. Miah seconds. The motion passes unopposed.**
- Zoning ordinance updates
 - Collins has one change to the language which prohibits open air uses A and B in the CBD. Change is made to the proposed ordinance updates.
 - **Collins motions to approve the zoning ordinance updates with the language change. Miah seconds. The motion passes unopposed.**
- Discussions on colors of buildings in commercial areas
 - Stamper shares some examples of ordinances from local cities. None allow bright colors.
 - Gougherty asks how colors can really be defined but likes the idea of discouraging fluorescent, black, metallic, etc.
 - Majewski says discouraged isn't strong enough language.
 - Commission likes bright colors because it adds colors. They like Bon Bon Bon.
 - Collins is considered about painting brick because it can't be undone.
 - Habitz suggests discretionary approval from the PC because it's hard to be specific.

- Miah says we don't want to be a cookie cutter community and also that selective enforcement on this is causing issues. We should keep a grip on distracting colors (i.e. fluorescent while driving). Not everyone can afford to resurface but can afford paint. Wonders how much jurisdiction the PC has.
- Gougherty suggests limiting the number of colors.
- Cote likes how Detroit's ordinance says you can't paint natural brick or stone unless it's been painted before. The Pc could review all facades.
- Miah suggests a work session, would support some vibrancy. He doesn't want to selectively enforce and suggests a timeline for conformance.
- Gougherty wants to stay away from fluorescent etc., maybe we ban painting certain materials.
- Collins says we need a full rewrite of CBD aesthetics. We need a guide to show people like we used to have.
- Habitz points out we need to address the architecturally compatible standard and Collins agrees.
- Collins says we'll eventually need a consultant for this.
- Next steps are for Stamper to send an email about putting together a work group and have someone find the old guidebook.

10. **Commission Announcements**

There were no Commission announcements.

11. **Staff Announcements**

Stamper announced that the PC received copies of the Michigan Planning and Zoning Enabling Acts in their packets.

12. **Adjournment**

Motion made by Miah to adjourn meeting at 7:33 p.m. Majewski seconds. Motion passes unopposed.