



City of Hamtramck Zoning Board of Appeals Meeting

Department of Community and Economic Development

Special Meeting of Zoning Board of Appeals

November 12, 2020

6:00 P.M.

Zoom

Minutes

1. **Call to Order**

- A. The meeting was called to order at 6:32pm.

2. **Pledge of Allegiance**

3. **Roll Call**- Present: Tom Habitz, Eric Anderson, Nasr Hussain, Adam Alharbi, Mark Hausner, Hamilton Jordan, John Jackson and Paul Urbiel from McKenna, James Allen and Harry Kalogerakos from Allen Brothers

4. **Approval of Minutes**: Regular Meeting, September 9, 2020

- A. Hussain motions and Anderson seconds to approve the minutes. The motion carries unanimously.

5. **Public Comment** (non-agenda items)

- A. There was no public comment for non-agenda items.

6. **New Business**

-Dimensional Variance

- 8610 Conant is seeking variances from the (1) setback requirements for corner buildings and (2) requirement for parking to be located a maximum 35 feet off the rear lot line and behind the main building per Article VI-1.05.2 a and 1.06 a, i. and III-5.06.11.1 of the Hamtramck Zoning Ordinance.
 - Applicant Presentation
 - Attorney Mark Demorest presents the applicant's variance request.
 - Staff Presentation
 - John Jackson goes through the city review.
 - Open Public Hearing (3 minutes each)
 - Habitz opens up the public hearing.
 - Ian Perrotta speaks in support of the variance.
 - Khalil Refai has a question about who will fix the alley.
 - John Jackson explains the site plan will still be reviewed later before approval.
 - Amanda J is concerned about the parking.
 - Close Public Hearing
 - Habitz motions and Jordan seconds to close the public hearing and the motion passes, but then Amanda was waiting to be let in to the

zoom, so the same members motion to reopen public hearing and it passes. Habitz motions again to close public hearing and Jordan seconds. The motion passes.

- Discussion
 - Hussain is in support. Habitz thinks it is a quality development but has some concerns. Eric also has some concerns.
- Decision
 - Hussain motions to approve both variance requests. Hausner seconds. Hussain, Hausner, Anderson, Alharbi vote yes. Habitz and Jordan vote no. **The motion passes.**

-Use Variance

- 2024 Caniff is seeking a use variance to have commercial retail sales and services in a residential zone per Article V-1.02 and III-5.06.11.2 of the Hamtramck Zoning Ordinance
 - Application Presentation
 - William Calunas, attorney, presents the applicants respect for a variance. It should be rezoned, It's useless as residential.
 - Staff Presentation
 - John Jackson goes through the city review.
 - Open Public Hearing (3 minutes each)
 - Habitz opens public comment.
 - The following members of the public speak against the variance: Dennis Harris, Nick Farontczak, Aziz Saleh, Mustafa Zokari, unnamed resident, Bill Meyer, unnamed resident, Motahar Fadhel, Abduljabbar Fadel, Sadek Zokari, Khalil Refai, K Elghazadi.
 - Mark Rigstad is in support.
 - Close Public Hearing
 - Habitz motions to close the public hearing. Anderson seconds. The motion passes.
 - Discussion
 - Decision
 - Habitz motions to approve the variance request with the condition that the user of the site conduct community community engagement with the neighbors. Jordan and Habitz vote yes. Anderson abstains. Hussain, Alharbi, and Hausner vote no. **The motion fails.**

7. Commission Announcements

- A. There are no commission announcements.

8. Staff Announcements

- A. There are no staff announcements.

9. Adjournment

- A. Hausner motions and Hussain seconds to adjourn the meeting at 8:39pm. The motion passes unanimously.

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.