



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
March 3, 2021
6:30 P.M.
Zoom/Facebook Live
313.800.5233 ext. 316

Minutes

1. **Call to Order**- the meeting was called to order at 6:34 pm.
2. **Pledge of Allegiance**- all stood for the pledge of allegiance.
3. **Roll Call**- Present: Tom Habitz, Mayor Majewski, Galaan Dafa, Councilman Alsomiri, Farhana Islam, Absent: Scott Collins, Translating: Nasr Hussain, Staff: Mara Braciszewski, Grace Stamper
4. **Approval of Minutes:**
 - February 3, 2021
 - Dafa motioned and Alsomiri seconded to approve the minutes. The motion passed unanimously.
5. **Public Comment** (2 Minutes per Person)
 - A. Nasr Hussain commented that it is time to do a rewrite of the zoning ordinance.
6. **Public Hearings**
 - A. **Zoning Ordinance Text Amendments**
 - i. Bill Meyer wants to make sure the Alsomiri's request was understood and that staff helped him prep and form a motion. He was glad to see that staff put together an amendment.
 - ii. Nasr Hussain asks the commission to consider driveways with an open mind. The sign ordinance and porch ordinance seemed like a big deal when those were changed but it worked out fine. Curb cuts will be the same way.
7. **Old Business**- there was no old business
8. **New Business**
 - A. **Residential Driveways Zoning Ordinance Text Amendments**
 - i. Stamper gave an overview of the proposed amendments
 - ii. Habitz- wants to make sure a curb cut in the public right of way is done well and that the city isn't paying for it. Suggests we could limit the number of curb cuts on a residential block and that perhaps the applicants might need to commit to work with the city on a public infrastructure project for removing the curb cut
 - iii. Majewski- wants to know if a residential curb cut is any different from a commercial one

- iv. Braciszewski- should we research an indemnification clause and see what's legal for the right of way?
- v. Habitz- concerned about materials and thickness, width (wants between 7-9 feet), is concerned that more sections of the ordinance might need to be changed
- vi. Islam- would like the background of everyone who serves on PC, says there's already building standards for driveways, 7 feet would be too small, 9 feet minimum would be good, we need to make sure the private resident is paying for the curb cut. How long does lot combination take?
- vii. Stamper- we can make a document with the steps of how to apply, combine lots, etc
- viii. Habitz- it would be nice to have the building official at these meetings to discuss process
- ix. Alsomiri- the city would have to give approval before work can begin and only contractors can do it, there will be plenty of inspections
- x. Mayor- Islam and Habitz make some good points, there are specifications for driveways in other departments purview, do we need any more information before we vote?
- xi. Alsomiri wants to make residents happy
- xii. Habitz wants to know if staff reviewed the whole ordinance or just a small section for sure
- xiii. Stamper explains we worked with our planning consultants to see what needed to be changed
- xiv. Majewski walks through the process of making and amending a motion
- xv. **Alsomiri motions to recommend the zoning ordinance changes as presented to council (see at end of minutes). Majewski seconds.**
- xvi. Habitz would like to see other zoning ordinance issues and building standards addressed and would prefer to take this up at a later meeting. Won't support motion
- xvii. Majewski says we don't have enough info to amend right now
- xviii. Alsomiri – what's the different for a driveway between residential and commercial?
- xix. Habitz- wants to prevent unintended consequences
- xx. Islam- agrees with Alsomiri on building department's checks/review of driveways. Concerned about making sure city doesn't pay for curb cuts but that can be addressed later
- xxi. Habitz- talks about stormwater issues and asks Islam to clarify something she mentioned about impervious surface area. Does she want only pervious pavement for driveways?
- xxii. Islam says she won't overstep the building department. Planning doesn't need to figure out building details.
- xxiii. Majewski- agrees that ideally we do permeable but if the building department allows impervious then it's alright.
- xxiv. Habitz asks whether those driveways made of 2 strips of concrete might be banned in these standards.
- xxv. Majewski- if we approve it goes as a recommendation to council and they have another public hearing and discussion

- xxvi. **Roll call vote on the motion : Alsomiri motions to recommend the zoning ordinance changes as presented to council (see at end of minutes). Majewski seconds. Yes: Dafa, Islam, Majewski, Alsomiri. No: Habitz**
- xxvii. **The motion passes and CED staff will prep it for council.**

10. **Commission Announcements-** Dafa will be moving so April is his last meeting. Islam wants to know if non-residents might be allowed to be on PC and how we could make that happen. Stamper will look into it.

11. **Staff Announcements-** there were none.

12. **Adjournment-** Habitz motioned to adjourn by acclamation at 7:35pm.

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.

Proposed Zoning Ordinance Amendments to Provide Driveway Standards

- [New proposed standards in blue](#)

V – 1.06. Structure and Site Requirements.

- All new single- and two-family dwelling units shall have a two-car garage on the same lot.
- Parking lots shall be screened from upper unit views, with trees, trellises, or carports.
- The street address shall be attached to the back gate.
- Two garbage cans placed on an elevated rack or in an enclosed building are required for each dwelling unit; in the event of a semi- or fully-automated system of refuse collection, this provision is waived.
- Only vertically oriented windows shall be permitted on the front façade.
- The front door shall face the front lot line.
- All new houses shall have a minimum twenty-four inch finished first floor line above grade.
- No new driveways or curb cuts in residential zones shall be permitted unless authorized by this Ordinance.
 - [V-1.06 H \(1\) A new curb cut for a driveway shall only be allowed on lots with a residential structure.](#)
 - [V-1.06 H \(2\) A new curb cut for a driveway may be approved if the driveway design meets the standards of IX-5.06.](#)

- V-1.06 H (3) A permit from the Building Department must be approved before construction begins on a new curb cut or driveway.
- i. Unless the entire front yard is one hundred square feet or less, not less than fifty percent of the uncovered lot shall be landscaped with organic materials not prohibited by this Ordinance or other ordinances of the City of Hamtramck.

IX – 5.05. Use of Parking Facilities.

- 5.05.1. *Storage.* No motor vehicles or trailers shall be stored on any lot if the motor vehicle or trailer is not properly registered with the State of Michigan or does not display its proper current license plate as identified by its vehicle registration, unless such a motor vehicle or trailer is stored within a private garage.
- 5.05.2. *Repair.* Except for emergency conditions, no repair of any motor vehicle shall be conducted outside of a private garage. Repairs of motor vehicles in private garages in residential zones shall be permitted only if the owner of the motor vehicle is repairing a motor vehicle of which a title is properly registered in his name, at the address that is shown on the title, and conducted by a person whose driver's license has the same address where the repairs are being performed and where the motor vehicle is registered.

IX-5.06 Requirements for Residential Driveways

- 5.06.1 Driveways in the residential district must hold at least 2 vehicles.
- 5.06.2 Pervious driveway surfaces may be utilized to meet the landscape requirements of V-1.06(i). Acceptable pervious pavements include porous asphalt or concrete and permeable pavers or others approved by the Building Official. Gravel and other loose aggregates are prohibited.