



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
June 2, 2021
6:30 P.M.
Zoom/Facebook Live
313.800.5233 ext. 316

Agenda

1. **Call to Order**- the meeting was called to order at 6:42 pm
2. **Pledge of Allegiance**- all stood for the pledge of allegiance
3. **Roll Call**- Present: Mayor Majewski, Farhana Islam, Thomas Habitz, Alana Paluszek, Absent: Mohammed Alsomiri, Scott Collins, Staff: Mara Braciszewski and Grace Stamper
4. **Approval of Minutes:**
 - March 3, 2021- Majewski motioned and Islam seconded to approve the minutes. The motion passes unanimously.
5. **Public Comment** (2 Minutes per Person)- Rezaul Chowdhury comments on the proposed rezoning. He is friends with the applicant and says his business is also used as a community space. It would benefit Hamtramck to approve the rezoning.
6. **Public Hearings**
 - A. **Rezoning 3000 Holbrook**- Chowdhury was the only comment.
7. **Old Business**
8. **New Business**
 - A. **3000 Holbrook Rezoning Request from R to C-2**
 - i. The applicant discusses the reason for requesting a variance. He'd like to expand his commercial use to more services than just taxes. This would provide more jobs year round.
 - ii. Stamper summarizes the staff review. There has been no public comment other than Chowdhury tonight.
 - iii. Habitz says if we haven't heard any public concerns then the rezoning should work out alright. It is logical in regards to the zoning and future land use map.
 - iv. Islam asks about whether it would need to be updated to ADA and mentions this could be expensive so the applicant should be aware.
 - v. Applicant says they have had no ADA problems yet as it is service appointment based. Stamper says the building department will handle this if they require it.

- vi. **Majewski motions to approve the rezoning of 3000 Holbrook from R to C-2. Islam seconds. The motion passes unanimously and will move on to council for approval.**

B. Discussion- Thomas Habitz's suggestion to change the commercial front/side door standards in the zoning ordinance

- i. Habitz says there's inconsistency with the requirements for commercial front entrances across the city. CBD requires a front entrance and prohibits side entrances in most cases but C-2 and R don't. He would like to make the CBD guideline consistent across the city.
- ii. Majewski agrees we should bring this to a public hearing next meeting.
- iii. Habitz says he has a request from a ZBA member for another ordinance amendment about not requiring new garages. Stamper suggests we discuss that more before holding a public hearing.
- iv. Stamper concludes that at the next meeting there will be a public hearing for Habitz's proposed amendment about front doors, as well as adding in some administrative approval options for site plans and removing the obsolete medical marijuana section. She says she will move forward unless anyone objects. No one does.
- v. CED staff will also share a list of potential zoning ordinance amendments with the PC so they can begin to work through them.

10. **Commission Announcements-** Alana introduced herself.

11. **Staff Announcements-** Stamper let the PC know that next month will be her last meeting because she is leaving the city to stay home with her baby. Braciszewski mentions that meetings may have to go back to In person dependent upon county/city actions in July.

12. **Adjournment-** The meeting adjourned at 7:27pm. Habitz motioned. Majewski seconded. The motion passed 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.