



City of Hamtramck Meeting
Department of Community and Economic Development
Regular Plan Commission Meeting
July 7, 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 6:35pm
2. **Pledge of Allegiance**- all stood for the pledge
3. **Roll Call**- Present: Tom Habitz, Mayor Majewski, Mohamed Alsomiri, Alana Paluszek, Staff Mara Braciszewski and Grace Stamper. Absent: Scott Collins, Farhana Islam.
4. **Approval of Minutes:**
 - June 2, 2021
 - **Majewski motioned and Alsomiri seconded to approve the minutes. The motion passed unanimously.**
5. **Public Comment** (2 Minutes per Person)- there was no public comment unrelated to the agenda item.
6. **Public Hearings**
 - A. **Zoning Ordinance Amendments**
 - i. Alexandra Clark of Bon Bon spoke in favor of allowing painted signs. They're more affordable but the city should still require prior approval and have them be professionally painted.
 - ii. Milo Madole is a DDA member who also supports allowing painted signs. It should be a way to allow less expensive signs and eliminate roadblocks but they need to be attractive.
 - iii. Mark Hausner is a DDA member and agrees with the 2 other commenters.
7. **Old Business**
8. **New Business**
 - A. **Zoning Ordinance Amendments**
 - i. PC starts with discussing the proposed wall sign amendment. Habitz thinks it would provide flexibility and fewer variances and asks if the city can regulate content, look, etc.
 - ii. Stamper says she doesn't think we can but we can check with the municipal attorney.

- iii. Majewski thinks only words are regulated and we should look at other cities and what they regulate. What will our approval process be? What about when someone paints a sign that's not allowed?
- iv. Paluszek asks and Stamper explains current approval process for signs.
- v. Braciszewski says we can't regulate content. Detroit regulates size.
- vi. Habitz is concerned about aesthetics and wants to avoid homemade signs, perhaps regulate letter size, typeface, etc.
- vii. Majewski says design standards would need to be set by the PC in the zoning ordinance.
- viii. Habitz is concerned painted signs will lead to less cohesive design in the city. Majewski says that size limits should address this.
- ix. Stamper explains removal of medical marihuana from the zoning ordinance. It's banned at the city level anyway.
- x. Habitz appreciates the corner lot clarification.
- xi. Staff gives a quick overview of administrative approval.
- xii. Habitz likes the 10% guideline.
- xiii. **Majewski motions to recommend these proposed amendments to city council. Alsomiri seconds. The motion passes unanimously.**

B. Discussion- potential zoning ordinance amendments

- i. Stamper and Braciszewski go through the list of potential zoning amendments.
- ii. Habitz and Majewski like the direction the city is headed.
- iii. Paluszek thinks we should add private offices, retail, artist studios, spas, salons to special land uses in residential.
- iv. PC will work on brainstorming for the list of amendments.

10. Commission Announcements

11. Staff Announcements

12. Adjournment- Majewski motioned and Alsomiri seconded to adjourn the meeting at 7:47pm. The motion passed unanimously.

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