



City of Hamtramck

Community and Economic Development Department

Plan Commission Annual Report: 2021

OVERVIEW

In accordance with P.A. 33 of 2008 as amended, MCL 125.3801 et seq, Michigan Planning Enabling Act, please find below the Annual Report regarding the Plan Commission activities for 2021. In addition to providing a summary of activities, the Annual Report serves as a guiding document that builds on the work done in the last year and provides recommendations for the upcoming year. The recommendations are on page two.

SUMMARY

In 2021 the Plan Commission researched and recommended several zoning ordinance amendments. Most of these added flexibility to the existing zoning ordinance. These amendments include allowing for painted signs (passed) and adding additional Special Land Uses in Residential Zones, which would open up flexibility for building owners and businesses seeking to open various businesses in areas that are zoned Residential (in progress). In addition, in the Fall of 2021, the Plan Commission formed two subcommittees to research specific zoning topics. This research was incorporated into the latest set of zoning ordinance text amendment recommendations. In 2022 the Plan Commission will work to research best practices and implement incremental code changes that add flexibility to the ordinance, while holding intact the community's character.

MONTH-By-MONTH RECAP

January: Elections; Discussion of zoning amendments

February: Discussion of zoning amendments; Announcement of Open Meetings Act training in February for board and commissions

March: Public Hearing on Residential Driveways Zoning Text Amendments (V-1.06.); Motion passed to send to Council for Approval

April: No meeting

May: No meeting

June: Approval of 3000 Holbrook Rezoning; Discussion of Commercial Front Door Standards

July: Public Hearing on whether painted signs should be allowed; Motion to send amendments to City Council; Discussion of adding special land uses to Residential

August: Presentation by staff on addition of Special Land Uses

September: Presentation by staff on addition of Special Land Use; created two subcommittees to do additional research and conversation relating to Special Land Use Standards (Article XIII) and Garage requirements in residential.

October: Discussion of zoning ordinance definitions, special land uses in R (Residential), Apartments in C2 and CBD (Commercial districts); findings of the subcommittees were discussed; Staff Presentation for the Commission called “Frontage Types” based on “Frontage Types and the Public Realm” (Planetizen)

November: Presentation of zoning ordinance amendments; Motion for a public hearing (which was later held in January 2022)

December: No meeting

RECOMMENDATIONS

Based on the applications and requests this year, best practices, the Hamtramck Master Plan, as well as a review of the zoning ordinance, these are recommendations looking forward:

1. Council should move forward with recommended zoning amendments relating to the Residential District, Special Land Uses and others listed in the January 5 2022 Plan Commission Report (February 2022)
2. Plan commission should research and recommend additional zoning amendments pertaining to the commercial districts (Spring / Summer 2022)
3. Plan commission should research and recommend zoning amendments that relate to stormwater management best practices (Spring / Summer 2022)
4. DDA and Plan Commission should create new urban design guidelines (last published in 2005) and update zoning accordingly (Summer/Fall 2022)
5. Rezone sections of the commercial districts & additional parcels (Summer/Fall 2022)
6. If time, Plan Commission should research update the fence ordinance to add clarity to interpretation (Fall 2022 / Winter 2022)
7. Plan Commission and staff should use educational resources from the Project for Code Reform, Planetizen, MAP, MML and other urban design & urban planning resources to inform zoning updates. Zoning updates should align with the goals of the Master Plan.
8. Plan Commission should work to adopt bylaws