



City of Hamtramck Meeting

Department of Community and Economic Development

Regular Planning Commission Meeting

November 2nd, 2022

6:30 P.M.

City Hall – Council Chambers 2nd Floor

313.800.5233 ext. 332

Agenda

1. Call to Order

Meeting called to order at 6:39 p.m.

2. Pledge of Allegiance

3. Roll Call

a. Mayor Amer Ghalib (present), Tom Habitz (present), Mohamed Alsomiri (present), Alana Paluszek (excused), Farhana Islam (present), Nasr Hussain (present), Abu Musa (present), Scott Collins (absent), Antar Rageh (present)

b. Staff Present: CED | DDA Manager Karolynn Faulkner, CED | DDA Coordinator Alexis Farrell

4. Approval of Minutes

a. -October 5, 2022

Motion by Nasr Hussain to approve minutes; Mohamed Alsomiri seconds. Motion passes by unanimous voice vote.

5. Public Comment (3 Minutes per Person)

None

6. Public Hearings

None

7. Old Business

None

8. New Business

a. Façade Review-9706 Joseph Campau

CED Manager Karolynn Faulkner presented staff report. Highlighted important of façade reviews in the central business district. Report mentioned that faux brick would better maintain the character of the structure, but stucco that is proposed by applicant is permitted.

Applicant stated that the Building Department allowed the removal of current façade because it was damaged and posed a threat to safety due to falling debris. Although it looked like construction on façade had begun it was only the first phase which was removing the damaged pieces. Applicant stated that installation of the new façade was on hold until it was approved by the PC.

PC discussed application; Hussain stated that if the City states it is permitted, then it should be approved. Islam noted that it should be allowed. Habitz noted that the point of the ordinance is to encourage use of strong materials that hold up over time. PC discussed how stucco is not always very durable depending on if it is natural or synthetic. Habitz stated that the zoning ordinance could be more clear about what is allowed and what is not. Faulkner mentioned that there are other ordinances that provide visual depictions of examples of what is allowed, which could be added to the Hamtramck ordinance during a zoning overhaul.

Motion by Nasr Hussain to approve the façade application. Antar Rageh seconded. Motion carried unopposed.

9. Commission Announcements

Farhana Islam requested that an elevation drawing be submitted when conducting a façade review in the future.

10. Staff Announcements

11. Public Comment (3 Minutes per Person)

12. Adjournment

Tom Habitz motioned to adjourn at 7:15pm; seconded by Nasr Hussain.

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.