



City of Hamtramck – Planning Commission

City Hall Council Chambers
3401 Evaline St., Second Floor
Hamtramck, MI 48212
313-800-5233 ext. 818

MINUTES

REGULAR MEETING OF THE HAMTRAMCK PLANNING COMMISSION

Approved at next regular meeting unless otherwise stated

WEDNESDAY, APRIL 1, 2026

6:00 P.M.

1. **Call to Order (6:00pm)**
2. **Pledge of Allegiance**
3. **Roll Call** - Mayor Adam Alharbi (A), Mohamed Alsomiri (P), Nasr Hussain (P), Abdulaziz Jobeh (A), MD Taher (P), Hemyar Al-Jamali (A), Abdulmalik Algahaim (P).

4. **Discussion of Conflict of Interest**

No Commission members announced any conflict of interest.

5. **Approval of Minutes**

A. March 11, 2026

Motion by Algahaim to approve meeting minutes from March 11, 2025. Seconded by Alsomiri. Motion carried unopposed.

6. **Public Comment (3 Minutes per Person)**

None

7. **New Business**

None

8. **Public Hearing**

A. Adoption of Residential District Height Increase

Staff presented a proposed ordinance change to the Residential District's ordinance regarding height restriction. The proposed ordinance would change the existing height restriction from 35 feet to 40 feet. Staff explained that increasing the maximum height in the district would allow for hatched roofing and align with the City's goal to grow in a vertical and incremental manner.

DISCUSSION: The Planning Commission discussed the ordinance change.

Hussain proposed that the City should increase the maximum height to 50 feet instead of 40 feet. Algahaim and Alsomiri both voiced that 50 feet is a large increase in height. Hussain responded by saying the 50 feet maximum height would help with apartment buildings, increased population growth, and an increase to allowed stories for Residential uses byright.

Hussain asked Staff about the reason to increase from 35 feet to 40 feet, to which Staff responded that the additional 5 feet would allow for hatched roofing and more attic spacing for residents. Staff also mentioned that

the average height for Residential uses in other cities is at 40 feet and that if the City would want to increase the maximum height to 50 feet, it would be somewhere within the City’s commercial districts.

Motion by Algahaim to approve the ordinance change as presented. Seconded by Alsomiri. Motion carried unopposed.

B. Adoption of Light-Industrial Zone

Staff presented the new proposed zone, the Light-Industrial zone. The proposed zone will act as a buffer between the Residential District and Industrial District and is intended for existing parcels that have current nonconforming business uses in the Residential areas. The Light-Industrial zone will allow for low-intensity and medium- intensity productive, fabricating, assembling, workstations, artisan goods, studios, home businesses, and warehousing uses, especially for businesses that are not open to the public, which are currently not allowed by-right in the City’s existing commercial districts. All existing residential uses in future Light-Industrial zones will be considered “grandfathered.” Future public hearings will determine the parcels to be included in this district.

DISCUSSION: The Planning Commission discussed the Light-Industrial zone.

Following the previous Planning Commission meeting, Hussain suggested that the Commission include first-floor residential uses as a Special Land Use. Staff did state that the Light-Industrial zone was intended to act as a commercial-first district, acting as a dividing section between any Residential parcels and Industrial parcels, hence why the first-floor residential uses were not originally included in the zone’s ordinances.

Motion by Hussain to approve the Light-Industrial Zone with the following condition:

- Adding “First-floor residential uses” under Special Land Use requirements for the Light-Industrial zone

Seconded by Algahaim. Motion carried unopposed.

C. Adoption of Planning Commission Bylaws

Staff presented the Commission with the Planning Commission bylaws. These bylaws were presented to the Planning Commission in 2022; however, they are again presented in 2026 due to lack of record for the bylaws being passed in 2022.

DISCUSSION: Staff and the Planning Commission discussed the Planning Commission Bylaws.

Algahaim and Taher both commented on having more in-person training sessions for commonly received zoning requests from CED, along with other in-house training that staff is able to provide.

Motion by Algahaim to approve the Planning Commission bylaws. Seconded by Taher. Motion carried unopposed.

9. Old Business

None

10. Commission Announcements

None

11. Staff Announcements

12. **Public Comment** (3 minutes per person)

13. **Adjournment**

Motion by Algahaim to adjourn. Seconded by Alsomiri. Motion carried unopposed.

Meeting adjourned at 6:32 pm.

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).