



City of Hamtramck

Community and Economic Development

Site Plan Review For City Council

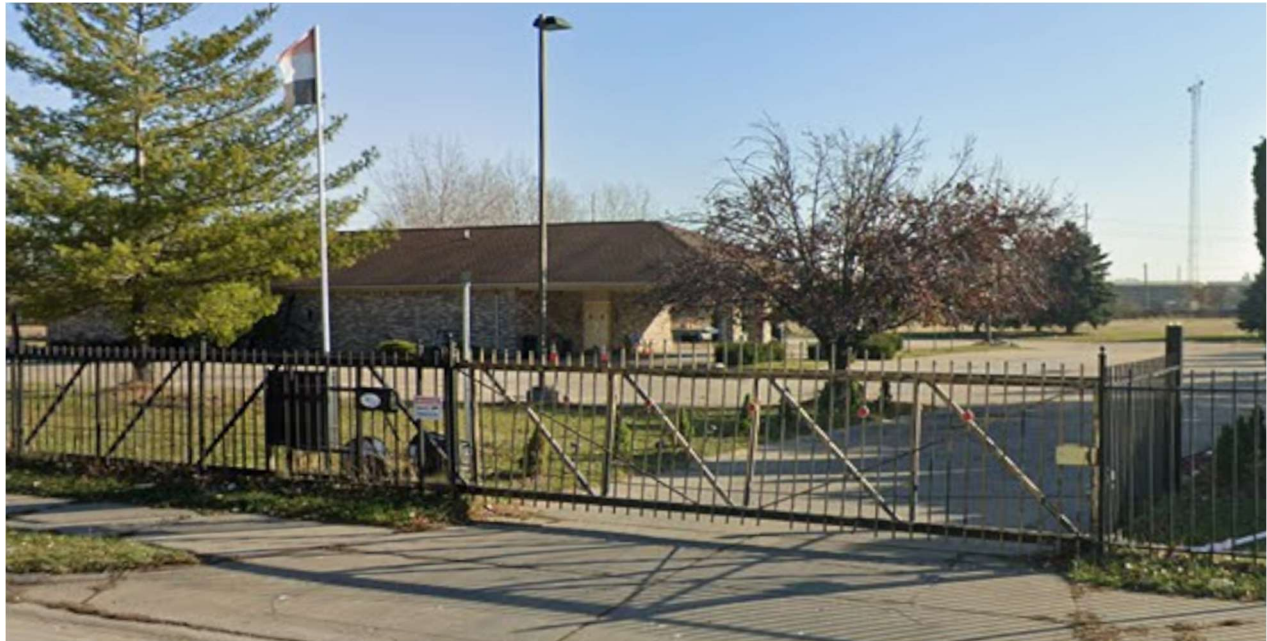
June 23, 2026

REQUEST	Final Site Plan Approval
APPLICANT	YAZAN MUSLEH
AGENT	N/A
LOCATION	3826 Holbrook Hamtramck, MI 48212
FILE NO.	N/A
PARCEL NO.	41 008 01 0599 406
ZONING	Industrial (I) Classification
STAFF	Michal Miszczak, CED

Overview

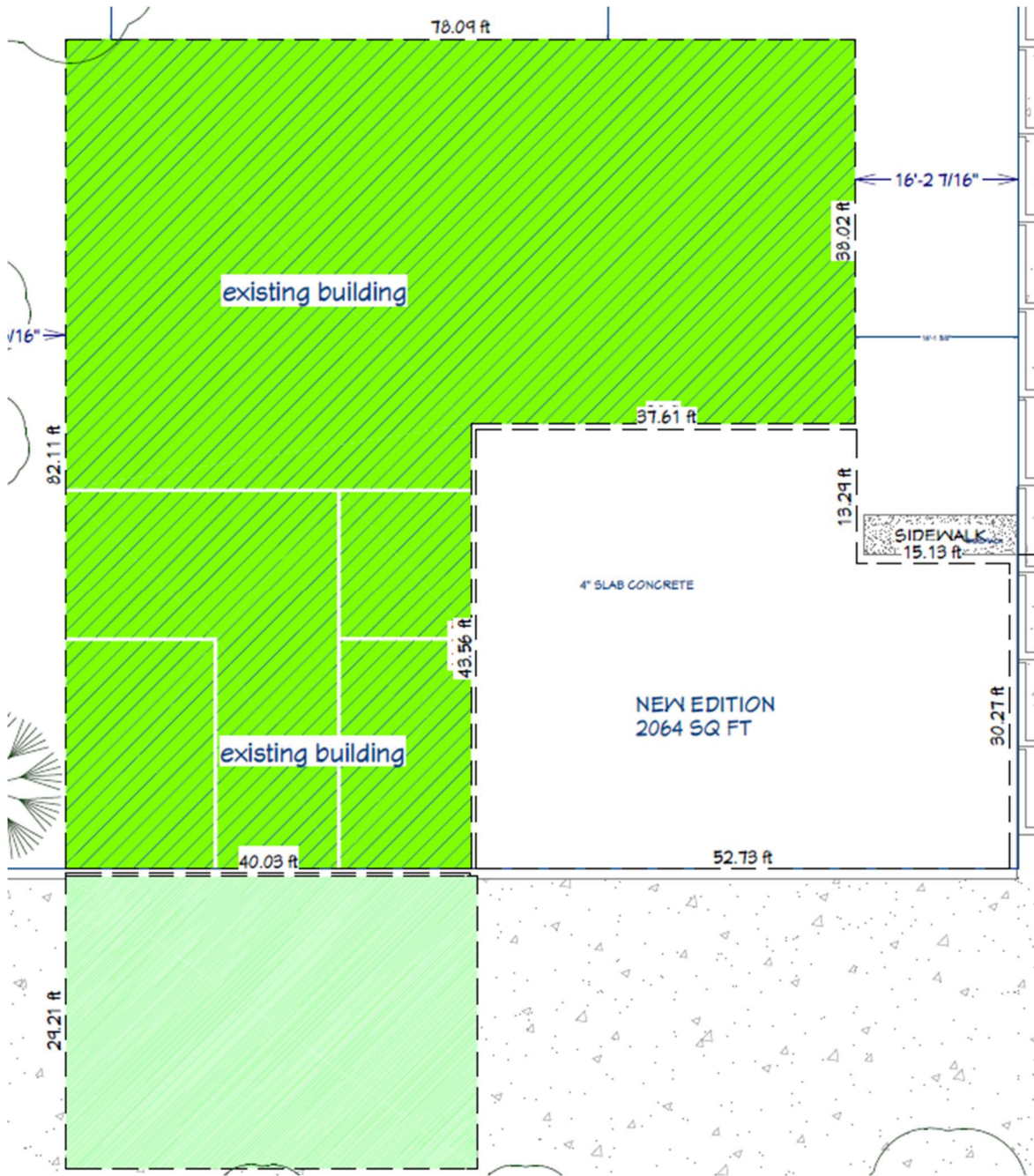
The above-referenced site plan application has been reviewed. The proposal is to expand upon an existing wedding hall (2,064 square feet) to allow more storage and seating rooms on a parcel in the Industrial (I) District property, located at 3826 Holbrook. The site plan is dated January 1, 2026.

Image 1 (LOCATION – FACING SOUTH)



The existing project site is an existing wedding hall on Holbrook, between Conant and Buffalo.

Image 2 (PROPOSED ADDITION)



- C. Stabilize and improve property values and prevent blighted areas;
- D. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement;
- E. Sustain the comfort, health, tranquility, and contentment of residents and attract new residents by reason of the city's favorable environment; and
- F. Provide for consultation and cooperation between the developer and the Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding area.

The Hamtramck Zoning Ordinance standards for review for the Industrial (I) are located in 155.165 on the American Legal website.

SITE PLAN REVIEW COMMENTS

We offer the following comments for your consideration. Required or suggested changes are underlined.

- 1. Zoning and Use.** The subject site is zoned I. The intent of the I zoning district is:

The Industrial District (I) is intended to provide land for the more large-scale and intense manufacturing, fabricating and assembling uses. While such uses may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless, every possible effort shall be made to minimize such effects. All uses located within this district shall be so designed and operated as to observe the performance standards and regulations of use contained herein.

2. Area, Height and Bulk Requirements (155.080)

There is no minimum or maximum lot coverage in the I. This standard is met.

The maximum (I) building height is 6-stories/80 ft. *This standard is met.*

Buildings are required to be within one foot of the front lot line. *This standard is met.*

3. Parking Requirements (Article 155, Appendix B)

There are no minimum off-street parking provisions for uses in the I. Existing parking spots are provided in the site plan.

4. Structure and Site Requirements (155.080)

Structure and site requirements for the I district are located in 155.065 are not listed fully below. However, a few relevant requirements are highlighted below with comments:

- *No owner or lessee, or their respective agents, shall construct or maintain a barbed wire fence partially or wholly around any area along any street, alley, sidewalk, or public right-of-way, except that upon the issuance of a proper permit, fences not less than eight feet high may have barbed wire attached to arms or brackets extending inward over such private property of the person erecting or paying for such fence, but no such barbed wire shall be placed at any point closer to grade level than eight feet. Fences may be constructed only on lot lines enclosing property with industrial uses; provided further, that when an industrial use adjoins a residential use, the arms shall project over the industrial use of the lot line only.*
- *Upon the issuance of a proper permit, fences enclosing industrial or commercial uses may be permitted to be 12 feet four inches in height, subject to the consent of not less than 50% of all property owners within 500 feet from the fence.*

5. Access and Circulation

No existing access or circulation concerns. Parking spaces in the rear of the building are accessible by the alley. This is subject to review by the Fire Marshal.

6. Landscaping and Screening

Section §155.118 of the zoning ordinance requires landscaping for all new buildings and additions over 500 square feet. This condition is met.

7. Signage

No size details have been provided for the signs. Any new signage is subject to administrative review and approval by the building department and CED prior to installation.

8. Lighting

A lighting plan has not been provided.

9. Dumpster (IX-8)

Following CED feedback, site plan meets the requirement for dumpster screening.

10. Other Reviews

The proposed site plan has been stamped by a licensed professional engineer. The site plan is subject to review and approval by all the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

CONCLUSION

CED staff have reviewed the site plan according to the City of Hamtramck Zoning Ordinance and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site.

Based on the above findings, CED staff recommends City Council approve the site plan dated January 1, 2026, for 3826 Holbrook with no conditions.