

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday August 19, 2026

6:30pm Work Study Session

1. Presentation – Third Judicial Circuit of Michigan
2. Officials Reports
3. Discussion of Agenda Items

7:00 pm Regular Meeting

Pledge of Allegiance

Roll Call: Ayres-Reiss, Gawlik, George, Graziani, Kuspa, Price, Rauch

Minutes:

1. Work Study Meeting Minutes dated August 5, 2026
2. Regular City Council Meeting Minutes dated August 5, 2026

Scheduled Persons in the Audience:

1. Jeff Grauer

Consideration of Bids:

Scheduled Hearings:

Communications "A"

1. Letter from Mayor; Re: Emergency Service Call City Hall Water Heater (**Wavier of Bid**) Page 7
2. Letter from Mayor; Re: Approve Quote for Police Department Carpet Replacement (**Wavier of Bid**) Page 13
3. Memo from Administrator; Re: 2026 Master Plan Adoption Page 17
4. Memo from Administrator; Re: Site Plan Amendment Review for 15601 Northline (Aquinas) Page 24

Communications "B" – (Receive and File):

1. Memo from Administrator; Re: Notification of 2026 Capital Improvement Plan Approval Page 65

Ordinances:

1. Memo from Administrator; Re: Second Reading of Rezoning of 15468 Northline Page 69

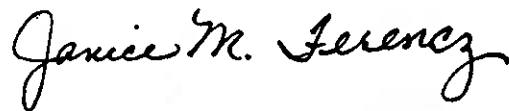
Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant #1551 \$3,641,109.67

Adjournment:



Janice M. Ferencz, City Clerk

Supplemental Documents for Communications A #'s 2 & 3 and Communications B #1
are available on the website under Government/City Council Agenda Packets/ 2026.

City Council

Work Study Session

August 5, 2026

An Informal Meeting of the Council of the City of Southgate was held on August 5, 2026 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Discussed the following agenda items:

- Scheduled Person in the Audience-Chris Sizemore; Obtaining vacant lot adjacent to property
- Consideration of Bid-Carpentry Repairs and Construction
- Purchase of Tax Foreclosed Property in Southgate
- Southgate Non-Motorized Connection Plan Development
- Carlisle Wortman Associates Consolidated Agreement
- Ice Arena B Tube Heater Replacement-Waiver of Bid
- Ice Arena Boiler Bracket Assemblies Replacement-Waiver of Bid
- Ice Arena Hot Water Heater Replacement-Waiver of Bid
- Garage In-Ground Vehicle Hoist Repair-Waiver of Bid
- Replacement HVAC Unit for Fire Department-Waiver of Bid
- Ordinance-1st Reading of Rezoning of 15468 Northline

This meeting ended at 6:45 p.m.

City of Southgate

Regular City Council Meeting

August 5, 2026

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, August 5, 2026 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

This meeting began with the Pledge of Allegiance.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch
Absent:

Also Present: Mayor Joseph G. Kuspa, City Administrator Daniel Marsh, City Attorney Edward Zelenak, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Moved by Gawlik, supported by George, RESOLVED THAT the Southgate City Council amend the agenda to remove Item #1 from Communications "A": Memo from Administrator; Re: Purchase of Tax Foreclosed Property in Southgate. Motion carried unanimously.

Moved by Gawlik, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council amend the agenda to add Item #8 to Communications "A": Memo from Assistant City Administrator/Finance Director; Re: Recommendation for Approval of Quote for Fire Department HVAC Unit-Waiver of Bid. Motion carried unanimously.

Minutes:

Moved by George, supported by Ayres-Reiss, RESOLVED, that the minutes of the City Council Work Study Session dated July 15, 2026 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by Ayres-Reiss, RESOLVED, that the minutes of the Regular City Council Meeting dated July 15, 2026 be approved as presented. Motion carried unanimously.

Moved by George, supported by Ayres-Reiss, RESOLVED, that the minutes of the Public Hearing dated July 15, 2026 be approved as presented. Motion carried unanimously.

Scheduled Persons in the Audience:

1. Chris Sizemore; Obtaining vacant lot adjacent to property. Chris Sizemore was present but declined to address Council, as the vacant lot adjacent to his property was no longer available for purchase.

Consideration of Bids:

1. Letter from Mayor; Re: Carpentry Repairs and Construction moved by George, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council award the bid for a two-year period expiring August 31, 2028 to Restoration Legacy Group LLC as the primary contractor for carpentry services at the rates per their bid proposal, and award bids to The Albert M Higley Co and Allied Building Service Company of Detroit LLC as the alternate contractors at the rates per their bid proposals. Motion carried unanimously.

Regular City Council Meeting August 5, 2026

Communications "A":

1. Memo from Administrator; Re: Southgate Non-Motorized Connection Plan Development moved by Rauch, supported by Ayres-Reiss, THAT the Southgate City Council approve the Pass Through Agreement Between the City of Southgate and the Southeast Michigan Council of Governments and to authorize the City Administrator to sign on behalf of the City. Motion carried unanimously.
2. Memo from Administrator; Re: Southgate Non-Motorized Connection Plan Development moved by Rauch, supported by George, THAT the Southgate City Council approve the Proposal of Services for Southgate Non-Motorized Connection Plan Development by the City's Planning Consultant, Carlisle Wortman Associates Inc. (Ann Arbor, MI) in the not to exceed amount of \$25,000 with a maximum contribution from the City of \$4,537.50. Motion carried unanimously.
3. Memo from Administrator; Re: Carlisle Wortman Associates Consolidated Agreement moved by George, supported by Price, THAT the Southgate City Council approve the Mayor and City Clerk to sign the attached Consolidated Agreement for Administration of Multifamily/Mobile Home Rental Housing and Exterior Home Sale Certification Programs with Carlisle Wortman Associations, Inc. division for a period ending June 30, 2029. Motion carried unanimously.
4. Letter from Mayor; Re: Ice Arena B Tube Heater Replacement (Waiver of Bid) moved by Gawlik, supported by Rauch, THAT the Southgate City Council waive the city bid process and approve Quote #2956 from Flo-Aire Heating & Cooling in the amount of \$5,557.00 to remove and replace the existing tube heater in the Ice Arena B bleachers. Motion carried unanimously.
5. Letter from Mayor; Re: Ice Arena Boiler Bracket Assemblies Replacement (Waiver of Bid) moved by Rauch, supported by Price, THAT the Southgate City Council waive the city bid process and approve Quote #3551 from Flo-Aire Heating & Cooling in the amount of \$3,578.00 to remove and replace two boiler bracket assemblies in the ice arena. Motion carried unanimously.
6. Letter from Mayor; Re: Ice Arena Hot Water Heater Replacement (Waiver of Bid) moved by George, supported by Ayres-Reiss, THAT the Southgate City Council waive the city bid process and approve the quote from Quint Plumbing & Heating for the replacement of a hot water heater in Ice Arena A, in the amount of \$9,991.30. Motion carried unanimously.
7. Letter from Mayor; Re: Garage In-Ground Vehicle Hoist Repair (Waiver of Bid) moved by Rauch, supported by Ayres-Reiss, THAT the Southgate City Council waive the city bid process and approve the quote from Allied Incorporated for repairs to the garage in-ground vehicle hoist in the amount of \$2,813.33. Motion carried unanimously.
8. Memo from Administrator; Re: Request for Replacement HVAC Unit for Fire Department-Waiver of Bid moved by George, supported by Ayres-Reiss, THAT the Southgate City Council waive the city bid process and approve the quote from Flo-Aire Heating & Cooling (Southgate, MI) to replace the Fire Department HVAC unit in the amount of \$11,315.00. Motion carried unanimously.

Ordinances:

1. Memo from Administrator; Re: First Reading of Rezoning of 15468 Northline Council conducted the first reading of the proposed rezoning. No action was taken.

Regular City Council Meeting
August 5, 2026

Claims and Accounts:

Moved by Rauch, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1550 for \$3,245,394.07. Motion carried unanimously.

Adjournment:

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:13 P.M. Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

Request to Speak at Council Meeting

TODAY'S DATE: 8/7/2026

YOUR NAME: JEFF Graner

PLEASE PRINT

ADDRESS: 11330 MORNING VIEW
SOUTHGATE, MI

PHONE #: 734.545.3025

DATE OF MEETING YOU WISH TO SPEAK AT:

8/19/2026

SUBJECT YOU WISH TO ADDRESS:

SEPARATE IRRIGATION METER

I would like to use T.V. FOR A power
POINT presentation

*Attach additional information if desired.

SIGNATURE: Jeff Graner

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

August 13, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Emergency Service Call for Hot Water Tank Failure **(WAIVER OF BID)**

Ladies and Gentlemen:

It is recommended by the DPS Director and I concur with his recommendation to waive the bid process and approve the invoice from Restoration 1, Clawson, Michigan, for the emergency service call for the city hall hot water tank failure, in the amount of \$3971.72. Restoration 1 is the City's approved contractor for carpentry services.

Funds are available in the General fund.

Your favorable consideration of this matter is requested.

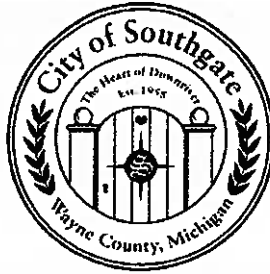
Sincerely,

Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: August 12, 2026

RE: Recommendation for Approval of Emergency Service Call for Hot Water Tank Failure
(Waiver of Bid)

I have reviewed the above with the DPS Director and concur with his recommendation to waive the city bid process and approve the invoice from Restoration 1 (Clawson MI) in the amount of \$3,971.72 for the emergency service call associated with the city hall hot water tank failure.

Restoration 1 is the city's approved contractor for carpentry services.

Sufficient funds are available in the General Fund for this repair.

Proposed Motion

Waive the city bid process and approve invoice in the amount of \$3,971.72 from Restoration 1 for emergency service call for city hall water damage.

From the Desk of:

Phil Ferro

D.P.S Director

August 12th, 2026

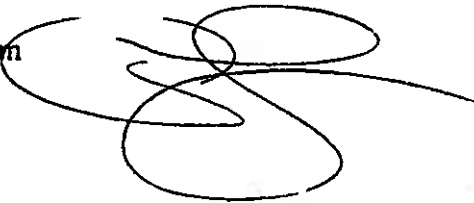
To: Dan Marsh, City Administrator
Doug Drysdale, Finance Director/Asst. City Administrator

Re: Hot Water Tank Failure

Due to the failure of the hot water tank that resides in the second floor of City Hall, the caucus room flooded. At the time of the flooding, the Department of Public Services called our contractor, Restoration One, to clean and dry the carpet to prevent any variant of mold.

If you have any questions, please contact me.

PF/em

A handwritten signature in black ink, consisting of a large, stylized 'S' shape with a horizontal line crossing it, and a long horizontal stroke extending to the right.

INVOICE

Restoration 1 of Clawson
1195 Rochester Rd
Troy MI 48063

Chris.Kushnaut@restoration1.com
+1 734 800-6356
<https://www.restoration1.com/clawson>



City of Southgate:26-229-W

Bill to

City of Southgate
14400 Dix Toledo Rd
Southgate, MI 48195

Ship to

Southgate City Hall Water Damage
14720 Reaume Pkwy
Southgate, MI 48195
United States

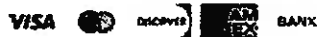
Invoice details

Invoice no.: 1146
Terms: Net 30
Invoice date: 08/10/2026
Due date: 09/09/2026

Work Order / Claim Number: Southgate City
Hall Water Damag

#	Product or service	Description	Qty	Rate	Amount
1	Water Damage Mitigation	Water damage clean up in City Hall	1	\$3,971.72	\$3,971.72
Total					\$3,971.72

Ways to pay



View and pay



1355 Ardmoor Ave

Ann Arbor, MI 48103

Chris.kushmaul@restoration1.com

Prepared for:

Southgate City Hall

14720 Reaume Pkwy

Southgate, MI 48195 USA

Water Damage Mitigation

This claim package includes:

- Xactimate estimate
- Job photo record
- Contract / Work Authorization
- Invoice
- W-9

All documentation associated with this submission is contained within this single attachment. Please scroll to the bottom of the document and review all the pages. If you cannot find the desired documentation, please feel free to contact us.

NOTICE: Restoration 1 of Clawson's scope of work is for the water mitigation and/or mold remediation services associated with this claim. Restoration 1 of Clawson is not a General Contractor and DO NOT provide re-build services. Our Assignment of Benefits (AOB) is for our scope of work: water mitigation and/or mold remediation and/or fire clean-up services only. The AOB excludes any rebuild work associated with this claim.



Restoration 1 of Metro Detroit

EIN: 47-4165831
1355 Ardmoor Ave
Ann Arbor, MI 48103

Insured: City of Southgate
Property: 14720 Reaume Pkwy
Southgate, MI 48195

E-mail: jstacy@southgatemi.gov

Estimator: Jeremy Upton

Business: (734) 706-7125
E-mail: jeremy.upton@restoration1.com

Contractor: Chris Kushmaul
Company: Restoration 1 of Metro Detroit
Business: 863 Savage Rd
Belleville, MI 48111

Business: (800) 505-8638
E-mail: chris.kushmaul@restoration1.com

Claim Number: NA

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/10/2026 9:00 AM

Price List: MIDE8X_AUG26
Restoration/Service/Remodel
Estimate: 26--299-W-SOUTHGATE

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

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KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

August 13, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approval of Quote for Police Department Carpet Replacement **(WAIVER OF BID)**

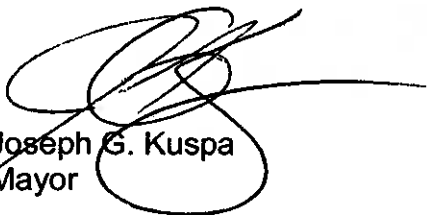
Ladies and Gentlemen:

It is recommended by the DPS Director and I concur with his recommendation to waive the bid process and approve the quote from Restoration 1, Clawson, Michigan, for the replacement of carpeting in the Police Department, in the amount of \$11,833.00. Restoration 1 is the City's approved contractor for carpentry services.

Funds are available in the General fund.

Your favorable consideration of this matter is requested.

Sincerely,



Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: August 13, 2026

RE: Recommendation for Approval of Quote for Police Dept Building Carpet Replacement
(WAIVER OF BID)

I have reviewed the above with the Chief of Police and concur with his recommendation to waive the city bid process and approve the quote from Restoration 1 (Clawson MI) in the amount of \$11,833.00 to remove and replace carpeting in the police department building.

Restoration 1 is the city's approved contractor for carpentry services.

Sufficient funds are available in the Police Dept budget for this item.

Proposed Motion

Waive the city bid process and approve the quote from Restoration 1 in the amount of \$11,833.00 to remove and replace carpeting in the police department building.



SOUTHGATE POLICE DEPARTMENT MEMO

To: Honorable Mayor Kuspa
From: Mark A. Mydlarz, Chief of Police
Re: **Request for Purchase approval**
Date: August 10th, 2026

Dear Mayor,

The Police Department has replaced worn carpeting in several areas of the building over the past few years. The Administrative Offices and Records Bureau are the last two areas requiring carpet replacement. The existing carpeting in these areas, including a long hallway connecting the Police Department to the 28th District Court, is over twenty years old and is in need of replacement.

Restoration One was recently selected as the Cities approved vendor for construction and carpentry repairs. Restoration One recently cleaned the carpets in other areas of the police department and indicated they could provide carpet tiles for the Administrative Offices and Records Bureau that are consistent with those recently installed in the other areas of the building. Restoration One provided a quote of \$11,833.00 for the removal and replacement of carpeting in the Administrative Offices and Records Bureau. The quoted amount includes all materials and labor, as well as moving of the furniture and disposal of the existing carpeting.

It is my recommendation that we upgrade the carpeting as presented in the attached quote for the Administrative Offices and Records Bureau. Further, I recommend our carpet replacement project be awarded to the Cities approved contractor, Restoration One, 1195 Rochester Rd., Troy, MI, 48083 in the amount of \$11,833.00.

Adequate funding is available in the police department budget. With your concurrence, I respectfully request this item be placed on the City Council's agenda for the meeting scheduled on August 19th, 2026 for City Council approval.

Sincerely,

A handwritten signature in black ink that reads "Mark A. Mydlarz".

Mark A. Mydlarz
Chief of Police

cc: City Administrator, Finance Director, DC Newsted, Public Safety Commission (7), file

ESTIMATE

Restoration 1 of Clawson
1195 Rochester Rd
Troy, MI 48063

chris.kushmaul@restoration1.com
+1 (734) 800-6356
<https://www.restoration1.com/clawson>



Bill to

Jerry Stacy
City of Southgate
14400 Dix-Toledo Hwy
Southgate, MI 48195 USA

Ship to

Jerry Stacy
City of Southgate
14400 Dix-Toledo Hwy
Southgate, MI 48195 USA
Carpet replacement

Shipping info

Ship via: police station

Estimate details

Estimate no.: 1029
Estimate date: 08/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	General Labor	Install Carpet tile in Police station	24	\$48.00	\$1,152.00
2.	Journeyman Labor	Install Carpet tile in Police station	24	\$52.50	\$1,260.00
3.	Materials - City of Southgate	Yates - Bios - Blue Commercial/Residential 24 x 24 in. Glue-Down Carpet Tile Square (72 sq. ft.)	1900	\$3.95	\$7,505.00
4.	Journeyman Labor	Install Carpet tile in Police station	24	\$48.00	\$1,152.00
5.	Contents Cleaning-PackOut	move furniture and put back/remove old carpet and dispose	1	\$350.00	\$350.00
6.	Materials - City of Southgate	Glue for the carpet tile gallon	3	\$138.00	\$414.00
Total					\$11,833.00

Accepted date

Accepted by

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: August 13, 2026

Re: 2026 Master Plan Adoption

For nearly two years, the Southgate Planning Commission and the City Planning Consultant have worked to update the City's Master Plan. The Master Plan provides a long-term framework to guide future land use, development, infrastructure, and other planning decisions throughout the City.

The Planning Commission formally adopted the updated 2026 Master Plan on August 10, 2026, after conducting a public hearing. Included in your packet is the City Planner's recommendation for adoption, the meeting minutes, and the formal resolution adopting the 2026 Master Plan. A complete copy of the adopted Master Plan is available on the City's website, and hard copies are available for review in the City Clerk's Office.

The Administration recommends that City Council concur with the Planning Commission's adoption of the updated Master Plan. This concurrence will formally recognize the Planning Commission's work and allow the updated plan to serve as the City's guiding document for future planning and development decisions.

Proposed Motion: *To support the Planning Commission's adoption of the 2026 Master Plan as presented subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.*



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Southgate Planning Commission
FROM: Joe Pezzotti, AICP, City Planner
DATE: August 3, 2026
RE: 2026 Master Plan Adoption

OVERVIEW

The 2026 City of Southgate Master Plan is the culmination of more than a year of sustained dedication and effort by the Planning Commission. Throughout the process, the Planning Commission has reviewed existing conditions, evaluated community needs, discussed future development and redevelopment priorities, and established a long-term vision for the City.

The process was also supported by the participation and input of Southgate residents. Community feedback through the 2025 community survey helped inform the Plan's goals, policies, and recommendations and provided valuable insight into the issues and opportunities that are important to those who live and work in the City.

The resulting Master Plan is intended to guide the continued development and appropriate redevelopment of Southgate. It provides a policy framework for future land use, housing, transportation, community facilities, economic development, and other matters affecting the City's growth and character.

As part of the statutory Master Plan update process, the Southgate City Council reviewed the draft Master Plan and approved it for distribution to required reviewing agencies and neighboring jurisdictions. The required 63-day review period has been completed, which now allows the draft Plan to proceed to the public hearing stage of the update process.

BASIS FOR ADOPTION

The Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, authorizes the Planning Commission to prepare and adopt a master plan for the physical development of the City. The proposed resolution included in the August 2026 packet recognizes this authority. Following completion of the Planning Commission's public hearing, adoption of the resolution would complete the formal Master Plan update process and establish the document as the City's official Master Plan.

The Plan will assist the Planning Commission, City Council, City staff, residents, property owners, and developers in evaluating future proposals and coordinating public and private investment.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

RECOMMENDATION

We recommend the City of Southgate Planning Commission adopts the 2026 City of Southgate Master Plan, including its text, maps, figures, charts, graphs, and other supporting materials, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

SUGGESTED MOTION

"I move that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Master Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan."



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

City of Southgate
Planning Commission Meeting
August 10, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, August 10, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Leticia Wilson, Mark Nemeth, Linda Clark, Eric Codrington, Andrew Moul

ABSENT: Patricia Anderson, Jerry Orman, Chad Godbout

ALSO PRESENT: City Planner Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Wilson, supported by Clark, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Wilson, supported by Nemeth, to approve the Planning Commission Meeting Minutes of July 13, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Southgate Towers project will be having their Ribbon Cutting on Tuesday, August 18.

Aquinas Project moving along- the Planned Development Site Plan Amendment will go before the City Council on August 19, 2026.

Construction has started on Downriver's first "miracle" field, a baseball field designed for children and young adults with mental and physical disabilities. The field is being built at the Southgate Municipal Complex on Dix Toledo Road and Reaume Parkway.

Public Hearings:

1. 2026 Master Plan Adoption.

A PUBLIC HEARING WAS HELD FOR THE 2026 MASTER PLAN ADOPTION.

Notices were sent out.

Moved by Clark, supported by Nemeth, to open the Public Hearing.

No public comments were received.

Moved by Nemeth, supported by Clark, to close the Public Hearing.

New Business:

1. 2026 Master Plan Adoption.

Moved by Codrington, supported by Wilson, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Master Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

RESOLUTION OF ADOPTION

**City of Southgate Master Plan
By City of Southgate Planning Commission**

WHEREAS, the City of Southgate Planning Commission has the responsibility and is empowered by Public Act 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the City and to amend the Plan as needed, and

WHEREAS, the City of Southgate City Council created the Planning Commission for the purposes stated in Public Act 33 of 2008, as amended, and

WHEREAS, The City of Southgate has retained professional planning consultants to assist the Planning Commission with the technical studies necessary to make a new Master Plan for the City of Southgate, and

WHEREAS, the Planning Commission held a public hearing on the proposed new Master Plan for the City on August 10, 2026, at Southgate City Hall, and

WHEREAS, the Planning Commission finds the new Master Plan necessary for the continued development and the appropriate redevelopment of the physical areas of the City,

NOW THEREFORE BE IT RESOLVED, the City of Southgate Planning Commission hereby adopts this Master Plan for the City of Southgate, along with the text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, contingent upon final editing for grammatical errors and punctuation, provided the context of the document is not changed.

BE IT FURTHER RESOLVED, the City of Southgate Planning Commission hereby adopts the 2026 Master Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul

Nays: None

Absent: Anderson, Godbout, Orman

Vacancy: None

Resolution Declared Adopted on August 10, 2026.

2. 2026 Capital Improvement Plan Adoption.

Moved by Wilson, supported by Nemeth, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Capital Improvement Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final

corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

**CITY OF SOUTHGATE
PLANNING COMMISSION
RESOLUTION OF FINDINGS AND APPROVAL
FY 2026-2032 Capital Improvements Plan 8/10/26**

Whereas, the Michigan Planning Enabling Act requires annual preparation by the Planning Commission of a capital improvements program of public structures and improvements; and

Whereas, the City staff prepared a Capital Improvement Plan for fiscal year 2026-2027 and the subsequent 5 year period; and

Whereas, the Planning Commission has reviewed the proposed Capital Improvement Plan and has found the proposed improvements to be consistent with Master Plan goals.

Now therefore be it resolved, that the Planning Commission approves the 2026-32 Capital Improvement Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul

Nays: None

Absent: Anderson, Godbout, Orman

Vacancy: None

Resolution Declared Adopted on August 10, 2026.

3. Discussion on Driveway Widths Ordinance.

Discussion was held on possible revisions to Section 1292.03 Layout, Construction and Maintenance of Parking Areas ordinance. Review the current ordinance and will discuss at the next meeting.

4. Discussion on E-Bike Ordinance.

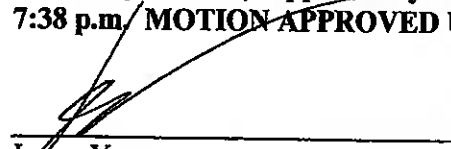
Discussion was held on Chapter 470 Motorized Low Speed Vehicles and Motorized Skateboards. The State is compiling new updates-will follow up and discuss at the next meeting.

Old Business: None.

Announcements: None.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:38 p.m. MOTION APPROVED UNANIMOUSLY.



James Yoos
Chairman, Planning Commission
as

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by James Yoos on August 10, 2026 at 7:00 p.m. the following resolution was offered:

Moved by Codrington, supported by Wilson, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Master Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

RESOLUTION OF ADOPTION

City of Southgate Master Plan

By City of Southgate Planning Commission

WHEREAS, the City of Southgate Planning Commission has the responsibility and is empowered by Public Act 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the City and to amend the Plan as needed, and

WHEREAS, the City of Southgate City Council created the Planning Commission for the purposes stated in Public Act 33 of 2008, as amended, and

WHEREAS, The City of Southgate has retained professional planning consultants to assist the Planning Commission with the technical studies necessary to make a new Master Plan for the City of Southgate, and

WHEREAS, the Planning Commission held a public hearing on the proposed new Master Plan for the City on August 10, 2026, at Southgate City Hall, and

WHEREAS, the Planning Commission finds the new Master Plan necessary for the continued development and the appropriate redevelopment of the physical areas of the City,

NOW THEREFORE BE IT RESOLVED, the City of Southgate Planning Commission hereby adopts this Master Plan for the City of Southgate, along with the text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, contingent upon final editing for grammatical errors and punctuation, provided the context of the document is not changed.

BE IT FURTHER RESOLVED, the City of Southgate Planning Commission hereby adopts the 2026 Master Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul

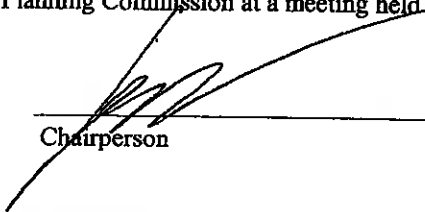
Nays: None

Absent: Anderson, Godbout, Orman

Vacancy: None

Resolution Declared Adopted on August 10, 2026.

I, James Yoos, Chairperson of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on August 10, 2026.

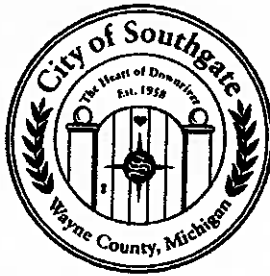

Chairperson

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: August 13, 2026

Re: Planned Development Phase 1 Site Plan Amendment Review for 15601 Northline
(Aquinas)

The City Planning Commission conditionally approved the attached site plan for Phase 1 of the Planned Development at 15601 Northline (Aquinas) during the July 13, 2026 Planning Commission meeting. Per City Code 1288.04, site plans for Planned Developments require approval of both the Planning Commission and the City Council.

The amended phase 1 site plan includes the abatement and demolition of the former high school building, the development of a self-storage facility, and the creation of five apartment buildings with 100 new multifamily units. Future phases may include the addition of two additional multifamily structures for an additional 48 units, and the creation of two commercial use buildings along Northline. Prior to the development of any future phase, the Developer is required to submit additional site plan review applications for review by both the Planning Commission and the City Council.

Included in your agenda packet are the proposed site plan, the City Planner's analysis, the Planned Development Agreement, and the Planning Commission meeting minutes. The Developer has submitted the additional information required as part of the conditional approval, which is also included in the packet. The Planned Development Agreement includes a \$4,200,000 performance bond to ensure completion of the residential portion of the project.

The Administration recommends concurrence with the City Planners, and the Planning Commission to approve the amended phase 1 site plan for 15601 Northline.

Please contact me if you have any questions.

Proposed Motion: To approve the Phase 1 Site Plan for the Planned Development at 15601 Northline, according to the condition's recommended by the Planning Commission.



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 6, 2024
Revised: May 6, 2026
June 22, 2026
July 6, 2026

PUD Site Plan Amendment Review City of Southgate, Michigan

PROJECT INFORMATION

APPLICANT: Bacall Development

ADDRESS: 30407 W. Thirteen Mile Road
Farmington Hills, MI 48334

PARCEL ID: 15601 Northline Road
53-013-99-0001-703

CURRENT ZONING: PD – Planned Development

ACTION REQUESTED: PD Site Plan Amendment Review

PROJECT AND SITE DESCRIPTION

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan. Section 1288.04(d)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with Phase 2 consisting of four (4) additional multi-family buildings and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date October 2025

AREA, WIDTH, HEIGHT, SETBACKS

Section 1288.09(a) states: "It is the implied intent of the PD Planned Development District to encourage quality development by providing for a diversified mix of land use. It is further the intent of this mixed-use district to encourage qualitative design innovation by minimizing specific height, bulk, density, and area standards, thereby giving the applicant freedom to configure buildings, parking and related site amenities in ways that would otherwise be discouraged or curtailed under the standards of conventional zoning districts."

As a result, typical bulk requirements do not apply to the site. However, the project will need to adhere to the following general requirements designated for all PD developments:

- The minimum distance between nonresidential buildings and multiple-family buildings shall be subject to the schedule of area regulations found in section 1298.01.

CWA Comment: The equation below is used to determine spacing between multi-family buildings. Based on the length of 231 feet and a height of 32.5 feet, the required spacing between all buildings in Phase 1, A-E, is 99 feet. The spacing provided between the buildings A-E alternates between 70 and 80 feet. The parking around the associated buildings is a 90-degree pattern, which required maneuvering lane widths of 22 feet, which are provided. We are comfortable recommending the Planning Commission and City Council allow a relaxation of the required building spacing, pending approval of the current layout by the City Engineer and Fire Department.

$$S = \frac{L_A - L_B + 2(H_A + H_B)}{6}$$

- All buildings shall be at least fifty (50) feet from any public street right-of-way line and thirty-five (35) feet from any peripheral site boundary line.

CWA Comment: The multi-family and self-storage buildings proposed in Phase 1 contain frontage along Devoe Street, which is designated as a public City Road. Updated setbacks on sheets C3.1 and C3.2 show setbacks exceeding 50 feet from right-of-way lines and site boundary lines.

Any setback distances may be modified by the Planning Commission or Council at the time of site plan review if it is found that the height and/or bulk of a building or buildings is such that a greater or lesser setback would be warranted in the interests of promoting the health, safety and common good of the community, or in the interests of improving the visual aesthetics of the site.

Items to be Addressed: Planning Commission and City Council to determine setbacks and building spacing reductions.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

	Existing Land Use	Existing Zoning
Site	Vacant Aquinas High School	PD, Planned Development
North	Commercial Establishments	- RO-1, Restricted Office - C-2, Community Business
East	- Multi-Family Apartments - Medical Offices	- RO-1, Restricted Office - RM, Multiple Family Residential
West	- Medical Offices - Single Family Homes	- RO-1, Restricted Office - R-1B, One Family Residential
South	Woodland	R-1B, One Family Residential

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): Two (2) proposed retail/commercial buildings with drive-throughs (Phase 2) are proposed along Northline Road, with five (5) multi-family apartment buildings part of Phase 1 located south. Further southwest is four (4) additional multi-family apartment buildings part of Phase 2, with the self-storage facility located southeast of the Phase 1 apartment buildings.

Site Arrangement: In addition to the building locations throughout the site, a detention pond is located in the center of the site in between the self-storage and Phase 2 apartment buildings. An existing wetland is also located in the southwest corner of the parcel, with no construction or changes proposed.

Items to be Addressed: None.

PARKING, LOADING

Self-storage uses are required to provide *"Five spaces plus one for every one employee in the largest working shift, plus one space for each company vehicle, or five spaces plus one for every 2,000 square feet of usable floor space, plus one for each company vehicle, whichever is greater."*

A summary of parking and loading requirements per section 1292.02 is located within the tables below for each use of Phase 1. For the proposed self-storage, three (3) employees will be present during the largest shift. At least eight (8) spaces are required. Ten (10) total spaces including one (1) ADA space have been provided. The applicant had indicated in the previous 2024 approval that loading zones will consist of the space in front of each tenant's storage unit, which is confirmed in the applicant's response letter dated May 29, 2026. The parking space dimensions in front of the office building will need to be labeled at 10x19 feet, per section 1292.03. We also note the twelve (12) parking spaces between the office building and storage building A will need to be clarified, as no outdoor storage is permitted.

Self-Storage Parking Requirements

	Calculation	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	5 spaces plus 1 space for each employee	8 spaces	9 spaces	Yes
Barrier-free Spaces	1 space per 25 parking spaces	1 space	1 space	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	24-30 ft	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 18 feet Width – 10 feet	No
Loading Area	10 sf per 1 foot of building frontage	600 ft x 10 sf = 6,000 sf	Throughout Site	Yes

Multi-family dwelling units are required to provide "1.25 spaces for each efficiency unit, 1.5 spaces for each one-bedroom unit, and 2 spaces for each two or more-bedroom unit." 100 units are proposed between the five apartment buildings of Phase 1. Based on floor plans provided, each unit appears to contain two or more bedrooms. Parking calculations for the Phase 1 apartments are provided below. One (1) additional barrier-free space is required.

Phase 1 Apartments Parking Requirements

	Calculation	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	2 spaces for each 2+ bedroom unit	200 spaces	250 spaces*	Yes
Barrier-free Spaces	1 space per 25 parking spaces	6 spaces	5 spaces	No
Maneuvering Lane Width (90-degree parking)	22 feet	-	23-26 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 22 feet Width – 11 feet	Yes

The intent of the Planned Development District is to encourage flexibility in developing such projects by minimizing standards that would otherwise be required under conventional zoning. The Planning Commission and City Council should reach an agreement with the applicant for the number of parking spaces required for each phase.

At a minimum, the required number barrier-free spaces, parking space dimensions, and maneuvering lane widths should meet ordinance requirements.

Items to be Addressed: 1) increase self-storage parking space lengths to 19 feet. 2) Clarify additional 12 parking spaces. 3) Add barrier-free space to apartment area.

SITE ACCESS AND CIRCULATION

Site Access: The Phase 1 buildings will have access to Devoe Street. Work within the Devoe Street right-of-way will require City approval.

Circulation: Maneuvering lane width requirements are outlined in the parking calculation tables above. Turning radii for both garbage trucks and emergency vehicles have been provided on sheet C3.0. We defer to the City Fire Department for further comments regarding site access and the ability to respond to emergencies around each building.

Waste/Dumpster Enclosure: Four (4) dumpster enclosures are proposed throughout the site. One (1) enclosure is proposed near the self-storage office building. The remaining three (3) enclosures are located south of the Phase 1 apartment buildings.

Items to be Addressed: 1) City approval of any work to be performed in Devoe Street right-of-way. 2) Fire Department review and approval of site access and circulation.

UTILITIES

Utility plans for both the apartments and self-storage are provided on sheet C5.0 and C5.2. The draft PD agreement, which has not yet been finalized, states, *“Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems as described in the PD Plans. The installation of utilities may be phased consistent with the phasing of the building construction.”* We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: City Engineer review and approval of site utilities and stormwater management.

LANDSCAPING

A landscape plan has been provided on sheets LS-1 through LS-6.

- Street Trees:** Seventeen (17) deciduous trees consisting of Colorado Spruce and Red Maples are shown along Devoe Street, extending from the northern edge of the Phase 1 apartment buildings to the northern edge of the self-storage parking lot. Thirty-six (36) deciduous shrubs are also proposed along Devoe Street. A callout on sheet LS-2 indicates that lawn areas will be sodded and irrigated.
- Use Screening:** Landscape screening is shown between the retail/commercial Lots A and B of Phase 2 and the phase 1 apartment buildings, which include eight (8) deciduous trees, eighteen (18) evergreen trees, and thirty-six (36) deciduous shrubs, which contain Morning Light Japanese Silver Grass plants which will need to be replaced due to its flammability characteristics and invasive status. Switchgrass may be an appropriate alternative that provides similar height and size. Seventeen (17) deciduous trees and twenty-two (22) evergreen trees are proposed between the self-storage and Phase 1 apartment buildings.
- Refuse Container:** Details for the proposed refuse container enclosures have been provided on sheet C3.3, constructed of precast stone and brick, measuring six (6) feet in height.
- Fencing:** A 6' white vinyl fence is proposed around the self-storage; however, sheet LS-3 still identifies a chain link fence. Fencing details have also been provided on sheet C3.3, including height, material, and color. A gate detail for the self-storage entrance should be provided. The applicant has confirmed no barbed wire is proposed.
- Open Space:** Approximately twelve (12) acres of existing woodland and wetland areas are proposed to be preserved. Open space percentages for the self-storage area have been provided (10.1%). The total open space area as both acreage and percentage of the overall site should also be provided on sheet C3.0 under “general site data.” The applicant has clarified the open space south of pond overlook B will be future amenity space for Phase 2.
- Detention Basin:** The detention basin area includes fifty (50) deciduous trees and 104 shrubs around the perimeter. Bollard lights or other ambient lighting should be installed along the walking path south of the detention basin.

Amenities:

The previously mentioned pocket park near the self-storage includes features such as a pet waste station, bike racks, benches, playscape, and swings.

Previously mentioned walking trails are proposed from the Phase 2 apartment area toward the woodland/wetland area to the south, with the intention of connecting to Lions Park. A dedicated walking trail map within the woodland/wetland area should be provided. We also ask for clarification on whether the walking paths will be paved or made of a permeable material, such as woodchips.

Two (2) pond overlooks are proposed near detention basin areas A and B. The proposed chain link fence along the basin has been removed. Additional amenities should also be considered, including fitness stations along the walking trails, a pavilion, gazebo, seating areas, or similar amenities. No clubhouse amenities are proposed.

Section 1298.09 states *"Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space."* Current plans do not appear to contain this calculation.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, which have been provided on sheet LS-4. A planting schedule including plant species and caliper planting size has been provided on sheets LS-2 and LS-3.

Items to be Addressed: 1) Replace Morning Light Japanese Silver Grass. 2) Correct sheet LS-3 note on chain link fence. 3) Provide gate details for self-storage entrance. 4) Provide total site open space calculations. 5) Provide trail maps. 6) Provide walking path materials. 7) Planning Commission and City Council to consider additional amenities.

LIGHTING

A dedicated lighting plan, including photometric measurements and light fixture locations and details has been provided. Footcandle measurements near the apartment entrance from Devoe Street show intensities at 1.9 footcandles near the property line, which should be reduced to 0.0-0.2 footcandles. The height measurements of all pole-mounted fixtures will need to be provided.

Items to be Addressed: 1) Reduce footcandle measurement near apartment entrance along Devoe Street. 2) Provide pole-mounted fixture heights.

SIGNS

Two (2) monument signs are proposed throughout the site. All proposed signage is subject to review by the City Building Department following site plan review.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned floor plans and elevations of all buildings have been provided in the submittal package for the apartment buildings and self-storage units.

All proposed exterior building materials will be subject to Building Department review and approval. Uniform architectural design and materials appear to be used for the Phase 1 apartments, as well as the proposed storage units.

Items to be Addressed: Building Department approval of exterior building materials.

PLANNED DEVELOPMENT CONSIDERATIONS

Per section 1288.07, the Planning Commission may recommend City Council to impose reasonable conditions upon the planned development to ensure the public health, safety, and welfare of the City is maintained, as well as ensuring compatibility with adjacent uses of land. We recommend the Planning Commission require the following conditions when reviewing the planned development amendment:

1. Per section 1288.06, an irrevocable letter of credit covering the estimated cost of development of the entire project will need to be submitted to the City Clerk in the form of an affidavit to ensure the project is completed and reflects a fair estimate.
2. Any form of outdoor storage is prohibited.

Section 1288.09 contains the following requirements for multi-family dwellings:

- A. Except for housing intended solely for the elderly (senior citizen housing) and except for multiple-family dwellings occupying the upper floors of multi-story buildings, no multiple-family dwelling building shall exceed a height of thirty-five feet or three stories.

CWA Comment: The proposed height of the Phase 1 buildings is 29 ½ feet, meeting requirements.

- B. Multiple-family residential buildings of two stories or less shall be subject to the dwelling unit density limitations and floor area requirements of Section 1298.01(d).

CWA Comment: The proposed Phase 1 buildings will be three (3) stories.

- C. Multiple-family residential buildings consisting of three stories shall not exceed a maximum of thirty-seven total rooms per acre. No two and one-half story buildings shall be permitted.

CWA Comment: The total site area is 38.14 acres, which results in 1,411 rooms. Each unit for Phase 1 consists of 2 bedrooms, which at 100 units equals 200 rooms.

- D. Multiple-family residential dwellings, when established as a part of a mixed-use building, shall be located only in the upper floors of buildings, provided that:
 1. All retail commercial uses are located on subfloors below grade, on the ground floor or on the ground floor mezzanine only.

CWA Comment: *The proposed multi-family buildings for Phase 1 are not mixed use. This requirement is not applicable.*

2. No dwelling unit shall occupy any portion of the floor area at grade level, and no nonresidential use shall occupy any area on the same floor as a residential use or any area on a floor above a floor used for residential purposes.

CWA Comment: *Same comment as above.*

- E. Multiple-family dwellings, when occupied solely as housing for the elderly (senior citizen housing), shall be subject to the standards of Section 1272.03(b)(1),(2) and (6) and the applicable standards of Section 1298.01(d) and (e).

CWA Comment: *As mentioned in the proposed PD agreement, the proposed multi-family buildings are not solely dedicated to senior housing.*

PHASING REQUIREMENTS

As mentioned throughout this report, the proposed PD is shown to be constructed in phases, and is subject to the requirements of section 1288.05 listed below:

- A. If development is to be undertaken in phases, the first development phase shall include not less than twenty-five percent of the total development proposed for the site, and shall include all infrastructure, including, but not limited to, streets, relating to that phase, as well as all indoor and outdoor recreation facilities and community buildings that relate to the entire development.

CWA Comment: *The Phase 1 apartment buildings, the self-storage facility, as well as the walking trails and playground will be built in the first construction phase. 9.2 acres will be required to be built to meet the 25% requirement. The self-storage area consists of 6.52 acres.*

An updated acreage calculation for the Phase 1 apartment buildings will be required, as sheet C3.0 shows a total multi-family acreage of 28.98 acres, with the Phase 1 and Phase 2 acreage measuring 29.18 acres each.

- B. Each development phase shall be clearly identified on the site plan with a phase development line and identified as to which phase it is, i.e., Phase 1, etc. All such data pertaining to each phase shall be clearly enumerated on the site plan by phase, including the land area, in square feet or acres, involved in each phase.

CWA Comment: *The Phase 1 apartment buildings and self-storage facility are clearly indicated as part of Phase 1. The Phase 2 apartment buildings are also clearly shown. Commercial lots A and B are only indicated as "potential future development area." This label will need to be clarified, as either part of Phase 2 or a Phase 3.*

RECOMMENDATION

Based on the information provided, we recommend that the Planning Commission recommend approval of the Phase 1 final site plan to City Council, subject to the conditions outlined below, to be addressed to the satisfaction of the Planning Commission and City Council.

1. Planning Commission and City Council to determine setbacks and building spacing reductions.
2. Increase self-storage parking space lengths to 19 feet.
3. Clarify additional 12 parking spaces.
4. Add barrier-free space to apartment area.
5. City approval of any work to be performed in Devoe Street right-of-way.
6. Fire Department review and approval of site access and circulation.
7. City Engineer review and approval of site utilities and stormwater management.
8. Replace Morning Light Japanese Silver Grass.
9. Correct sheet LS-3 note on chain link fence.
10. Provide gate details for self-storage entrance.
11. Provide total site open space calculations.
12. Provide trail maps.
13. Provide walking path materials.
14. Planning Commission and City Council to consider additional amenities.
15. Reduce footcandle measurement near apartment entrance along Devoe Street.
16. Provide pole-mounted fixture heights.
17. Building Department approval of exterior building materials.
18. City Council to consider requiring letter of credit.
19. Any form of outdoor storage is prohibited.
20. Update acreage counts of each phase.
21. Clarify intended phase for commercial lots.



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner



KALABAT Engineering
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

Tuesday, August 11, 2026

Joe Pezzotti,
Community Planner
City of Southgate
Suite 70 117 North First Street,
Ann Arbor, MI 48104

RE: PD Site Plan Amendment Review

Dear Joe Pezzotti,

Please find below our responses (in **bold**) to the comments received from the Plan Review Letter dated Aug. 3, 2026 Provided by Carlisle Wortman

Planning Commission

1. Planning Commission and City Council to determine setbacks and building spacing reductions.
Planning Commission has unanimously recommended approval to City Council based on the setbacks and reduced building spacing as proposed.

2. Increase self-storage parking space lengths to 19 feet.
Revised accordingly

3. Clarify additional 12 parking spaces.
The additional twelve (12) parking spaces are designated for the parking and loading for vehicles and customers once they are within the gates.

4. Add barrier-free space to apartment area.
Revised accordingly. See Sheet C3.0

5. City approval of any work to be performed in Devoe Street right-of-way.
All work within Devoe Street Right-of-Way shall be permitted and approved by the City

6. Fire Department review and approval of site access and circulation.
No comments received to date from the Fire Department

7. City Engineer review and approval of site utilities and stormwater management.
No comments received to date from the City Engineer

8. Replace Morning Light Japanese Silver Grass.
Revised accordingly

9. Correct sheet LS-3 note on chain link fence.
Revised accordingly



KALABAT Engineering
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

10. Provide gate details for self-storage entrance.

Revised accordingly. See Sheet C3.3

11. Provide total site open space calculations.

Plans revised accordingly See Sheet C3.0

12. Provide trail maps.

Revised accordingly

13. Provide walking path materials.

Revised accordingly

14. Planning Commission and City Council to consider additional amenities.

Planning Commission has not requested or suggested any additional amenities

15. Reduce footcandle measurement near apartment entrance along Devoe Street.

Revised accordingly

16. Provide pole-mounted fixture heights.

Revised accordingly

17. Building Department approval of exterior building materials.

Building department to review and approve accordingly

18. City Council to consider requiring letter of credit.

We await decision by City Council

19. Any form of outdoor storage is prohibited.

Outdoor Storage is not proposed.

20. Update acreage counts of each phase.

Revised accordingly. See Sheet C3.0

21. Clarify intended phase for commercial lots.

Revised accordingly. See Sheet C3.0



KALABAT Engineering
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

Please review the attached revised plans and this response letter, and let us know if there are any additional comments or concerns.

Sincerely,

Iden Kalabat P.E.
KALABAT Engineering

**PLANNED DEVELOPMENT AGREEMENT
(Rosewood Mixed-Use Development)**

THIS PLANNED DEVELOPMENT AGREEMENT (the "Agreement") is entered into on _____, 2026 (the "Effective Date"), by and between NORTHLINE PROPERTY GROUP, LLC, a Michigan limited liability company (the "Developer"), whose address is 30407 West Thirteen Mile Road, Farmington Hills, Michigan 48334, and the CITY OF SOUTHGATE, a Michigan municipal corporation (the "City"), whose address is 14400 Dix-Toledo Road, Southgate, Michigan 48195 (each a "Party" and together, the "Parties").

RECITALS:

A. The Developer holds fee simple title to certain real property situated in the City of Southgate, County of Wayne, and State of Michigan, located off of Northline Road, consisting of approximately 38.14 acres of land, and more particularly described in the attached **Exhibit A** (the "Property").

B. A portion of the Property was used for the Aquinas High School (the "High School") and related athletic fields to service the High School. The High School has been vacant for over 20 years and the vacant High School building, totaling approximately 201,020 square feet, remains on the Property.

C. The Developer submitted an application for rezoning and a plan to redevelop the Property under a comprehensive development plan as a Planned Development (the "PD") consistent with the PD Plans (defined below) (the "Project") in accordance with the requirements of Chapter 1288 of the City's Zoning Ordinance (the "Zoning Ordinance").

D. The Project is a mixed-use commercial and residential development consisting of multi-family residential apartments (the "Rosewood Apartments"), a self-storage facility (the "Self-Storage Facility") and retail/commercial buildings along Northline Road (the "Commercial Uses").

E. At its regular meeting on March 20, 2024, following a public hearing before and recommendation from the City Planning Commission, the City Council unanimously rezoned the Property to PD (Planned Development) under Chapter 1288 of the City Zoning Ordinance.

F. At its regular meeting on June 20, 2024, the City Council, following review and recommendation of the Planning Commission, approved with conditions the Final Site Plan for the Self-Storage Facility as Phase 1 of the Project. This Agreement shall supersede and replace the approval received on June 20, 2024.

G. By the City Council's approval of the PD, the City has found and concluded that the uses and future development plans and conditions as a PD under this Agreement provide for

all needed flexibility to address the redevelopment of the Property over time, and promote the public health, safety, and general welfare of the citizens of the City of Southgate.

H. In order to promote the revitalization of environmentally distressed, historic, functionally obsolete, and blighted areas and promote housing development within the boundaries of the City, the City has established the Southgate Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended. The primary purpose of the Authority is to promote the redevelopment of and private investment in certain "brownfield" properties within the City. Inclusion of property within a brownfield plan will facilitate financing of environmental response and other eligible activities and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "brownfields." By facilitating redevelopment of brownfield properties, the City intends to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

J. Developer intends to pursue City approval of a Brownfield Redevelopment Plan ("Brownfield Plan") for the Property with respect to demolition, environmental remediation and redevelopment of the High School Building to support the Project. Nothing in this Agreement shall be construed as City approval of a Brownfield Plan for the Property or as a commitment by the City and/or Authority to approve a Brownfield Plan for the Property.

K. After the City's approval of the PD and Final Site for the Self-Storage Facility, Developer refined and improved the PD Plan to, among other things, address the conditions previously attached to the prior approvals by City Council, provide more usable open space and recreation for the Rosewood Apartments and re-configure the orientation of the Self-Storage Facility to further reduce any impact on the Rosewood Apartments and neighboring property.

L. The City Council, at its regular meeting held on _____, 2026, following the review and recommendation of the Planning Commission, approved revisions to the PD Plans, including the revised final site plan approval for the Self-Storage Facility and the final site plan approval for the first phase of the Rosewood Apartments, and the execution of this Agreement. (Resolution approving the Revised PD Plans and the revision to the Phase 1 Site Plan approval is attached as **Exhibit B.**)

M. The Parties acknowledge that the conditions imposed upon the redevelopment of the Property are reasonable conditions necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

N. For the purpose of confirming the rights and obligations in connection with the redevelopment of the Property under the PD, the parties have entered into this Agreement.

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties described herein, and for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City and Developer agree as follows:

Section 1. GENERAL TERMS OF AGREEMENT

- 1.1 PD Development Plan.** The redevelopment of the Property as described more fully below and as depicted in the PD Development Plans for the Rosewood Mixed-Use Development ("PD Plans") attached as **Exhibit C**, shall consist of: (a) demolition of the High School and environmental remediation and accessory site work in connection therewith; (b) the Rosewood Apartments; (c) the Self-Storage Facility; and (d) the Commercial Uses in the Commercial Area.
- 1.2 Compliance with Applicable Laws.** All development, use, and improvement of the Property shall be subject to and in accordance with all applicable Codified Ordinances and Zoning Ordinances of the City of Southgate and shall also be subject to and in accordance with all other approvals and permits required under applicable County and State laws for the respective components of the Project. Ambiguities or inconsistencies shall be construed as outlined in Section 9.3 of this Agreement.
- 1.3 Compliance with Conditions of Approval.** All development, use, and improvement of the Property shall be in conformance with any and all conditions as approved by City Council pertaining to the approval of the PD zoning and any final site plans hereafter approved or amended, as reflected in the official minutes of such approvals.
- 1.4 Recording.** This Agreement and final Phase 1 site plan approval shall be recorded by Developer with the Wayne County Register of Deeds.
- 1.5 PD Development Plan Approval.** This Agreement authorizes the Developer the right to construct and operate the Project and all facilities in connection therewith as set forth in this Agreement, the PD Plans and applicable permits issued in the ordinary course. All exhibits attached hereto are incorporated herein and made a part of this Agreement.

Section 2. SPECIFIC TERMS REGARDING LAND USES AND DEVELOPMENT

- 2.1 School Building Demolition.** As the initial phase (or as part of any combined first phase) of the Project, Developer will remediate, demolish and remove the School Building and any related parking and other structures and grade the School Building site. Developer shall seek any required demolition permits through the Building Department.
- 2.2 The Rosewood Apartments.**
- (a) The Rosewood Apartments, consisting of approximately 29 acres (acreage includes Preserved Nature Area defined in section 2.6) shall include five (5) multi-family townhome-style buildings with a minimum of 100 townhome units ("Apartments"), as depicted in the PD Plans. An additional four buildings containing approximately 48 townhome units as depicted in the PD Plans may be developed as a

second phase in the future based on market demand (“Phase 2 Apartments”).

- (b) The Apartments will not be financed with HUD or MSHDA backed loans or tax credit programs and will not be subject to programming or rent requirements of those government backed loans or credits (*i.e.*, low-income or subsidized).
- (c) The Phase 1 Apartments shall include an outdoor greenspace with playground equipment, benches and landscaping as depicted in the PD Plans.
- (d) The Phase 1 Apartments shall be included in the first building phase of the Project. The Apartments may be combined in a first building phase with either the Self-Storage Facility or the Commercial Uses, or both. Commercial Uses shall be presented to the Planning Commission and receive final site plan approval.
- (e) An office for Apartment leasing and management along with Apartment manager living quarters may, at Developer’s discretion, be included in the Project as depicted on the PD Plans. The leasing office floor plans and building elevations are attached as **Exhibit D**.
- (f) Until development of the Phase 2 Apartments, the land on which the Phase 2 Apartments is to be located shall be seeded with grasses and/or wildflower mix and maintained by the Developer as open space. A temporary path from the Phase 1 Apartments to the Nature Preserve described in paragraph 2.6 below may be installed as generally depicted in the PD Plans. The precise location of the path is subject to final engineering review. At such time as the Phase 2 Apartments are developed, the pathway will be relocated or replaced by other walkways such that the residents of the Phase 1 Apartments retain access to the Nature Preserve.

2.3 Self-Storage Facility. The Self-Storage Facility, consisting of approximately 6.57 acres, may include up to 79,200 square feet across eleven buildings as depicted on the PD Plans. The most recently submitted Revised Phase 1 Final Site Plan for the Self-Storage Facility revises, updates and supersedes the Final Site Plan for the Self-Storage Facility approved by City Council on June 20, 2024. Unlike the original Final Site Plan, the storage unit buildings will be oriented so that only the sides of the buildings will face Devoe Street. No parking spaces shall be located along the Devoe Street frontage. There shall be no exterior vehicle or equipment storage. A conceptual elevation plan for the Self-Storage Facility is attached as **Exhibit E**. The Self-Storage Facility includes a separate leasing and management

office with on-site manager living quarters as depicted in the PD Plans. The leasing office floor plans and building elevations are also included in **Exhibit D**.

2.4 Commercial Area. The Commercial Area consists of Commercial Parcel A and Commercial Parcel B as depicted on the PD Plans. The Commercial Area may be developed for any of the allowed uses as listed in **Exhibit F**, or such other uses as may be approved by City Council in the exercise of its discretion. The PD Plans depict the following proposed initial uses for the Commercial Area:

- (a) Commercial Parcel A, consisting of approximately 1.08 acres, may be used for construction of a retail building (may be multi-tenanted), containing approximately 10,400 square feet. One end-cap drive-thru use is permitted.
- (b) Commercial Parcel B, consisting of approximately 1.36 acres, may be used for construction of a fuel station and convenience store building with drive-thru, having approximately 6,800 square feet of building area for the convenience store.
- (c) Commercial Parcels A and B shall not be used for dollar stores, auto washes, vehicle sales (new or used), auto repair, plasma donation, medical or recreational marihuana, outdoor storage, adult uses, vape shops, pawn shops or other uses prohibited in C-2 districts.
- (d) The Preliminary Site Plans for Commercial Parcels A and B as set forth in the PD Plans shall be subject to approval by the Planning Commission and City Council at a regular public meeting.

2.5 Operation, Maintenance, Repair, and Replacement of Infrastructure. The operation, maintenance, repair and replacement of infrastructure servicing both the residential and the commercial uses, including, without limitation, shared driveways and stormwater management basins, as well as entrance and perimeter landscaping areas (all of the foregoing, collectively, “Shared Infrastructure”) shall be governed by a Declaration of Covenants, Conditions, Easements, and Restrictions (the “Declaration”) or a Master Deed, Bylaws and Exhibit B drawings if developed as a condominium (“Condominium Documents”), binding upon each development within the Project, pursuant to which the cost to operate, maintain, repair and replace the Shared Infrastructure will be apportioned between each part of the Project by the Developer.

2.6 Preserved Nature Area. Approximately 12 acres of the Property, consisting of woods and wetland areas (the “Preserved Nature Area”), as depicted in the PD Plans, shall be preserved in its natural state, with the exception of passive recreation activities, including the installation of a proposed meandering nature trail as conceptually depicted in the PD Plans. The precise location of a path and the extent

of the path will be determined by site conditions based on the avoidance of any wetland or woodland impacts.

2.7 Building Setbacks. Perimeter and internal building setbacks shall be as shown in the PD Plans. Modifications to setbacks may be made in accordance with the provisions of paragraph 9.2 below. Any setback deviations that may result solely by the formal division of the Project development areas into separate parcels or condominium units for the Apartments, the Self-Storage Facility and the two Commercial parcels as described in paragraph 2.13 are authorized and approved and will be included in final site plan approvals. Subsequent splits shall follow Land Division Act requirements.

2.8 Parking. Parking shall be in the general locations and amounts shown on the PD Plan, subject to the following provisions:

- (a) Shared parking between Commercial Parcel A and Commercial Parcel B is permitted as allowed by the Zoning Ordinance.
- (b) All parking areas shall be constructed in accordance with the standards set forth in the Zoning Ordinance as of the date hereof. It is the City's desire that the amount of parking be limited to what is necessary to meet the demand and needs of occupants of the PD and of the general public. Therefore, the City, upon request of a user, may approve a lesser amount of parking spaces than is strictly required by the Zoning Ordinance, provided that a traffic engineer licensed in the State of Michigan prepares a report concluding that adequate off-street parking spaces are provided for said user. When the traffic engineer has demonstrated to the satisfaction of the Planning Commission that the minimum required number of parking spaces for a user is excessive, the Planning Commission may approve the construction of a lesser number of off-street parking spaces.
- (c) Two or more uses and/or buildings may share a common parking area so long as they collectively provide the number of spaces required for all of them.

2.9 Signs. All temporary signage, including but not limited to construction, for sale, and lease signage, shall be reviewed for approval by the Building Department. Free-standing and wall mounted signage shall be installed in accordance with this Agreement and City Ordinances, subject to the following:

- (a) Each Commercial Parcel and the Self-Storage Facility shall be entitled to erect the maximum amount of signage (both wall signage and freestanding signage) permitted to a C-2 zoned property under the Zoning Ordinance.

- (b) Signage for the Rosewood Apartments shall be permitted at the entrances to the Project and shall include, without limitation, the monument sign shown on the PD Plans, and shall otherwise comply with the Zoning Ordinance.
- (c) The maximum amount of temporary construction signage permitted under the Zoning Ordinance shall be permitted at all times that improvements upon the Property is under construction.
- (d) For sale/for lease signage shall be allowed only for the period permitted under the Zoning Ordinance and Codified Ordinances of the City of Southgate for any part of the Project that is for sale or for lease.

2.10 Lighting. Site lighting will be designed and approved in conjunction with each site plan approval within the Project.

2.11 Site Plan and other Approvals. The PD Plans constitute the Final Site Plan approval for the Phase 1 Apartments and the revised Final Site Plan for the Self-Storage Facility, subsequent to approval by City Council, the City's engineering consultant, and the City's fire department. Developer shall pursue and obtain final site plan approvals in accordance with Zoning Ordinance procedures for each of the Commercial Parcels and the Phase 2 Apartments in order to proceed with the development of those parts of the Project, which shall include approval from the City's engineering consultant, the City's Fire Department, the Planning Commission, and City Council.

2.12 Project Phasing. The PD Property may be developed in separate phases. Phase 1 shall consist of the Phase 1 Apartments and the Self-Storage Facility. Except as provided below, the Self-Storage facility and Phase 1 Apartments shall be treated as separate phases for permitting, bonding and certificate of occupancy purposes. The Phase 2 Apartments may be developed as a separate phase in the future based on market demand and after Developer obtains final site plan approval and other permits required to construct the Phase 2 Apartments. The development of the Commercial Parcels may occur at any time following the submission and approval of final site plans and other permits required to develop the Commercial Parcels.

2.13 Parcel Divisions. The Developer intends to divide the Property into separate parcels (if by land division) or condominium units (if by establishing a condominium project) for: (a) the Rosewood Apartments, which shall include the Preserved Nature Area; (b) the Self-Storage Facility; (c) Commercial Parcel A; and (d) Commercial Parcel B. Any parcel divisions requested by Developer shall be facilitated in accordance with existing protocols in the Codes and Ordinances of the City of Southgate. If the Developer creates a condominium project, the Developer shall submit the Condominium Documents to the City for administrative review and approval, which approval shall be given if such documents are consistent with

this Agreement, the PD Plans, applicable final site plans, Codes and Ordinances of the City of Southgate, and any State requirements for condominiums.

2.14 Certificate of Occupancy for Self-Storage Facility. Provided that the development of the Phase 1 Apartments has commenced and is progressing in the ordinary course, certificates of occupancy for the Self-Storage Buildings may be issued on a building by building basis, if the Self-Storage Facility meets all of the requirements included in the process for obtaining certificates of occupancy (temporary and/or permanent). If construction of the Phase 1 Apartments should cease or be abandoned, no further certificates of occupancy shall be issued for any additional self-storage buildings, and should this occur, the City reserves the right to exercise its rights under section 1288.06 of the Codified Ordinances of the City of Southgate.

2.15 Commencement and Completion of Development. Phase 1 of the Project as outlined in Section 2.2(d) consisting of the Phase 1 Apartments and the Storage Facility shall commence within six (6) months following the completion of the demolition and removal of the School Building. Developer shall follow proper demolition protocol including but not limited to obtaining appropriate permits, execution of any and all necessary contracts, and approved scheduling by the contractor. The Phase 1 development shall be substantially completed and eligible for a temporary occupancy permit within thirty (30) months of the Effective Date of this Agreement, which period may be extended by the City Council at the request of the Developer for good cause shown. Demolition and removal of the School Building shall be completed within six (6) months of the Effective Date. Developer may request an extension of the demolition completion date by City Council, which may be approved by Council in the exercise of reasonable discretion for good cause shown.

Phase 2 Apartments may be developed in the future based on market demand. The Phase 2 Apartments shall be submitted for final site plan review and approved prior to commencement of development.

The Commercial Parcels shall be developed to comply with the terms of this Agreement. The Commercial Parcels shall be submitted for final site plan review and approved prior to commencement of development. If the development of at least one of the Commercial Parcels has not commenced within ten (10) years of the Effective Date, the City may terminate this Agreement with respect to the development and use of the Commercial Parcels.

Section 3. ROADS, DRIVEWAYS, AND PARKING AREAS

3.1 Design, Construction, Maintenance, and Repair. All roads, entranceways, drives, parking lots, and driveways within and for the PD shall be designed, situated, constructed, maintained, and repaired in accordance with the City

Ordinance, this Agreement, the City Engineers, and any private road standards adopted by the City.

- 3.2 **Building Permits.** Building permits shall be issued subject to installation and maintenance of an adequate gravel subsurface base for all entranceways and internal drive areas to provide access for construction traffic, City personnel, and emergency and firefighting equipment.
- 3.3 **Certificate of Occupancy – Roads and Drives Completion.** Prior to issuance of a Certificate of Occupancy for a building on a parcel, all roads, drives and parking necessary to serve the building for which the Certificate of Occupancy is requested shall be completed (except for topcoat and striping) and approved. Topcoat and all necessary striping shall be completed prior to issuance of the Certificate of Occupancy for the last building within the applicable phase of the Project; provided, however, that if the topcoat of paving cannot be installed prior to issuance of the Certificate of Occupancy for the last building within the Project due to the onset of winter and the resulting closing of asphalt plants, then it shall be completed the next paving season.
- 3.4 **Ingress and Egress.** The City and any emergency service agency shall have access over roads and drives within the Property for the purposes of ingress and egress to provide fire and police protection, ambulances and rescue services, and any other lawful governmental or private emergency services to the occupants of the Property.

Section 4. STORM WATER DRAINAGE AND DETENTION

Developer shall construct and maintain the storm water drainage and detention improvements, in accordance with the PD Plans, and all applicable City Ordinances, standards, and regulations. It is acknowledged by the City that there may be cross easements throughout portions of the PD Property between the Residential Parcel and the Commercial Parcels in relation to storm drainage, which may be included in the Declaration.

Section 5. WATER AND SANITARY SEWER SYSTEMS

Subject to Developer obtaining all necessary approvals and permits from the applicable governmental agencies, Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems as described in the PD Plans. The installation of utilities may be phased consistent with the phasing of the building construction.

Section 6. LANDSCAPING, LIGHTING, AND ARCHITECTURAL STANDARDS

Construction of the Project shall be in full compliance with the PD Plans, including with respect to the landscaping, lighting, architectural, and other standards applicable to the Project. In the event the PD Plans do not address any such feature, the Zoning Ordinance shall govern.

Section 7. ACCESS TO PROPERTY

In all instances in which the City utilizes the proceeds of a financial assurance given to ensure completion or maintenance of improvements, and at any time throughout the period of development and construction of any part of the Project, the City and its contractors, representatives, consultants, and agents shall be permitted, and are hereby granted authority to enter upon all or any portion of the Property for the purpose of inspecting and/or completing any respective improvements and for the purpose of inspecting for compliance with and enforcing this Agreement.

Section 8. FINANCIAL GUARANTEES

Pursuant to 1288.06 of Codified Ordinances of the City of Southgate, an irrevocable letter of credit or performance guarantee shall be deposited in the amount of \$4,200,000 (the "Guaranty") naming the City of Southgate as a beneficiary and deposited with the City Clerk to ensure the completion of the Phase 1 multi-family portion of the Planned Development. No other performance or financial guaranties or security shall be required in connection with the Phase 1 development. The Guaranty shall be delivered to the City after completion of the demolition of the School but prior to commencement of the Phase 1 development activities, which includes both the Phase 1 Apartments and the Self-Storage Facility. The Guaranty shall be reduced by the amount of \$840,000 upon the issuance of a temporary certificate of occupancy for each of the first 4 residential buildings. The final balance of the Guaranty in the amount of \$840,000 shall be released upon completion of the 5th residential building and issuance of a final certificate of occupancy for the Phase 1 residential project.

Section 9. MISCELLANEOUS PROVISIONS

9.1 **Modified, Replaced, Amended, or Terminated.** This Agreement shall only be modified, replaced, amended or terminated by written agreement of both the City and Developer, which such Agreement shall be recorded in the Register of Deeds for Wayne County.

9.2 **Size Variations, Minor Changes, and Major Changes.** If there is a need to make minor changes to the PD Plans, Developer shall request such modifications following the process outlined in the Codified Ordinances of the City of Southgate Section 1288.04(d)(4), where requested minor revisions shall be resubmitted to the City and reviewed for administrative approval, but may require resubmittal to the Planning Commission and Council for review and approval if such revisions constitute a major or significant change in the previously approved plans or when such changes may compromise the intent and review standards of the PD District.

Any material changes to a final site plan previously approved must be reapproved.

9.3 **Ambiguities and Inconsistencies.** Where there is a question with regard to applicable regulations for a particular aspect of the PD Plans or the Project, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of this Agreement which apply, the City, in the

reasonable exercise of its discretion, shall determine whether the regulations of the Zoning Ordinance, as amended, or other City Ordinances are applicable, provided such determination is not inconsistent with the nature and intent of this Agreement or the scope of development authorized herein. In the event of a conflict or inconsistency between two or more provisions of this Agreement and applicable City ordinances, the City Administration shall make a determination of the applicable standard consistent with the terms, nature and intent of this Agreement.

- 9.4 **Run with and Bind to the Land.** This Agreement shall become effective upon execution by all Parties. The PD described herein, and the terms, provisions, and conditions of this Agreement shall run with and bind to the land and shall be binding upon and inure to the benefit of the Parties and all their respective heirs, successors, assigns, and transferees. Developer will record a copy of this Agreement with the Wayne County Register of Deeds.
- 9.5 **Governing Law.** This Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to enforcement in Michigan courts. The Parties understand and agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.
- 9.6 **Delay in Enforcement.** Any failure or delay by the City to enforce any provision herein contained in this Agreement shall in no event be deemed, construed, or relied upon as a waiver or estoppel of the right to eventually do so thereafter.
- 9.7 **Severability.** Each provision and obligation contained in this Agreement shall be considered to be an independent and separate covenant and agreement and, in the event one or more of the provisions and/or obligations shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions and/or obligations shall nevertheless remain in full force and effect.
- 9.8 **Partial Validity.** If any term or provision of this Agreement or its application to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 9.9 **Timely Review of Site Plans.** The City provides that the Planning Commission will provide a timely review of all site plans submitted for portions of the PD Property. In the event a portion of the PD Property is submitted for site plan

approval and such approval is denied, the party that submitted such site plan shall be entitled to appeal such decision as provided by law.

- 9.10 **Timely Inspections.** In consideration of the above undertakings, the City will provide timely and reasonable City inspections as may be required during development of the Project.
- 9.11 **Joint Product of Parties.** This Agreement represents the product of the joint efforts and mutual agreements of Developer and the City. Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement and shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation on uses of all or a portion of the Property or claim that enforcement of this Agreement causes an inverse condemnation, other condemnation, or taking of all or any portion of the Property.
- 9.12 **Ordinance Reference Date.** For purposes of this Agreement and the use of the PD Property, all references to the City Ordinances, Zoning Ordinance or other City rules or regulations in this Agreement shall have the force and effect as of the Effective Date and includes any subsequent ordinances or code modifications adopted after the execution of this Agreement to the extent they are not inconsistent with nor vary the terms of this Agreement or the scope of the development authorized herein.
- 9.13 **Transfers and Assignments.** Developer, or its successors or its assigns, may transfer, assign, or turn over a specific Phase, condominium unit or Parcel to a successor owner, provided that the successor or assign acknowledges this Agreement in writing and agrees to be bound by the terms and conditions herein. Prior to the consummation of any such assignment, the Developer shall disclose to City Council the nature of the proposed assignment and identity of the proposed assignee for review and comment. Successors, assigns and transferees shall take interest in the Property or any portion thereof subject to this Agreement and all references to "Developer" in this Agreement shall include the heirs, successors, and assigns of the successor Developer as to any Phase, condominium unit or Parcel so transferred or assigned. A transfer or assignment of a portion of the obligations or liabilities under this Agreement does not absolve Developer from performance of all other obligations and liabilities enumerated herein.
- 9.14 **Permits.** Developer shall be permitted to secure site work permits, perform site clearing and grading for all phases and secure building permits upon Developer (i) obtaining the necessary soil erosion control permit(s), (ii) recording of this Agreement, (iii) the posting and/or payment of any bonds, escrows, and letters of credit as provided in this Agreement, and (iv) submission and approval of all construction drawings for a subject Phase.
- 9.15 **Permit Issuance.** The City shall timely issue, upon payment to the City of applicable fees, if any, all building and other permits required for the Project and any improvements to be constructed in the Project, which are in compliance with

the PD Plans, this Agreement, and all other applicable City requirements, subject to such modifications thereof as may be approved by the City.

- 9.16 Force Majeure.** Time is of the essence with respect to all provisions of this Agreement, except that (unless otherwise provided herein) whenever a period of time is herein prescribed for action to be taken by either party, there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, terrorism, unavailability of materials, war, governmental laws, epidemics, pandemics, regulations or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of such party ("Force Majeure"), provided, Force Majeure hereunder shall not include delays resulting from lack of sufficient funds or from any other financial difficulty of Developer.
- 9.17 Headings and Construction.** The various headings of this Agreement are included for convenience only and shall not affect the meaning or interpretation of this Agreement or any provision. When the context and construction so require, all words used in the singular shall be deemed to have been used in the plural and the masculine shall include the feminine and the neuter and vice versa.
- 9.18 City Enforcement.** In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with this Agreement, the City may serve or deliver written notice upon Developer and/or the owner of the portion of the Property with respect to which the obligation or undertaking is required (the "Violating Party") setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period. After delivery of said notice, the Violating Party must provide the City written notification within thirty (30) days or a shorter period of time if exigent circumstances so warrant regarding plans to promptly cure such deficiency within either (i) sixty (60) days after delivery of such notice unless the City requests a shorter period of time to cure, or (ii) such longer time period as is necessary, and subject to approval by the City, to complete such cure in the event such cure cannot be completed within such sixty (60) day period. If the Violating Party fails to complete said cure within the sixty (60) day period or the longer period approved by the City, then the City shall have the right to perform such maintenance, repair work, or other appropriate work to cure the deficiency or meet the obligation not performed by the Violating Party and assess all reasonable costs and expense for the same against the Violating Party. Such costs and expenses shall be due and owing within thirty (30) days after written notice from the City to the Violating Party. Such notice shall be sent by certified mail or nationally recognized overnight courier and a proof of service of said mailing shall be evidence of the City's compliance with this obligation. In addition to the other methods of collection, the City shall have the right to place such assessments on the City tax rolls of the portion of the Property as to which the violation relates and collect the same in the same manner as any property tax or assessment. In the event the City determines in its discretion that an emergency exists requiring immediate action, the City shall have the right to perform any and all actions to maintain, repair, remove, or otherwise the emergent condition(s) and assess all reasonable costs and expenses for the same against the Violating Party. The typical standard of

City enforcement will be followed including but not limited to initiating legal action for the enforcement of any of the provisions, requirements, or obligations set forth in this Agreement and/or issuing a stop work order for that portion of the development that is subject to the violation.

9.19 The following Exhibits as itemized below and attached hereto, are incorporated into and made a part of this Agreement:

- Exhibit A — Legal Description of Property
- Exhibit B — Resolution of City Council Approving Revised PD Plans
- Exhibit C — Approved Planned Development Plans
- Exhibit D — Plans and Elevations for Management/Leasing Offices
- Exhibit E — Concept Elevation Plans for Self Storage Facility
- Exhibit F — Permitted Uses for Commercial Parcels A and B

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year recited above.

[Remainder of page intentionally left blank; signatures follow]

DEVELOPER:

NORTHLINE PROPERTY GROUP, LLC,
a Michigan limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was subscribed and sworn to before me this ____ day of _____, 2026, by _____, who acknowledged that he was duly authorized to, and executed the within instrument on behalf of NORTHLINE PROPERTY GROUP, LLC, a Michigan limited liability company.

Notary Public, _____ County Michigan
My Commission expires: _____
Acting in _____ County, Michigan

"CITY"

CITY OF SOUTHGATE

By: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

The foregoing instrument was subscribed and sworn to before me this ____ day of _____, 2026, by _____, _____ of the City of Southgate, a Michigan municipal corporation, who executed the within instrument on behalf of the City.

Notary Public, _____ County Michigan
My Commission expires: _____
Acting in _____ County, Michigan

126896.000001 4927-3831-0739.1

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT B

RESOLUTION OF CITY COUNCIL APPROVING REVISED PD PLANS

[See attached sheets.]

EXHIBIT C
APPROVED PLANNED DEVELOPMENT PLANS

[See attached sheets.]

EXHIBIT D

PLANS AND ELEVATIONS FOR MANAGEMENT/LEASING OFFICES

EXHIBIT E
CONCEPT ELEVATION PLANS FOR SELF-STORAGE FACILITY

EXHIBIT F

PERMITTED USES FOR COMMERCIAL PARCELS A AND B

- Retail businesses whose principal activity is the sale of merchandise within an enclosed building
- Personal service establishments performing services on the premises such as, but not limited to, a barber, hair salon, nail shop or beauty shop
- General, medical or dental offices
- Banks or credit unions
- Eating and drinking establishments, including those with a drive-up or drive-thru (with or without liquor license)
- Automobile service station including a fuel station (which may include fuel pumps and/or electric charging stations, combined with a convenience store). A fuel station Commercial Parcel may include a building with up to two separate users – a fuel station user and a food/restaurant user with or without a drive thru, such as a fast food or a coffee shop).
- Any other use permitted in the C-2 District of the Zoning Ordinance
- Accessory uses and services in connection with any of the foregoing, and such other uses as are similar, ancillary or additional to the foregoing and are approved by the Planning Commission

126896.000001 4928-6572-0002.1

City of Southgate
Planning Commission Meeting
July 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 13, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Linda Clark, Eric Codrington, Chad Godbout

ABSENT: Patricia Anderson, Andrew Moul, Linda Clark (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Official Tim Leach, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Nemeth, supported by Orman, to amend the agenda as follows:

- Move item #1 of "New Business" Conditional Use Review, 14750 Fort to follow "Public Hearing" item #1, Conditional Use Review, 14750 Fort.
- Move item #2 of "New Business" Rezoning Review, 15468 Northline to follow "Public Hearing" item #2, Rezoning Review, 15468 Northline.

MOTION APPROVED UNANIMOUSLY.

Moved by Wilson, supported by Codrington, to approve the Planning Commission Agenda as amended.
MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Godbout, to approve the Planning Commission Meeting Minutes of June 8, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

A PUBLIC HEARING WAS HELD FOR JOHN SPREITZER, 14750 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE, PROPOSED REMODEL OF EXISTING BUILDING TO TWO-[JP1]TENANT BUIDLING TO ACCOMMODATE PROPOSED DELIVERY/CARRYOUT PIZZA ESTABLISHMENT.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

No public comment was received.

Moved by Nemeth, supported by Godbout, to close the Public Hearing.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business

A PUBLIC HEARING WAS HELD FOR LEGACY PROPERTIES ACQUISITION, 15468 NORTHLINE ROAD, PROPOSED REZONING FROM RO-1, RESTRICTED OFFICE TO C-2, [JP2] GENERAL BUSINESS.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

No public comment was received.

Moved by Nemeth, supported by Wilson, to close the Public Hearing.

New Business:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

The City is in receipt of a conditional use application for a new pizza delivery/carryout only establishment, located on the corner of Fort and Sycamore Street within an existing building. The parcel is zoned C-2, General Business district where delivery/carryout restaurants are not specifically listed as a permitted or special use. The closest associated use is sit down restaurants, which are listed as a conditional land use within the C-1 district and therefore considered a conditional use in the C-2 district, or a drive-in restaurant which is listed as a conditional use in the C-2.

The size of the subject parcel is 0.26 acres. The site is developed with an existing building and associated 20-space parking. The proposed pizza establishment will utilize one half of the building, currently being used as a smoke shop. The other half of the building is proposed to be a future commercial use, which will be limited to the uses listed in the C-2 District.

Moved by Nemeth, supported by Wilson, to approve a Special Condition Use, for John Spreitzer, 14750 Fort Street, Proposed delivery/carryout pizza establishment, with the following conditions, as noted in the Planner's report:

- 1. MDOT permit approval.**
- 2. Review and approval of site circulation by Fire Department and Engineer.**
- 3. City Engineer approval of proposed utilities.**
- 4. Adjust lighting fixtures to 90-degree angle.**
- 5. Approval of proposed exterior building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business.

The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

Moved by Nemeth, supported by Orman, to recommend approval of the rezoning request to City Council, for Legacy Properties Acquisition, 15468 Northline Road, proposed rezoning from RO-1, Restricted Office to C-2, General Business.

MOTION APPROVED UNANIMOUSLY.

3. Site Plan Review, Superior Allen, LLC, 14005 Allen Road, Proposed multifamily development.

The City is in receipt of a site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize the vacant site to develop "...seven ranch style units with attached garage[s]". The proposal includes 2 multi-family buildings, one with 3 units and the other with 4 units. The site was recently rezoned to the RM, Multiple Family Residential District, where attached multi-family housing is listed as a permitted use in the district, which requires review and approval of a submitted site plan by the Planning Commission. The proposed development was also recently granted multiple dimensional variances for the following setbacks:

- Forty (40) foot deviation from exterior side yard setback along Allen Road o New setback allowed is ten (10) feet, requirement was fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line o New setback is fifteen (15) feet, requirement was thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements o New measurement is twenty-five (25) feet, requirement was sixty (60) feet

Moved by Nemeth, supported by Godbout, to approve presented site plan, for Superior Allen, LLC, 14005 Allen Road, proposed multifamily development, with the following conditions as noted in the Planner's report:

1. Separate shared driveway between units 3 and 4.
2. Fire Department and Engineer approval of site access and circulation.
3. City Engineer review of proposed site utilities.
4. Provide fencing details.
5. Provide coach light fixture specifications.
6. Address floor plan discrepancies noted above.
7. Adjust exterior building materials to meet section 1298.17.
8. Review and approval of building improvements and materials by City Building Department.

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review.

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan.

Section 1288.04(d)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with Phase 2 consisting of four (4) additional multi-family buildings and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

Moved by Wilson, supported by Nemeth, to recommend approval of Planned Development Site Plan Amendment to City Council, for Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review, with the following conditions as noted in Planner's report:

1. City Council to determine setbacks and building spacing reductions.
2. Increase self-storage parking space lengths to 19 feet.
3. Clarify additional 12 parking spaces.
4. Add barrier-free space to apartment area.
5. City approval of any work to be performed in Devoe Street right-of-way.
6. Fire Department review and approval of site access and circulation.
7. City Engineer review and approval of site utilities and stormwater management.
8. Replace Morning Light Japanese Silver Grass.
9. Correct sheet LS-3 note on chain link fence.
10. Provide gate details for self-storage entrance.
11. Provide total site open space calculations.
12. Provide trail maps.
13. Provide walking path materials.
14. City Council to consider additional amenities.
15. Reduce footcandle measurement near apartment entrance along Devoe Street.
16. Provide pole-mounted fixture heights.
17. Building Department approval of exterior building materials.
18. City Council to consider requiring letter of credit.
19. Any form of outdoor storage is prohibited.
20. Update acreage counts of each phase.
21. Clarify intended phase for commercial lots.

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

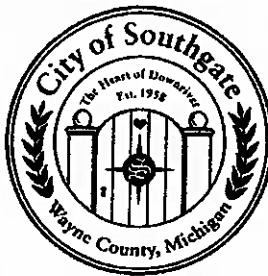
Moved by Codrington, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:41 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: August 13, 2026

Re: Notification of 2026 Capital Improvement Plan Approval

The City's Capital Improvement Plan (CIP) was formally approved by the Southgate Planning Commission at its August 10, 2026 meeting. The CIP reflects the City's approved 2026-27 budget and identifies capital improvement priorities for the subsequent five years, providing a framework for planning and prioritizing the City's future capital investments.

Completion of the CIP also fulfills another required step in the City's efforts to formally achieve Redevelopment Ready Community status. Included in the Council Agenda Packet is the City Planner's recommendation, the meeting minutes, and the formal resolution adopting the Capital Improvement Plan. These materials are provided to City Council for receive and file. Hard copies of the Capital Improvement Plan are available at the City Clerk's Office.

If you have any questions please contact me.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Southgate Planning Commission

FROM: Joe Pezzotti, AICP, City Planner

DATE: August 3, 2026

RE: 2026 Capital Improvement Plan Adoption

WHAT IS A CAPITAL IMPROVEMENT PLAN?

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and funding sources for municipal capital project expenditures. Projects are generally described as significant, physical improvements or purchases that have a long, useful life. These projects include municipal facilities; information technology systems; transportation systems; water, sewer, and stormwater utilities; street lighting; vehicles and large equipment; and other large capital purchases or improvements. Upon adoption by the Planning Commission, the CIP becomes a statement of city policy regarding the timing, location, character, and funding of future capital projects. The formation of a capital improvements program is driven by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended.

Investment policies along with Master Plan and budget goals provide a framework for CIP prioritization decisions include:

- Maintain or improve standards of service
- Protect public health, safety, or welfare
- Result in economic development (capital investment, increased tax base, or increased valuation)
- Reduce energy consumption and/or improve environmental sustainability
- Have an identified source of funding.

WHAT IS THE PURPOSE?

The quality of the infrastructure and community facilities in the City directly influences the quality of life that the City can provide. As community infrastructure and facilities age, continual improvements and updates are required to stay current with changing demands and needs. Amid shrinking resources and deferred maintenance costs, a CIP is more important than ever. This CIP will reflect a six-year anticipated scheduling and costs for infrastructure, facilities, and equipment based on input from the City's departments.

The CIP achieves the following outcomes:

- Ensure the timely repair and replacement of aging infrastructure, facilities, and equipment.
- Provide a level of certainty for residents, businesses, and developers regarding the location and timing of public investments.
- Identify the most economical means of financing capital improvements.
- Provide an opportunity for public input in the budget and financing process.
- Facilitate coordination upgrades to capital infrastructure systems.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elviger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

- Enhance the community's credit rating, control of its tax rate, and avoid sudden changes in its debt service requirements.
- Ensure that patterns of growth and development are consistent with the Master Plan.
- Balance desired public improvements with the community's financial resources.

WHAT IS THE RELATIONSHIP BETWEEN CIP AND MASTER PLAN

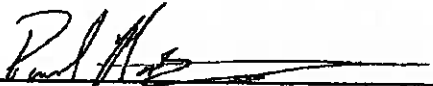
The CIP is a powerful tool for implementing the city's Master Plan. Capital projects involving roads, water and sanitary systems, stormwater utilities, and purchases of parkland can have a substantial impact on patterns of growth and public investment. By providing funding for strategic capital upgrades at a given time and location, the CIP helps ensure that the level of service is maintained and development occurs consistently with a community's plans and vision.

RECOMMENDATION

We recommend the City of Southgate Planning Commission adopts the 2026 Capital Improvement Plan, including its text, maps, figures, charts, graphs, and other supporting materials, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

SUGGESTED MOTION

"I move that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Capital Improvement Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan."



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by James Yoos on August 10, 2026 at 7:00 p.m. the following resolution was offered:

Moved by Wilson, supported by Nemeth, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Capital Improvement Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

**CITY OF SOUTHGATE
PLANNING COMMISSION
RESOLUTION OF FINDINGS AND APPROVAL
FY 2026-2032 Capital Improvements Plan 8/10/26**

Whereas, the Michigan Planning Enabling Act requires annual preparation by the Planning Commission of a capital improvements program of public structures and improvements; and

Whereas, the City staff prepared a Capital Improvements Plan for fiscal year 2026-2027 and the subsequent 5 year period; and

Whereas, the Planning Commission has reviewed the proposed Capital Improvement Plan and has found the proposed improvements to be consistent with Master Plan goals.

Now therefore be it resolved, that the Planning Commission approves the 2026-32 Capital Improvement Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul

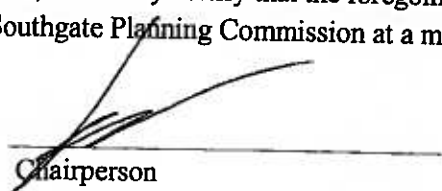
Nays: None

Absent: Anderson, Godbout, Orman

Vacancy: None

Resolution Declared Adopted on August 10, 2026.

I, James Yoos, Chairperson of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on August 10, 2026.

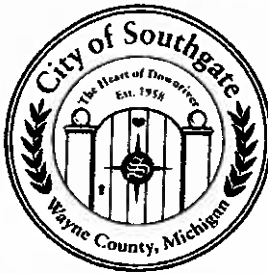

Chairperson

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: August 13, 2026

Re: Second Reading of Rezoning of 15468 Northline

A public hearing was held at the July 13, 2026 Planning Commission Meeting regarding the rezoning of 15468 Northline from RO-1 (Restricted Office) to C-2 (General Business). After the public hearing, the Planning Commission concurred with the City Planner's recommendation, and unanimously voted to recommend approval of the rezoning to City Council.

Included in your packet is the rezoning application, the City Planner's analysis and recommendation for the rezoning, and the meeting minutes.

The Administration recommends that Council concur with the City Planners and the Planning Commission and rezone 15468 Northline from RO-1 (Restricted Office) to C-2 (General Business).

If you have any questions please contact me.

Proposed Motion: *To hereby give the second reading and approve the rezoning of 15468 Northline Road, from RO-1, Restricted Office, to C-2, General Business.*

CITY OF SOUTHGATE

REZONING REQUEST AND DEVELOPMENT JUSTIFICATION

PROPERTY INFORMATION

Property Address:

15468 Northline Road
Southgate, Michigan 48195

Current Zoning: RO – Research Office

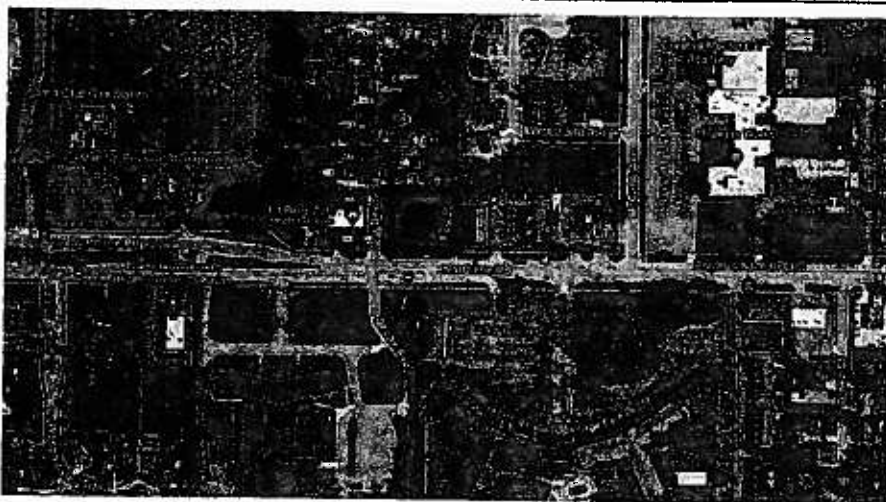
Requested Zoning: C-1 Local Commercial or C-2 General Commercial

Site Area: Approximately 0.948 Acres

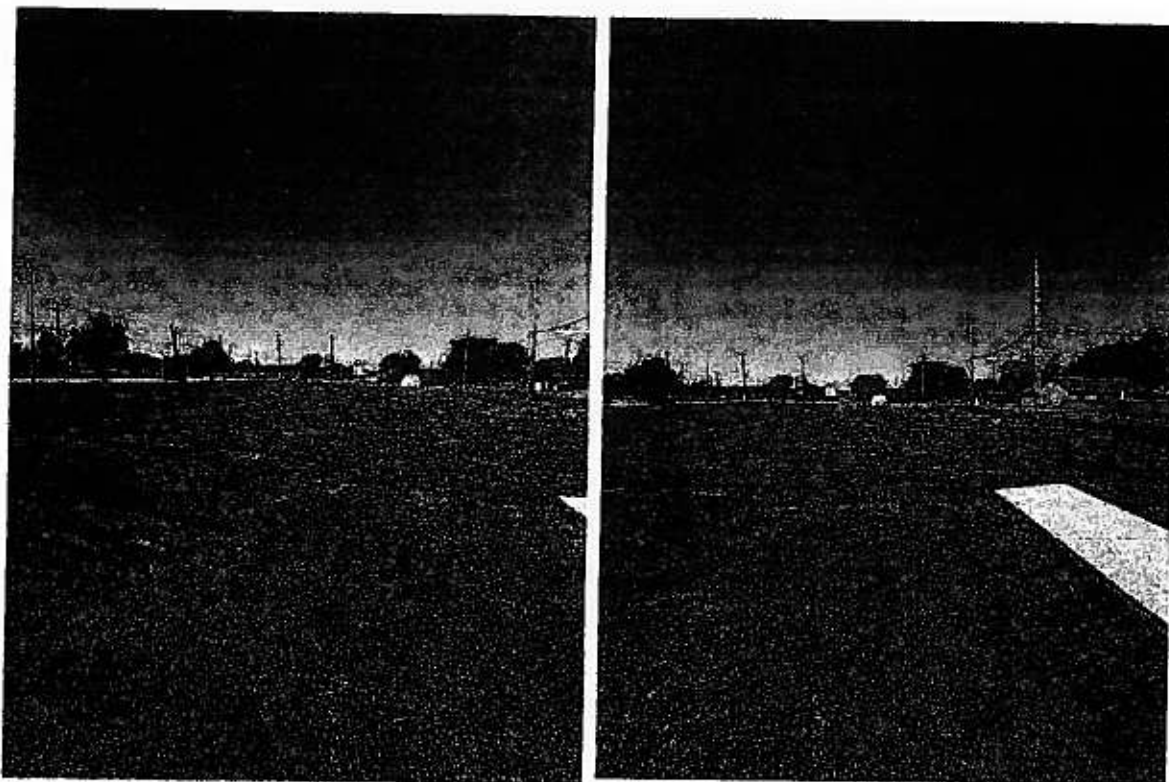
Frontage: Approximately 236 Feet on Northline Road

Depth: Approximately 187 Feet

The subject property is outlined in red on the aerial image below and occupies a highly visible location at the northeast quadrant of Northline Road and Devoe Street.



LOCATION HIGHLIGHTED IN RED



EXISTING VACANT LAND 15468 Northline Road, Southgate, Michigan 48195

APPLICANT REQUEST

The Applicant respectfully requests approval to rezone the subject property from RO (Research Office) to either C-1 Local Commercial or C-2 General Commercial.

The proposed rezoning will allow redevelopment of a highly visible parcel within an established commercial and professional corridor, while promoting economic development, investment, increased tax revenue, and enhanced use of currently underperforming land.

EXISTING CONDITIONS

The attached aerial photograph (Exhibit A) illustrates the property's location and surrounding land uses.

The subject property is located on the north side of Northline Road immediately east of Devoe Street.

The surrounding area contains a mixture of commercial, medical, retail, and professional office uses, including:

West of the Subject Property

- Sam's Club Fuel Center
- Retail and commercial services
- Physical therapy clinic
- Health-related commercial uses

East of the Subject Property

- BP Gas Station
- Commercial service establishments
- Employment and training facilities

South of Northline Road

- Medical offices
- Pediatric and healthcare facilities
- Professional office developments

North of the Property

- Residential neighborhood

The subject property functions as part of a commercial corridor and serves as a natural transition between residential neighborhoods and established commercial activity along Northline Road.

MARKET CONDITIONS

The property has been actively marketed for sale for approximately two and one-half (2.5) years under its current RO zoning classification.

Throughout the marketing period:

- Multiple purchasers expressed interest.
- Investors identified strong redevelopment potential.
- Prospective buyers consistently requested commercial zoning.
- Several concepts included retail and neighborhood commercial development.

Despite significant market exposure, the existing RO zoning has limited redevelopment opportunities and reduced investor interest.

The market has demonstrated substantially greater demand for commercial development than office development at this location.

PUBLIC BENEFITS OF REZONING

Approval of the requested rezoning would:

Encourage Investment

Provide opportunities for private redevelopment and capital investment.

Increase Property Values

Allow redevelopment consistent with surrounding land uses and market demand.

Expand Local Commerce

Create opportunities for new retail, service, and professional businesses.

Increase Tax Revenue

Generate additional property tax and economic activity for the City.

Improve Corridor Appearance

Promote new development and enhance the visual character of Northline Road.

Create Employment Opportunities

Provide space for local businesses and job creation.

CONCEPTUAL DEVELOPMENT PLAN – C-1 AND C-2 LOCAL COMMERCIAL

The site could accommodate a modern neighborhood commercial center designed to serve nearby residents and businesses.

Proposed Building

Single-story neighborhood commercial plaza

Approximately 7,500 – 8,500 square feet

Potential Tenants

- Restaurants and Cafés
- Coffee Shops and Bakeries
- Specialty Retail Stores

- Pharmacy and Health Retail
- Convenience and Specialty Grocery Stores
- Personal Care Services (Salon, Spa, Barber Shop, Nail Salon)
- Fitness and Wellness Studios
- Pet Supply Retail
- Ice Cream and Dessert Shops
- Cell Phone and Electronics Retail
- Financial Institutions (Bank or Credit Union)
- Veterinary Services
- Family-Oriented Retail and Service Businesses

Site Features

- 35–40 parking spaces
- Landscaped frontage along Northline Road
- Decorative monument sign
- Sidewalk connections
- Buffer landscaping along the residential interface

This option maintains a neighborhood-oriented commercial character while complementing nearby medical and professional office uses.

COMPATIBILITY WITH SURROUNDING DEVELOPMENT

The requested commercial zoning is compatible with the existing development pattern because:

- The property fronts a major arterial roadway.
- Commercial uses already exist immediately adjacent to the site.
- Medical and professional offices surround the property.
- Existing gas stations and retail uses establish a commercial character.
- Utilities and infrastructure already support commercial development.

The rezoning would not introduce a new land use pattern but would instead reinforce and strengthen the existing Northline Road commercial corridor.

The proposed commercial zoning would provide opportunities for neighborhood-serving retail, restaurant, personal service, and consumer-oriented businesses that are currently underserved within the immediate corridor. These uses would complement the existing commercial activity along Northline Road, encourage private investment, increase tax revenue, create employment opportunities, and promote redevelopment of a property that has remained underutilized under its current RO zoning designation.

15468 NORTHLINE

SOUTHGATE, MI 48195

Parcel # 02 002 01 0040 000

Property Owner, LEGACY PROPERTIES ACQUISITION

Owner and Taxpayer Information

Owner	LEGACY PROPERTIES ACQUISITION 15468 NORTHLINE STE 102 SOUTHGATE, MI 48195
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Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	SOUTHGATE COMMUNITY SCL DIST
MAP #	No Data to Display
TEMP CODE	0
USE CODES	Not Available
ADJ CODE	Not Available
Historical District	Not Available
STATUS CODE	Not Available

Unit	53 SOUTHGATE
Assessed Value	\$46,400
Taxable Value	\$33,809
State Equalized Value	\$46,400
Date of Last Name Change	01/18/2025
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	05/01/1994
----------------	------------

Principal Residence Exemption	Final Tax	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	Mean Assessed	Final SEV	Final Taxable
2025	\$53,400	\$53,400	\$32,921
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

Land Information

Zoning Code	Not Available
Land Value	\$92,800
Renaissance Zone	No
ECF Neighborhood	MIXED
Lot Dimensions/Comments	No Data to Display

Total Acres	0.948
Land Improvements	\$0
Renaissance Zone	No Data to Display
Expiration Date	No Data to Display
Mortgage Code	No Data to Display
Enterprise	No ☒

protected by reCAPTCHA
This site is exceeding reCAPTCHA
Enterprise free quote

Legal Description

Date of Last Split/Combine	01/18/2025
Date Form Filed	No Data to Display
Date Created	01/18/2025
Acreage of Parent	0.95
Split Number	104
Parent Parcel	No Data to Display

Sale History

[illegible]

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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 6, 2026

REZONING ANALYSIS
City of Southgate

Applicant: Legacy Properties Acquisitions
15450 Northline, Ste 102
Southgate, MI 48195

Property Address: 15468 Northline
Southgate, MI 48195

Property I.D. #: 53-002-01-0040-000

Current Zoning: RO-1, Restricted Office

Requested Zoning: C-2, General Business

Required Information: Provided below.

DESCRIPTION

The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

The role of the Planning Commission in relation to the requested rezoning is to review the application based on the current Master Plan and the standards of rezoning outlined later in this report. A recommendation of approval or denial is then forwarded to City Council, who will make a final determination on the rezoning. When reviewing the rezoning application, the Planning Commission and City Council must consider all permitted and conditional uses allowed in the C-2 District, rather than what is proposed by the applicant.

If the City approves the rezoning, the applicant, or any future applicant, will be required to submit a detailed site plan to the Building Department for review and approval of any future proposed uses. At that time, the City will review specific design requirements such as landscaping, lighting, circulation and building elevations.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View of Property



Aerial Photo Date: October 2025

SURROUNDING ZONING AND LAND USE

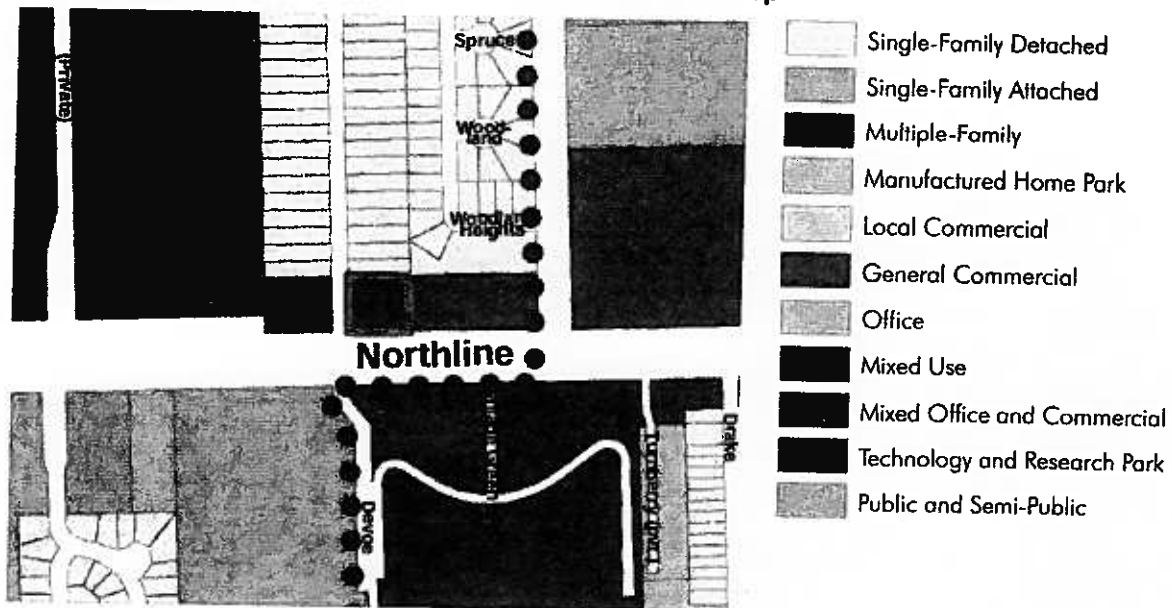
Neighboring zoning, land use, and current Master Plan designation are summarized in the following chart:

	Existing Land Use	Current Zoning	Future Land Use
Site	• Vacant	• RO-1, Restricted Office	• Mixed Office and Commercial
North	• Single-family homes	• R-1B, One Family Residential	• Single-Family Detached
East	• Medical offices	• RO-1, Restricted Office	• Mixed Office and Commercial
West	• Commercial	• RO-1, Restricted Office	• Mixed Office and Commercial
South	• Preschool	• RO-1, Restricted Office	• Mixed Office and Commercial

MASTER PLAN CONSIDERATIONS

The Future Land Use Map of the Southgate Master Plan has designated the subject property for Mixed Office and Commercial. This land use category is found on properties that have frontage along Dix-Toledo, Northline, and Fort Street. The future land use category includes "A combination of land use types that complement each other within a specific area. However, it is intended that the Mixed Office and Commercial category be occupied predominantly by office and commercial establishments."

Figure 2 – Future Land Use Map



As described in the Master Plan, commercial development is an essential element of the City's economic base. Commercial establishments provide goods and services to consumers, promote economic stability, and generally enhance the quality of life for area residents. Several goals and objectives in the Master Plan encourage non-traditional economic development initiatives to encourage commercial development that provides a positive contribution to the local tax base. The Master Plan encourages the provision of reasonable opportunities for the establishment of commercial uses that meet the demonstrated market needs of City residents.

The proposed rezoning appears to be in conformance with the future land use map and the proposed zoning district contains uses compatible with Mixed Office and Commercial land use designation and the economic development policies of the Master Plan.

DEVELOPMENT POTENTIAL

Listed below are the permitted and conditional land uses of the C-2 District that could potentially be built following the rezoning, if granted.

- Any permitted use within the C-1 District
- Any conditional land use within the C-1 District
- Auto washes when completely enclosed in a building
- Bus stations

- New car sales, showrooms or offices, except trucks and heavy off-road construction equipment
- Service establishments of an electrician, plumber or painter, with no outdoor storage
- Outdoor sale of new or used cars, campers, RVs, mobile homes, and trailer/car rental
- Open front stores
- Drive-in restaurants
- Veterinary hospitals or clinics
- Plant nurseries
- Gasoline stations
- Bowling alleys, indoor archery ranges, indoor tennis courts and indoor skating rinks
- Retail outlets offering alcoholic beverages
- General motor vehicle repair
- Arcades
- Fast food and drive-through restaurants
- Businesses which sell and service electronic equipment for motor vehicles
- Coin-operated car washes
- Theaters, assembly halls, concert halls, or similar places of assembly
- Automotive driving schools

While the uses above may be listed as a permitted or conditional use in the C-2 District, the entire site area measures at just under one (1) acre (0.948 acres). As a result, some uses listed above may not be compatible with the site area. In addition, future development of the site would be subject to applicable site plan review and approval requirements.

REZONING FINDINGS

The following criteria are used to determine the compatibility of a rezoning.

A. Whether the rezoning is consistent with the policies and uses proposed in the City of Southgate Master Plan.

CWA Comment: The proposed rezoning is consistent with Goal 4 of the Master Plan, which calls for providing an opportunity for the establishment of commercial uses in appropriate areas that provide a positive contribution to the City's tax base, which the applicant should be prepared to elaborate further on. The Northline Corridor is primarily office and commercial oriented, and the C-2 District permits many uses that are compatible with this corridor, as listed above.

B. Whether all of the uses offered as part of the conditions to the rezoning, or if no specific uses are indicated, all of the uses allowed under the proposed zoning district would be compatible with other zones and uses in the surrounding area.

CWA Comment: Northline Road is a highly traveled corridor. The character of the surrounding area is predominantly commercial, office, and retail uses along Northline with residential neighborhoods immediately adjacent to the north and south. The proposed C-2 zoning district and its permitted and conditional uses would be compatible with the surrounding area, as any use introduced would be subject to extensive screening measures during site plan review.

- C. Whether any public services and facilities would be adversely impacted by a development or use allowed under the requested rezoning.

CWA Comment: All necessary public services, utilities, and facilities such as water and sewer are available along Northline. Police and fire services review of any new site construction will be required during site plan review.

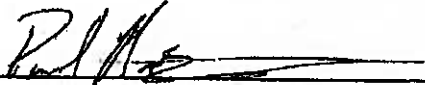
- D. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

CWA Comment: The subject site is currently vacant, with no significant natural features present. The property is not located within any floodplains or wetlands. Any future development would be subject to stormwater review and approval by the City Engineer.

SUMMARY OF FINDINGS

After reviewing the City Master Plan, adjacent zoning districts, and the future land use map for the subject property, we recommend that the Planning Commission recommend approval of the requested rezoning to City Council.

1. The rezoning is supported by the Master Plan and advances the general and specific economic development policies of the Master Plan. The applicant should be prepared to explain how the rezoning addresses local market needs and provides a positive contribution to the tax base.
2. The rezoning is consistent with the City's Future Land Use Map, as the Mixed Office and Commercial category calls for office and commercial establishments, which the C-2 District allows through its permitted and conditional land uses.
3. Any development of this site for a permitted or conditional use will be subject to site plan review and all applicable requirements of the zoning ordinance.
4. The uses contained in the C-2 District can be served by existing public services and utilities. Any future proposed water or sewer line improvements/connections should be evaluated by the City Engineer and Department of Public Services (DPS).


CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

City of Southgate
Planning Commission Meeting
July 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 13, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Linda Clark, Eric Codrington, Chad Godbout

ABSENT: Patricia Anderson, Andrew Moul, Linda Clark (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Official Tim Leach, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Nemeth, supported by Orman, to amend the agenda as follows:

- Move item #1 of "New Business" Conditional Use Review, 14750 Fort to follow "Public Hearing" item #1, Conditional Use Review, 14750 Fort.
- Move item #2 of "New Business" Rezoning Review, 15468 Northline to follow "Public Hearing" item #2, Rezoning Review, 15468 Northline.

MOTION APPROVED UNANIMOUSLY.

Moved by Wilson, supported by Codrington, to approve the Planning Commission Agenda as amended.
MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Godbout, to approve the Planning Commission Meeting Minutes of June 8, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

A PUBLIC HEARING WAS HELD FOR JOHN SPREITZER, 14750 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE, PROPOSED REMODEL OF EXISTING BUILDING TO TWO-[JP1]TENANT BUIDLING TO ACCOMMODATE PROPOSED DELIVERY/CARRYOUT PIZZA ESTABLISHEMNT.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

No public comment was received.

Moved by Nemeth, supported by Godbout, to close the Public Hearing.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business

A PUBLIC HEARING WAS HELD FOR LEGACY PROPERTIES ACQUISITION, 15468 NORTHLINE ROAD, PROPOSED REZONING FROM RO-1, RESTRICTED OFFICE TO C-2, [JP2] GENERAL BUSINESS.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

No public comment was received.

Moved by Nemeth, supported by Wilson, to close the Public Hearing.

New Business:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

The City is in receipt of a conditional use application for a new pizza delivery/carryout only establishment, located on the corner of Fort and Sycamore Street within an existing building. The parcel is zoned C-2, General Business district where delivery/carryout restaurants are not specifically listed as a permitted or special use. The closest associated use is sit down restaurants, which are listed as a conditional land use within the C-1 district and therefore considered a conditional use in the C-2 district, or a drive-in restaurant which is listed as a conditional use in the C-2.

The size of the subject parcel is 0.26 acres. The site is developed with an existing building and associated 20-space parking. The proposed pizza establishment will utilize one half of the building, currently being used as a smoke shop. The other half of the building is proposed to be a future commercial use, which will be limited to the uses listed in the C-2 District.

Moved by Nemeth, supported by Wilson, to approve a Special Condition Use, for John Spreitzer, 14750 Fort Street, Proposed delivery/carryout pizza establishment, with the following conditions, as noted in the Planner's report:

- 1. MDOT permit approval.**
- 2. Review and approval of site circulation by Fire Department and Engineer.**
- 3. City Engineer approval of proposed utilities.**
- 4. Adjust lighting fixtures to 90-degree angle.**
- 5. Approval of proposed exterior building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business.

The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

Moved by Nemeth, supported by Orman, to recommend approval of the rezoning request to City Council, for Legacy Properties Acquisition, 15468 Northline Road, proposed rezoning from RO-1, Restricted Office to C-2, General Business.

MOTION APPROVED UNANIMOUSLY.

3. Site Plan Review, Superior Allen, LLC, 14005 Allen Road, Proposed multifamily development.

The City is in receipt of a site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize the vacant site to develop "...seven ranch style units with attached garage[s]". The proposal includes 2 multi-family buildings, one with 3 units and the other with 4 units. The site was recently rezoned to the RM, Multiple Family Residential District, where attached multi-family housing is listed as a permitted use in the district, which requires review and approval of a submitted site plan by the Planning Commission. The proposed development was also recently granted multiple dimensional variances for the following setbacks:

- Forty (40) foot deviation from exterior side yard setback along Allen Road o New setback allowed is ten (10) feet, requirement was fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line o New setback is fifteen (15) feet, requirement was thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements o New measurement is twenty-five (25) feet, requirement was sixty (60) feet

Moved by Nemeth, supported by Godbout, to approve presented site plan, for Superior Allen, LLC, 14005 Allen Road, proposed multifamily development, with the following conditions as noted in the Planner's report:

- 1. Separate shared driveway between units 3 and 4.**
- 2. Fire Department and Engineer approval of site access and circulation.**
- 3. City Engineer review of proposed site utilities.**
- 4. Provide fencing details.**
- 5. Provide coach light fixture specifications.**
- 6. Address floor plan discrepancies noted above.**
- 7. Adjust exterior building materials to meet section 1298.17.**
- 8. Review and approval of building improvements and materials by City Building Department.**

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review.

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan.

Section 1288.04(d)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with Phase 2 consisting of four (4) additional multi-family buildings and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

Moved by Wilson, supported by Nemeth, to recommend approval of Planned Development Site Plan Amendment to City Council, for Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review, with the following conditions as noted in Planner's report:

1. City Council to determine setbacks and building spacing reductions.
2. Increase self-storage parking space lengths to 19 feet.
3. Clarify additional 12 parking spaces.
4. Add barrier-free space to apartment area.
5. City approval of any work to be performed in Devoe Street right-of-way.
6. Fire Department review and approval of site access and circulation.
7. City Engineer review and approval of site utilities and stormwater management.
8. Replace Morning Light Japanese Silver Grass.
9. Correct sheet LS-3 note on chain link fence.
10. Provide gate details for self-storage entrance.
11. Provide total site open space calculations.
12. Provide trail maps.
13. Provide walking path materials.
14. City Council to consider additional amenities.
15. Reduce footcandle measurement near apartment entrance along Devoe Street.
16. Provide pole-mounted fixture heights.
17. Building Department approval of exterior building materials.
18. City Council to consider requiring letter of credit.
19. Any form of outdoor storage is prohibited.
20. Update acreage counts of each phase.
21. Clarify intended phase for commercial lots.

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Codrington, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:41 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission