Southgate City Council Agenda

Council Chambers
14400 Dix-Toledo Rd., Southgate, Michigan 48195
Wednesday September 15, 2021

WEB MEETING @ https://us02web.zoom.us/j/84211243399
CALL-IN @ + 1-312-626-6799 Passcode:84211243399

6:30pm Work Study Session

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm Regular Meeting

Pledge of Allegiance

Roll Call: Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

Minutes:
1. Work Study Session Minutes dated September 1, 2021
2. Regular City Council Meeting Minutes dated September 1, 2021

Scheduled Persons in the Audience:
Consideration of Bids:

Scheduled Hearings:

Communications "A" –
1. Letter from Mayor; Re: Appointment to Library Commission
2. Letter from Mayor; Re: Appointments to Ethics Board
3. Memo from Dir. of Public Safety; Re: Homecoming Parade Oct. 8, 2021 – Fee Waiver

Communications "B" – (Receive and File)
Ordinances:
1. Memo from Administrator; Re: First reading of Zoning Ordinance Amendment to rezone Property located at 16333 Trenton Rd.

Old Business:
New Business:
Unscheduled Persons in the Audience:
Claims & Accounts: Warrant #1433 $26,408,354.44

Adjournment:

Janice M. Ferencz

Janice M. Ferencz, City Clerk

City Council

Work Study Session

September 1, 2021

An Informal Meeting of the Council of the City of Southgate was held on September 1, 2021 at 6:30 P.M ***(Due to the Covid-19 virus, this meeting was via Zoom pursuant to our Local State of Emergency to co-inside with Wayne County.***

Present:	Bill Colovos (Southgate), John Graziani (Southgate), Mark Farrah (Southgate), Karen George (Southgate), Chris Rollet (Southgate), Dale Zamecki (Southgate)
Absent:	*Phil Rauch, *excused
Also Present:	Mayor Joseph G. Kuspa, City Administrator Dustin Lent, City Attorney Brandon Fournier, Assistant City Administrator/Finance Director David Angileri, Treasurer James Dallos, City Clerk Janice Ferencz, City Engineer John Hennessey, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Marc Hatfield, Acting DPS Director Kevin Anderson, Building Inspections Director Tim Leach, Julie Goddard Recreation Director

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Discussed the following agenda items:

- Waiver of bid/purchase two police interceptor utility vehicles
- Waiver of bid/purchase of a fire rescue

This meeting ended at 6:45 pm.

City of Southgate
Regular City Council Meeting
September 1, 2021

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, September 1, 2021 and was called to order at 7:00 PM by Council President John Graziani (**DUE TO COVID-19 VIRUS, THIS MEETING WAS HELD VIA ZOOM, PURSUANT TO WAYNE COUNTY AND LOCAL STATE OF EMERGENCY.)**

This meeting began with the Pledge of Allegiance, followed by roll call.

Present:	Bill Colovos (Southgate), Mark Farrah (Southgate), John Graziani (Southgate), Karen George (Southgate), Chris Rollet (Southgate), Dale Zamecki (Southgate)
Absent:	*Phil Rauch, *excused
Also Present:	Mayor Joseph G. Kuspa, City Administrator Dustin Lent, City Attorney Brandon Fournier, Assistant City Administrator/Finance Director David Angileri, Treasurer James Dallos, City Clerk Janice Ferencz, City Engineer John Hennessey, Public Safety Director Joe Marsh, Police Chief Mark Mydlarz, Fire Chief Marc Hatfield, Acting DPS Director Kevin Anderson, Building Inspections Director Tim Leach and Julie Goddard Recreation Director.

Minutes:

Moved by Zamecki, supported George, RESOLVED, that the minutes of the City Council Work Study Session dated August 18, 2021 be approved as presented. Carried unanimously.

Moved by Colovos, supported by George, RESOLVED, that the minutes of the Regular City Council Meeting dated August 18, 2021 be approved as presented. Carried unanimously.

Communications "A":

1. Memo from Mayor; Re: Purchase of 2 Police Interceptor Utility Vehicles moved by Zamecki, supported by George, RESOLVED THAT the Southgate City Council hereby waives the bid procedure and authorizes purchase of two (2) Ford Next Generation Police Interceptor Utility Vehicles to Southgate Ford (16501 Fort St., Southgate, MI 48195) in the amount of $66,966, which matches the State of Michigan Bid Price.

   Motion carried unanimously.

2. Letter from Administrator; Re: Waiver of Bid to purchase a Fire Rescue moved by Farrah, supported by Colovos, RESOLVED THAT the Southgate City Council hereby waives the bid procedure and authorizes purchase of a Type 1 Rescue Vehicle to Medix Specialty Vehicles (3008 Mobile Dr, Elkhart, IN 46514) in the amount of $136,924, which includes a Ford Rebate of $6,617.

   Motion carried unanimously.

Regular City Council Meeting
September 1, 2021

Claims and Accounts:

Moved by Farrah, supported by Zamecki, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1432 in the amount of $10,499,073.76.

Motion carried unanimously.

Adjournment:

Moved by George, supported by Colovos, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:10 P.M. Carried unanimously.

John Graziani
Council President

Janice M. Ferencz
City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer

City of Southgate

- CITY COUNCIL -

JOHN GRAZIANI
Council President
MARK FARRAH
KAREN E. GEORGE
BILL COLOVOS
DALE W. ZAMECKI
PHILLIP J. RAUCH
CHRISTOPHER P. ROLLET

September 1, 2021

To The Honorable
Southgate City Council
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointment:

Library Commission – for a term expiring April 2024

Cathy Nowicki 13836 Pearl

Your concurrence on this appointment is greatly appreciated.

Sincerely,

Joseph G. Kuspa
Mayor

Cc: Janice Ferencz, City Clerk

JGK/law

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer

City of Southgate

- CITY COUNCIL -

JOHN GRAZIANI
Council President
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DALE W. ZAMECKI
PHILLIP J. RAUCH
CHRISTOPHER P. ROLLET

September 10, 2021

To The Honorable
Southgate City Council
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointments:

Ethics Board – for a term expiring August 2026

Rick Selva

Ethics Board – for a term expiring August 2024

Gary Martin

Your concurrence on these appointments is greatly appreciated.

Sincerely,

Joseph G. Kuspa
Mayor

Cc: Janice Ferencz, City Clerk

JGK/law

SOUTHGATE POLICE DEPARTMENT MEMO

To:	Honorable Mayor Joseph Kuspa
From:	Director Joseph L. Marsh
CC:	City Administrator Dustin Lent, Finance Director David Angileri, Police Chief Mark Mydlarz
Subject:	Homecoming Parade October 8th, 2021 – Fee Waiver
Date:	09/10/2021

Dear Honorable Mayor Kuspa,

The police department has received a Parade Permit Request from the Southgate Anderson High School Student Council. They are requesting to hold an annual Homecoming Parade on October 8th, 2021 starting at 4:30pm and ending at 6pm.

We have reviewed their request and see no issues with allowing this parade. City Ordinance #466.03 requires a completed permit application to be submitted. This ordinance also requires a $100.00 permit fee. The fee however, can be waived with a Council resolution when the applicant is a nonprofit, religious, fraternal, civil, veteran, or charitable organization located in the City and renders services to the residents of the City.

The police department will grant the permit for the parade. We also seek for this matter to be presented to City Council to waive the required $100 fee for the Homecoming Parade. We ask that this matter be placed on the City Council Agenda for September 15th, 2021.

Respectfully,

Joseph L. Marsh
Director of Public Safety

CITY OF SOUTHGATE, MICHIGAN

PARADE PERMIT REQUEST

CHAPTER 113 TITLE IX

SOUTHGATE CITY CODE

Date of Request: September 10, 2021 Date of Parade: October 8th, 2021

Purpose of Parade: Homecoming Parade

Name of Person or Organization Requesting Parade:
Anderson High School Student Council

Address: 15475 Leroy St. Southgate, 48195

Name of Person Responsible for Conduct of Parade: Christine McKenna

Address: 15475 Leroy St. Telephone: 586-206-1836

1. Location of Assembly Area: Leroy side of Davidson Middle school
2. Time of Assembly: 4:30pm
3. Disbanding Area Location: 6:00pm
4. Route Requested for Parade: Up Leroy towards Anderson, turning on McCann to end in the high school parking lot
5. Start Time: 5:30pm Termination Time: 6:00pm
6. Approximate Number of People in Parade: 150
   Number of Motor Vehicles: 10 Floats: 4
   Number and Type of Animals: 0

Signature: Christine McKenna Date: September 10, 2021

Date Parade Request Returned: _____

Approved: X Yes, ____ No Permit Fee $100.00

Mark A. Myers - CHIEF OF POLICE

u:/Anderson parade permit

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer

City of Southgate
Celebrating 60 Years!

- CITY COUNCIL -

JOHN GRAZIANI
Council President
MARK FARRAH
KAREN E. GEORGE
BILL COLOVOS
DALE W. ZAMECKI
PHILLIP J. RAUCH
CHRISTOPHER P. ROLLET

Memorandum

To: Honorable City Council Members

From: Dustin Lent, City Administrator

Date: September 9, 2022

Re: First Reading of Zoning Ordinance Amendment to rezone property located at 16333 Trenton Rd.

The Planning Commission is meeting Monday September 13th 2021 on the rezoning of the former PNC Bank Property located at 16333 Trenton Rd. Information will be forwarded to Council on Tuesday with the recommendation from the Planning Commission.

The applicant is requesting a rezoning of the approximately 12 acres located from R-O (Restricted Office) to PD (Planned Development). The applicant intends on developing the former PNC building into apartment complex with commercial on the bottom floor.

In your packets is a copy of the City Planner's Memo to the Planning Commission, the results from the Planning Commission meeting will be forwarded before the City Council meeting.

I look forward to addressing Council's questions and comments. Your favorable consideration would be greatly appreciated.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

REZONING ANALYSIS
City of Southgate

Applicant:	16333 Trenton, LLC
Property Address:	16333 Trenton Rd
Current Zoning:	RO-1, Restricted Office
Action Requested:	Rezoning of the subject property to PD, Planned Development.
Required Information:	The required information for a rezoning request has been provided.

DESCRIPTION

The applicant is requesting a rezoning for the informally known Southgate Tower site located at 16333 Trenton Road. The site is currently zoned RO-1, Restricted Office. The applicant proposes to convert the property into a mixed-use building with 115-150 residential apartments including some restaurant/retail business use on the ground floor and top floor of the building. The applicant also proposes to develop approximately 8 acres of the 12.2-acre parcel that it does not need for parking, into possible restaurant(s), retail shops, gym, and additional apartments.

The applicant has two (2) voluntarily imposed conditions that will be listed in this report. If the City approves the rezoning the applicant will be required as a permitted use, to submit a detailed plan to the Building Department for review and approval. At that time, the City will review specific design requirements such as landscaping, lighting, circulation and building elevations. **Figure 1** shows the site and the surrounding properties.

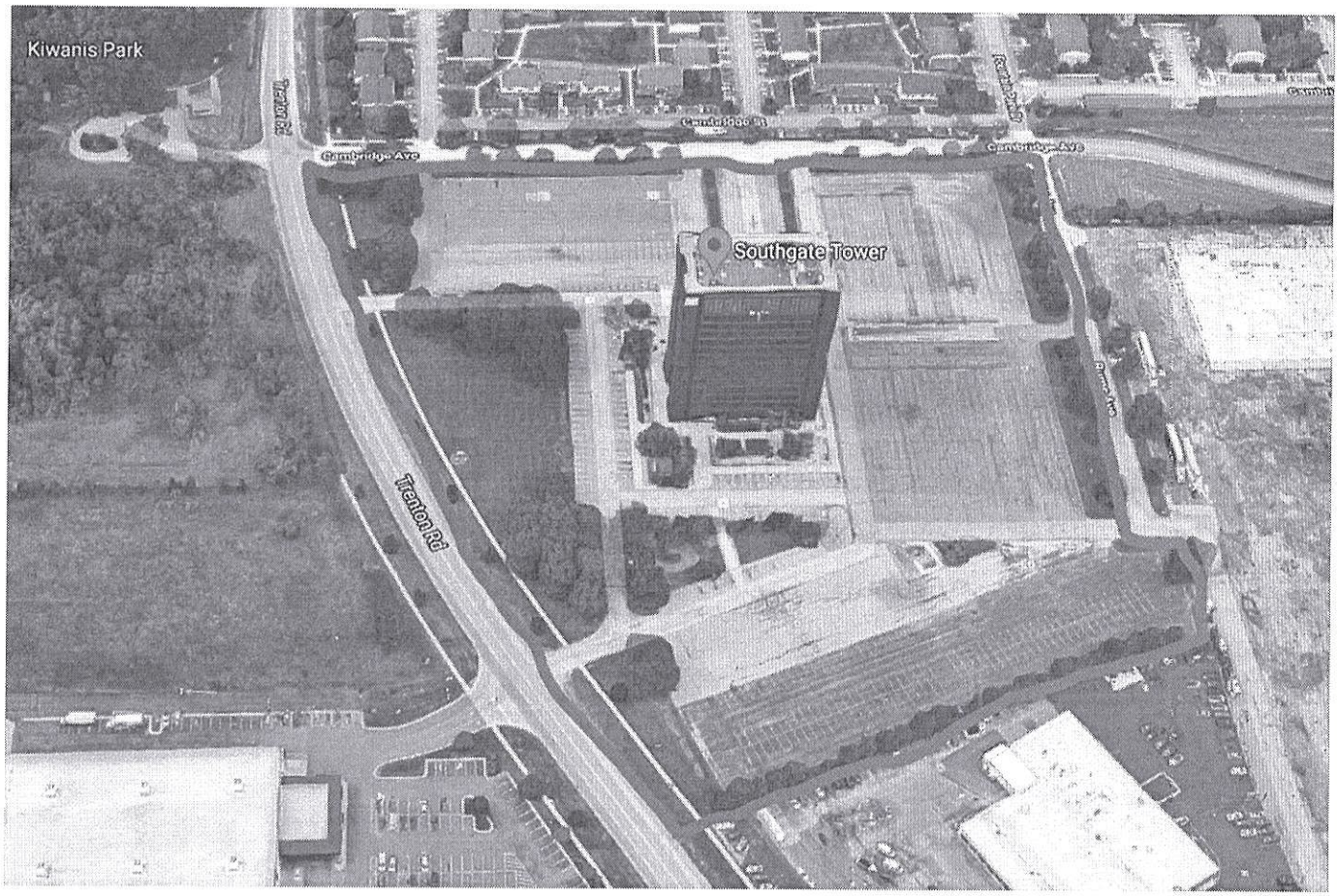
We are of the opinion this is an excellent use for the property. The combination of commercial and residential uses on the tallest building Downriver will make this site a premier location for living, shopping and visiting. The City is fortunate to have this opportunity to redevelop a site of this magnitude and fully support the proposal.

ZONING PROCEDURE

A public hearing is required to be held by the Planning Commission before making a recommendation on the proposed rezoning. Following a recommendation by the Planning Commission the City Counci will make a final determination on the rezoning.

A (PD) Planned Development District is viewed as an integrated development concept. It is intended to encourage the use, redevelopment, and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas; encourage flexibility and mixture of uses; and to improve the design, character, and quality of new development. The use of a planned development to permit variations from other requirements of the Zoning Ordinance shall only be approved when such approval results in improvements to the public health, safety, and welfare in the area affected, and in accordance with the intent of this chapter.

Figure 1. Aerial Photograph of Subject Site



NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Adjacent Properties			
	Existing Use	**Zoning**	**Master Plan**
Subject Site	Southgate Tower	RO-1, Restricted Office	General Commercial
North	Multi-Family Apartments	RM, Multiple Family Residential	Multiple-Family
East	Vacant	C-2, General Business	General Commercial
West	Vacant, Shopping Center (Lowes), Kiwanis Park	RO-1, Restricted Office, C-2, General Business, R-1A, One Family Residential	General Commercial, Public and Semi-Public
South	Car Dealership and Bodyshop	C-2, General Business	General Commercial.

The Master Plan designates this area and the surrounding as General Commercial. The General Commercial land use category includes land area occupied by retail users offering commodities which are normally purchased at infrequent intervals, and for which the consumer may "shop around". Such uses include but are not limited to gas stations, large single-use retailers, restaurants, and larger retail strip developments that contain two (2) or more retail/commercial anchors including department stores and large-scale supermarkets.

The Master Plan designates the area to the North as Multiple-Family. The Multiple Family land use category includes land area occupied by multifamily apartment complexes but may also include group living quarters such as independent and assisted living, and convalescent care facilities.

The Master Plan designates an area to the Northwest as Public and Semi-Public. The Public and Semi-Public category includes land area occupied by developed or undeveloped lands owned by various governmental, public, and semi-public agencies and institutions including schools, municipal services, religious uses, and park and recreation properties. Currently, the property consists of woodlands from Kiwanis Park.

The Southgate Tower proposal is consistent with the future land use classification, the site plan to be provided to the Building Department by the applicant will help to mitigate on-site impacts and limits the use on the site which will not allow other more intensive commercial uses be developed. The improvement of the empty building and site should spur additional commercial development along Fort Street that will be a positive impact for the surrounding properties. The rezoning will promote the image of Southgate's surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping and superior signage.

In addition, one of the goals (Goal 4) of the City of Southgate Master Plan is to *maintain the existing commercial base and encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base.* The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.

Summary of Findings: *The proposed rezoning from C-2 to PD is in conformance with the City of Southgate Master Plan specifically the future land use plan. The rezoning will promote the image of Southgate's surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping, and superior signage. The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.*

INTENT OF PROPOSED AND EXISTING ZONING / PERMITTED USES

The intent of the PD, Planned Development district is to provide an alternative approach to land development to give greater development flexibility, thereby encouraging higher dedication to quality of land use and site design. The PD District will be designed and laid out with particular attention to creating a desirable human experience by establishing harmonious relationships between land use types relative to uses of land, the location of uses on the land and the architectural and functional compatibility between them. In addition, this portion of Trenton Road is zoned to accommodate both General Business (C-2) and RM, Multiple Family Residential uses.

Summary of Findings: *The proposed PD zoning is reasonable and compatible for this area of the City. The intent of the PD, Planned Development district is to provide development flexibility and encourage higher dedication to quality of land use and site design. The proposed use will include commercial and multi-family residential.*

ESSENTIAL FACILITIES AND SERVICES

The sufficiency of the existing public services available to the parcel will be evaluated by the City Engineer.

Summary of Findings: *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*

VOLUNTARY CONDITIONS

The applicants propose two (2) voluntary imposed conditions:

1. The rezoning will only become effective upon the closing of the Applicant's sale of the Property.

2. If construction has not commenced within a year after the zoning request is approved, the zoning reclassification will revert to its original classification as RO-1, Restricted Office.

SUMMARY OF FINDINGS

We strongly recommend **approval** of the rezoning. The findings regarding the proposed rezoning are summarized as follows:

1. *The proposed rezoning from C-2 to PD is in conformance with the City of Southgate Master Plan specifically the future land use plan.*

2. *The rezoning will promote the image of Southgate's surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping, and superior signage.*

3. *The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.*

4. *The proposed PD zoning is reasonable and compatible for this area of the City.*

5. *The proposed use will include commercial and multi-family residential.*

6. *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*

7. *The applicant proposes two (2) voluntary conditions.*