

City of Southgate

PLANNING COMMISSION AGENDA

Monday, December 12, 2022

***6:30 p.m.* – Informal Planning Commission/Work Study Meeting**

***7:00 p.m.* – Regular Planning Commission Meeting**

A. Roll Call: Anderson, Biskner, Clark, Crawford, Gawlik, Godbout, Orman, Ayres- Reiss, Yoos

B. Minutes:

- 1) Minutes of Informal Planning Commission Meeting dated November 14, 2022
- 2) Minutes of Planning Commission Meeting dated November 14, 2022

C. Public Hearings:

- 1) Case PC-06-2022 – PoolTime Rezoning

D. New Business:

- 1) Case PC-06-2022 – PoolTime Rezoning
- 2) Carlisle|Wortman Commissioner Training Presentation

E. Old Business:

F. Administrative Reports:

G. Correspondence:

H. Adjournment:

Next Meeting: 1/9/2023

City of Southgate
Planning Commission Informal Meeting

November 14, 2022

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 14, 2022 and called to order by Chairperson Ed Gawlik, at 6:34 p.m.

PRESENT: Ed Gawlik, Linda Clark, Chad Godbout, Leticia Crawford, James Yoos, Priscilla Ayers-Reiss, Jerry Orman

ABSENT: Patricia Anderson (excused), Barbara Biskner

ALSO PRESENT: Plan Consultant John Enos and Alissa Starling, City Attorney Ed Zelenek, Building Official Tim Leach, City Administrator Dan Marsh, Council Member George

Will discuss new proposed Mural Ordinance.

A public hearing will be set for Applicant to rezone property located at 13870 Fort St. from R-1B One-Family Residential to P-2, Vehicular Parking, for December 12, 2022.

Training will be at the next meeting of December 12, 2022 at 6:30 p.m.

The meeting ended at 6:57 p.m.

City of Southgate
Planning Commission Meeting
November 14, 2022

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 14, 2022 and called to order by Chairperson Ed Gawlik, at 7:00 p.m.

PRESENT: Ed Gawlik, Linda Clark, Chad Godbout, Leticia Crawford, James Yoos, Priscilla Ayers-Reiss, Jerry Orman

ABSENT: Patricia Anderson (excused), Barbara Biskner

ALSO PRESENT: Plan Consultant John Enos and Alissa Starling, City Attorney Ed Zelenek, Building Official Tim Leach, City Administrator Dan Marsh, Council Member George

Minutes:

The first order of business is approval of the minutes from the October 10, 2022 Planning Commission meeting.

Moved by Godbout, supported by Orman, that the minutes of the Planning Commission Meeting dated October 10, 2022 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings:

None.

Officials' Reports:

New language on width of driveways will be coming before the Board in the near future for review. Training is scheduled for December 12, 2022 at 6:30 p.m. Welcoming any suggestions or ideas for the City.

Correspondence:

None.

Old Business:

Ordinance Amendments Section 1298-13, 1298-17 and 1298.18 Building Ordinance.

New ordinance on Mural Design was discussed, will review and discuss further. Still working on finalizing the Sign Ordinance proposed changes.

New Business:

- A. Applicant Dianne Burnett at 13870 Fort Street is requesting the rezoning of a 0.10 acre parcel from R-1B One Family Residential to P-1 Vehicular Parking.**

Moved by Godbout, supported by Ayers-Reiss, to schedule a Public Hearing for Applicant Dianne Burnett at 13870 Fort Street rezoning of 0.10 acre parcel from R-1B One Family Residential to P-1 Vehicular Parking, for December 12, 2022. MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Clark, supported by Crawford, that this meeting of the Planning Commission be adjourned at 7:09 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairperson, Planning Commission
as



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 20, 2022

**REZONING ANALYSIS
FOR
THE CITY OF SOUTHGATE**

APPLICANT INFORMATION

APPLICANT: Dianne Burnett
ADDRESS: 13870 Fort Street
PARCEL ID: 82 53 017 03 1570 000
CURRENT ZONING: R-1B, One Family Residential
ACTION REQUESTED: Rezoning approval to P-1

REZONING REQUEST

The applicant is requesting the rezoning of a 0.10-acre parcel, located at 13870 Fort Street, from R-1B One Family Residential to P-1, Vehicular Parking. The application seeks to convert the existing vacant parcel to a commercial parking area for the adjacent business, Pool Time. Property is shown in Figure 1 on the following page.

Pool Time owns the business at the corner of Superior Street and Fort Street as well as the commercial structure to the north. Amazing Dental has recently purchased the property on the southern side of Superior Street, opposite of Pool Time. There is a parking area between the commercial structures owned by Pool Time however, that property belongs to Amazing Dental. Therefore, Pool Time does not have any available parking for their patrons and wishes to expand to the eastward residential lot. A diagram showing this orientation is in Figure 2 on the following page.

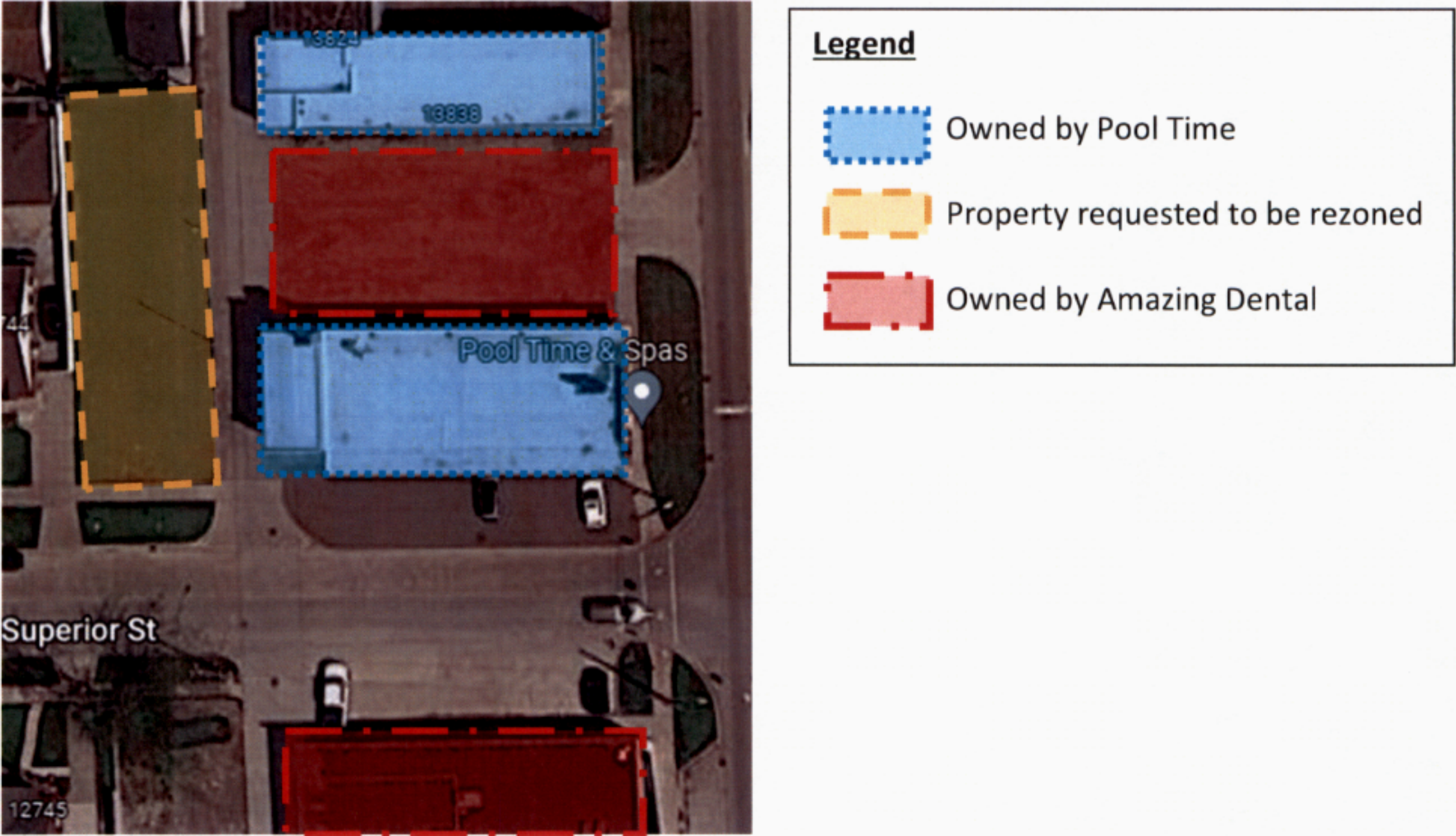
The site plan for the parking lot shows nine (9) spaces, with handicap access, on the east side, encompassing approximately half of the lot and running parallel to Fort Street. The other half will remain as a grass lawn. Access will be provided off Superior Street via a curb cut that leads to an alley behind the commercial businesses. The curb cut will serve as both an ingress and egress.

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

Figure 1. Aerial View of Property



Figure 2. Property Orientation



Source: Near Map

ADJACENT ZONING, LAND USE AND MASTER PLAN

Adjacent zoning, and uses, and Master Plan Future Land Use designations are summarized in the table below.

Table 1. Zoning and Land Use

	Existing Land Use	Zoning	Master Plan Future Land Use
Subject Site	Vacant	R-1, B One Family Residential	Single Family Residential D
North	Residential Home	R-1, B One Family Residential	Single Family Residential D
East	Pool Time	C-1, Community Business	Mixed Use/Office Commercial
West	Residential Home	R-1, B One Family Residential	Single Family Residential D
South	Residential Home	R-1, B One Family Residential	Single Family Residential D

The Master Plan Future Land Use Map designates the subject parcel as Single Family Residential Detached. This category includes single-family detached structures used as a permanent dwelling, and accessory structures, such as garages, that are related to these units. Lot sizes generally total less than 10,000 square feet and are characterized by a more traditional urban neighborhood density.

Goal 7 of the City of Southgate Master Plan is to “Organize parking in commercial areas to increase efficiency and improve appearance.

The rezoning of the property to P-1 would be in line with the above goal. Parking will be behind the building, away from the right-of-way. Additionally, it will not be directly visible from the right-of-way, creating a more aesthetic appearance.

Summary of Findings: The subject parcel is currently zoned as R-1, B One Family Residential. The City of Southgate’s Master Plan designates the future land use of this parcel as Single Family Residential Detached. The site’s proposed use as parking lot would meet Goal 7 of the Master Plan.

ANALYSIS OF EXISTING ZONING

R-1B, One Family Residential District: R-1, R-1A, R-1B, and R-E One-Family Residential Districts are designed to be the most restrictive of the Residential Districts. The intent is to provide for an environment of predominantly moderate density, one-family detached dwellings, along with other residentially related facilities which serve the residents in the districts.

The site’s current zoning as R-1B, does not permit commercial parking. As previously stated, the rezoning of this parcel to P-1 would allow for increased parking for the adjacent commercial business. Additionally, the property is only forty (4) feet in width and comparable smaller to those on the same street. Similar properties have been combined with the directly adjacent property to form one (1) larger residential parcel. While it is possible to develop a home on it, we find the property would be better suited to accommodate the needed commercial parking.

P-1, Vehicular Parking District: P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles, a use incidental to a principal use. The P-1 District will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

Pool Time fits the petition requirements for this district as they do not have adequate commercial parking to accommodate patrons.

Summary of Findings: Although the site is zoned R-1B at present, we find the proposed use of a parking lot would be a more suitable fit.

REZONING CONSIDERATIONS

The Planning Commission, after holding a public hearing and considering the conditions voluntarily offered by the applicant, may recommend approval, offer recommended changes, or denial of the rezoning; provided, however, that any recommended changes offered by the Planning Commission must then be voluntarily offered by the property owner in writing back to the Planning Commission for further review.

In reviewing an application for a rezoning of land, the Planning Commission shall consider the following:

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

CWA Findings: We find the proposed rezoning is consistent with the policies and uses proposed in the Master Plan. While the property’s future land use differs from the proposed use, we find it is compatible with the future direction of the City of Southgate.

- 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 Findings: Application is not for conditional rezoning.

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

CWA Findings: No public services or facilities will be adversely impacted or used if the requested zoning is approved.

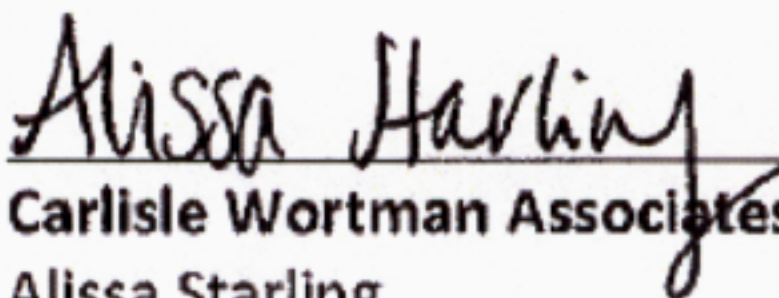
- D. Whether the uses allowed under the proposed rezoning or offered under the conditional rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

CWA Findings: As stated above, the current zoning of the land is for a residential home however; the property is smaller compared to those on the same street and similar properties have been combined with the directly adjacent property to form one (1) larger residential parcel. While it is possible to develop a home on it, we find the property would be better suited to accommodate the needed commercial parking.

RECOMMENDATION

We recommend approval of the requested rezoning.


Carlisle Wortman Associates, Inc.
John Enos, AICP
Principal


Carlisle Wortman Associates, Inc.
Alissa Starling
Planner

The Zoning Process

A pre-development meeting (preferably over zoom) is strongly encouraged before any project; however,

