

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, May 12th, 2025

6:30 pm – Informal Planning Commission/Work Study Meeting

7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission meeting date April 14th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Site Plan Review, 16200 Fort Street

VI. OLD BUSINESS

1. Master Plan update, Corridors Chapter Discussion

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate

Planning Commission Meeting

April 14, 2025

This meeting of the Planning Commission was held in the Municipal Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, April 14, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

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

ABSENT: Chad Godbout, Patricia Anderson (all excused)

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

Minutes:

Moved by Nemeth, supported by Wilson, that the minutes of the Planning Commission Meeting dated March 10, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Tower project progressing well. Aquinas working on options to move forward.

New Business:

1. Master Plan Update-Corridors Chapter Discussion.

Discussion held. Received many comments. Will discuss further at the next meeting.

2. Community Survey Discussion.

Will discuss at the next meeting.

Old Business:

None.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 7:37 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

RETURN TO:

Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01

Case No. PC 03.2025Date Received 4-14-25

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant			Agent		
Name <u>CA Commercial Development / Mark Wilhoite</u>			Name <u>Catalyst Design Group / Hannah Holmes</u>		
Address <u>3805 Edwards Rd, Suite 390</u>			Address <u>5100 Tennessee Ave</u>		
Cincinnati (City)	OH (State)	45209 (Zip)	Nashville (City)	TN (State)	37209 (Zip)
Telephone <u>513-417-2919</u>			Telephone <u>(615) 622-7234</u>		

Information regarding the site:Street Address: ~~16100~~ Fort Street, Southgate MI 48195 16200 Foer St.Major Cross Streets: Fort St. & Leroy St.Parcel / Lot No.: 53020010307306 = 16200 Foer STAcreage: 1.47 Dimensions of Parcel / Lot: N: 226.06' ; E: 760.39' ; S: 115.62' ; W: 516.01' Frontage: 760.39'Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1Current Use: Vacant**Requested action:**☐ Rezoning

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☒ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

Review and approve said property for a site plan that includes a proposed Panera Bread Restaurant to be constructed on the northern portion of the lot and a Chipotle Restaurant to be constructed on the southern portion of the lot. Both restaurants will include drive-thru lanes, outdoor patio seating, and site parking to accommodate both city and restaurant requirements. There will be 2 access drives on the frontage of Fort Street that are being coordinated and permitted with MDOT. The northern access drive will be a right-in only access and the southern drive will be a right-in, right-out access only. There are 4 additional access drives proposed on the west side to access the storage facility driveway that will allow full circulation around both restaurants.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on 5/12/25
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: Mark Wilhote Date: 4/9/25

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS MW

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 2, 2025

Site Plan Review

City of Southgate, Michigan

APPLICANT: CA Commercial Development/Mark Wilhoite
3805 Edwards Rd, Suite 390
Cincinnati, OH 45209

PROPERTY ADDRESS: 16200 Fort Street
Southgate, MI 48195

PARCEL ID: 53-020-01-0307-306

CURRENT ZONING: C-2, General Business

ACTION REQUESTED: Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

We are in receipt of a site plan application for the above-mentioned property. The applicant intends to develop the open area in front of the existing ExtraSpace Storage building into two (2) drive-through restaurants. The anticipated restaurants are Panera and Chipotle and will be developed in two (2) phases, with phase 1 consisting of the Panera construction, with Chipotle to follow in phase 2. The site is zoned C-2, General Business, where Fast food restaurants with drive-through facilities are a conditional use in the district, which requires site plan review and approval by the City Planning Commission.

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



Source: Nearmap, aerial photo date October 7, 2024

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-2 District area requirements for each restaurant based on the Schedule of Regulations per Section 1298.01:

Restaurant 1:

	Required	Provided	Meets Requirement
Lot Area	N/A*	0.72 acres	Yes
Lot Width	N/A*	160 feet	Yes
Setbacks			
Front	25 feet	41 feet (Fort) 46 feet (Leroy)	Yes
Side	20 feet	46 feet	Yes
Rear	20 feet	48 feet (measured)	Yes
Lot Coverage	N/A*	7.6%	Yes
Building Height	2 stories, 40 feet	1 story, 20 feet	Yes

Restaurant 2:

	Required	Provided	Meets Requirement
Lot Area	N/A*	0.75 acres	Yes
Lot Width	N/A*	130 feet	Yes
Setbacks			
Front	25 feet	66 feet	Yes
Side	20 feet	53 feet. 46 feet	Yes
Rear	20 feet	42 feet	Yes
Lot Coverage	N/A*	7%	Yes
Building Height	2 stories, 40 feet	1 story, 20 feet	Yes

*Per footnote (f), “the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code.”

Throughout the plan set, the subject property appears to be split into two (2) separate parcels. We ask the applicant to clarify whether a split is intended.

Items to be Addressed: Confirm if lot split is intended for the project.

ZONING AND LAND USE

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

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	• Vacant	• C-2, General Business
North	• Single Family Homes	• R-1B, One Family Residential
East	• Commercial Uses	• C-3, Thoroughfare Service
West	• Meijer	• C-2, General Business
South	• Restaurants	• C-2, General Business

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Both restaurants will be centrally located on the property, with off-street parking located on the north, south, and eastern sides of the buildings. One (1) trash container per restaurant is shown on the southwest corners of each site. Both sites are shown to be accessible from Fort Street as well as the access drive for the existing ExtraSpace Storage building. Based on the proposed tenants, we do not anticipate 24-hour operations, but we do ask the applicant to confirm the intended hours of operation.

Items to be Addressed: Provide hours of operation.

PARKING, LOADING

Drive-through restaurants with indoor seating are required to provide *“One space for each 75 square feet of usable floor area, plus ten front to back spaces for the drive-through window.”* A summary of parking and loading requirements per section 1292.02 is located within the table below.

	Requirement	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	One space for each 75 square feet of usable floor area, ten stacking spaces	Restaurant 1: 1,200 sf / 75 = 16 spaces Restaurant 2: 1,100 sf / 75 = 15 spaces	Restaurant 1: 30 spaces , 10 stacking Restaurant 2: 26 spaces , 10 stacking
Barrier Free	1 ADA space per 25 spaces	Restaurant 1: 2 ADA spaces Restaurant 2: 2 ADA spaces	Restaurant 1: 2 ADA spaces Restaurant 2: 2 ADA spaces
Maneuvering Lane Width	54 to 74 degrees = 15 feet 90-degrees = 22 feet	-	54 to 74 degrees = 15 feet 90-degrees = 22 feet
Parking Space Dimensions	54-74 degrees = 8.5 x 19 feet 90-degrees = 10 x 19 feet	-	54-74 degrees = 9 x 19 feet 90-degrees = 9 x 19 feet
Loading spaces	1,401-20,000 gross floor area	1 space	None

Based on the table above, both restaurants exceed the required number of parking spaces, and meet the required number of accessible parking spaces. 54-74 and 90-degree parking spaces are proposed, and maneuvering lane widths in relation to these orientations meet ordinance requirements. For 90-degree parking spaces, dimensions of 10' x 19' are required, and current plans on sheet C5.2 have been measured at 9' x 19'. No loading areas for each restaurant have been identified, and will need to be shown, along with clarification on the frequency and timing of deliveries.

Section 12980.01, footnote g allows off-street parking to be located in the front yard of properties zoned C-2, subject to a ten (10) foot setback. Restaurant 1 is located on a corner lot along Leroy and Fort Street, and both parking areas meet the setback requirement.

Items to be Addressed: 1) *Revise 90-degree parking spaces to match dimension requirements.* 2) *Provide loading space location.* 3) *Clarify times and frequency of deliveries.*

SITE ACCESS AND CIRCULATION

Site Access: Access to the site will consist of one (1) access drive along Fort Street, which is proposed to be moved further south than the currently existing drive. The access drive along Fort Street is shown to be an entrance only. Both restaurants will also provide connections to the ExtraSpace Storage lot and access drive, which will serve as the only method to exist the site. We ask the applicant to confirm that permission has been granted by the property owner to provide those connections. All work performed in the Fort Street right-of-way will also require MDOT approval.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, in this case 54 to 74 and 90-degree (south and east parking areas) parking spaces are proposed. Maneuvering lanes for these orientations are required to be fifteen (15) and twenty-two (22) ft. in width, respectively. These measurements have been provided and meet ordinance requirements. Current vehicle circulation for both restaurants 1 and 2 include one-way traffic moving in a counterclockwise pattern, with “Do not enter” lettering shown near the drive through exits. Pedestrian striping is also shown for both restaurants between the parking areas and building sidewalks. We defer further review of site access and circulation to City Fire Department and Engineer.

Trash Container: As mentioned earlier, two (2) trash enclosures are proposed on the southwest corners of the site. We ask the applicant to provide turning radii for garbage and emergency vehicles to ensure proper access is provided. Details for both enclosures do not appear on plans and will need to be provided.

Pedestrian Access: Current site conditions consist of a pedestrian sidewalk located directly adjacent to Fort Street. The lack of separation between the sidewalk and the road creates a pedestrian safety hazard which has existed for some time. As part of the site redevelopment, a separation between the sidewalk and Fort Street, matching the orientation of the properties located to the south should be implemented. Current plans also show the existing sidewalk along Leroy Street extending to Fort Street, which includes a sidewalk entrance to the site. Instead, we recommend the existing screening wall be extended, with pedestrian access being provided along Fort Street.

Items to be Addressed: 1) Confirm permission has been granted by the property owner to provide internal connections. 2) Receive MDOT approval for work within Fort Street right-of-way. 3) Review of site access and circulation by Fire Department and Engineer. 4) Provide trash enclosure details. 5) Provide separation between eastern sidewalk and Fort Street. 6) Extend screening wall along Leroy Street. 7) Shift pedestrian access to eastern side along Fort Street.

UTILITIES

Utility plans for both the overall site and restaurants have been provided on sheets C7.0-7.2. Proposed connections include water, sanitary sewer, gas, underground electric, and a grease interceptor. We defer further review of all proposed utilities to the City Engineer.

Items to be Addressed: City Engineer approval of all proposed utility connections.

LANDSCAPING

A landscape plan has been provided on sheet L1.0.

Landscape Buffer: Four (4) deciduous trees are located along Fort Street, along with two (2) additional trees shown along Leroy Street. An additional fifty-four (54) evergreen shrubs (Hicks Yew) are proposed on the northern boundary between the restaurants and residential homes, which can grow to ten to fifteen (10-15) feet tall at maturity and will be planted between three to four (3-4) feet in height. These shrubs will also complement the existing deciduous trees already present along Leroy Street. As mentioned in the site access and circulation section of this report, the existing screening wall along Leroy Street will also need to be extended.

Interior Landscaping: Landscaping measures within both parking lots include five (5) deciduous trees spread throughout the site and seventy-six (76) shrubs, with thirty (30) shrubs spread around restaurant 1 and thirty-five (35) shrubs spread around restaurant 2. Thirteen Arborvitae trees are also split between the two trash enclosures. We recommend additional shrubs be planted in the green space between the two restaurant lots. All other forms of landscaping appear adequate.

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 meet this calculation.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, as well as planting size and spacing dimensions, all of which are provided on the current landscape plan on sheet L2.0. A note on sheet L2.0 indicates a sprinkler-based irrigation system will be installed around the site.

Items to be Addressed: Consider adding additional shrub plantings between restaurants.

LIGHTING

A photometric plan has been provided on sheet C5.3. Fixture details have also been provided on sheet C8.3. Six (6) freestanding light poles are proposed. Due to the proximity of residential homes to the north, the mounting heights will need to be reduced from thirty (30) feet to twenty (20) feet. Building mounted lighting also appears to be shown on both restaurant renderings, for which we ask the applicant to provide the fixture models to ensure all lighting will be downcast.

Items to be Addressed: 1) Reduce pole fixture height to twenty feet. 2) Provide building mounted lighting specifications.

SIGNS

Current plans show a proposed monument sign on sheet C5.1 to be completed by another agency. Please note any signage will require a submitted and approved application through the City Building Department.

Items to be Addressed: Provide signage plans for Building Department approval.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans are provided on sheets A101 and A-210 and building elevations of both restaurants are shown on sheets A200, A201, and A-700. The proposed exterior building renovation appears to meet ordinance requirements; however, we defer final review of materials to the City Building Department.

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

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(l), drive-through restaurants must adhere to the additional requirements listed below subject to Planning Commission approval.

- 1) **They shall be located at least 500 feet from any public or parochial school or public library.**

CWA Comment: The proposed restaurants meet the 500-foot setback.

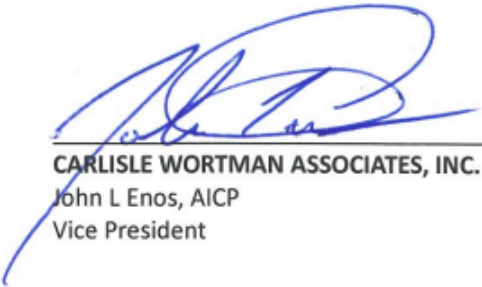
- 2) **They shall front directly upon and have direct access to a major thoroughfare as designated in the City's Master Plan.**

CWA Comment: The proposed restaurants are located on a corner lot, with direct access to Fort Street.

RECOMMENDATIONS

Based on the information provided, we recommend the presented site plan for the proposed drive-through restaurants be conditionally approved. The following items should be addressed to the satisfaction of the Planning Commission.

1. Confirm if lot split is intended for the project.
2. Provide hours of operation.
3. Revise 90-degree parking spaces to match dimension requirements.
4. Provide loading space location.
5. Clarify times and frequency of deliveries.
6. Confirm permission has been granted by the property owner to provide internal connections.
7. Receive MDOT approval for work within Fort Street right-of-way.
8. Review of site access and circulation by Fire Department and Engineer.
9. Provide trash enclosure details.
10. Provide separation between eastern sidewalk and Fort Street.
11. Extend screening wall along Leroy Street.
12. Shift pedestrian access to eastern side along Fort Street.
13. City Engineer approval of all proposed utility connections.
14. Consider adding additional shrub plantings between restaurants.
15. Reduce pole fixture height to twenty feet.
16. Provide building mounted lighting specifications.
17. Provide signage plans for Building Department approval.
18. Building Department review and approval of all exterior building materials.



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