

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, July 14th, 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 June 9th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Site Plan Review, 16700 Fort Street

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate

Planning Commission Meeting

June 9, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 9, 2025 and called to order by Chairman James Yoos, at 7:02 p.m.

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

ABSENT: Patricia Anderson, Chad Godbout (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 May 12, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Tower project is working on the development of the Park Area.

Public Hearings/New Business:

1. MD Realty Group, LLC, Street Vacation Review of Walnut Street, properties adjacent are 13535 Dix Toledo Road and 13565 Dix Toledo Road. PC 04-2025

The applicant has submitted a petition seeking to vacate a portion of road along Walnut Street, located between Helen Street and Dix Toledo Road. Currently, the orientation of the road isolates the building located at the above address on all three sides.

A representative for the applicant stated they are requesting the road vacation so they can provide dedicated parking spaces to the building. They would do all remodeling of the building. Will work on getting a legal agreement with all parties involved.

A PUBLIC HEARING WAS HELD FOR MD REALTY GROUP, LLC, FOR A STREET VACATION REVIEW OF WALNUT STREET, PROPERTIES ADJACENT ARE 13535 DIX TOLEDO ROAD AND 13565 DIX TOLEDO ROAD

Notices were sent out.

Move by Clark, supported by Codrington, to open the Public Hearing.

Residents were present with concerns on this project relating to possibly more traffic and accidents, building is an eye sore- just needs to be torn down, with road closed would be inconvenient for residents.

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

Moved by Clark, supported by Nemeth, to recommend City Council approve the request by MD Realty Group, LLC, Street Vacation Review of Walnut Street, properties adjacent are 13535 Dix Toledo Road and 13565 Dix Toledo Road, with the following concerns:

- 1. Review of parking layout by the Public Safety Director, Fire Department, and any additional departments deemed necessary.**
- 2. Need written legal agreement between property owners stating the applicant will be given 100% of vacated right-of-way.**
- 3. Applicant should provide traffic and parking study to demonstrate no negative impact to adjacent street parking would be introduced to the area.**
- 4. The right-of-way vacation will have a reversion period of one year if no work has started.**

MOTION APPROVED UNANIMOUSLY.

2. Master Plan Update, Future Land Use Chapter.

Discussion on the Master Plan Future Land Use Chapter.

Announcements:

Sheetz Convenience Store/Gas Station will be submitting plans in the next few weeks.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 7:38 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 06-2025Date Received 6-11-2025

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>Southgate Center LLC</u>	Name <u>MC Development Holdings LLC</u>
Address <u>810 Seventh Ave. 10th Floor</u>	Address <u>4270 Morse Rd.</u>
<u>New York</u> <u>NY</u> <u>10019</u>	<u>Columbus</u> <u>OH</u> <u>43230</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone _____	Telephone _____

Information regarding the site:Street Address: 16700 Fort St.Major Cross Streets: Fort St. & Burns AveParcel / Lot No.: 53020990602703Acreage: 2.94 Dimensions of Parcel / Lot: _____ Frontage: _____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.)

Submitted separately.

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 _____
(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: [Signature] Date: 06/04/2025

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 _____

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

OFFICE USE:

Date Received: _____	Received By: _____
Fee Charged: _____	(Staff's Name)
Check No.: _____	Receipt No.: _____

SUPPLEMENT TO APPLICATION FOR
USE PERMITTED SUBJECT TO SPECIAL CONDITIONS AND SITE PLAN APPROVAL

Skilken Gold (“Applicant”) is applying for a use permitted subject to special conditions and site plan approval with respect to the property located at 16700 Fort Street, Southgate, Michigan (as more specifically described in the application) (the “Property”). If approved, the Applicant intends to establish a Sheetz fueling and fresh-fast food service on the Property.

What Is a Sheetz?

A Sheetz is a “new” approach to fueling and fresh food service facilities. Sheetz combines the concepts of a fresh and ready restaurant, fuel service and convenience products. They offer state of the art fueling pumps, , fresh food carryout items (such as milk and breads), touch screen ordering of menu items (such as burgers, burritos, fresh salads and healthy choices), curbside/carryout food service and free WiFi. Sheetz even offers an app that permits mobile ordering of food items and products. It is an innovative approach to the fueling/food service/convenience experience. In fact, Fortune has recently named Sheetz one of “America’s Most Innovative Companies” and routinely names them to their list of “100 Best Companies to Work For.”

Each Sheetz is housed in a high end, modern facility that is designed more like a restaurant than a fueling station. The building is designed to have a premium look and feel that fits in with surrounding areas. Unlike other fueling stations, they include tile floors, high end architectural features and comfortable seating areas. Consistent with creating a restaurant like experience, they are kept extremely clean at all times. The facilities are well lit, monitored by camera surveillance and utilize advanced technology.

The building exteriors feature premium materials which include full section brick and stone, articulation on the building that includes awnings, numerous windows, window glazing and a cupola. The canopies also include partial brick or stone facades and architectural features that give them a modern and clean appearance. The canopies also feature recessed lighting (as opposed to flood lights) that minimize excess light and typically exceed the requirements of local lighting ordinances.

If approved, the Project will also provide a positive contribution to the economic welfare of the community. It will create 30-35 full time jobs with benefits, transform a vacant property into a new attractive building and expand the commercial property tax base.

The Property and the Project

The Property is an ideal location for a Sheetz. It is located at the corner of Fort Street and a public access drive (Burns Avenue) that connects Fort Street to Cambridge Avenue. The Property is currently vacant and is across Fort Street from the Kroger gas station.

The Property is zoned C-2 General Business District. The C-2 zoning district permits vehicle fueling/multi-use stations and restaurants with drive throughs as a Use Permitted Subject to Special Conditions (See Sec. 1278.03(g)). The Property is designated General Commercial in the Master/Area Plan. The General Commercial designation includes fueling station uses.

**The Project Satisfies the Requirements for Establishing a
Use Permitted Subject to Special Conditions**

The Project satisfies the requirements set forth in Section 1278.03(g)(1)-(8) of the City of Southgate Zoning Ordinance (the "Ordinance"). Specifically, with respect to each requirement:

- (1) The City has determined that the Property constitutes a corner lot and that it adjoins at least one major thoroughfare (Fort Street).
- (2), (3), (4) and (5) The Project satisfies requirement: (2) as it is more than 500 feet from a public library, public or private school, playground, church or hospital; (3) as it has more than 120 feet of frontage on Fort Street; (4) as the Property exceeds 10,000 square feet; and (5) as it is more than 25 feet from any intersection or property line adjoining a residential district.
- (6) The Project provides ample space for motor vehicles and vehicle stacking – both at the pumps and the drive through area. The large site provides plenty of room for vehicles and traffic circulation.
- (7) The canopies are detached and satisfy the requirements of Section 1298.04.
- (8) The Property will not be used for repair services or outdoor storage. As such, requirement (8) is not applicable.

In addition, with respect to drive through restaurants, the Project also satisfies the requirements of Section 1278.03(l)(1) as it is more than 500 feet from a public or parochial school or public library and (2) it has frontage on and direct access to Fort Street (which is a major thoroughfare)¹.

The Project Satisfies the Site Plan Review Guidelines

The Project satisfies the Site Plan Review Guidelines set forth in Section 1298.07(j) of the Ordinance. Specifically, with respect to each requirement:

- (1) and (2) The Project satisfies (1) as it is permitted use under the Ordinance and (2) as it satisfies the applicable requirements of the Ordinance with respect to the site plan.
- (3), (4) and (5) As shown in the site plan, the entries, drive aisles, parking areas, vehicle stacking and vehicle circulation patterns have been designed to promote safety and ease of access. There is more than sufficient area to accommodate traffic volumes to be generated at and within the site.
- (6) The use is directly compatible with neighboring commercial uses (i.e. another gas station). The Project is also compatible with the surrounding area and will have a harmonious relationship with existing development. The loading and unloading areas and the garbage receptacles are to the rear of the Property and screened from Fort Street. The Project will include enhanced landscaping, architectural features and building design that exceed those of surrounding uses.

¹ The Project also complies with the applicable requirements of Chapters 1292 and 1298 of the Ordinance that generally apply to accessory uses, parking and loading, site plan review (more specifically addressed herein), improvement guarantees, landscape planting standards, exterior lighting, corner clearance, screen walls and berms, frontage on a public street, access to major thoroughfares and signs.

(7) and (8) Requirements (7) and (8) are not applicable.

(9) The Project will not create excessive noise, vibration or odors and will comply with all ordinances related to noise, vibration and/or odors.

(10) The Project will comply with all environmental laws, codes and ordinances. In addition, Sheetz is known for having best in class environmental protections. For example, the underground storage tanks and dispensers are monitored on a 24/7 day a week/365 day a year basis by a host of sensors. If a problem is sensed, an alert is sent to Sheetz staff and potential issues can be addressed immediately. These protocols exceed legal requirements and industry standards.

(11) The Project will include an enhanced landscaping package. As shown in the site plan, the Property will be attractive and will exceed the aesthetics of surrounding uses in the area. The landscaping proposed for the Project exceeds the requirements of the Ordinance.

(12) The Project will provide a lighting system that produces a soft visual image and does not produce bright radiant or sharp light. There will be zero food-candle trespass at the property lines.

(13) Storm water drainage has been accommodated and will not create excessive run off or ponding on adjacent properties.

Conclusion

A Sheetz is a different kind of fueling station/food service/convenience facility. The Property is ideally suited for Sheetz and a Sheetz is permitted on the Property (subject to compliance with the requirements set forth above). As discussed in detail above, and as will be discussed at the Planning Commission meeting, the Applicant contends that the requirements have been satisfied and it respectfully requests approval from the Planning Commission.

We appreciate your consideration of the foregoing discussion. We look forward to continuing this conversation with the Planning Commission in the near future. In the meantime, please feel free to contact us with any questions or if you would like additional information.

FOR

SHEETZ CONVENIENCE STORE

**CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 11 EAST
16700 FORT STREET
JUNE 2025**

[illegible]

PROJECT DESCRIPTION
REQUIRED DEVELOPMENT OF A FUTURE STATION AND CONDUCTOR STAGE WITH ASSOCIATED PERSONNEL, STAFF, WITH MANAGEMENT AND FINANCE.

NOT SOMETHING

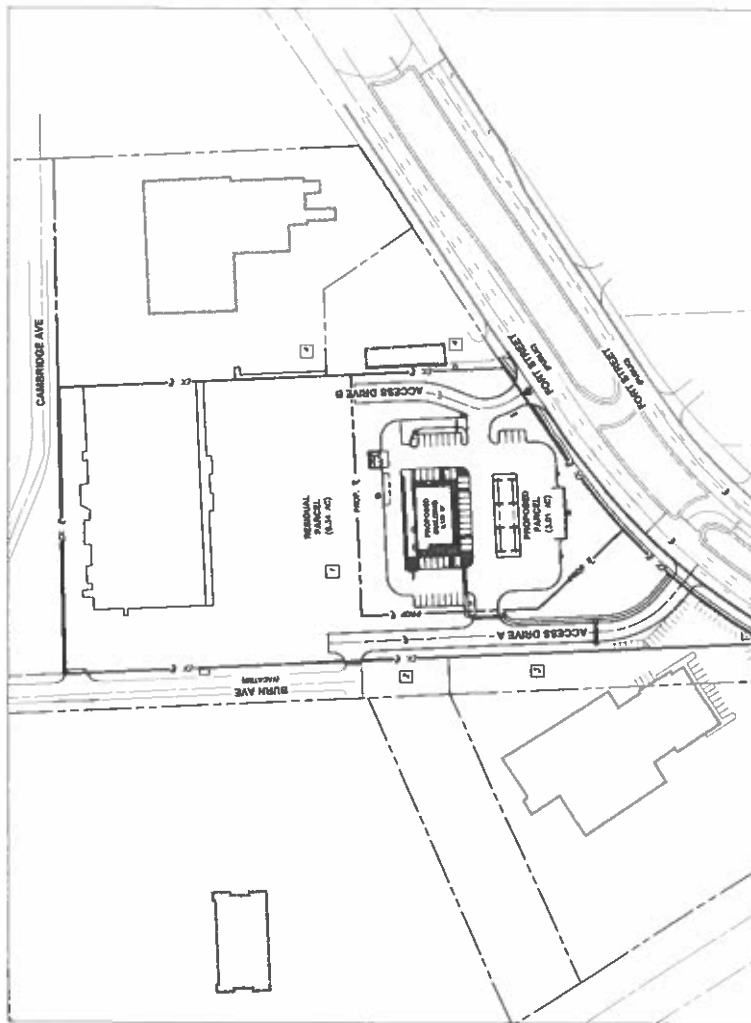
TOI SPLIT NOTE
A LOT SPLIT SHALL BE REQUIRED FOR THE PROPOSED PARCEL AND SHALL BE COMPLETED PRIOR TO PROJECT COMPLETION.

STIMA NOTE

FOR A NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAP NO. 281330004C A 2013 FLOOD (DATED
FEBRUARY 2, 2012), THE SUBJECT TRACT IS IN A FLOOD ZONE.

THE DISTANCE

1. DISTRICT INFORMATION SYSTEM FOR WISSE COUNTY ALBERTA
ACCREDITED JANUARY 2020 & CEC ALTA SURVEY COMPLETED
JANUARY 2025.



PARCEL OWNER INDEX	
1	STURMWAY CONDO LLC PO BOX 400-0000-JUL 14000 3RD STREET 0.17 AC; ZONE C-3
2	MUSINE LLC PO BOX 400-00-0000-JUL PINEHURST ROAD 1.00 AC; ZONE C-3
3	SUNSHINE LAKES RESORT PO BOX 400-00-0071-000 10000 3RD STREET 0.17 AC; ZONE C-3
4	MICHIGAN WHEELS HOLDINGS PROPERTY MANAGEMENT LLC PO BOX 400-00-0003-301

DEVELOPER
BRUKENGOLD DEVELOPMENT, LLC.

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
2800 LYNN DRIVE, SUITE 300
COLLINGSWOOD, NJ 07040
CONTACT: JIM HANCOCK, P.E.
PHONE: (914) 940-9833
FAX: (914) 940-9833

SHEET	DESC.	TITLE
1	0500	CONCRETE
2	C109	CARTRIDGE COORDINATOR
3	C209	SEE PLAN
4	C201	HAZARDOUS WASTE PLAN
5	C203	CRASH & SURVIVAL PLAN
6	C700	LOADING PLAN
7	C701	LOADING DETAILS



CEC
Civil & Environmental
Consultants, Inc.
5000 Cyma Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecnc.com

SKILKENGOLD DEVELOPMENT, LLC
PRELIMINARY PLAN
SHEETZ CONVENIENCE STORE
16700 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, MI

COVERSHEET		DATE	
JAMES ROSS		DATE BY	
AS NOTED		CHECKED BY	
JTH		DATE	
PROJECT NO		APPROVED BY	
247-437		DATE	

DATE		JUNE 2008		CHARGE BY		DMM	
ONE SCALE		1" = 4" CHARGE BY		JTP		3617 431	
PROJECT NO						APPROVED BY	
DRAWING						DMM	

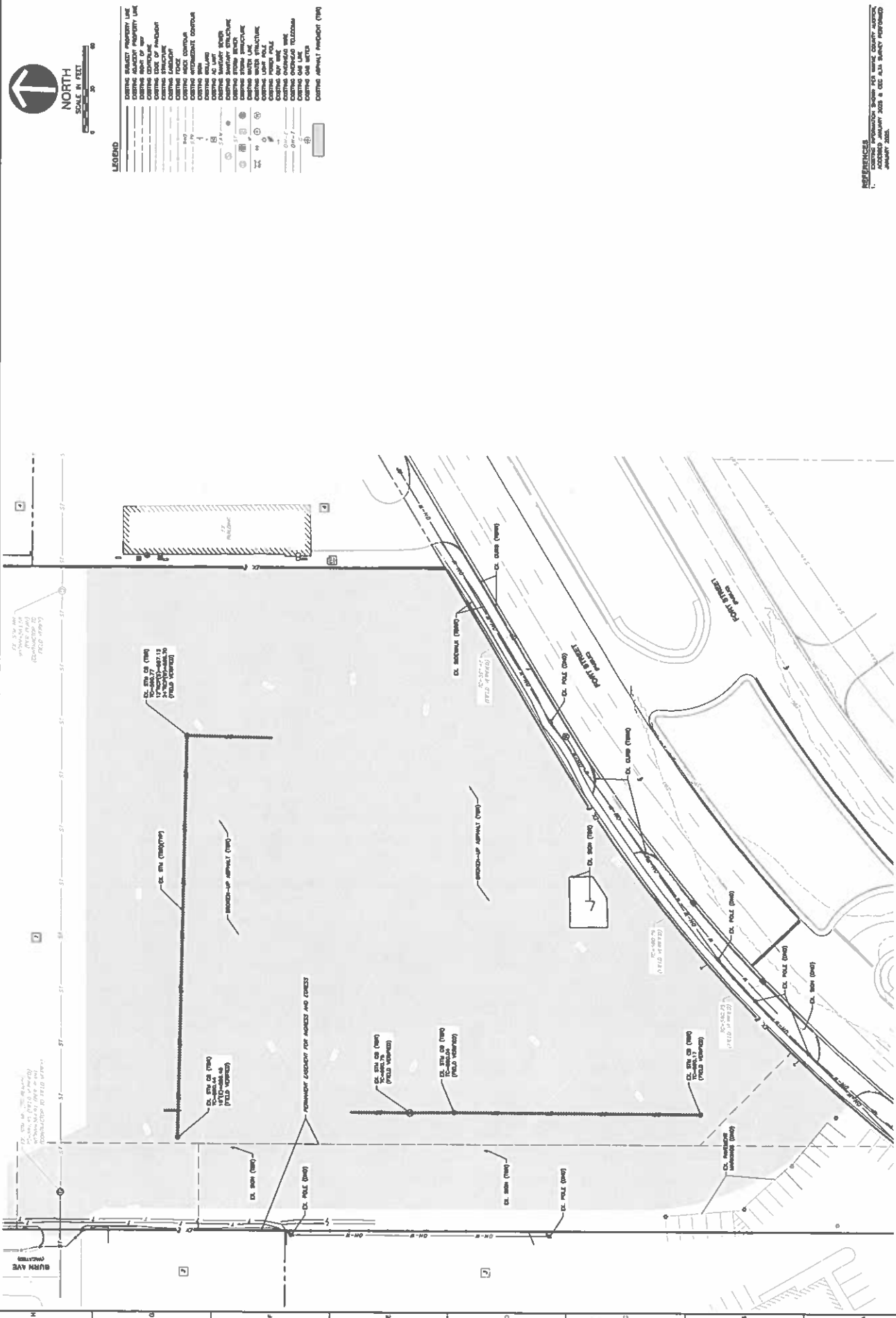
EXISTING CONDITIONS

**SKILKENGOLD DEVELOPMENT, LLC
PRELIMINARY PLAN
SHEETZ CONVENIENCE STORE
18700 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, MI**

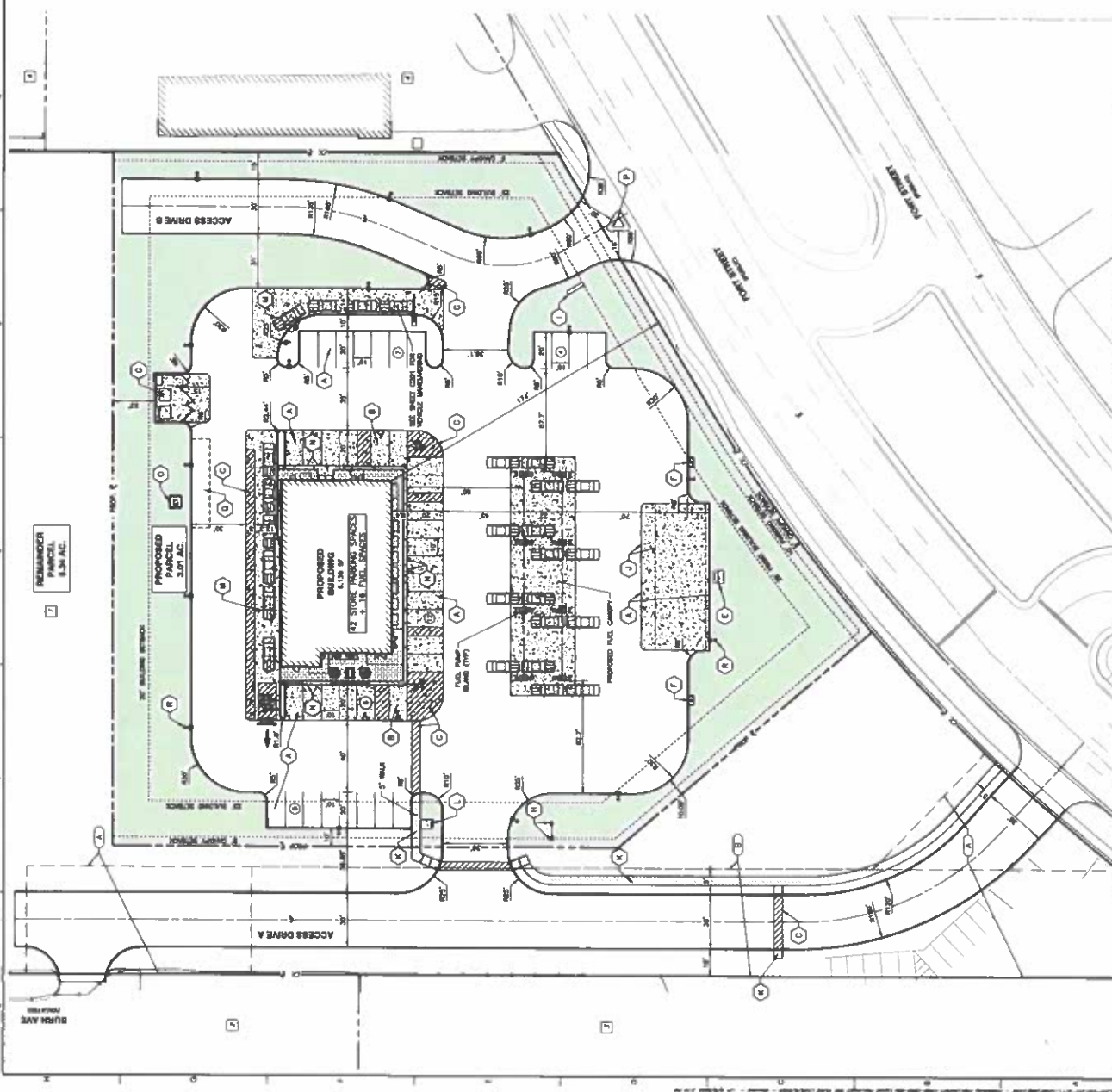


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Consultants, Inc.

8800 Lyra Drive
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Columbus, OH 43240
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www.cccinc.com

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Civil & Environmental
Consultants, Inc.

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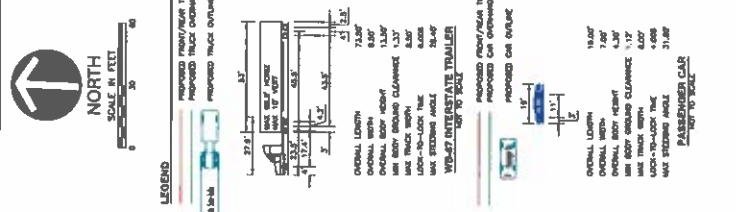
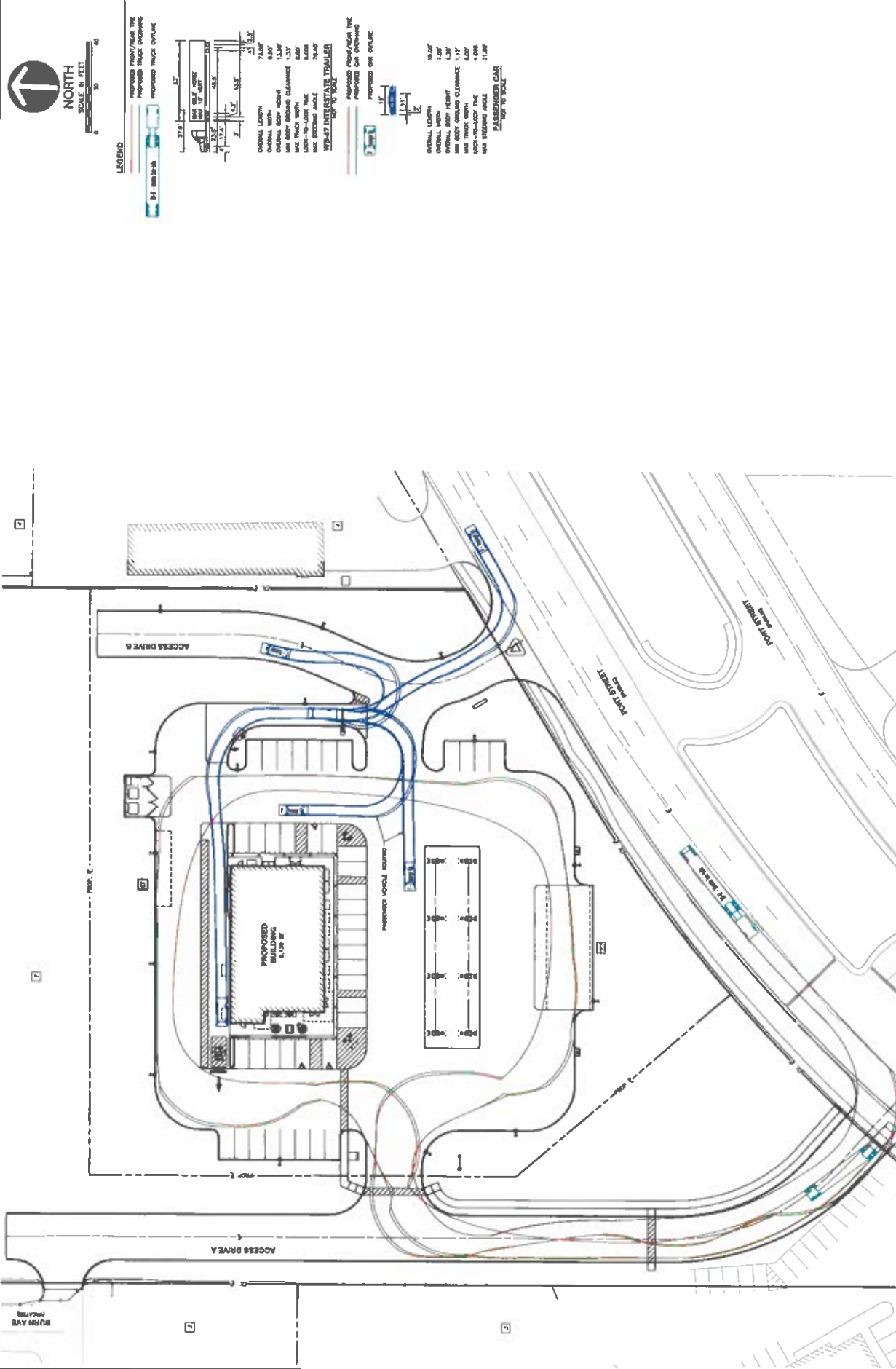
DATE	1/11/2020
PROJECT NO.	16700-FORT-STREET
DATE	1/11/2020
PROJECT NO.	16700-FORT-STREET
DATE	1/11/2020
PROJECT NO.	16700-FORT-STREET

SKILKINGOLD DEVELOPMENT, LLC
PRELIMINARY PLAN
SHEETZ CONVENIENCE STORE
16700 FORT STREET
WAYNE COUNTY, MI

Civil & Environmental
Consultants, Inc.
8800 Lyra Drive
Suite 300
Columbus, OH 43240
P: 614.540.6633
www.ccecinc.com

NO.	DATE	REVISION
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REFERENCES
1. LATEST INFORMATION FROM THE WAYNE COUNTY MOTOR
VEHICLE DEPARTMENT 2019 & CC ALA STANDARDS
JANUARY 2020



18700 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, MI

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cedinc.com

[illegible]

NOTES

1. CONCRETE WORK SERVICE SHALL BE 2". MAXIMUM DEPTH OF REPAIR SHALL BE LOCATED IN BULKHEAD

Legend



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LAUREN O'DONNELL
 621 882-7920
 19010 9th
 NW 13th Ave. SE
 98148-3152

[illegible]

1. The following information was obtained from the files of the Federal Bureau of Investigation, Department of Justice, and the Central Intelligence Agency, and is being furnished to you for your information. It is to be used for your information only and is not to be distributed outside your agency. It is to be used for your information only and is not to be distributed outside your agency. It is to be used for your information only and is not to be distributed outside your agency.

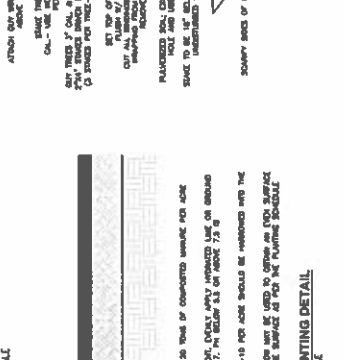
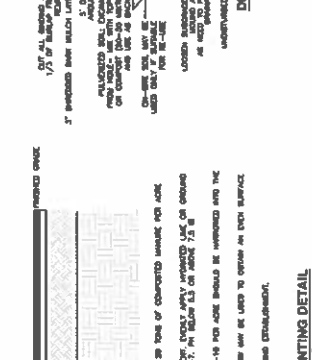
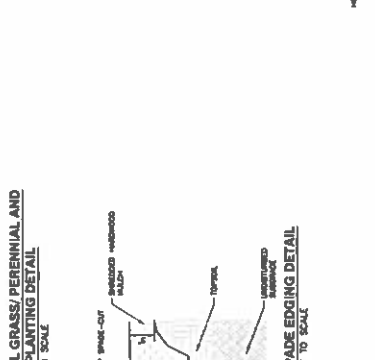
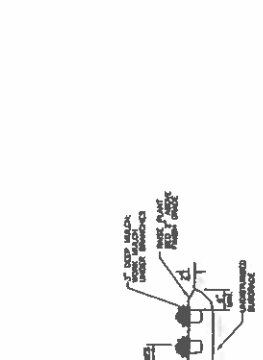
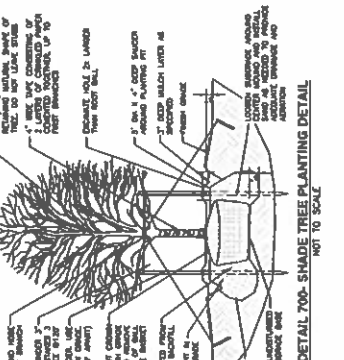
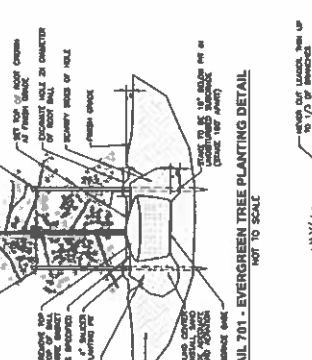
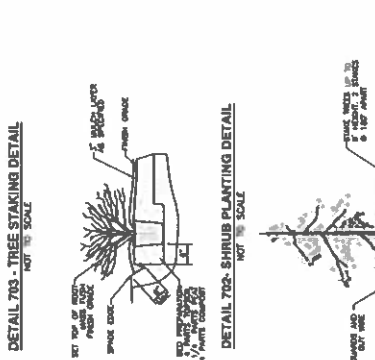
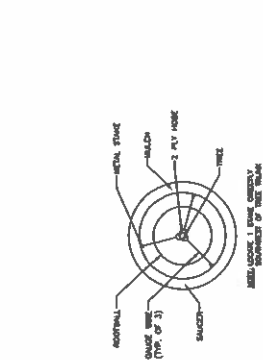
the 60,000 employees and 100,000 customers that the firm serves. The company's 1990 sales were \$1.2 billion, up from \$1.1 billion in 1989. The company's 1990 operating income was \$100 million, up from \$90 million in 1989. The company's 1990 net income was \$70 million, up from \$60 million in 1989. The company's 1990 cash flow was \$80 million, up from \$70 million in 1989. The company's 1990 capital expenditures were \$50 million, up from \$40 million in 1989. The company's 1990 dividends were \$20 million, up from \$15 million in 1989. The company's 1990 stock price was \$40 per share, up from \$35 per share in 1989. The company's 1990 P/E ratio was 15, up from 12 in 1989. The company's 1990 market cap was \$4 billion, up from \$3.5 billion in 1989. The company's 1990 return on assets was 10%, up from 8% in 1989. The company's 1990 return on equity was 15%, up from 12% in 1989. The company's 1990 debt to capitalization ratio was 40%, up from 35% in 1989. The company's 1990 interest coverage ratio was 3.0, up from 2.5 in 1989. The company's 1990 current ratio was 1.5, up from 1.2 in 1989. The company's 1990 quick ratio was 1.0, up from 0.8 in 1989. The company's 1990 working capital was \$100 million, up from \$80 million in 1989. The company's 1990 accounts receivable turnover was 10, up from 8 in 1989. The company's 1990 inventory turnover was 5, up from 4 in 1989. The company's 1990 payables turnover was 10, up from 8 in 1989. The company's 1990 cash conversion cycle was 30 days, up from 25 days in 1989. The company's 1990 operating leverage was 1.5, up from 1.2 in 1989. The company's 1990 financial leverage was 1.2, up from 1.0 in 1989. The company's 1990 total leverage was 1.5, up from 1.2 in 1989. The company's 1990 debt to value ratio was 40%, up from 35% in 1989. The company's 1990 equity to value ratio was 60%, up from 55% in 1989. The company's 1990 debt to equity ratio was 0.67, up from 0.63 in 1989. The company's 1990 debt to capitalization ratio was 40%, up from 35% in 1989. The company's 1990 interest coverage ratio was 3.0, up from 2.5 in 1989. The company's 1990 current ratio was 1.5, up from 1.2 in 1989. The company's 1990 quick ratio was 1.0, up from 0.8 in 1989. The company's 1990 working capital was \$100 million, up from \$80 million in 1989. The company's 1990 accounts receivable turnover was 10, up from 8 in 1989. The company's 1990 inventory turnover was 5, up from 4 in 1989. The company's 1990 payables turnover was 10, up from 8 in 1989. The company's 1990 cash conversion cycle was 30 days, up from 25 days in 1989. The company's 1990 operating leverage was 1.5, up from 1.2 in 1989. The company's 1990 financial leverage was 1.2, up from 1.0 in 1989. The company's 1990 total leverage was 1.5, up from 1.2 in 1989. The company's 1990 debt to value ratio was 40%, up from 35% in 1989. The company's 1990 equity to value ratio was 60%, up from 55% in 1989. The company's 1990 debt to equity ratio was 0.67, up from 0.63 in 1989.

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 PRELIMINARY PLAN
 SHEETZ CONVENIENCE STORE
 16700 FORT STREET
 CITY OF SOUTHEAST
 WAYNE COUNTY, MI
 C&E Environmental
 Consultants, Inc.
 8800 Lyra Drive
 Suite 300
 Columbus, OH 43240
 Ph. 614.540.6633
 www.c&einc.com

LANDSCAPE DETAILS
 DATE: JUNE 2006
 DRAWN BY: JRM
 CHECKED BY: JRM
 PROJECT NO: 2006-071
 SHEET: C701

SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	CONTAINER	CALIPER	SIZE
TREES						
1	AD	4	40' BURNING BUSH, 'NORWICH' NORWICH RED WAX	840	2.5" CAL.	
2	AD	3	40' BURNING BUSH, 'NORWICH' NORWICH RED WAX	840	2.5" CAL.	
3	AD	4	40' BURNING BUSH, 'NORWICH' NORWICH RED WAX	840	2.5" CAL.	
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100	AD	4	40' BURNING BUSH, 'NORWICH' NORWICH RED WAX	840	2.5" CAL.	



DETAIL 707 - ORNAMENTAL GRASS/PERENNIAL AND GROUND COVER PLANTING DETAIL. NOT TO SCALE.

SET PLANTS AT SAME LEVEL AS EXISTING LAWN SURFACE.

PREPARE EXISTING PLANT BED TO BE IDENTICAL TO EXISTING LAWN SURFACE.

DETAIL 706 - SPADE EDGING DETAIL. NOT TO SCALE.

SPADE EDGING SHOULD BE 1/2" HIGH AND 1/2" WIDE.

EDGING SHOULD BE 1/2" HIGH AND 1/2" WIDE.

DETAIL 705 - SOD PLANTING DETAIL. NOT TO SCALE.

LAWN SODS MUST BE LAYED AT SAME LEVEL AS EXISTING LAWN SURFACE.

LAWN SODS MUST BE LAYED AT SAME LEVEL AS EXISTING LAWN SURFACE.

DETAIL 704 - LAWN PLANTING DETAIL. NOT TO SCALE.

LAWN SODS MUST BE LAYED AT SAME LEVEL AS EXISTING LAWN SURFACE.

LAWN SODS MUST BE LAYED AT SAME LEVEL AS EXISTING LAWN SURFACE.



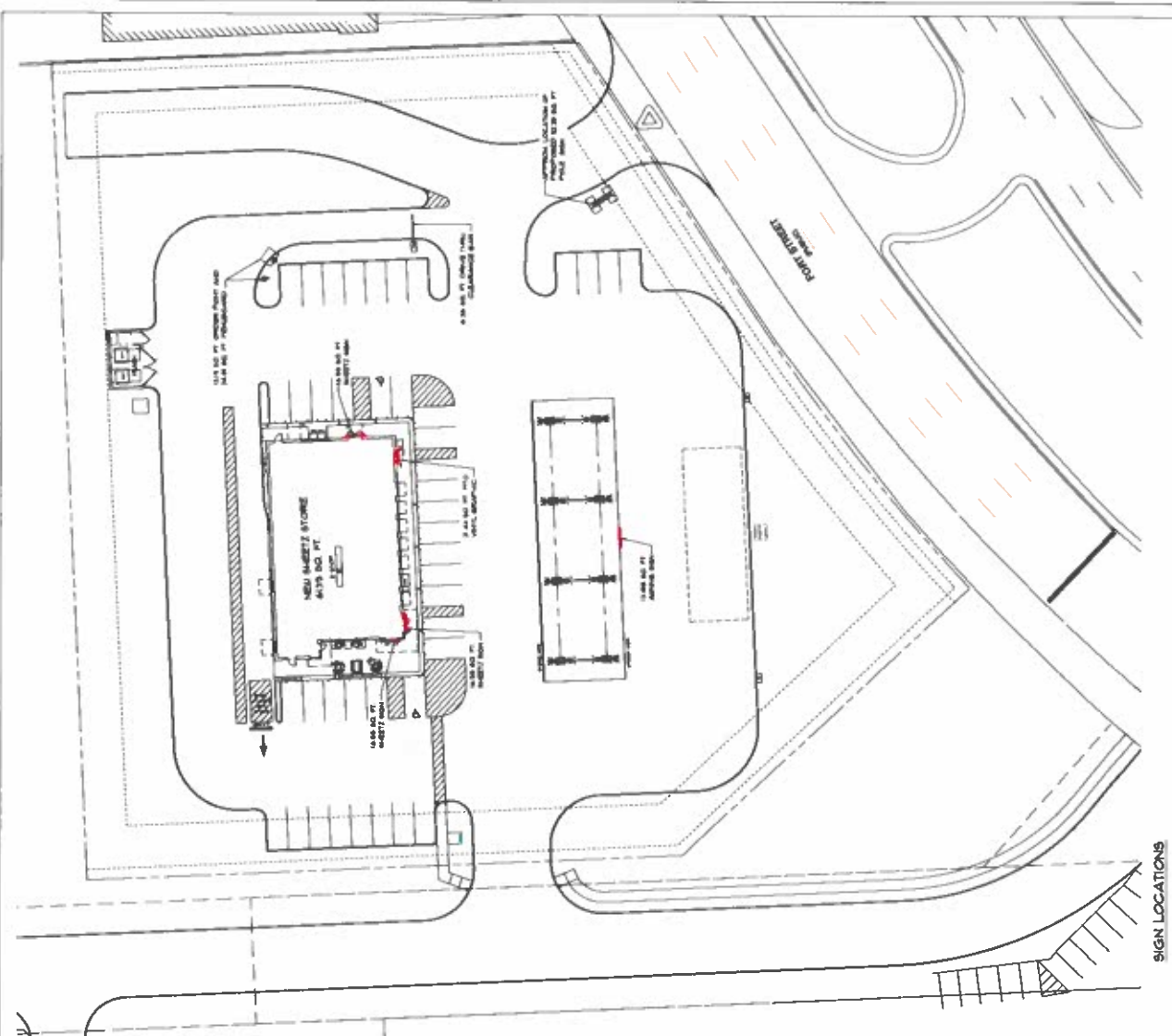
SHEETZ INCORPORATED
5100 SIXTH AVENUE
ALTOONA, PA 16602
(814) 946-3611

NEW SHEETZ STORE "SOUTHGATE"

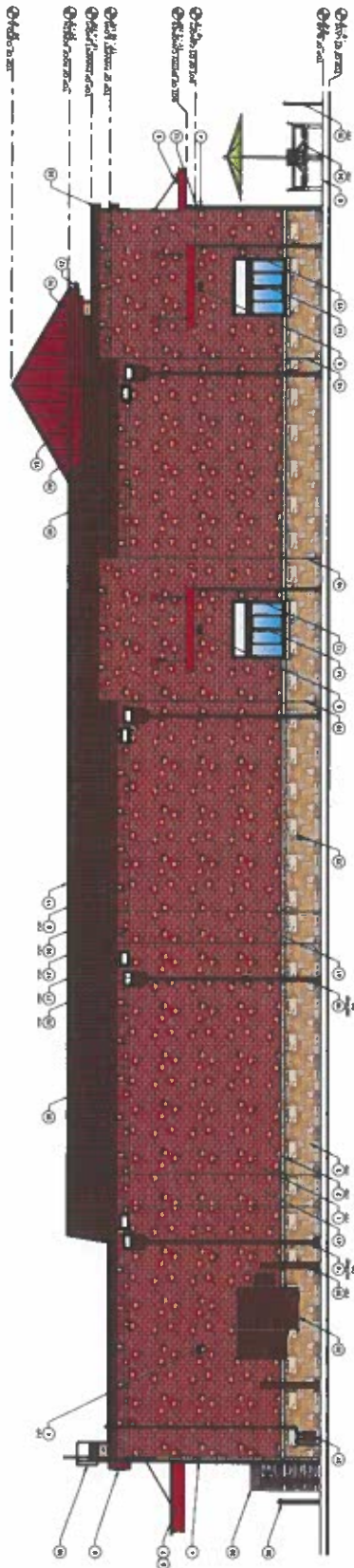
16100 FORT STREET
SOUTHGATE, MICHIGAN

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS	SHEETZ SIGN = 16.55 SQ. FT. X 3 = 49.65 SQ. FT.	
	MTD VINYL GRAPHIC = 21.44 SQ. FT. X 1 = 21.44 SQ. FT.	
	TOTAL = 71.09 SQ. FT.	71.09 SQ. FT.
GAS PRICE POLE SIGN	SHEETZ SIGN = 24.75 SQ. FT. X 1 = 24.75 SQ. FT.	
	GAS PRICE SIGN = 61.53 SQ. FT. X 1 = 61.53 SQ. FT.	
	TOTAL = 86.28 SQ. FT.	86.28 SQ. FT.
GAS CANOPY AWNING	SHEETZ SIGN AREA = 13.08 SQ. FT. X 1 = 13.08 SQ. FT.	
FUEL OFFERING FLAG AREA	2.16 SQ. FT. X 16 = 44.16 SQ. FT.	
	TOTAL = 57.24 SQ. FT.	57.24 SQ. FT.
DRIVE THRU SIGN DETAILS	CLEARANCE BAR = 6.36 SQ. FT. X 1 = 6.36 SQ. FT.	
	ORDER POINT SIGNS = 13.19 SQ. FT. X 1 = 13.19 SQ. FT.	
	MENUBOARD = 24.81 SQ. FT. X 1 = 24.81 SQ. FT.	
	TOTAL = 44.36 SQ. FT.	44.36 SQ. FT.



SIGN LOCATIONS



3 REAR ELEVATION

PHYSICAL EXTERIOR ELEVATION NOTES:

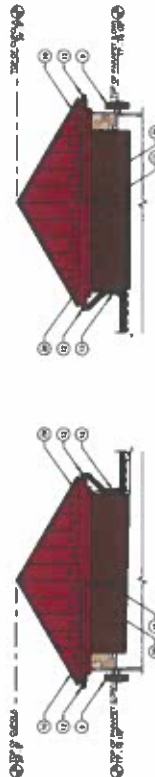
- [illegible]

AND SMALL BRICKS TO COVER UP THE STONE.
EXTERIOR ELEVATION KEYNOTE'S

1. **STAINING** - process of applying a stain to a specimen
2. **STAIN** - a substance that is used to stain a specimen
3. **STAINING AGENT** - a substance that is used to stain a specimen
4. **STAINING METHOD** - a technique used to stain a specimen
5. **STAINING RESULT** - the result of a staining process
6. **STAINING TIME** - the time taken for a stain to be applied
7. **STAINING TEMPERATURE** - the temperature at which a stain is applied
8. **STAINING pH** - the pH of the staining solution
9. **STAINING CONCENTRATION** - the concentration of the staining solution
10. **STAINING VOLUME** - the volume of the staining solution
11. **STAINING SPEED** - the speed at which a stain is applied
12. **STAINING DIRECTION** - the direction in which a stain is applied
13. **STAINING PRESSURE** - the pressure used to apply a stain
14. **STAINING VIBRATION** - the vibration used to apply a stain
15. **STAINING ROTATION** - the rotation used to apply a stain
16. **STAINING TRANSLATION** - the translation used to apply a stain
17. **STAINING SCALING** - the scaling used to apply a stain
18. **STAINING SHEAR** - the shear used to apply a stain
19. **STAINING TORSION** - the torsion used to apply a stain
20. **STAINING COMPRESSION** - the compression used to apply a stain
21. **STAINING TENSION** - the tension used to apply a stain
22. **STAINING BENDING** - the bending used to apply a stain
23. **STAINING TWISTING** - the twisting used to apply a stain
24. **STAINING FOLDING** - the folding used to apply a stain
25. **STAINING UNFOLDING** - the unfolding used to apply a stain
26. **STAINING CRIMPING** - the crimping used to apply a stain
27. **STAINING UNCRIMPING** - the uncrimping used to apply a stain
28. **STAINING CURLING** - the curling used to apply a stain
29. **STAINING UNCURLING** - the uncurling used to apply a stain
30. **STAINING COILING** - the coiling used to apply a stain
31. **STAINING UNCOILING** - the uncoiling used to apply a stain
32. **STAINING COILING/UNCOILING** - the coiling/uncoiling used to apply a stain
33. **STAINING CURLING/UNCURLING** - the curling/uncurling used to apply a stain
34. **STAINING COILING/CURLING** - the coiling/curling used to apply a stain
35. **STAINING UNCOILING/UNCURLING** - the uncoiling/uncurling used to apply a stain
36. **STAINING COILING/CURLING/UNCURLING** - the coiling/curling/uncurling used to apply a stain
37. **STAINING UNCOILING/UNCURLING/CURLING** - the uncoiling/uncurling/curling used to apply a stain
38. **STAINING COILING/CURLING/UNCURLING/CURLING** - the coiling/curling/uncurling/curling used to apply a stain
39. **STAINING UNCOILING/UNCURLING/CURLING/UNCURLING** - the uncoiling/uncurling/curling/uncurling used to apply a stain
40. **STAINING COILING/CURLING/UNCURLING/CURLING/UNCURLING** - the coiling/curling/uncurling/curling/uncurling used to apply a stain
41. **STAINING UNCOILING/UNCURLING/CURLING/UNCURLING/CURLING** - the uncoiling/uncurling/curling/uncurling/curling used to apply a stain
42. **STAINING COILING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING** - the coiling/curling/uncurling/curling/uncurling/curling used to apply a stain
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45. **STAINING UNCOILING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING** - the uncoiling/uncurling/curling/uncurling/curling/uncurling/curling used to apply a stain
46. **STAINING COILING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING** - the coiling/curling/uncurling/curling/uncurling/curling/uncurling/curling used to apply a stain
47. **STAINING UNCOILING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING** - the uncoiling/uncurling/curling/uncurling/curling/uncurling/curling/uncurling used to apply a stain
48. **STAINING COILING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING** - the coiling/curling/uncurling/curling/uncurling/curling/uncurling/curling/uncurling used to apply a stain
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50. **STAINING COILING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING/UNCURLING/CURLING** - the coiling/curling/uncurling/curling/uncurling/curling/uncurling/curling/uncurling/curling used to apply a stain

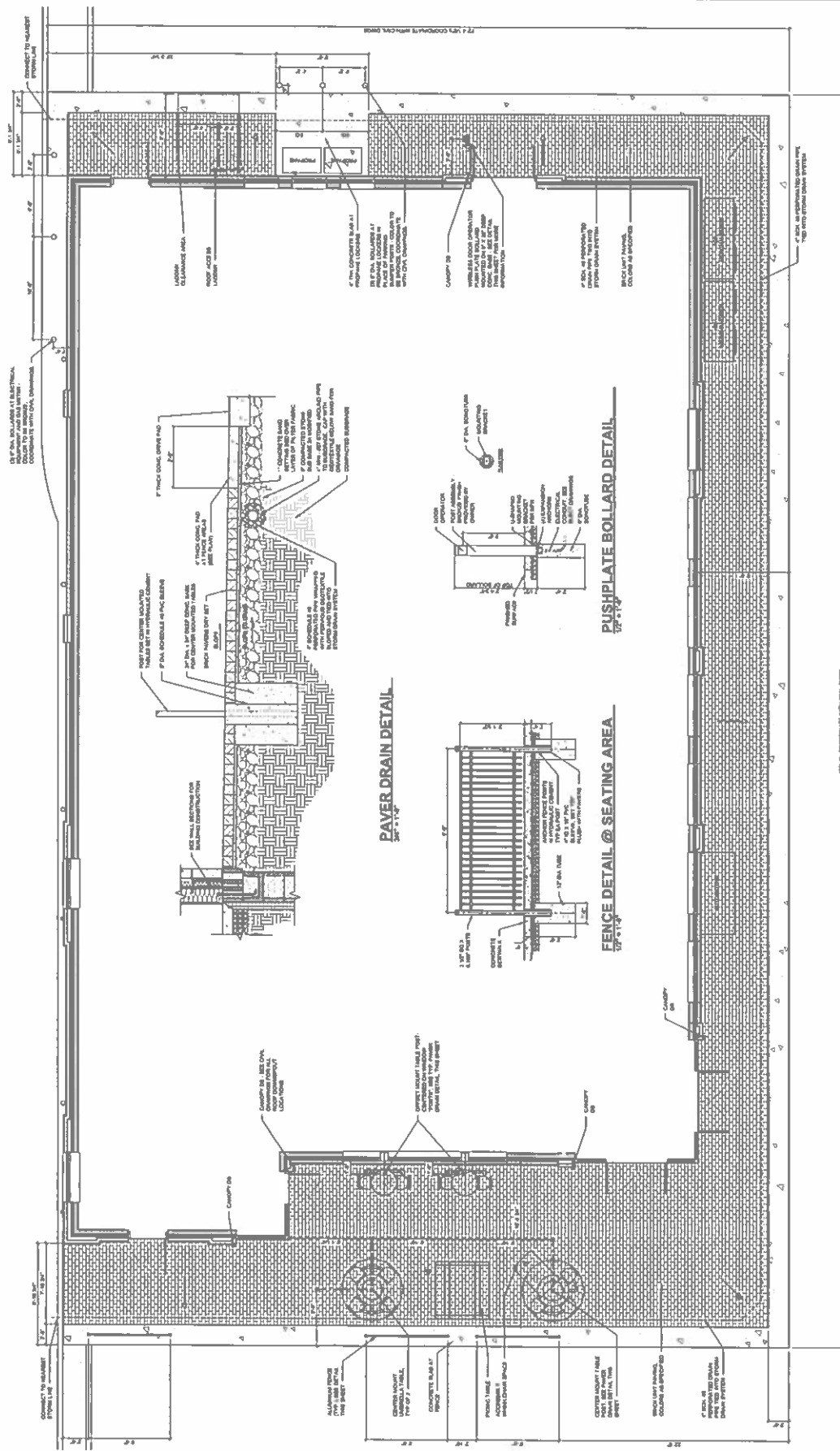


4 RIGHT ELEVATION



5 CUPOLA ELEVATION FROM ROOF

6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



PUSHPLATE BOLLARD DETAIL

FENCE DETAIL @ SEATING AREA

COVER DRAIN DETAIL
1'-1 1/2"

— **E-BOOK COLLECTION OF INTERESTS ABOVE.**
CONTEMPORARY NEWS, BUSINESS AND THE LAW.
CRUZZERUSA

SIDEWALK PLAN

A100

Convergence Architecture
and Design P.C.
301 South Main, Chambers PA 16825
phone (814) 224-4113
email info@convergencepc.com
www.convergencepc.com

PROJECT NAME:
**NEW SHEETZ STORE
SOUTHGATE
FORT ST.**

18700 Fort Street
Southgate
Michigan

OWNER
SHEETZ INC.
5700 SIXTH AVE.
ALTOONA PA 16822

CONSULTANT

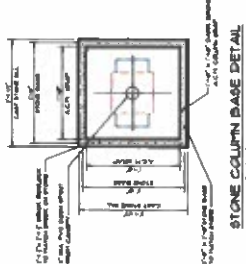
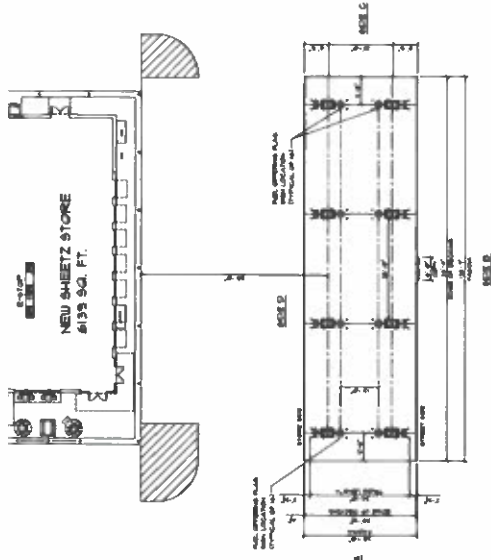
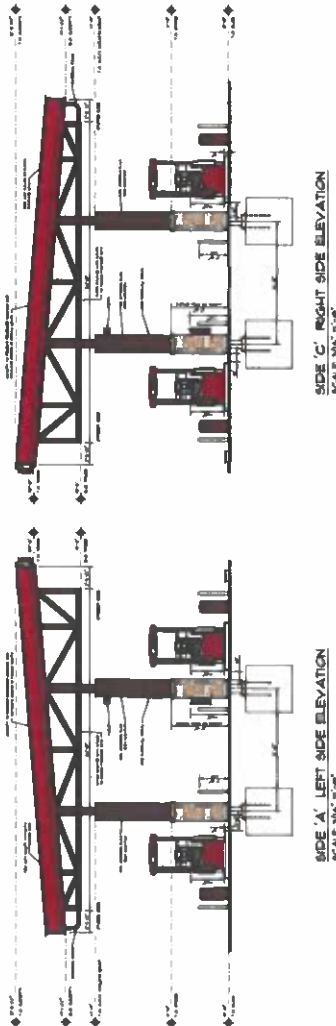
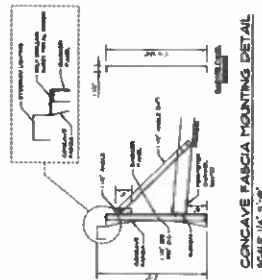
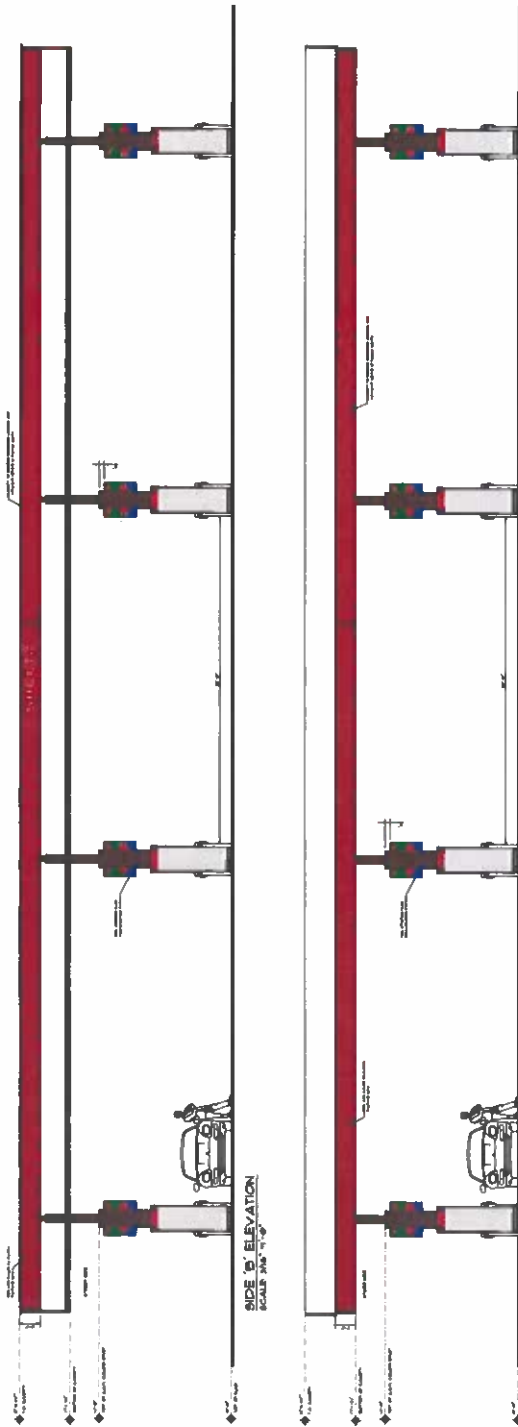
PROFESSIONAL

KEY PLAN

DATE	DESCRIPTION
05-08-2025	REVISED FOR
06	REVISION BY
06	SHEET TITLE

GAS AWNING

AWNING



DOUBLE FACED FUEL OFFERING FLAG SIGN DETAILS
SCALE 1/2" = 1'-0"

PLAN VIEW FOR LOGO LOCATIONS
SCALE 1/4" = 1'-0"

STONE COLUMN BASE DETAIL
SCALE 1/4" = 1'-0"

DOUBLE FACED FUEL OFFERING FLAG SIGN DETAILS
SCALE 1/2" = 1'-0"

PROJECT NAME
**NEW SHEETZ STORE
SOUTHGATE
FORT ST.**

18700 Fort Street
Southgate
Michigan

OWNER
SHEETZ, INC.

9700 SIXTH AVE.
ALTOONA, PA 16802

CONSOLE START

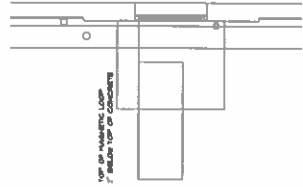
PROJECT SOCIAL

KEY PLAN

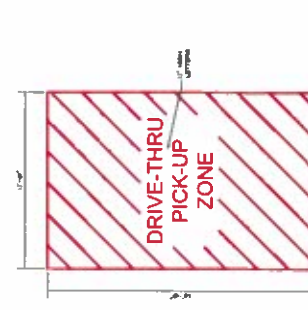
DATE	DESCRIPTION
05-09-2025	ISSUE
05-09-2025	PROJECT END
05-09-2025	DESIGN BY
05-09-2025	DATE
05-09-2025	SCALE 1/16" = 1'-0"

DRIVE THRU
SIGN DETAILS

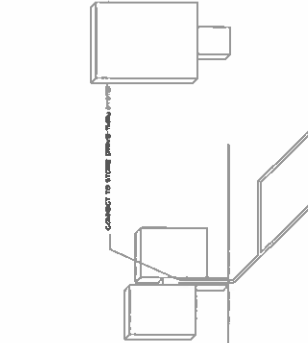
DT-1



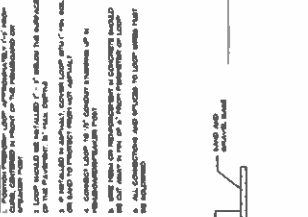
DRIVE THRU WINDOW DETAIL
SCALE 1/8" = 1'-0"



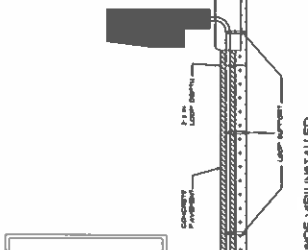
PARKING SPACE PAINTING DIAGRAM
SCALE 1/8" = 1'-0"



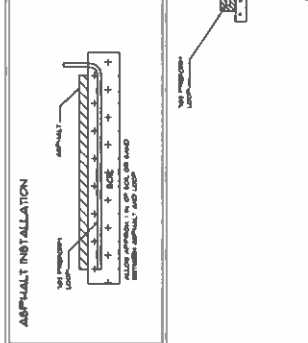
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



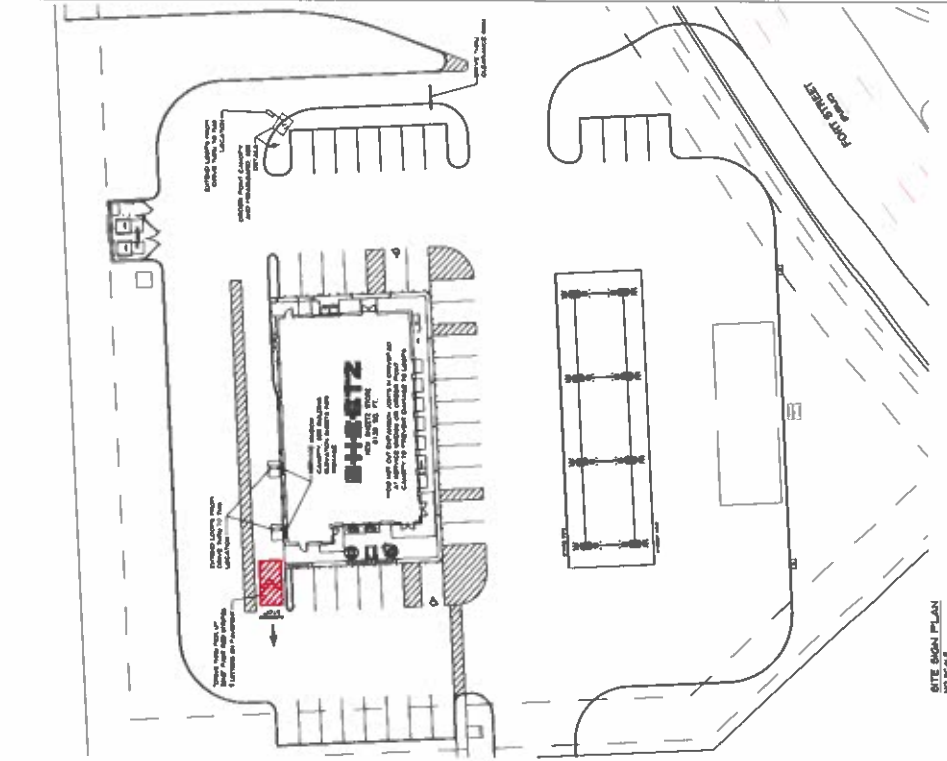
SIDE VIEW INSTALLED
NO SCALE



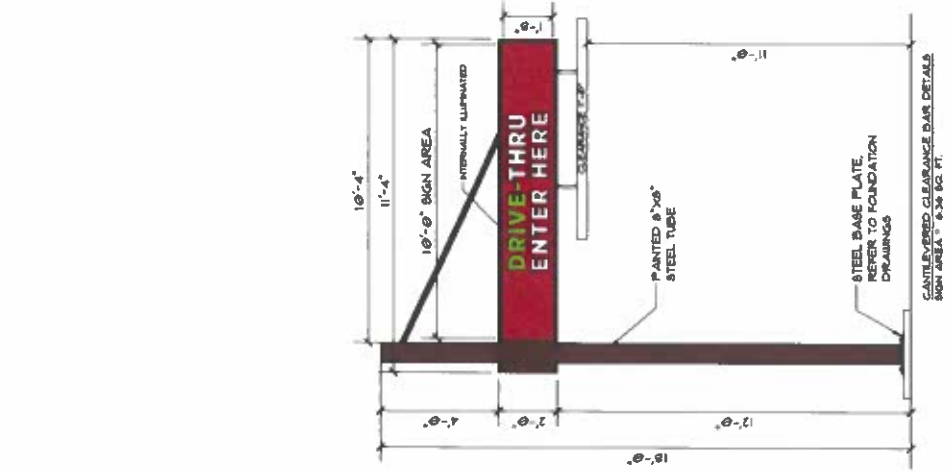
CONCRETE INSTALLATION
NO SCALE



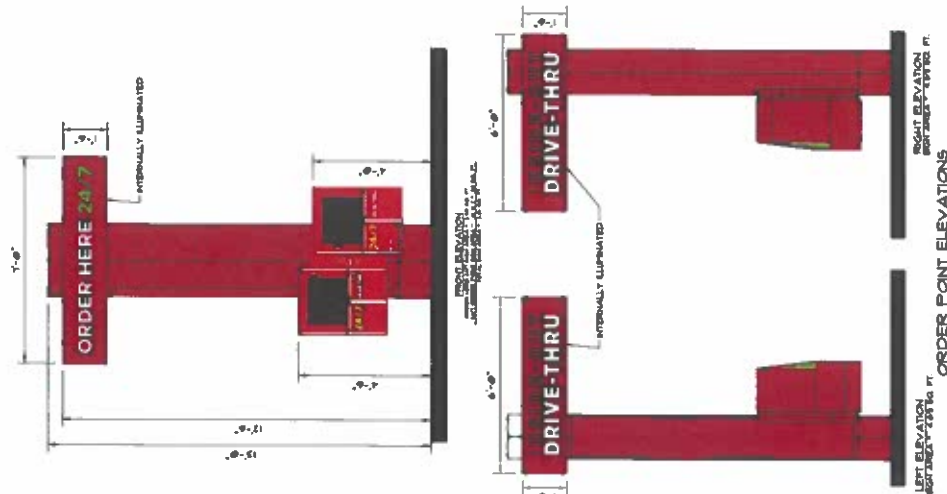
ASPHALT INSTALLATION
NO SCALE



SITE SIGN PLAN
NO SCALE



CANTILEVERED CLEARANCE BAR DETAIL
SIGN AREA 1' 0" x 6' 0" FT.



ORDER POINT ELEVATIONS
SCALE 3/8" = 1'-0"

PROJECT NAME
NEW SHEETZ STORE
SOUTHGATE
FORT ST.

6700 Fort Street
Birmingham
AlabamaDANER
SHEETZ, INC.

3700 SIXTH AVE.
ALTOONA, PA 16602

CONCLUSION

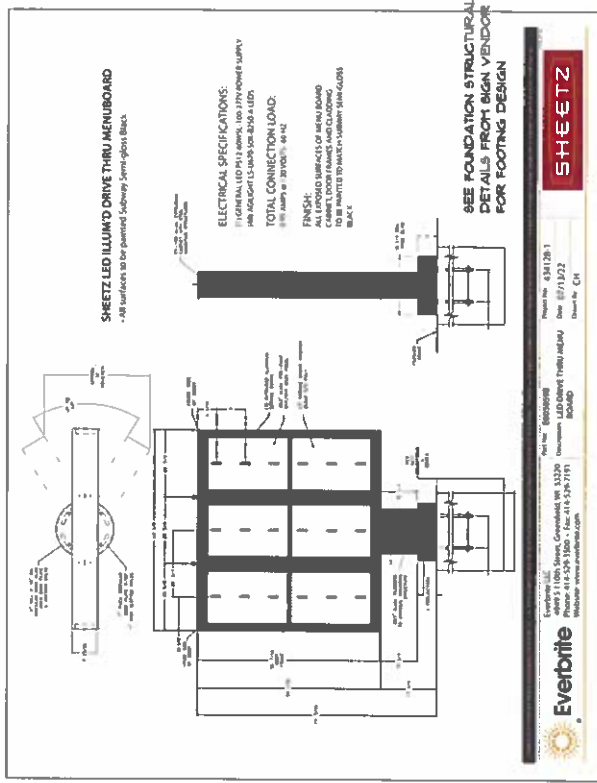
THEOREM 2.10

MYLAD

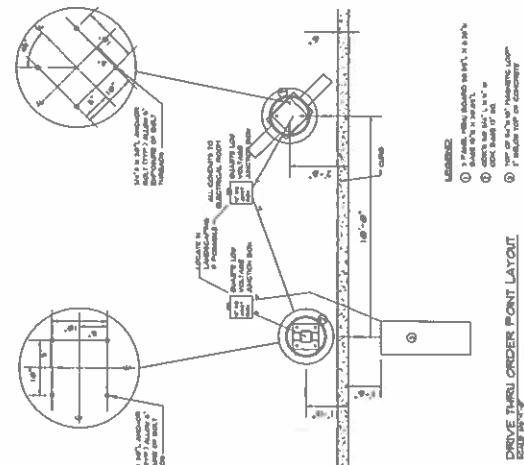
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DRIVE THRU
SIGN DETAILS

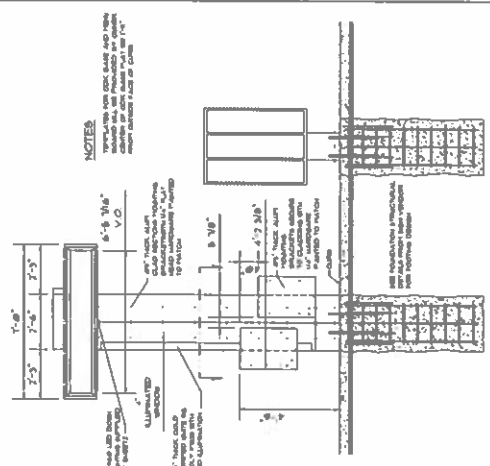
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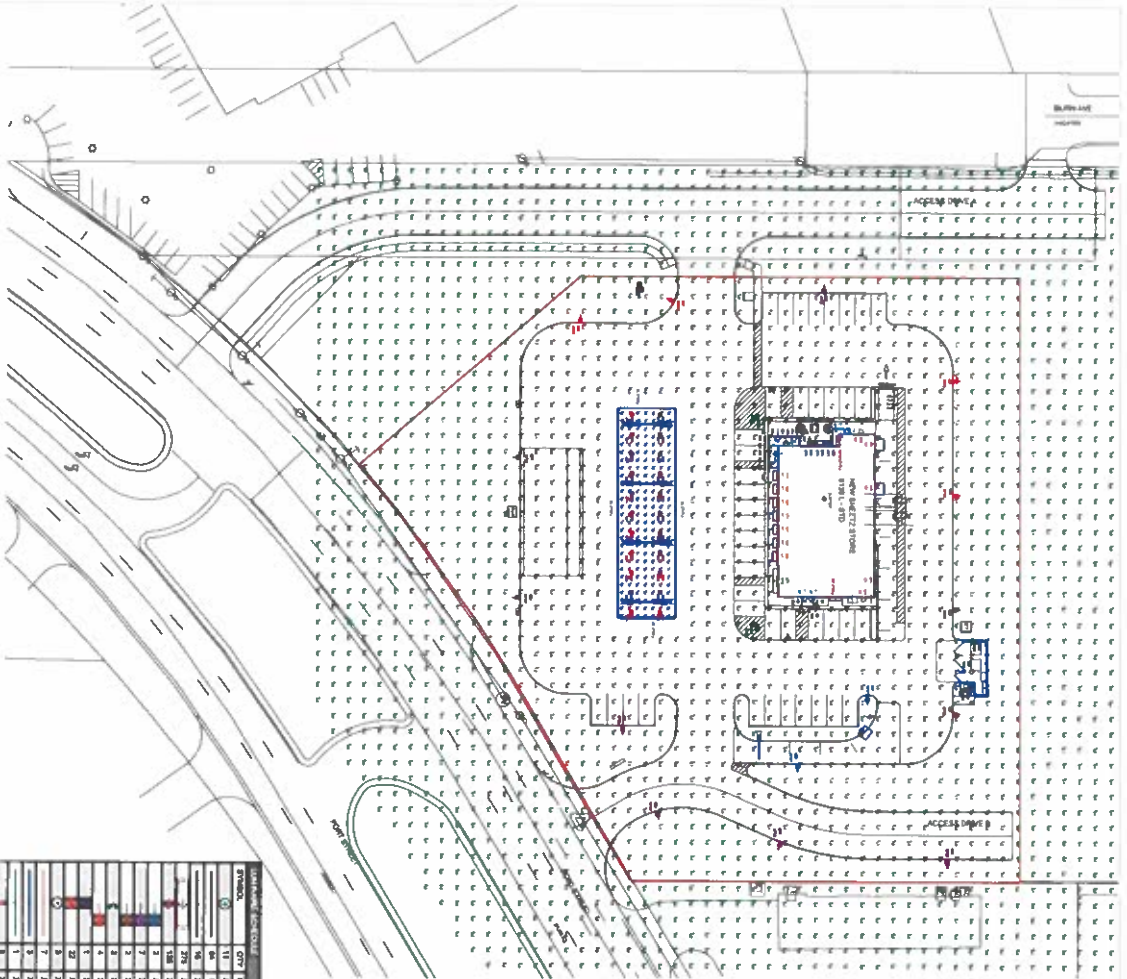
MEMBER BOARD DETAIL



DRIVE THRU ORDER FONT LAYOUT



SAVE THRU ORDER POINT PAD ELEVATION



STATION	TYPE	UNIT	WATTAGE	TOTAL WATTAGE	STATUS
1	100W	100W	100W	100W	100W
2	200W	200W	200W	200W	200W
3	300W	300W	300W	300W	300W
4	400W	400W	400W	400W	400W
5	500W	500W	500W	500W	500W
6	600W	600W	600W	600W	600W
7	700W	700W	700W	700W	700W
8	800W	800W	800W	800W	800W
9	900W	900W	900W	900W	900W
10	1000W	1000W	1000W	1000W	1000W
11	1100W	1100W	1100W	1100W	1100W
12	1200W	1200W	1200W	1200W	1200W
13	1300W	1300W	1300W	1300W	1300W
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47	4700W	4700W	4700W	4700W	4700W
48	4800W	4800W	4800W	4800W	4800W
49	4900W	4900W	4900W	4900W	4900W
50	5000W	5000W	5000W	5000W	5000W

THIS SITE IS LOCATED IN A REGION WHERE LIGHTNING IS REGULATED BY LOCAL ORDINANCES

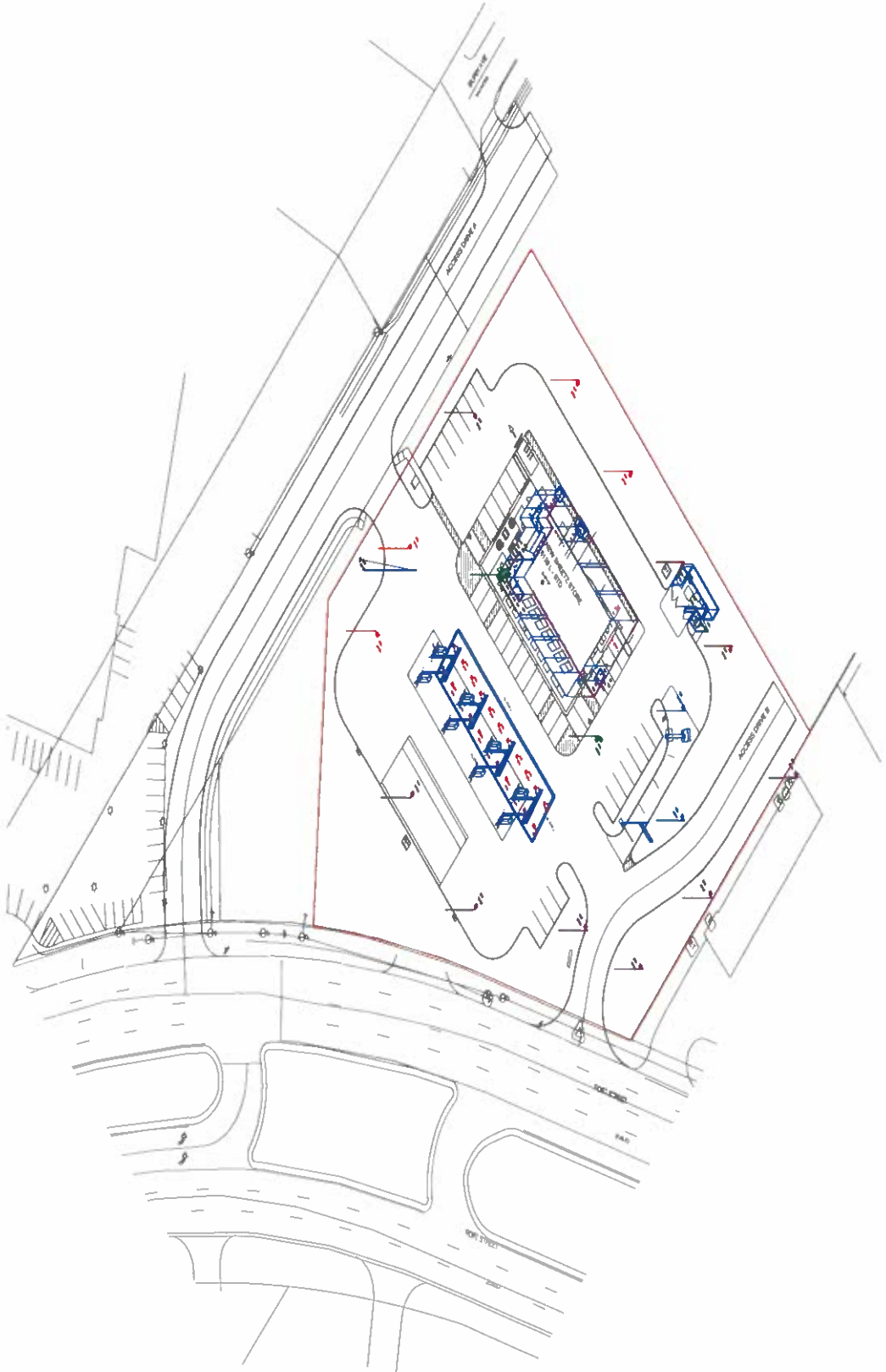
	AVG	MAX	MIN	AVGMIN	MAXMIN
LOAD	3.77	28.0	1.0	3.77	28.00
WIRE PAVED AREA	0.70	4.4	0.0	N/A	N/A
UNDER CANOPY	43.04	57	28	2.10	3.00

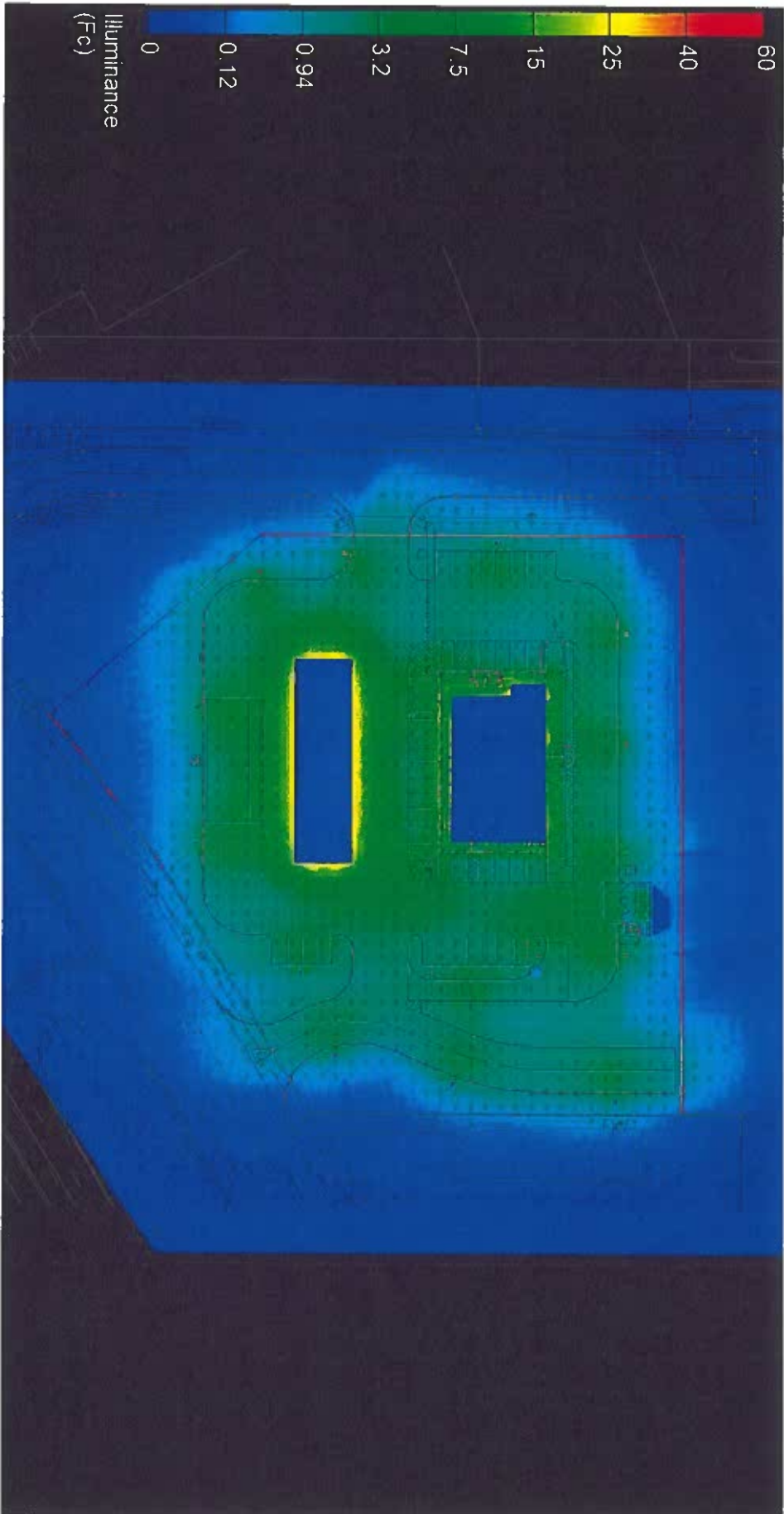
NOTE:
• ALL AREA LIGHTS ON NEW 17 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
• FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES
UNLESS NOTED OTHERWISE.



LIFE-SIZE (COSTS IN \$/DAY)					LIFE-SIZE (COSTS IN \$/DAY)				
LEAD NO	LABEL				LEAD NO	LABEL			
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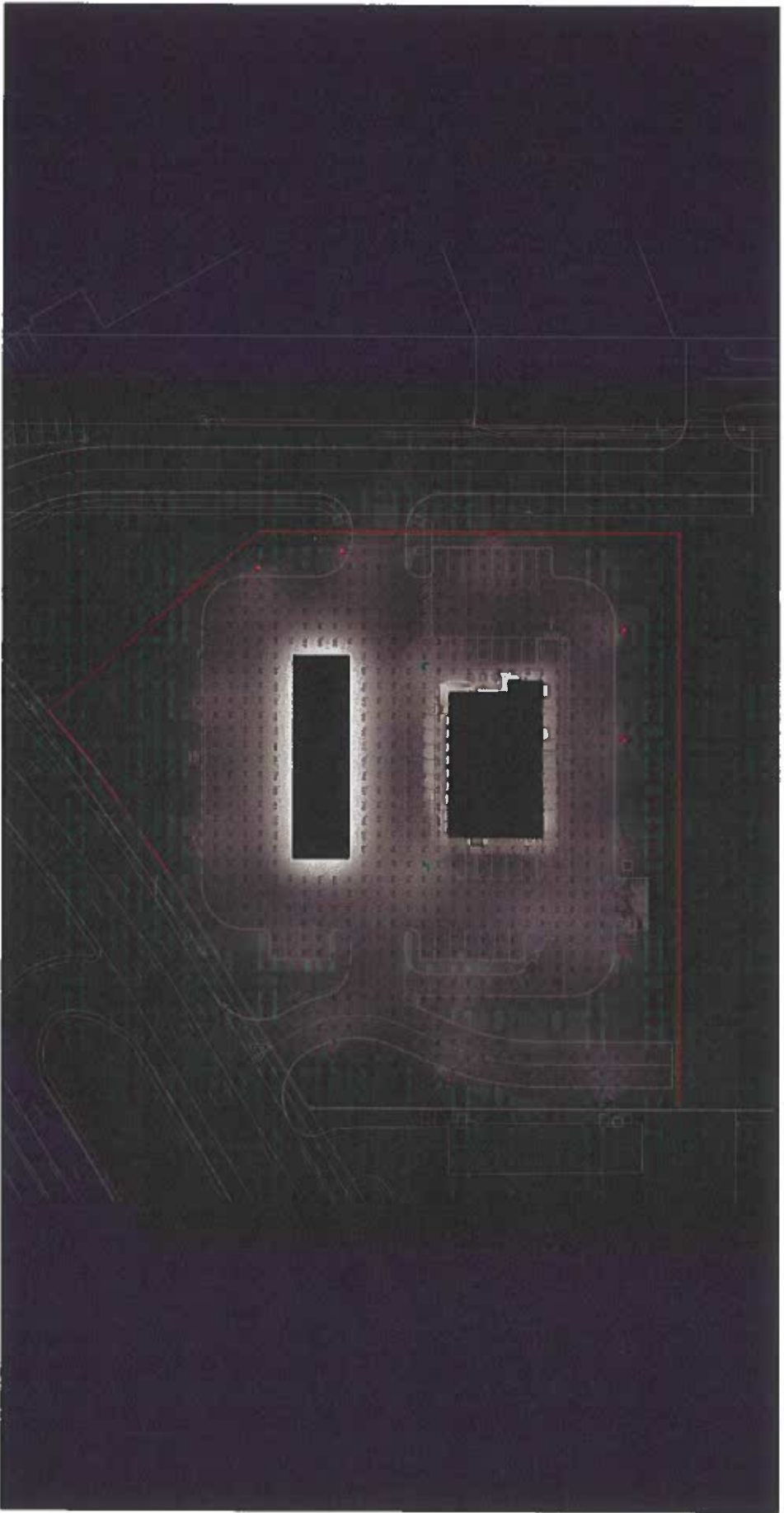
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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 7, 2025

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT: Southgate Center, LLC

ADDRESS: 810 Seventh Avenue, 10th Floor
New York, NY 10015

PARCEL ADDRESS/ID: 16700 Fort Street
53-020-99-0002-703

CURRENT ZONING: C-2, General Commercial

ACTION REQUESTED: Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located along Fort Street. The applicant is requesting to construct a Sheetz gas station building and fuel pump canopy to occupy the currently vacant lot. The property will measure approximately 3.01 acres in size. The parcel is currently zoned C-2, General Commercial where gas station establishments are a permitted use within the district, subject to additional special conditions which are outlined later within this report, subject to the approval of the Planning Commission. The current size of the existing parcel is 9.26 acres, with the gas station site proposed to be divided from the parcel before construction begins. We note that current plans do not contain a state certified engineer's seal, which is required by section 1298.07(g)(2)(B).

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 April 2025

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required	Provided	Meets Requirement
Lot Area	N/A*	3.01 Acres	Yes
Lot Width	N/A*	≈440 Feet	Yes
Setbacks			
Front	25 Feet	25 Feet	Yes
Side	25 Feet	25 Feet	Yes
Rear	20 Feet	20 Feet	Yes
Lot Coverage	N/A*	-	Yes
Building Height	40 Feet, 2 Stories Max.	25 Feet, 1 Story	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.”

Items to be Addressed: None.

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	• Multi-family apartments	• RM, Multiple Family Residential
East	• Car Wash	• M-1, Light Industrial
West	• Car Dealership	• C-2, General Business
South	• Kroger	• C-3, Thoroughfare Service

Items to be Addressed: Planning Commission to determine compatibility with surrounding properties.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed gas station will consist of eight (8) gas pumps capable of serving sixteen (16) vehicles located centrally on site, with parking areas on the south, east, and western portions of the building. A drive through lane is located on the northern side of the building, along with a dumpster enclosure located on the northeastern corner of the site.

Items to be Addressed: None.

PARKING, LOADING

Gasoline stations with convenience stores are required to provide “One and one-half spaces for each fuel nozzle, plus one space for each 250 square feet of usable floor area,” while drive through restaurants with 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.”

Based on sixteen (16) proposed fuel nozzles, along with 5,689 square feet of usable floor area, forty-seven (47) parking spaces in addition to two (2) barrier-free parking spaces are required. For the drive through facility, based on 450 square feet of usable space, six (6) parking spaces including one (1) ADA space and ten (10) drive through stacking spaces are required. The total site requirement for parking is fifty-three (53) parking spaces, including three (3) ADA spaces. fifty-eight (58) parking spaces, ten (10) drive through stacking spaces, and three (3) ADA spaces are provided, meeting ordinance requirements.

A summary of parking and loading requirements per section 1292.02 is located within the table below.

	Requirement	Calculation	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	1.5 spaces per nozzle 1 space for each 250 Sq. Ft. of usable floor area 1 space per 75 Sq. Ft. of restaurant area	1.5 x 16 nozzles = 24 5,689 usable floor area / 250 = 23 450 Sq. Ft. / 75 = 6	53 spaces	58 spaces
Barrier Free	1 space per 25 parking spaces	58 / 25 = 2.32 ≈ 3	3 spaces	3 spaces
Maneuvering Lane Width	22 feet	-	22 feet	30 feet
Size of parking space/width & length	- Length – 19 feet - Width – 10 feet	-	10' x 19'	10' x 20'
Loading spaces	10 sf per 1 foot of building frontage	≈100 ft x 10 = 1,000 Sq. Ft.	1,000 Sq. Ft.	500 Sq. Ft.

Section 1292.03 requires maneuvering lane width for 90-degree parking to measure at least twenty-two (22) feet. Current plans exceed this requirement. Parking space dimensions have also been provided and are shown at ten (10) feet by twenty (20) feet, exceeding ordinance requirements. A loading/unloading area of 500 square feet in size is also shown. Based on approximate measurements of building frontage, the proposed loading area designation will need to show an area of 1,000 square feet to meet ordinance requirements. Based on current plans exceeding parking space requirements. We suggest the applicant reduce the number of spaces to fifty-three (53) to provide additional space for landscaping if desired, and encourage the applicant and Planning Commission to discuss possible alternatives.

Items to be Addressed: 1) Show loading area measurement at 1,000 square feet. 2) Consider reducing parking spaces to provide additional landscape space.

SITE ACCESS AND CIRCULATION

Site Access: The gas station will be accessed via two (2) access drives, both of which are located along Fort Street, labeled drive A and B. Please note any work performed in the Fort Street right-of-way will require MDOT approval. Access drive A will also be connected to Burns Street, therefore providing site access from Cambridge Avenue. We ask the applicant to clarify if there are any future plans for extending access drive B.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, 90-degree spaces are proposed throughout the site, where maneuvering lanes are required to be twelve twenty-two (22) feet wide. Measurements have been provided, with the narrowest lane width showing at thirty (30) feet to a maximum width of (70) feet, exceeding ordinance requirements. Turning radii for standard semi-trailers and passenger cars have been provided on sheet C201. Based on the presented radii, we are of the opinion that site access and circulation is adequate. We do note that plans should also be submitted to the Southgate Fire Department and Engineer for further review.

Pedestrian Circulation: An existing pedestrian sidewalk along Fort Street is labeled as TBRR on sheet C100. We ask the applicant to confirm if any work is proposed that would result in the sidewalk being removed or modified. A new pedestrian sidewalk is proposed along access drive A and will feed into the site near the accessory outdoor dining area, with striping proposed throughout the parking lot for additional wayfinding for both pedestrians and vehicles.

Waste/Dumpster Enclosure: A dumpster enclosure is proposed on the northeast corner of the site. Landscaping in addition to a brick-and-mortar enclosure is shown on plans. Enclosure details are provided on sheet 1, showing a height of seven (7) feet holding two (2) trash containers.

Items to be Addressed: 1) Confirm whether any work is to be conducted in Fort Street right-of-way and receive proper approval. 2) Clarify future plans for access drive B. 3) Submit plans to Fire Department and City Engineer for review of site circulation. 4) Clarify if any work is to be done on the existing Fort Street sidewalk.

UTILITIES

A utility plan for the site has been provided on sheet C500. Proposed site services include sanitary sewer, gas, underground electric, water, and stormwater measures. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: Provide utility plan for City Engineer approval.

LANDSCAPING

A landscape plan has been provided on sheet C700.

Street Trees: Six (6) trees are proposed along Fort Street on the southern portion of the site. Four (4) additional trees are proposed along access drive A and seven (7) trees are proposed along access drive B. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement is provided under “general landscape notes” #7.

Parking Lot: Extensive parking lot landscaping measures are proposed throughout the site. This includes the installation of 159 shrubs of nine (9) different species, as well as nineteen (19) trees between ten (10) different species. The majority of parking lot landscaping is located on the east and western parking areas.

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 indicate on sheet C000 that one (1) acre of landscaped open space is provided, which measures at about 33%, meeting ordinance requirements. Landscaping notes on sheet C700 also indicate the plantings will be served by an on-site irrigation system. The proposed landscape plantings also meet the clear corner requirements of section 1298.12. All proposed landscape material consists of city approved species, as well as no invasive species.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, planting size, and spacing dimensions, all of which are provided on the current landscape plan on sheet C701. Planting symbols, quantities, size, and spacing information are provided. All shrub spacing meets the minimum

ordinance requirements of three (3) feet. We do ask the applicant to provide the spacing dimensions between all tree plantings, which are not currently provided.

Items to be Addressed: *Provide tree spacing measurements on planting schedule.*

LIGHTING

A lighting/photometric plan has been provided on the last six (6) pages of the plan set. Proposed lighting includes both building/canopy mounted and seventeen (17) freestanding pole fixtures arranged evenly throughout the site with a height of twenty (20) feet, meeting ordinance requirements. All lighting fixtures are also shown to be down shielded.

The provided photometric plan also indicate the maximum light level at the property line as a result of site lighting will be 1.9 footcandles, located on the western entrance. Lighting levels on the remaining property lines do not exceed 1 footcandle. Due to the non-residential use on the western property boundary (car dealership) we are of the opinion that proposed lighting will not have an adverse effect on adjacent properties.

Items to be Addressed: *None.*

SIGNS

A signage plan is included after sheet C701. Four (4) wall signs are proposed on the south, east, and western elevations of the main building, along with a canopy sign on the southern elevation of the station canopy, and a freestanding pole sign located at the southeastern entrance of the site, for a total of six (6) signs. A menu board, order point sign, and clearance bar are also proposed for the drive through area. We also suggest the applicant consider adding additional wayfinding signage near the drive through entrance to ensure no vehicles accidentally enter.

Per section 1298.18(4)(A), three (3) primary wall signs and any number of accessory wall signs are allowed due to the intended public entrances on the south, east, and west public entrances and cannot exceed one hundred (100) square feet each. The four (4) proposed wall signs meet ordinance requirements, with sizes of fifty-one (51) square feet for the primary wall signs and twenty-one (21) square feet for the accessory sign on the southern elevation. The proposed canopy sign also meets size requirements.

Freestanding signage is permitted in commercial districts per section 1298.18(3)(A) and cannot exceed twenty (20) feet in height and one hundred (100) square feet in area on each side and have at least eight (8) feet of ground clearance. The proposed freestanding pole sign consists of a Sheetz and gas price faces, which total at ninety-two (92) square feet per side, meeting ordinance requirements. A cross-section detail of the freestanding pole sign will be needed to determine the height and ground clearance requirements. All freestanding drive through signs meet ordinance requirements. All proposed signage is subject to the review and final approval of the City Building Department.

Items to be Addressed: *1) Consider adding wayfinding signage near drive through entrance. 2) Provide freestanding sign cross-section. 3) Approval of proposed signage by City Building Department.*

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided on sheets A200, A201, and A140. The proposed building materials consist of primarily brick veneer, cast stone sill, and aluminum panels. Note 11 on sheet A200 indicates a roof equipment screen will be used, meeting the requirements of section 1298.09(d). Uniform architectural design and materials are present on all sides of the building. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed: Approval of proposed building materials by the City Building Department.

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(g), gasoline stations must adhere to the additional requirements listed below subject to Planning Commission approval.

- 1) They shall be located on corner lots adjoining at least one major thoroughfare.

CWA Comment: The proposed station is located on a corner lot, with direct access to Fort Street and Burns Street via access drive A.

- 2) They shall be located at least 500 feet from an entrance or exit to a public library, public or private school, playground, playfield, park, church or hospital.

CWA Comment: There are no facilities mentioned above within the 500-foot radius of the site.

- 3) The minimum frontage on any major thoroughfare shall be 120 feet.

CWA Comment: Approximate measurements show the subject site having around six hundred (600) feet of frontage along Fort Street.

- 4) The minimum lot area for a gasoline service station shall be 10,000 square feet, and 12,000 square feet for a general repair facility.

CWA Comment: The lot area of the proposed station after the proposed lot split is approximately 131,115 square feet.

- 5) No ingress-egress access drive shall be located closer than twenty-five feet from any intersection or property line adjoining a Residential District.

CWA Comment: Both access drives A and B will be approximately 1,000 feet from the closest residential district to the north, which consists of multi-family apartments.

- 6) Ample space shall be provided for motor vehicles waiting for service, or which are parked to be mechanically serviced or to be picked up following mechanical service. Sufficient vehicle stacking space shall be provided at the pump islands so that vehicles awaiting service will not interfere with vehicles entering the site.

CWA Comment: The applicant has provided concept stacking spaces for each pump on sheet C200 which shows the pump area and overall site can provide adequate circulation and parking.

- 7) Canopies, when constructed as an integral part of the main building, shall comply with the minimum set-back requirements of the C-2 District. Detached free-standing canopies shall comply with the requirements of Section 1298.04.

CWA Comment: The proposed canopy will be detached. Per section 1298.04, gas station canopies may locate in the front yard subject to a five (5) foot setback, which has been met.

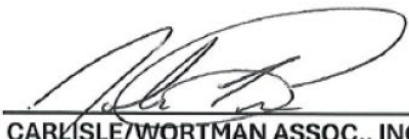
- 8) Operable motor vehicles kept overnight for mechanical repair may be parked on the premises so long as they are kept within a screened compound. The storage of motor vehicles on the premises shall be prohibited.**

CWA Comment: We ask the applicant to confirm that no outdoor storage of vehicles will be present on site.

RECOMMENDATION

Based on the information provided, we recommend the site plan for the proposed gas station be approved, attached with the following conditions being met before building permits are granted:

1. Provide professional engineer's seal on plans.
2. Planning Commission to determine compatibility with surrounding properties.
3. Show loading area measurement at 1,000 square feet.
4. Consider reducing parking spaces to provide additional landscape space.
5. Confirm whether any work is to be conducted in Fort Street right-of-way and receive proper approval.
6. Clarify future plans for access drive B.
7. Submit plans to Fire Department and City Engineer for review of site circulation.
8. Clarify if any work is to be done on the existing Fort Street sidewalk.
9. Provide utility plan for City Engineer approval.
10. Provide tree spacing measurements on planting schedule.
11. Consider adding wayfinding signage near drive through entrance.
12. Provide freestanding sign cross-section.
13. Approval of proposed signage by City Building Department.
14. Approval of proposed building materials by the City Building Department.
15. Confirm that no outdoor storage of vehicles will be present on site.



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



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