

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, September 8th, 2025
6:30 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 July 14th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Conditional Use Review, 13760 Eureka

VI. OLD BUSINESS

1. Master Plan Update

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate

Planning Commission Meeting

July 14, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 14, 2025 and called to order by Chairman James Yoos, at 7:00 p.m.

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

ABSENT: Andrew Moul (excused)

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

Minutes:

Moved by Nemeth, supported by Clark, that the minutes of the Planning Commission Meeting dated June 9, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings/New Business:

1. Southgate Center, LLC, Special Condition/Site Plan Review, 16700 Fort Street, Construct new Sheetz Gas Station/Convenience Store. PC 06-2025

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.

A PUBLIC HEARING WAS HELD FOR SOUTHGATE CENTER, LLC, SPECIAL CONDITION/SITE PLAN REVIEW, 16700 FORT STREET, CONSTRUCT NEW SHEETZ GAS STATION/CONVENIENCE STORE.

Notices were sent out.

Move by Anderson, supported by Nemeth, to open the Public Hearing.

The applicant stated they are requesting to construct a Sheetz fueling and fresh-fast food service to occupy the current vacant lot located at 16700 Fort Street. It is an innovative approach to the fueling/food service/convenience experience.

No public comments were received.

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

Moved by Anderson, supported by Nemeth, to approve the request by Southgate Center, LLC, For a Special Condition/Site Plan Review, at 16700 Fort Street, to construct a new Sheetz Gas Station/Convenience Store, with the following conditions:

- 1. Provide professional engineer's seal on plans.**
- 2. Show loading area measurement at 1,000 square feet.**
- 3. Confirm whether any work is to be conducted in Fort Street right-of-way and receive proper approval.**
- 4. Submit plans to Fire Department and City Engineer for review of site circulation.**
- 5. Provide utility plan for City Engineer approval.**
- 6. Provide tree spacing measurements on planting schedule.**
- 7. Provide freestanding sign cross-section.**
- 8. Approval of proposed signage by City Building Department.**
- 9. Approval of proposed building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 7:18 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 01-2025
Date Received 8-8-2025

CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW

RECEIVED
AUG 08 2025
CITY OF SOUTHGATE
BUILDING DEPARTMENT

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>Fajon Agalliu</u> <u>T & G Downriver Inc</u>	Name <u>Eriger Agalliu</u>
Address <u>16437 Truwood St. Woodhaven</u> <u>Woodhaven</u> <u>MI</u> <u>48183</u> (City) (State) (Zip)	Address <u>3707 Richland St</u> <u>Trenton</u> <u>MI</u> <u>48183</u> (City) (State) (Zip)
Telephone <u>313-200-1804</u> <u>aagalliu88@gmail.com</u>	Telephone <u>313-225-3359</u>

Information regarding the site:

Street Address: 13760 Eureka Rd. Southgate, MI 48195
Major Cross Streets: On Eureka Rd. between Dix & Fort St
Parcel / Lot No.: Lots 363 through 374
Acreage: _____ 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-1
Current Use: Vacant

Requested action:

☐ Rezoning

Requested District: 28th District

☒ Conditional Use Approval

Requested Use: Restaurant

☐ 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.)

** Please, see attached*

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: *Felix Perez* Date: *08-08-25*

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 *FP*

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.: _____

Information Regarding Request:

I am requesting a hearing before the Planning Commission for **site plan review and approval** to renovate the commercial property located at **13760 Eureka Road, Southgate, MI 48195**. The proposed action involves restoring and improving the existing structure to accommodate a **family-style dine-in restaurant**.

The project includes:

- Interior reconstruction and kitchen build-out
- Dining area improvements to accommodate approximately 80 guests
- Installation of new restrooms, upgraded utilities, HVAC, and fire suppression systems
- Upgrades to the parking lot and landscape improvements
- Compliance with all ADA accessibility requirements
- Installation of signage consistent with city ordinances

The proposed use is **compatible with the existing zoning district** and surrounding land uses, which include a mix of commercial and retail establishments along Eureka Road. This renovation will **revitalize a vacant building**, improve curb appeal, increase property value, and support economic growth by creating local jobs and drawing foot traffic to nearby businesses.

The project aligns with the goals and policies of the **City of Southgate Master Plan** by:

- Encouraging reinvestment in underutilized or vacant commercial buildings
- Supporting small businesses and entrepreneurship
- Enhancing commercial corridors with aesthetic and functional upgrades
- Providing diverse dining options to meet community needs

We respectfully request the Planning Commission's review and approval to move forward with this important revitalization project.

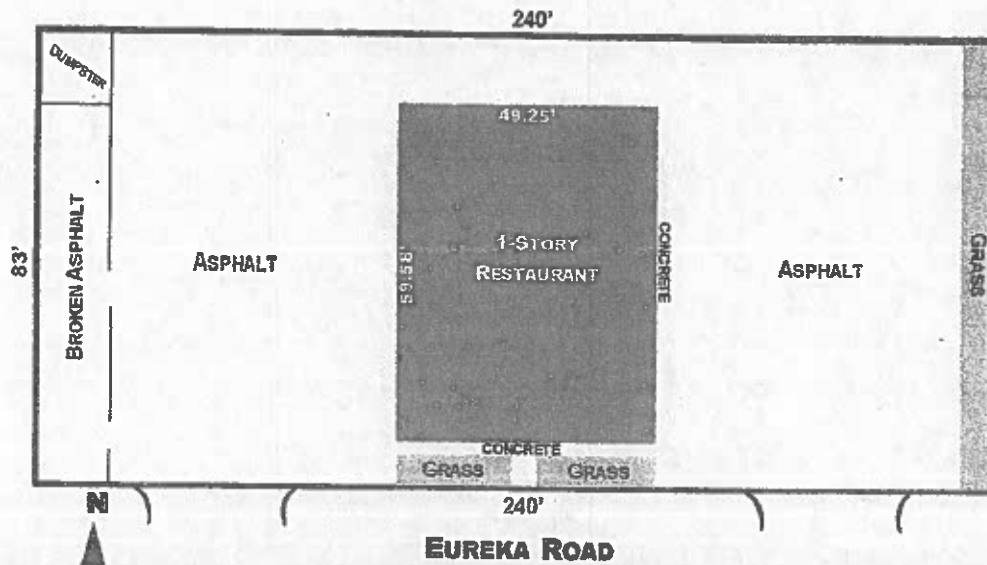
Respectfully,


Fatjon Agalliu

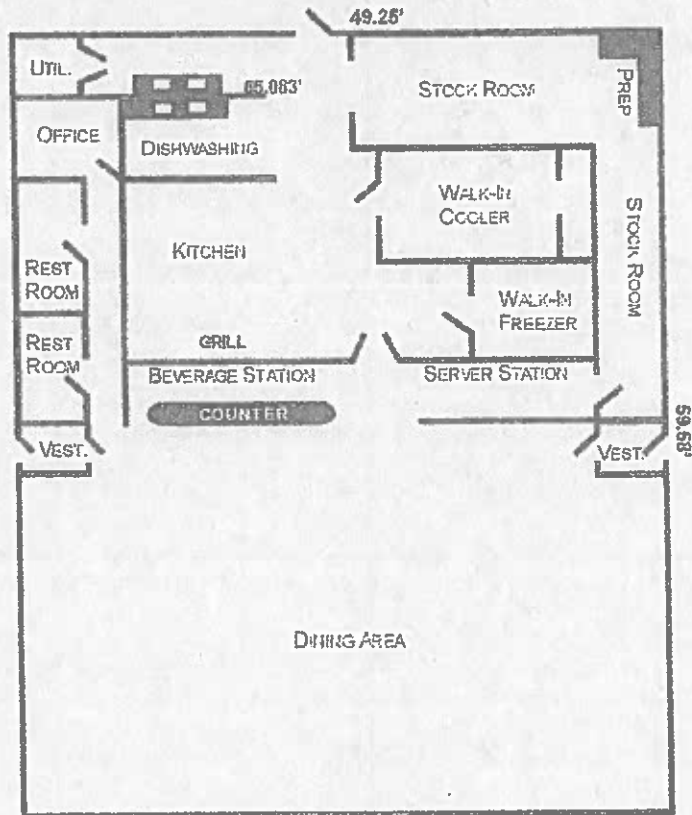
13760 Eureka Road
Southgate, MI 48195

- Building was built in 1970.
- The building was renovated in the late 1990's.
- In 2018 a fire damaged the building.
- The lot size is 240 feet of frontage along Eureka Road with a depth of 83 feet. See attached sketch.
- The building's approximate measurements are 49.25 feet by 59.58 = 2,934 square feet.
- There are two (2) parking lots – located on the east and west side of the building containing approximately 30 parking spaces.
- An interior layout prior to the fire is attached. Due to the fire, the building is currently essentially open space with all partitions removed. There is a new makeup air unit on the roof of the building.
- The sale price is \$450,000.00
- The lease price is \$15.00 per square foot, on a triple net basis (Tenant is responsible for the taxes, insurance and maintenance of the property).

DEVELOPMENT SKETCH



Floor Plan





Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 27, 2025

Conditional Use Review For City of Southgate, Michigan

APPLICANT: T&G Downriver Inc.
16487 Truwood St.
Woodhaven, MI 48183

PROPERTY ADDRESS: 13760 Eureka
Southgate, MI 48195

PARCEL ID: 53-012-03-0363-001

CURRENT ZONING: C-2, General Business

ACTION REQUESTED: Conditional Use Review

PROJECT AND SITE DESCRIPTION

We are in receipt of a conditional use application for the above-mentioned property. The applicant intends to utilize and renovate the existing building to be used as a family style dine-in restaurant. The scope of work included in the application consists of interior renovations to accommodate approximately eighty (80) guests, parking lot and landscaping improvements, and updated signage. No outdoor dining is proposed. The site is zoned C-2, General Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district, which requires review and approval by the 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 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*	0.46 Acres	Yes
Lot Width	N/A*	240 Feet	Yes
Setbacks			
Front	25 Feet	8 Feet	No
Side	25 Feet	90+ Feet	Yes
Rear	20 Feet	10 Feet	No
Lot Coverage	N/A*	-	Yes
Building Height	40 Feet, 2 Stories Max.	1 story, height not specified	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.”

The front and rear setbacks in relation to the existing building have not been met. However, the building has been constructed for some time, and as such would be classified as a legally nonconforming structure. We note that no building additions will be permitted that would expand the nonconformity of the structure to the north or south.

Items to be Addressed: None.

ZONING AND LAND USE

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

	Existing Land Use	Surrounding Zoning
Site	• Vacant Building	• C-2, General Commercial
North	• Single Family Homes	• R-1B, One Family Residential
East	• Commercial Buildings	• C-2, General Commercial
West	• Commercial Buildings	• C-2, General Commercial
South	• Restaurants	• C-2, General Commercial

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located centrally on the property and will serve as the sit-down restaurant. Two (2) parking areas are located on the east and western sides of the building.

Items to be Addressed: None.

PARKING, LOADING

Two (2) existing driveways serving each parking area are located along Eureka Road. *Eating establishment for sale and consumption on the premises of beverages, food, or refreshments, including those serving alcoholic beverages* are listed in section 1292.02, Schedule of Parking Spaces with the following calculation: “One space for each 60 square feet of usable floor area.” Based on the 2,934 square feet of building space, forty-nine (49) spaces are required. Usable floor area does not include the area dedicated to the storage or processing of merchandise, hallways, or for utilities or sanitary facilities. As a result, we expect the number of required spaces to decrease. We ask the applicant to provide an exact measure of usable floor area, number of parking spaces on the property, and to confirm if alcoholic beverages will be served in the restaurant.

Items to be Addressed: 1) Provide usable floor area calculation. 2) Provide count and dimensions of parking spaces. 3). Confirm if alcohol sales will be present.

SITE ACCESS AND CIRCULATION

Site Access: As mentioned previously, site access to the site will consist of the two (2) existing driveways along Eureka Road. We ask the applicant to confirm if any work is proposed within the Eureka Road right-of-way.

Circulation: Each parking area is independent of each other, with a small connecting lane located behind the building. We are comfortable with the existing parking layout, subject to pavement improvements being made to the site such as resurfacing and line painting. We ask the applicant to provide greater clarification on what improvements are intended. We defer further review of access & circulation to the City Fire Department.

Items to be Addressed: 1) Confirm if any work is proposed within right-of-way. 2) Provide scope of parking lot improvement. 3) Fire Department approval of site access and circulation.

UTILITIES

The building located on the property has existed for some time. No new utility connections appear to be proposed; however, we ask the applicant to confirm. Any utility work is subject to approval by the City Engineer.

Items to be Addressed: Confirm if any utility work is to be completed.

LANDSCAPING

A landscape plan has not been provided, while there is mention of landscaping improvements in the application. We are of the opinion a landscaping plan should be provided to ensure proposed plantings improve site aesthetics and maintain line of sight clearance for vehicles entering and exiting the site.

Items to be Addressed: Provide landscape plan.

LIGHTING

A lighting/photometric plan has not been provided. There appears to be minimal light fixtures on the site, and we are of the opinion that a lighting plan should be provided to ensure adequate light levels will be provided and not spill onto the adjacent residential properties to the north. The lighting plan should include the location of proposed freestanding and wall mounted fixtures, as well as fixture specifications to ensure down shielding is provided.

Items to be Addressed: Provide lighting plan.

SIGNS

The current application indicates new signage will be included in the scope of work. All proposed signage will be subject to approval by the City Building Department.

Items to be Addressed: Review and approval of proposed signage by City Building Department.

FLOOR PLAN AND ELEVATIONS

Rough Floor plans of the building have been provided. Dimensioned plans outlining the scope of improvements should be submitted to the Building Department, as well as the proposed exterior building wall materials, as currently the building appears to be boarded up with wood panels.

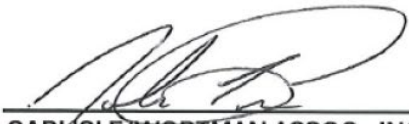
The applicant should be prepared to acquire all necessary building permits and pass all subsequent inspections as determined by the Building Director. We defer final approval of proposed building materials, floor plans, and interior work to the City Building Department.

Items to be Addressed: 1) Provide building elevations and floor plans. 2) Provide exterior building wall materials. 3) Review and approval of proposed building improvements by City Building Department.

RECOMMENDATIONS

Based on the information provided, we recommend a decision on the proposed sit-down restaurant be tabled until the information requested in this report can be provided by the applicant. The following items should be addressed to the satisfaction of the Planning Commission.

1. Provide usable floor area calculation.
2. Provide count and dimensions of parking spaces.
3. Confirm if alcohol sales will be present.
4. Confirm if any work is proposed within right-of-way.
5. Provide scope of parking lot improvement.
6. Fire Department approval of site access and circulation.
7. Confirm if any utility work is to be completed.
8. Provide landscape plan.
9. Provide lighting plan.
10. Review and approval of proposed signage by City Building Department.
11. Provide building elevations and floor plans.
12. Provide exterior building wall materials.
13. Review and approval of proposed building improvements by City Building Department.



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



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



Vision, Mission and Values

The vision, mission, and values outlined in this Master Plan serve as the guiding principles for future land use and related policy decisions in the City of Southgate. Developed with input from both the Planning Commission and the public, these statements are intended to inform the work of the Planning Commission, City Council, and other City bodies as they consider zoning, subdivisions, capital improvements, and land development matters.

The vision describes what Southgate aspires to be in the future and forms the foundation of the Master Plan’s policy roadmap. Every goal, policy, strategy, and action should work toward achieving this vision.

The mission defines the daily efforts of City officials and staff in pursuit of the vision. It serves as a guide for everyday decision-making.

The values are the core principles that steer decisions and ensure the City stays on course to realize its vision. While they support daily decision-making, they also provide essential benchmarks for elected and appointed officials during their deliberations.

Vision (Where We're Going)

Southgate will continue to be a thriving 21st Century municipality and a great place to live, work, and raise a family—supported by strong neighborhoods, reliable infrastructure, and responsible decision-making that creates an environment where residents and businesses can flourish together.

Mission (What We Will Do To Get There)

Southgate will deliver high-quality public services, investing in resilient infrastructure, supporting safe and vibrant neighborhoods, and fostering responsible growth.

Values

Community First

Prioritizing the well-being, safety, and quality of life of its residents.

Fiscal Responsibility

Managing public resources efficiently, incorporating the strategic use of technology, and making cost-effective decisions that ensure long-term sustainability.

Innovation

Embracing creative, collaborative, forward-thinking solutions that make a real and measurable difference in the lives of our community and region.

Livability

Striving to make Southgate a place residents are proud to call home by investing in public safety, welcoming public spaces, dependable infrastructure, and vibrant community events that bring people together.

