

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, December 8th, 2025
7:30 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 November 10th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS

VI. NEW BUSINESS

1. Approval of 2026 Planning Commission Meeting Dates and Times

VII. OLD BUSINESS

1. Special Condition Use Review, 18701 Northline
2. Site Plan Review, 18701 Northline
3. Master Plan Update

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

City of Southgate

Planning Commission Meeting

November 10, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 10, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Andrew Moul, Mark Nemeth

ABSENT: Eric Codrington, Patricia Anderson, Chad Godbout, Linda Clark (all excused)

ALSO PRESENT: City Planner John Enos, City Administrator Dan Marsh, City Attorney Amelia Zelenak

Minutes:

Moved by Nemeth, supported by Wilson, that the minutes of the Planning Commission Meeting dated October 13, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Towers project will be having a walk-through showing all the progress they have made.

At the 2025 Michigan Association of Planning (MAP) Conference, Mayor of Southgate, Joseph Kuspa received the "Planning Advocate" Award. He is very involved in the Planning issues in the City.

Public Hearings/New Business:

1. N.C. Designers & Contracting, Inc., 18701 Northline Road, Southgate MI, Special Condition/Site Plan Review, Proposed new Gas Station, Convenience Store and Restaurant space. PC 11-2025

A PUBLIC HEARING WAS HELD N.C. DESIGNERS & CONTRACTING, INC. 18701 NORTHLINE ROAD, SOUTHGATE, MI, SPECIAL CONDITION/SITE PLAN REVIEW, PROPOSED NEW GAS STATION, CONVENIENCE STORE AND RESTAURANT SPACE.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located on the corner of Northline and Frontage Road. The applicant is requesting to demolish the existing building and redevelop the two (2) properties to accommodate a new gas station establishment, along with a convenience store and restaurant space. The project area measures 0.95. acres. The parcels are currently zoned C-2, General Commercial where gas station establishments are a permitted use within the district, subject to additional special conditions.

The applicant was not present.

No public comments were received.

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

Moved by Nemeth, supported by Yoos, to defer to the next meeting of the Planning Commission, a Special Condition/Site Plan Review for N.C. Designers & Contracting, Inc., 18701 Northline Road, Southgate MI, Proposed new Gas Station, Convenience Store and Restaurant space. MOTION APPROVED UNANIMOUSLY.

Old Business:

Master Plan Update. Review handouts on Corridor Improvements, Goals and Objectives and Implementation, will discuss at the next meeting.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 6:58 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

2026 Planning Commission Meeting Dates

Informal Meeting Times - 6:30 PM

Regular Meeting Times - 7:00 PM

January 12th

February 9th

March 9th

April 13th

May 11th

June 8th

July 13th

August 10th

September 14th

October 12th

November 9th

December 14th

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

Case No. PC

011.2025

Date Received

9.23.25

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

RECEIVED

SEP 23 2025

CITY OF SOUTHGATE
PLANNING 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>Nc designers & contractors</u>	Name <u>CHOUHAIR</u> <u>NASSER CHOUHAIR</u>
Address <u>3241 S. Telegraph</u> <u>Dearborn MI 48129</u>	Address <u>3241 S. Telegraph</u> <u>Dearborn MI 48129</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>313 986 8381</u>	Telephone <u>313 986 8381</u>

Information regarding the site:

Street Address: 18701 Northline RD

Major Cross Streets: W Frontage RD

Parcel / Lot No.: 53-014-99-0006-000

Acreage: 0.95 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: office

Requested action:☒ Rezoning

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☐ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Nc designers @ yahoo.com
Ali.Rahal.Nc designers @ gmail.com

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.)

According to city ordinance fueling stations
are permitted on "C-2", we are proposing
a C-store Bldg. with 4 pumps canopy.

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: Walter Chaves Date: 9/23/2025

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 BS

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

OFFICE USE:

Date Received: _____ Received By: _____
(Staff's Name)

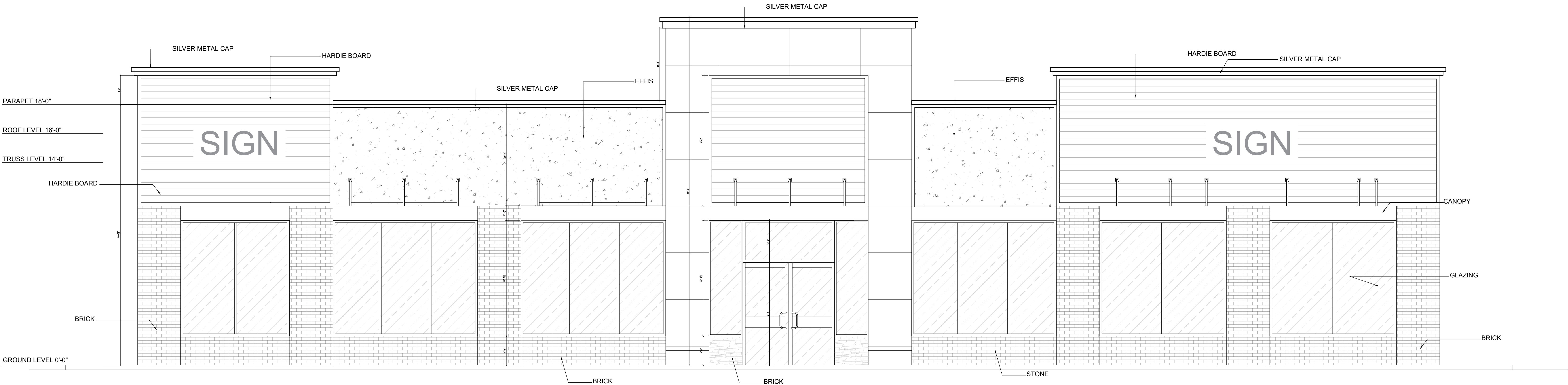
Fee Charged: _____

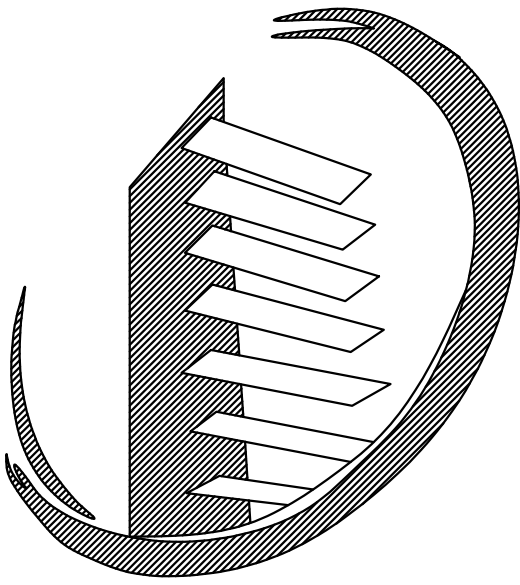
Check No.: _____ Receipt No.: _____

PROPOSED NEW - GAS STATION

18701 NORTHLINE RD

SOUTHGATE, MI





**N.C. DESIGNERS
& CONTRACTING INC.**

ARCHITECT/ GC : NASSER CHOUCAIR
PHONE: (313)-986-8381
EMAIL: NCDESIGNERS@YAHOO.COM

3241 S. TELEGRAPH RD, DEARBORN, MI 48124

ARCHITECTURE

CODE INFORMATION - APPLIED ON SITE				
1. BUILDING DESCRIPTION:	ONE STORY COMMERCIAL BUILDING			
2. APPLICABLE CODE:	BUILDING:	2021 MICHIGAN BUILDING CODE. (MBC)		
	ACCESSIBILITY:	2009 ICC A117.1 STANDARD FOR ACCESSIBLE BUILDINGS AND FACILITIES		
	ENERGY:	2015 MICHIGAN ENERGY CODE-ASHRAE 90.1-2013		
	FIRE:	2015 INTERNATIONAL FIRE CODE		
	PLUMBING:	2021 MICHIGAN PLUMBING CODE. (MPC)		
	MECHANICAL:	2021 MICHIGAN MECHANICAL CODE. (MMC)		
	ELECTRICAL:	2023 MICHIGAN ELECTRIC CODE. (MEC)		
3. OCCUPANCY/ USE CLASSIFICATION:	GROUP M (MERCANTILE) - GROUP A-2 (ASSEMBLY)			
4. CONSTRUCTION TYPE:	TYPE III-B			
	TOTAL AREA:	4,500 SQ FT		
5. GROSS AREA SUMMARY:				
	GAS STATION:	3,500 SQ. FT.		
6. ALLOWABLE BLDG. HEIGHT (504.3):	ALLOWED	PROPOSED		
	40.0'	26.0'		
7. NUMBER OF REQUIRED EXITS:	(2) REQUIRED MIN. (2) PROVIDED			
Space	Area (sf)	Factor used	Calculation	Occupant load
Restaurant (carry-out / no seating)	1,000	60 sf/person (mercantile/retail rate — typical for carry-out)	$1,000 \div 60 = 16.7 \rightarrow 17$	17
C-Store / Retail	3,500	60 sf/person (mercantile)	$3,500 \div 60 = 58.3 \rightarrow 59$	59
Total Occupant Load (recommended)	4,500	—	—	76 persons

BUILDING DETAILS	
Address: 18701 NORTHLINE RD , SOUTHGATE , MI	
Sewer Public Sewer (Sewer-Sanitary)	
Property Type Commercial	
County WAYNE COUNTY	
Water Water at Street	
LEGAL DESCRIPTION	
Legal Description 26E1A1B THAT PART OF THE N W 1/4 OF SEC 26 T3S R10E DESCRIBED AS BEG AT A POINT DIS N 89D 41M 10SEC W 1311.72 FT AND S OD 36M 40SEC W 60 FT FROM THE N COR OF SEC 26 AND PROCEEDING TH S OD 36M 40SEC W 162.72 FT. TH S 46D 45M 47SEC W 150 FT. TH N 43D 14M 13SEC W 58.08 FT. TH N OD 12M 10SEC E 223.68 FT TH S 89D 47M 50SEC E ALONG THE S LINE OF NORTHLINE RD 150 FT TO THE POB 0.76 ACRE	

TABLE OF CONTENTS	
COVER	
T-1	TITLE SHEET & PROJECT INFORMATION
SITE PLAN APPROVAL	
SP-1	SURVEY
SP-1	PROPOSED SITE
SP-2	PROPOSED LANDSCAPE
SP-3	DETAILS
SP-4	PROPOSED PHOTOMETRIC
SP-5	PROPOSED TRUCK CIRCULATION
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED ELEVATIONS
A-3	PROPOSED ELEVATION
PARCEL NUMBER	
PARCEL 1 PID# 53-014-99-0006-000 OWNER: COMMUNITY LOAN SERVICES, LLC	PARCEL 2 PID# 53-014-99-0004-002 OWNER: COMMUNITY LOAN SERVICES, LLC

ZONE INFO	
ZONE: C2 COUNTY : WAYNE COUNTY CITY : SOUTHGATE STATE : MICHIGAN	
ZONING INFORMATION	
ZONE	C2
MINIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	N/A
PARKING SETBACK	10'-0"
CANOPY SET BACK	
FRONT YARD SET BACK	25'-0"
SIDE YARD SET BACK	20'-0"
REAR YARD SET BACK	10'-0"
MAXIMUM HEIGHT	40.0'
MAXIMUM BLDG. COVERAGE	N/A
MAXIMUM IMPERVIOUS COVERAGE	N/A

SITE OVERVIEW



18701 NORTHLINE RD

ALTA/NSPS LAND TITLE SURVEY

EXCEPTIONS PERTAINING TO A SURVEY OF THE SCHEDULE "B"

10. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved. (General statement).
11. Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (General statement).
15. Oil, gas and mineral rights, and terms, conditions and provisions contained therein, as set forth in the instrument recorded in Liber 18032, Page 264. (Affects Parcel 2, pertains to rights over Parcel 2 that are blanket in nature, also there shall be no Ingress-Egress Easement from Northline Rd, nor from the North thirty (30') feet of the Service Road, also known as West Frontage Rd).

Exceptions of Schedule "B" as shown herein are contained in the Title Commitment No. CM22667, Revision No. 1, being effective as of November 11, 2013 @ 8:00am.



PHOTO TAKEN ON: 9-11-2025

GENERAL NOTES CORRESPONDING TO TABLE "A" OF ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS

10. There are no shared party walls upon the subject property with adjacent properties.
14. Distance to nearest intersection is 165 feet east from the center line of the site access off of Northline Road, to the intersection of the centerlines of Northline Road and the West Frontage Road, both public right-of-ways.
16. There is no evidence of current earth moving, building construction or building additions observed in the process of conducting the fieldwork.
17. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

BENCH MARKS

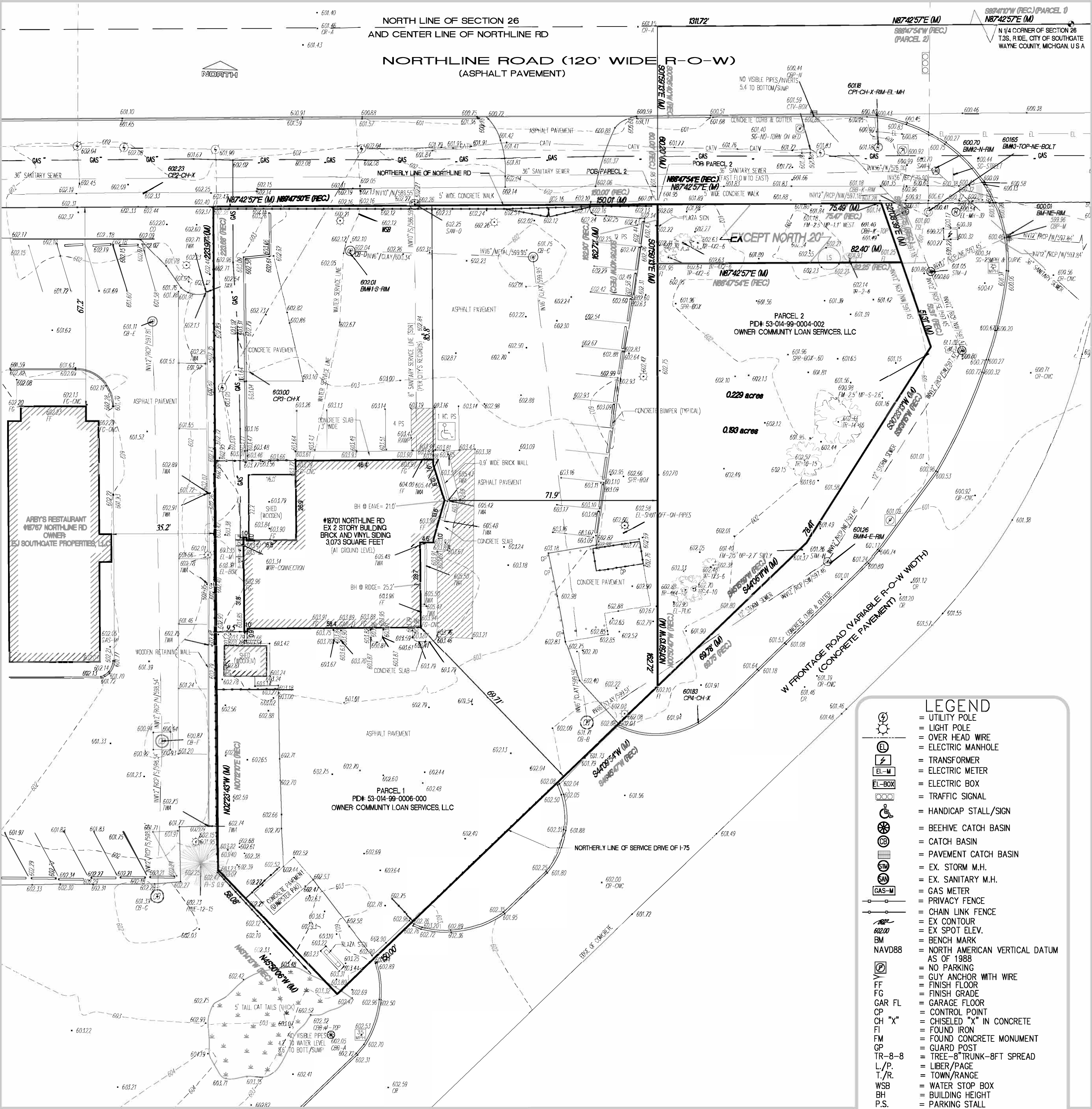
- Bench Mark No. 1: South rim of a most NW'LY on site catch basin, herein labeled as "CB-D", within the northerly portion of the subject property as shown hereon. EL= 602.01' (NAVD88).
- Bench Mark No. 2: North rim of the most E'LY sanitary manhole, herein labeled as "SAN-L", near the SW intersection of Northline Road and W. Frontage Road, out of the subject property as shown hereon. EL= 600.70' (NAVD88).
- Bench Mark No. 3: Top of NE bolt of the traffic signal near the SW intersection of Northline Road and W. Frontage Road, out of the subject property as shown hereon. EL= 601.65' (NAVD88).
- Bench Mark No. 4: East rim of a most southerly storm manhole, herein labeled "STM-H", within the westerly R-O-W of W Frontage Road and out of the subject property as shown hereon. EL= 601.26' (NAVD88).

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260242, Panel No. 0403, Suffix "E", being effective as of February 2, 2012.

COPY RIGHTS NOTE

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IMPROVEMENTS OUT OF SUBJECT PROPERTY CHAIN LINK FENCE AND PRIVACY FENCE ALONG WEST PROPERTY LINE OF PARCEL 1, ARE BOTH OUT OF SUBJECT PROPERTY. OWNERSHIP OF BOTH IS UNKNOWN.



LEGAL DESCRIPTION

#18701 Northline Road, Southgate, MI, 48195

Situated in the City of Southgate, County of Wayne, State of Michigan and described as:

PARCEL 1: Part of the Northwest 1/4 of Section 26, Town 3 South, Range 10 East, described as follows: Beginning at a point which is S87°42'57"W (M), (North 89 degrees 41 minutes 10 seconds West, REC.), 1311.72 feet along the North line of Section 26 and S01°59'13"E (M), 60.20 feet (M), (South 00 degrees 36 minutes 40 seconds West 60.00 feet, REC.) from the North 1/4 corner of Section 26, Town 3 South, Range 10 East; S01°59'13"E (M), (thence South 00 degrees 36 minutes 40 seconds West, REC.), 162.72 feet; thence along the Northerly line of I-75 Service Drive, S44°09'54"W (M), (South 46 degrees 45 minutes 47 seconds West, REC.), 150.00 feet; thence N45°50'06"W (M), (North 43 degrees 14 minutes 13 seconds West, REC.), 58.08 feet; thence N02°23'43"W (M), 223.97 feet (M), (North 00 degrees 12 minutes 10 seconds East, REC., 223.68 feet REC.); thence along the Southerly line of Northline Road, N87°42'57"E (M), 150.01 feet (M), (South 89 degrees 47 minutes 50 seconds East, REC., 150.00 feet, REC.), to the point of beginning.

PARCEL 2: All that part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 3 South, Range 10 East, which lies Southerly and Westerly of a line described as: Beginning at a point on the North line of said Section 26, which is S87°42'57"W (M), (South 88 degrees 47 minutes 54 seconds West, REC.) a distance of 1311.72 feet from the North 1/4 corner of said Section 26; S01°59'13"E (M), 60.20 feet (M), (thence South 0 degrees 50 minutes 47 seconds East, REC. a distance of 60 feet REC); thence N87°42'57"E (M), 75.49 feet (M), (North 88 degrees 47 minute 54 seconds East, REC. a distance of 75.47 feet, REC.); thence S21°03'39"E (M), 51.31 feet (M), (South 19 degrees 55 minutes 37 seconds East, REC. a distance of 51.38 feet, REC.); thence S30°23'13"W (M), (South 31 degrees 31 minutes 15 seconds West, REC.), a distance of 78.41 feet; thence S44°09'11"W (M), 69.78 feet (M), (South 45 degrees 15 minutes 59 seconds West, REC. 69.75 feet, REC.); thence N01°59'13"W (M), 162.72 feet (M), (North 0 degrees 50 minutes 47 seconds West, REC., 162.9 feet, REC.) to POB, EXCEPTING therefrom the Northerly 20 feet.

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions, may be used and are protected by the Michigan right to farm act. Tax Parcel #'s: 53-014-99-0006-000, as to Parcel 1 and 53-014-99-0004-002, as to Parcel 2.

NOTES: Legal description of record for PARCEL 1 contains a mathematical error of miss-closure of 1.06 feet in N-S direction, which is herein rectified and eliminated. Legal description of record for PARCEL 2 contains a mathematical error of miss-closure of 0.24 feet in N-S direction, which is herein rectified and eliminated. Legal description as cited herein is contained in Title Commitment No.: 25-6991-12-F-R, issued by "Fidelity National Title Insurance Company", on July 30, 2025 @ 8:00am.

BEARINGS ORIGIN

Per description as cited herein is contained in Title Commitment No.: 25-6991-12-F-R, issued by "Fidelity National Title Insurance Company", on July 30, 2025 @ 8:00am. (Pertains to bearings of record, where as measured bearings as shown hereon are related to TRUE NORTH)

PARKING STALLS

REGULAR=16
HANDICAP=1
TOTAL=17

LAND AREA

PARCEL 1
33,230 ± SQUARE FEET
0.763 ± ACRES

PARCEL 2
8,413 ± SQUARE FEET
0.193 ± ACRES

AREA OF PARCEL 2, EXCLUDES THE NORTH 20 FEET. THEREOF

ALTA/NSPS LAND TITLE SURVEY SURVEYOR'S CERTIFICATE

To "MICHIGAN FUELS" and "FIDELITY NATIONAL INSURANCE COMPANY":

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 19 of Table A thereof. The field work was performed on September 11, 2025. Date of Plat or Map: September 16, 2025.

Professional Surveyor in the State of Michigan

Miss Dig Ticket No.: 2025091000731000

SCALE: 1" = 20'

JOB NUMBER: 2025-09-04-221-BS

FIELD: MB

REVISIONS:

CLIENT: MICHIGAN FUELS

ADDRESS: 36636 North Pointe Dr. New Baltimore, MI 48047

TEL: (586) 822-4964, FAX: (586) 591-5930

Info@ab-sb-landsurvey.com

www.ab-sb-landsurvey.com

PAGE: 1 OF 1

DRAWN: MB

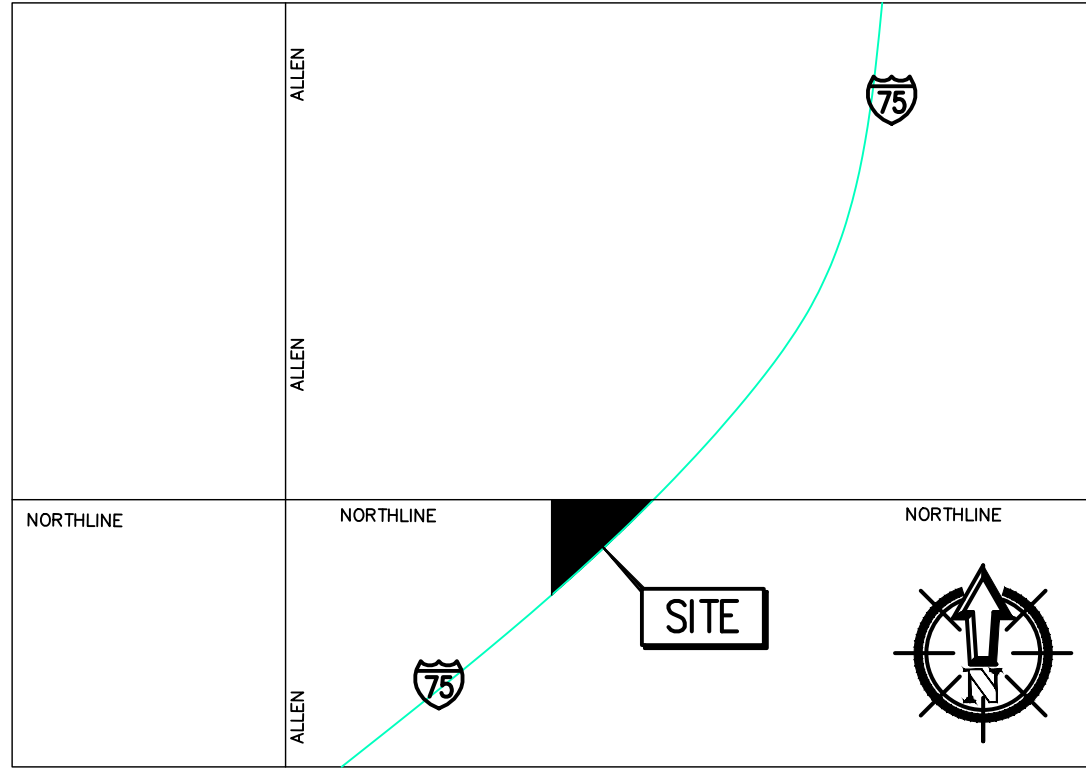
CHECKED: MB

DATE: 09-16-2025

TEL: (734)-692-2700

FAX:

LOT SIZE	0.95 ACRES / 41,382 SF
ZONING	C-2
FRONTAGE	NORTHLINE
PARCEL ID 1	53-014-99-0006-000
PARCEL ID 2	53-014-99-0004-002
PROPOSED BLDG	4,500 SF
PROPOSED PARKING SPACES	36 SPACES
LOT FRONTAGE	258'
AVERAGE DEPTH	200.00'
CLASS	C
AVERAGE STORY HEIGHT	25'

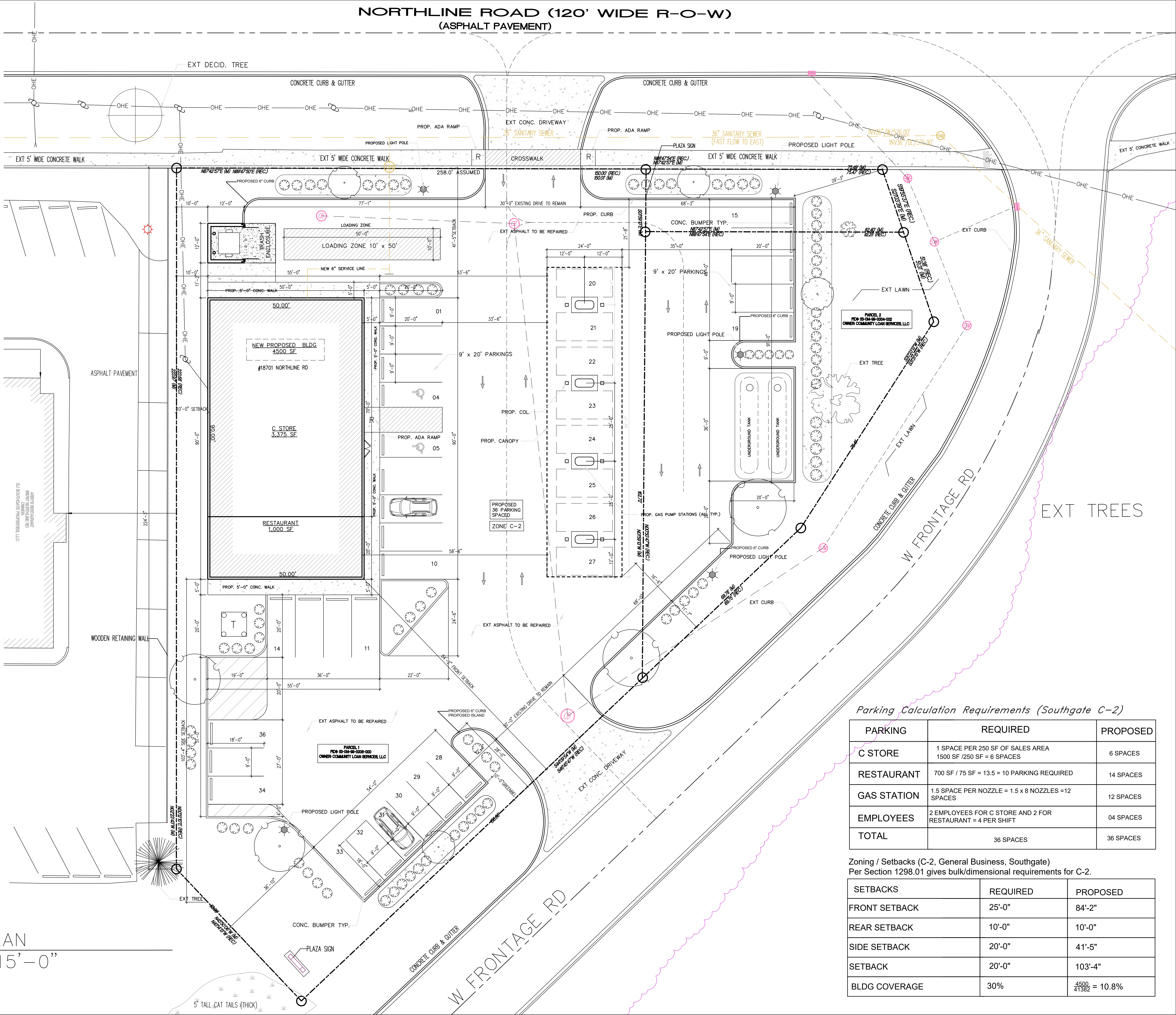
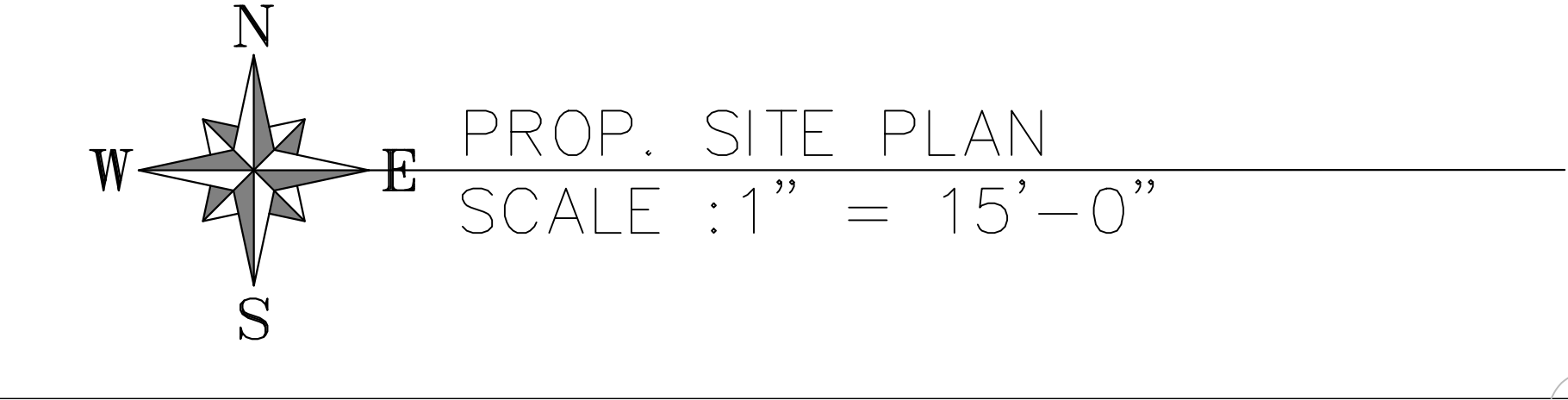


VICINITY MAP	18701 NORTHLINE RD SOUTHGATE, MI
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	SIGN
	FIRE HYDRANT
	WATER SHUT-OFF-VA
	LIGHT POLE
	UTILITY POLE
	CONCRETE
	ADA PARKING

LEGEND

Legal Description
26E1A1B THAT PART OF THE N W 1/4 OF SEC 26 T3S R10E DESCRIBED AS BEG AT A POINT DIS N 89D 41M 10SEC W 1311.72 FT AND S 0D 36M 40SEC W 60 FT FROM THE N COR OF SEC 26 AND PROCEEDING TH S 0D 36M 40SEC W 162.72 FT. TH S 46D 45M 47SEC W 150 FT. TH N 43D 14M 13SEC W 58.08 FT. TH N 0D 12M 10SEC E 223.68 FT TH S 89D 47M 50SEC E ALONG THE S LINE OF NORTHLINE RD 150 FT TO THE POB 0.76 ACRE

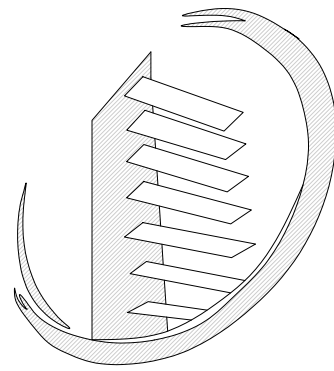


Parking Calculation Requirements (Southgate C-2)

PARKING	REQUIRED	PROPOSED
C STORE	1 SPACE PER 250 SF OF SALES AREA 1500 SF / 250 SF = 6 SPACES	6 SPACES
RESTAURANT	700 SF / 75 SF = 13.5 = 10 PARKING REQUIRED	14 SPACES
GAS STATION	1.5 SPACE PER NOZZLE = 1.5 x 8 NOZZLES = 12	12 SPACES
EMPLOYEES	2 EMPLOYEES FOR C STORE AND 2 FOR RESTAURANT = 4 PER SHIFT	04 SPACES
TOTAL	36 SPACES	36 SPACES

Zoning / Setbacks (C-2, General Business, Southgate)
Per Section 1298.01 gives bulk/dimensional requirements for C-2.

SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK	25'-0"	84'-2"
REAR SETBACK	10'-0"	10'-0"
SIDE SETBACK	20'-0"	41'-5"
SETBACK	20'-0"	103'-4"
BLDG COVERAGE	30%	$\frac{4500}{41382} = 10.8\%$



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

PROPOSED GAS
STATION

Project Name:

Project Location: 18710 NORTHLINE RD, SOUTHGATE

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED SITE PLAN

Date: 09/22/2025

Scale: NOTED

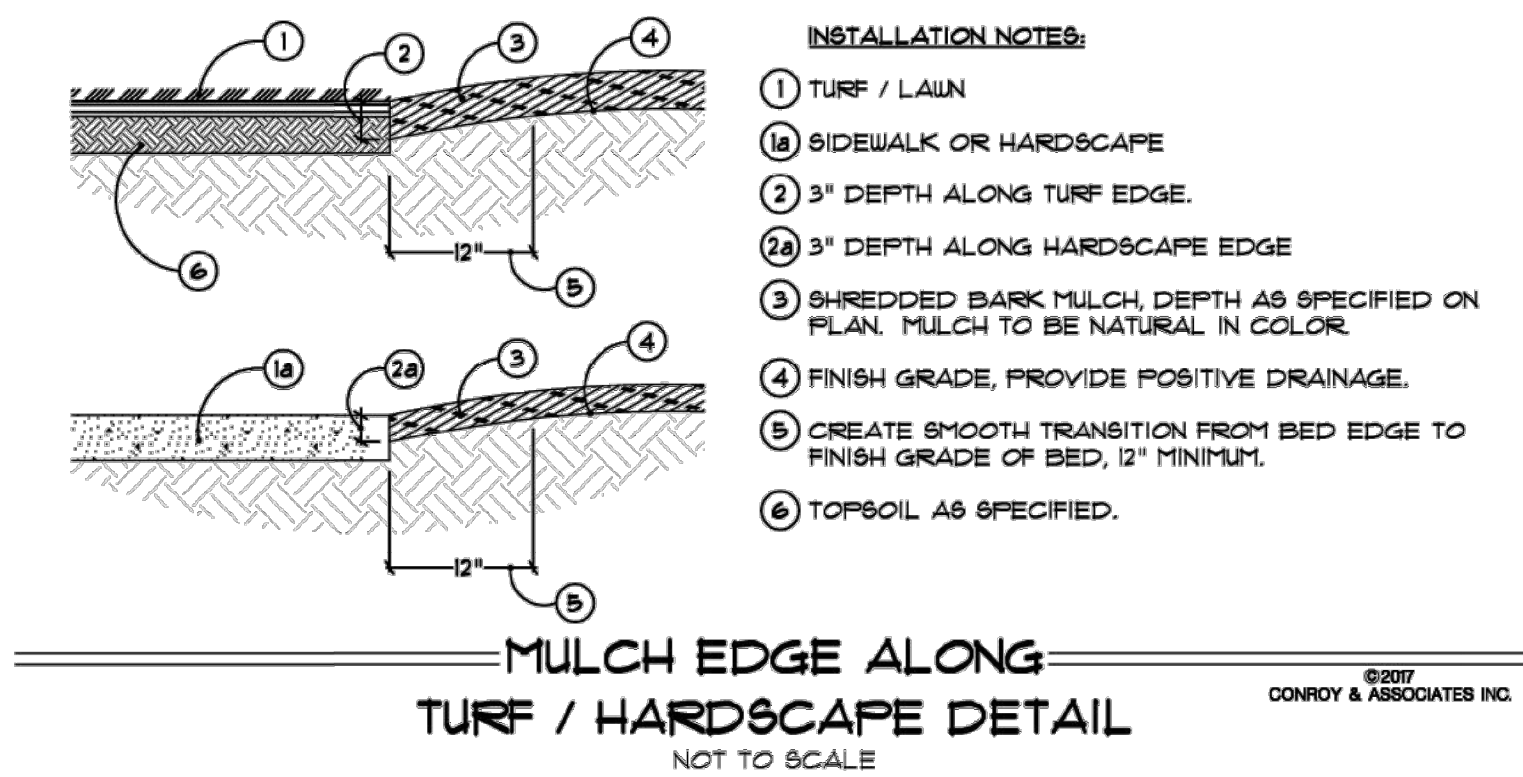
Project Number:
25-115

Sheet Number:

SP-101

SP-102

[illegible]



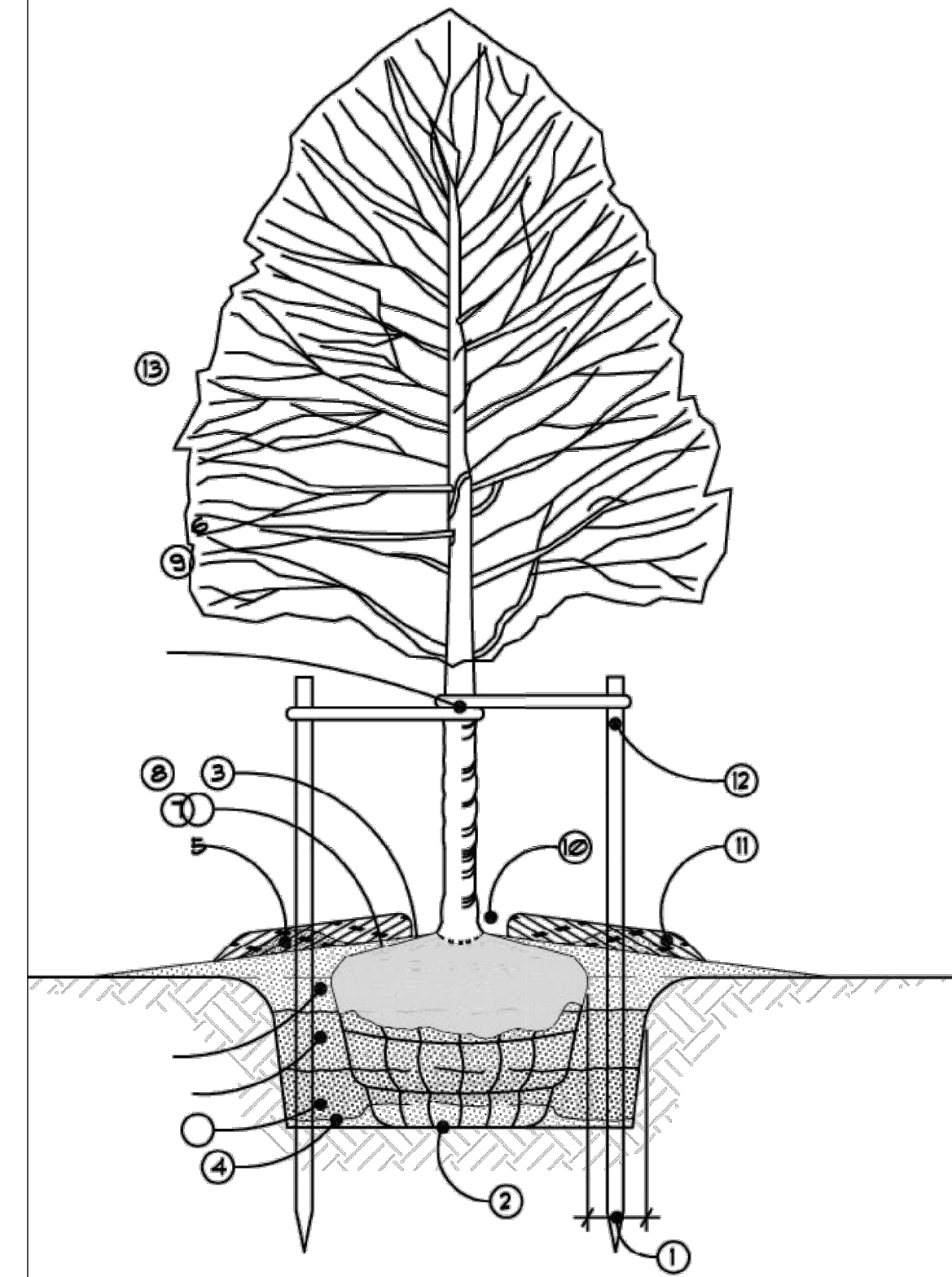
GENERAL NOTES

- ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR NORTHVILLE, MICHIGAN.
- ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- ALL LAWN AREA (AS INDICATED) ARE TO BE SODDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 3" OF TOPSOIL.
- ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCURE BETWEEN THE HOURS OF 12AM AND 5AM.
- ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY 'THE AMERICAN ASSOCIATION OF NURSERYMEN'.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION, ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):
DECIDUOUS TREES - 5 LF.
ORNAMENTAL & CONIFEROUS TREES - 10 LF.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.

- NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC., DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

- DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- SET 1/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- LOOSEN & REMOVE ALL LACING FROM BALL.
- BACKFILL WITH PREPARED SOIL.
- COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
- ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

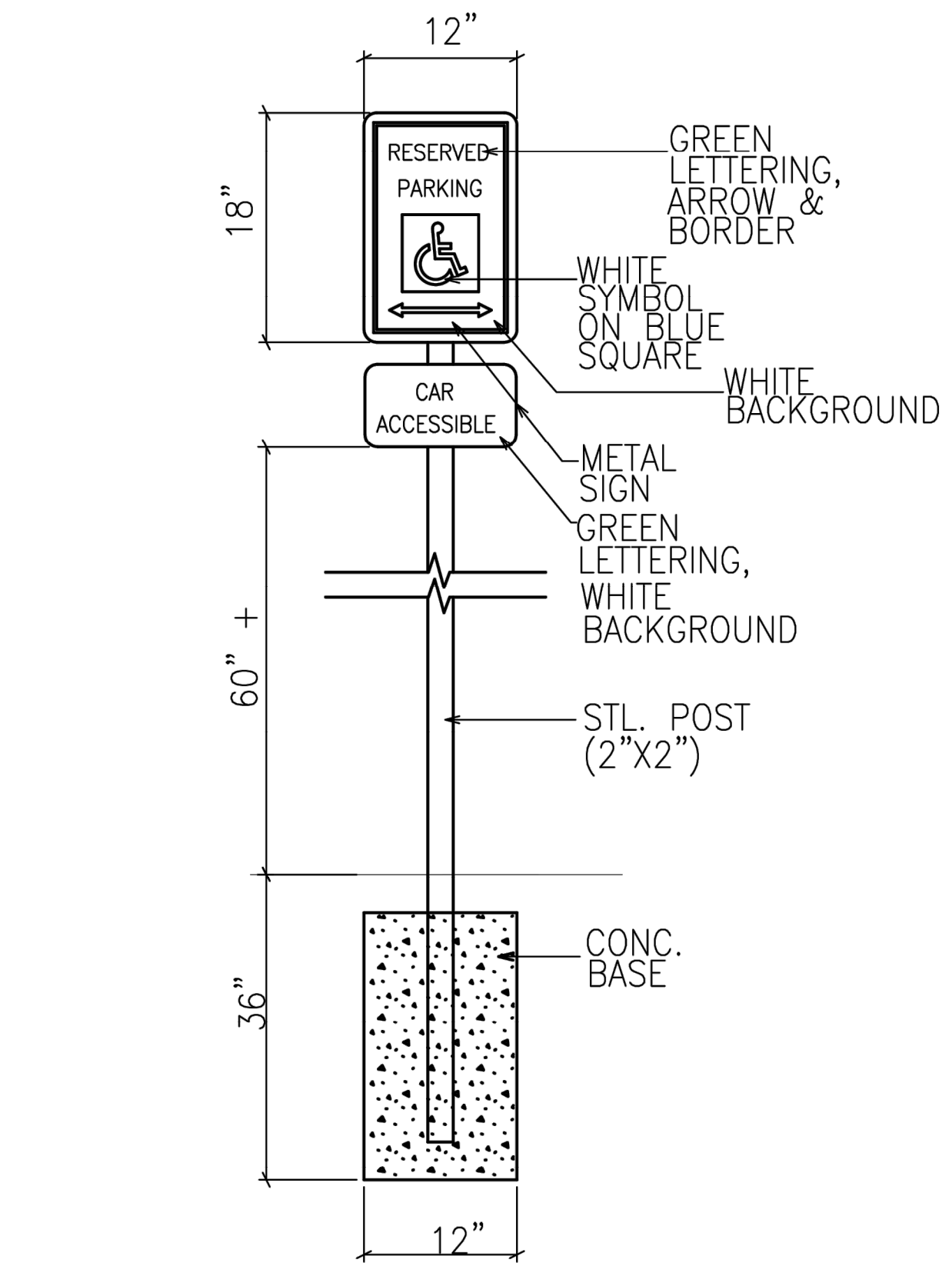


DECIDUOUS TREE PLANTING DETAIL
TREE 3" CAL. & UNDER
NOT TO SCALE

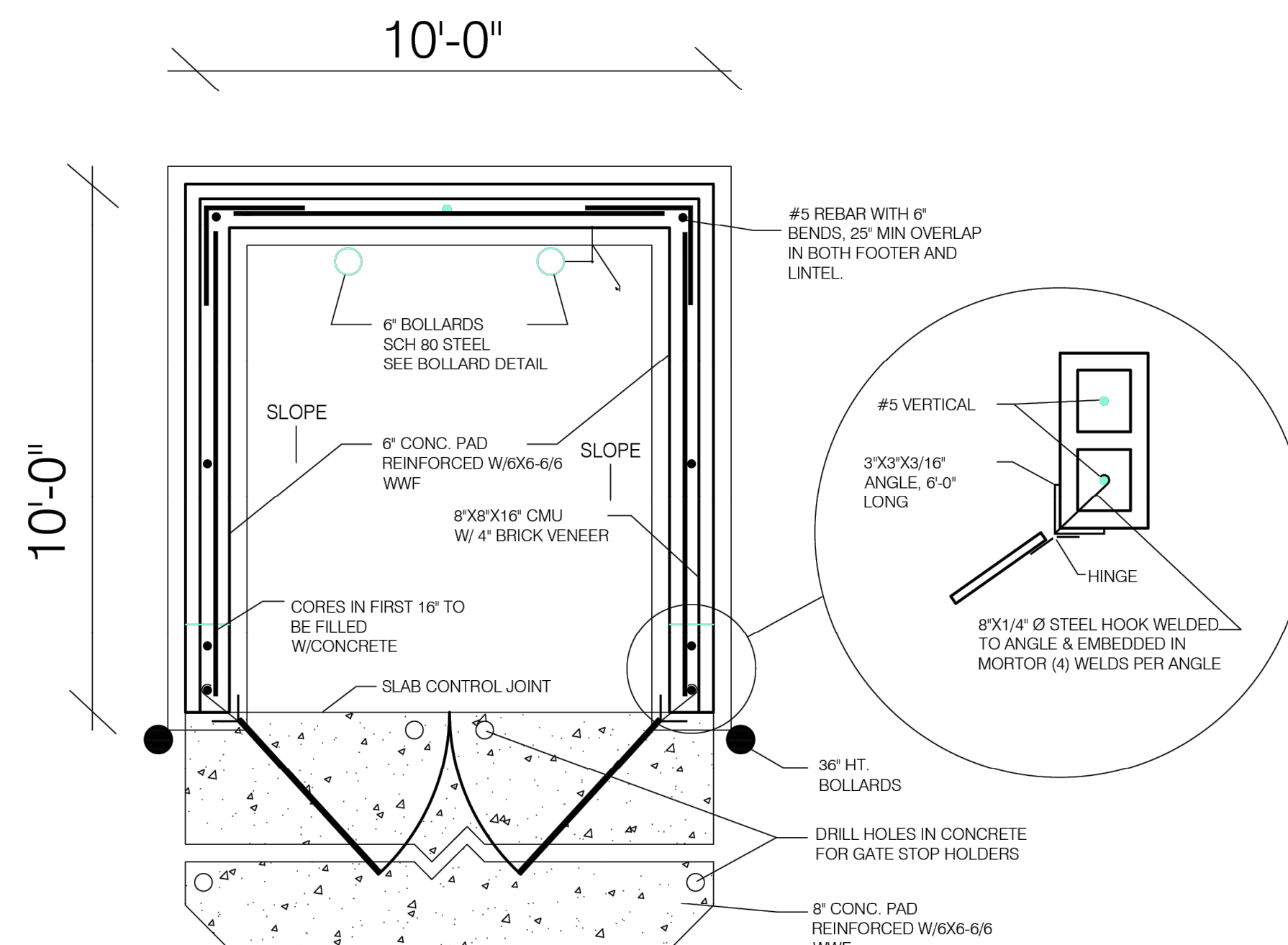
INSTALLATION NOTES:

DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.

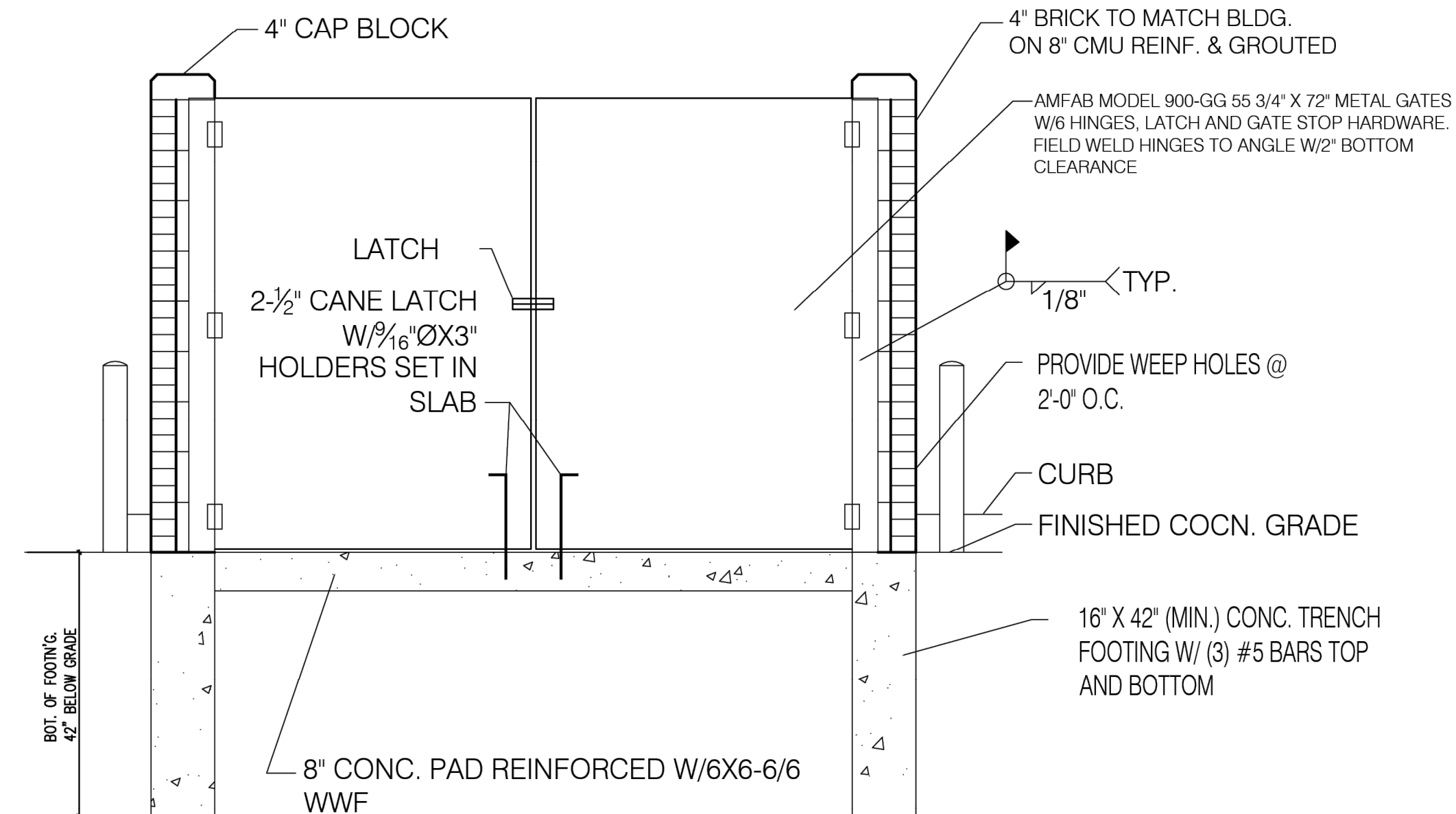
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 4" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- MINIMUM 2"x2"x6'0" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.



ACCESSIBILITY
HANDICAPPED PARKING SIGN-DETAIL 3

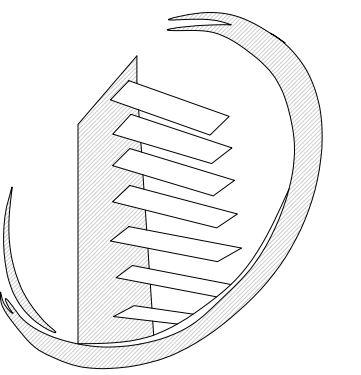


DUMPSTER PAD & ENCLOSURE PLAN
N.T.S.



DUMPSTER FRONT ELEVATION
N.T.S.

DUMPSTER ENCLOSURE



N.C. DESIGNERS
& CONTRACTING INC.

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Email: ncdesigners@yahoo.com

PROPOSED GAS
STATION

Project Name:

Project Location:

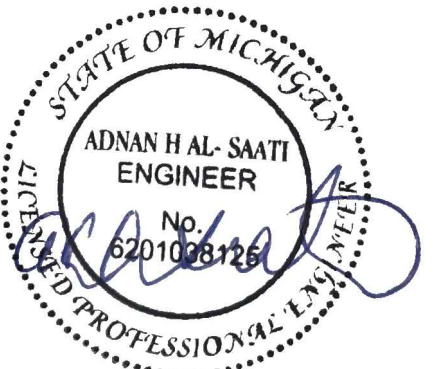
Owner:

18710 NORTHLINE RD, SOUTHGATE

APPROVED BY:

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Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
DETAILS

Date:
09/22/2025

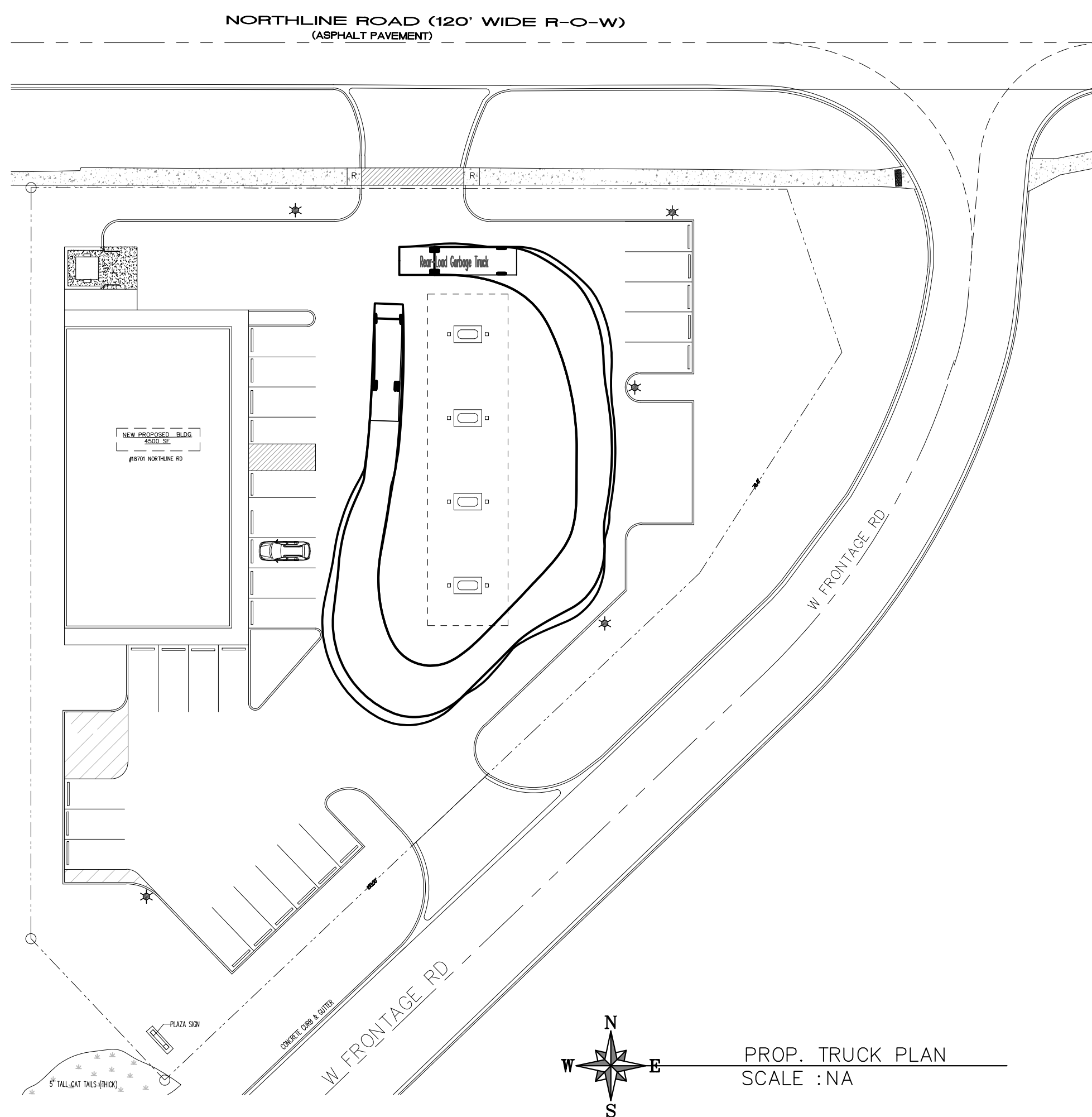
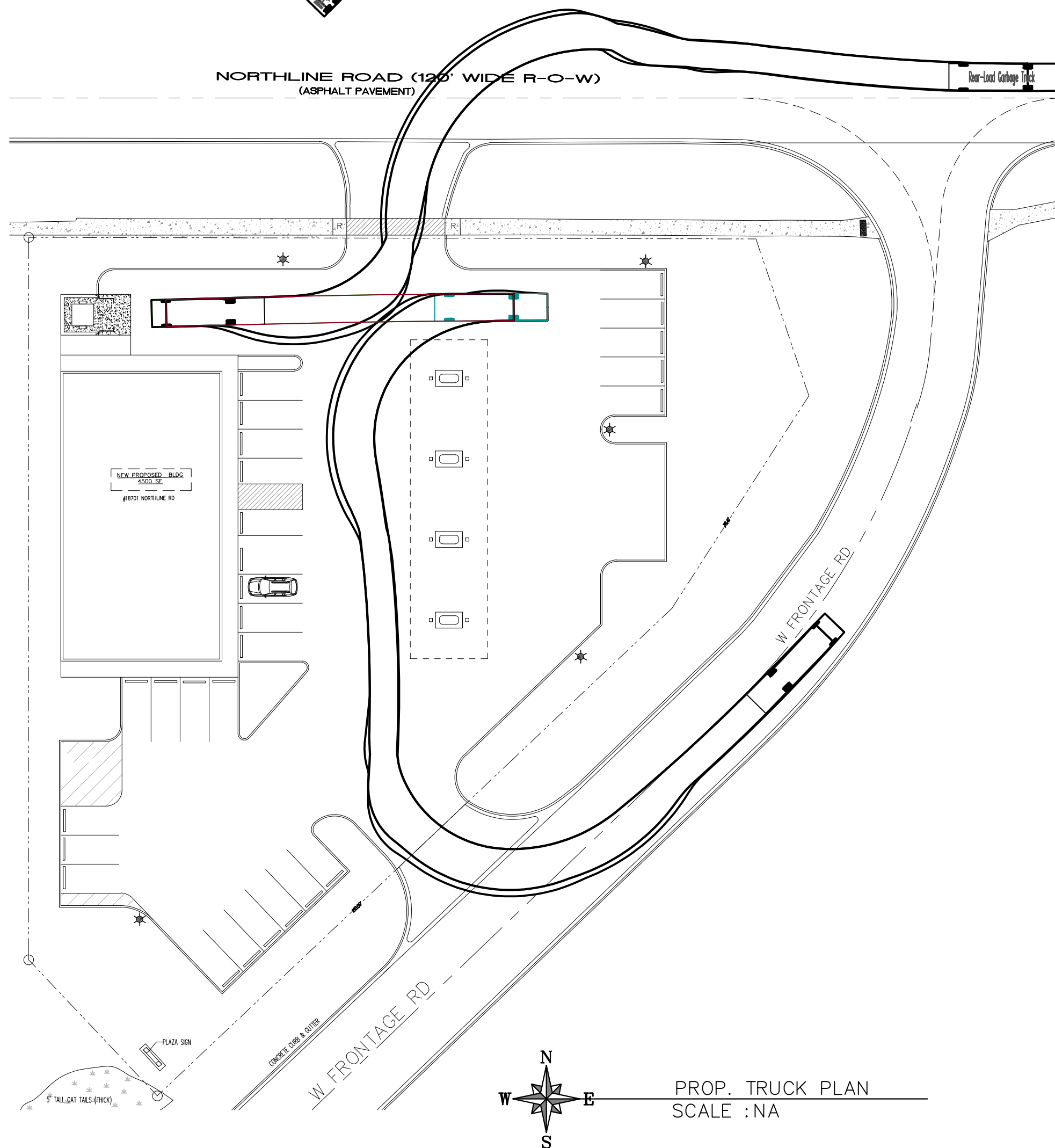
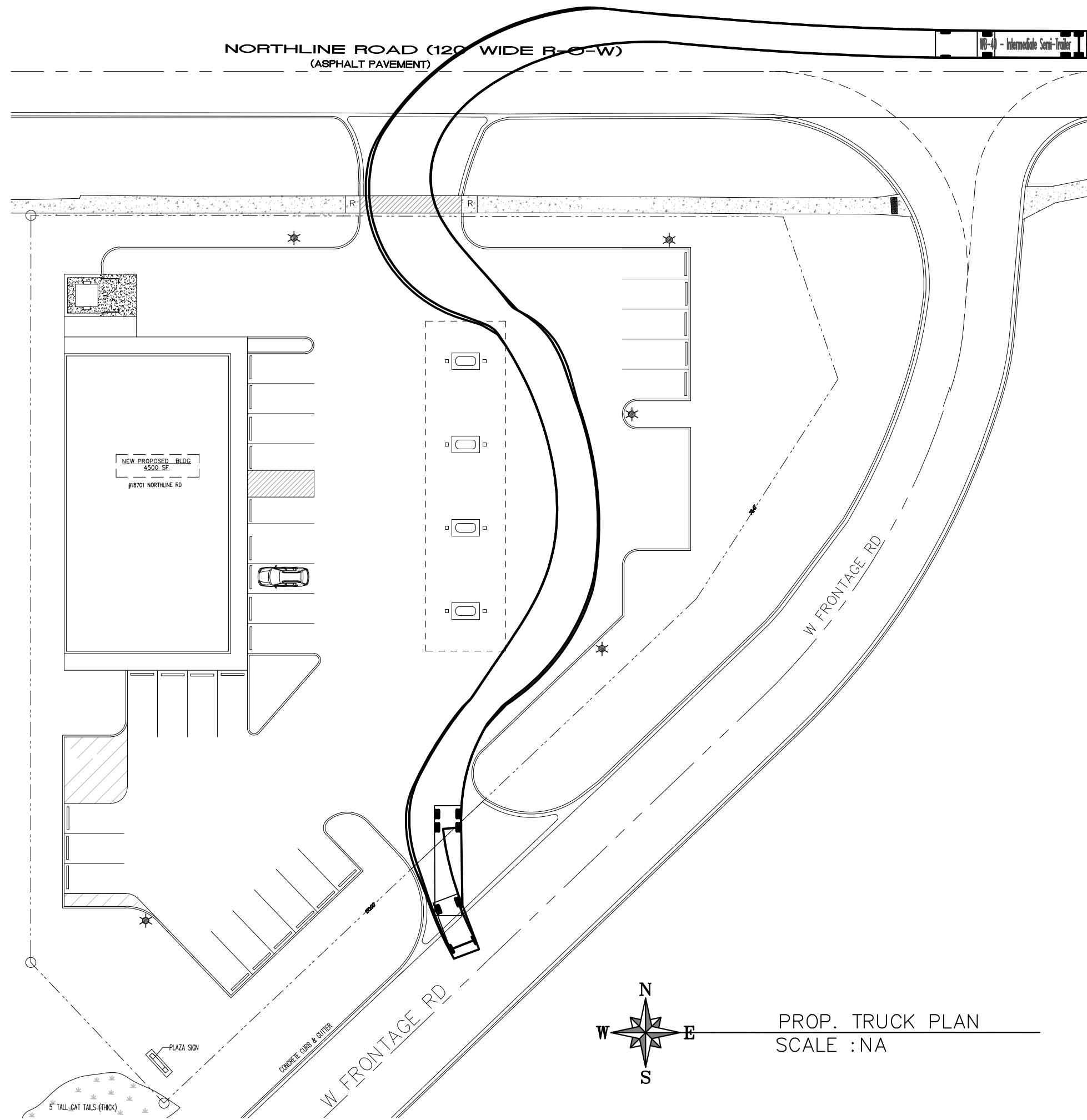
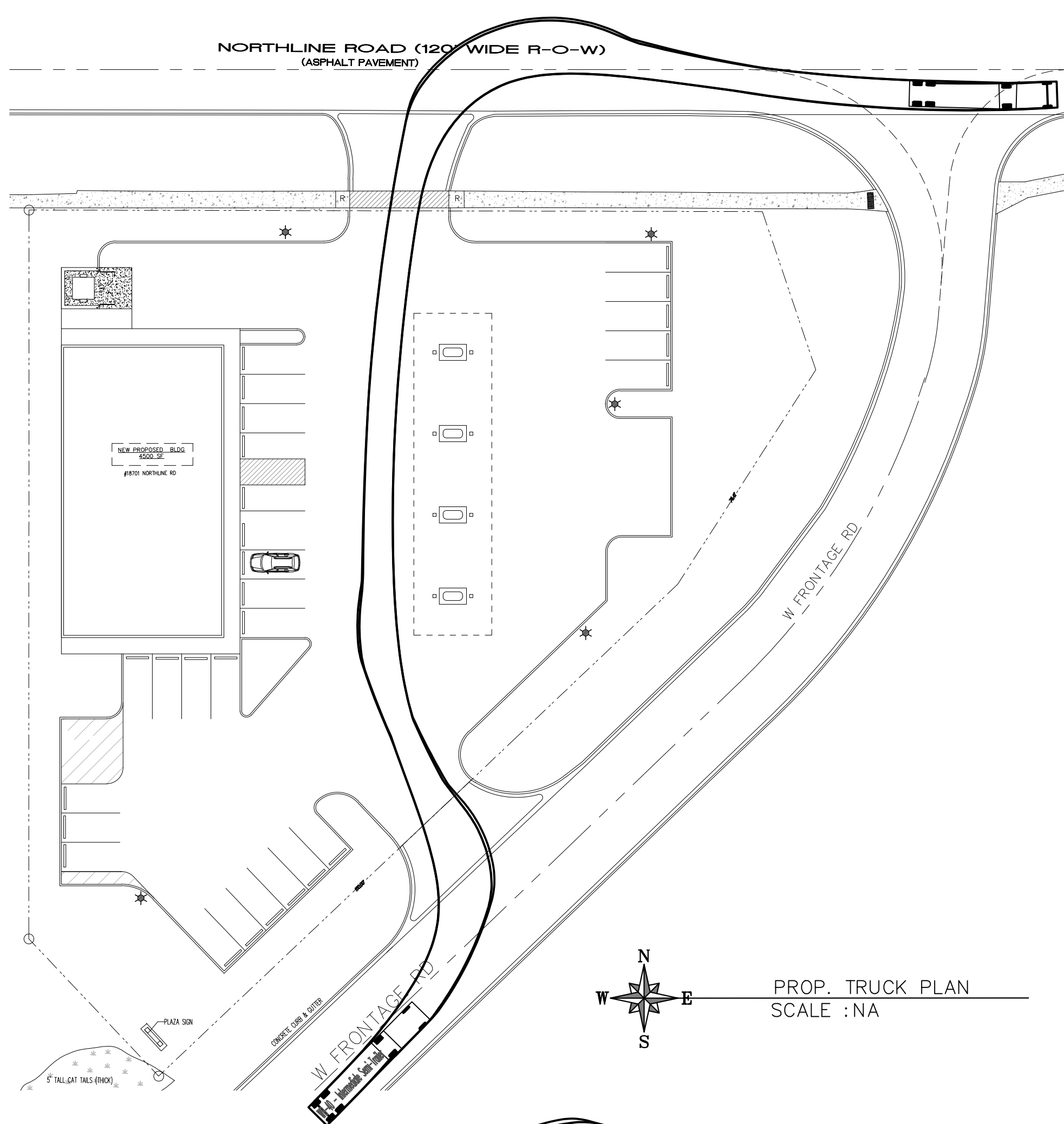
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Project Number:
25-115

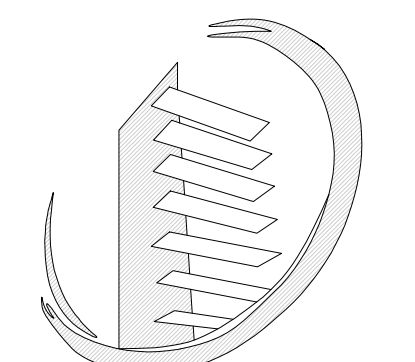
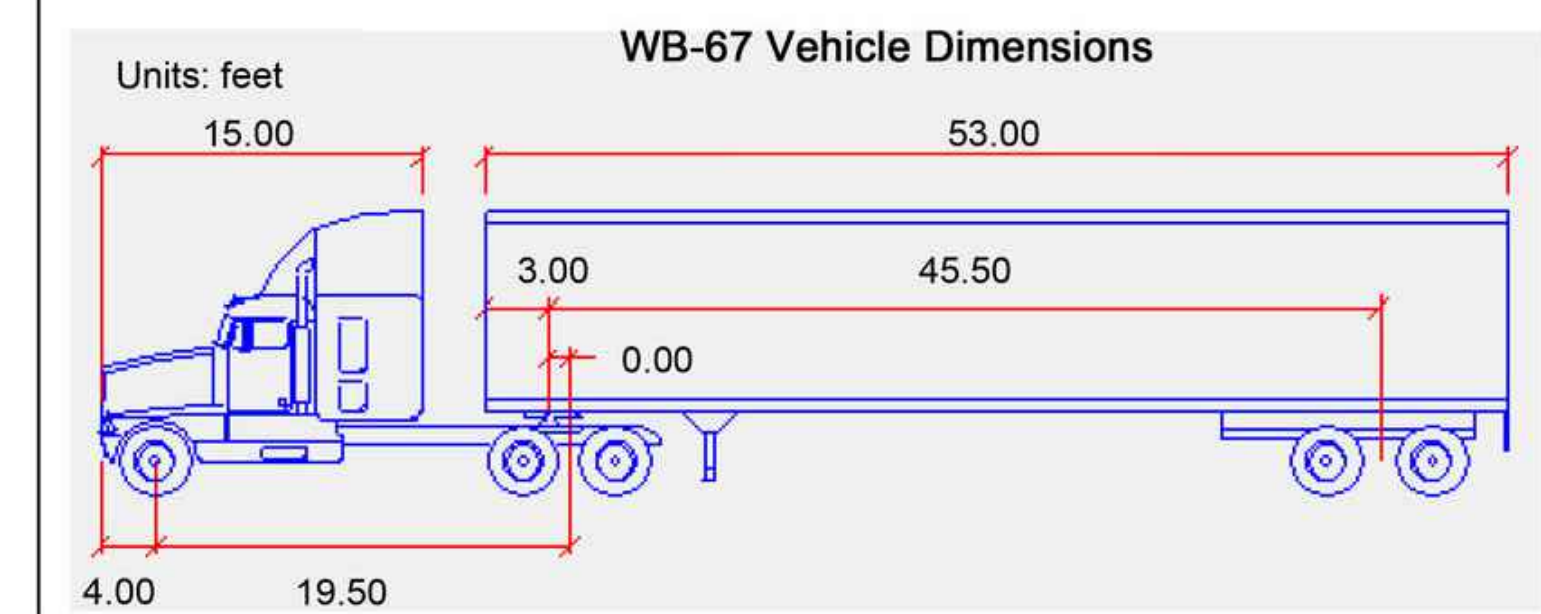
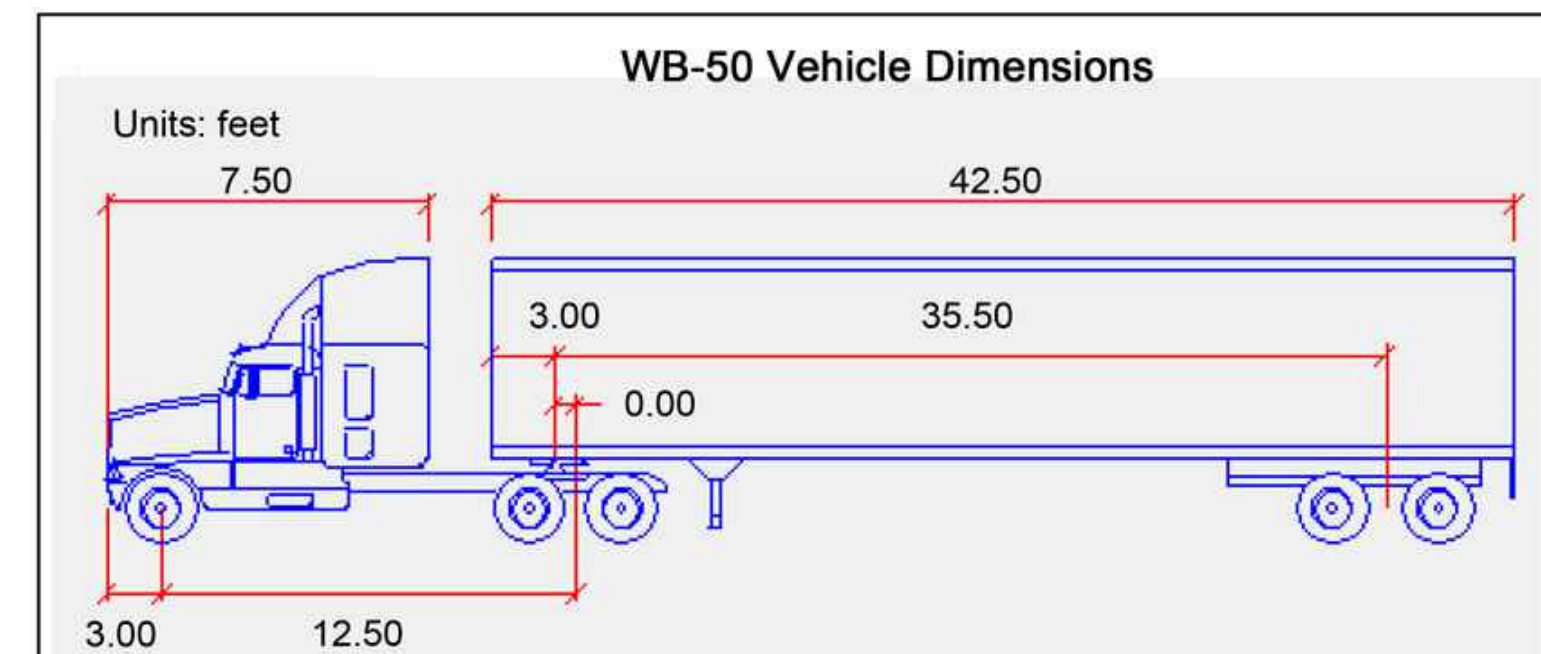
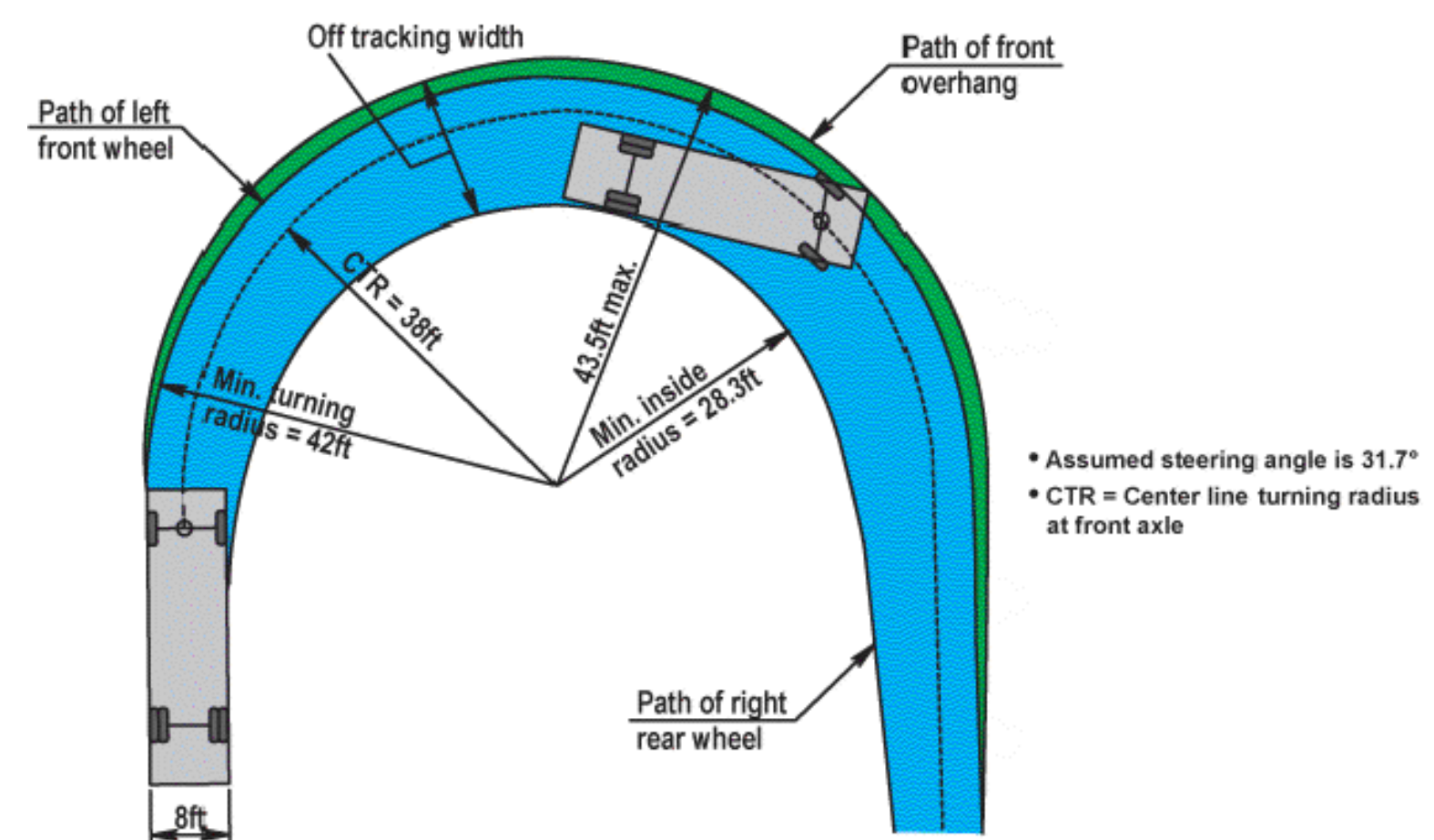
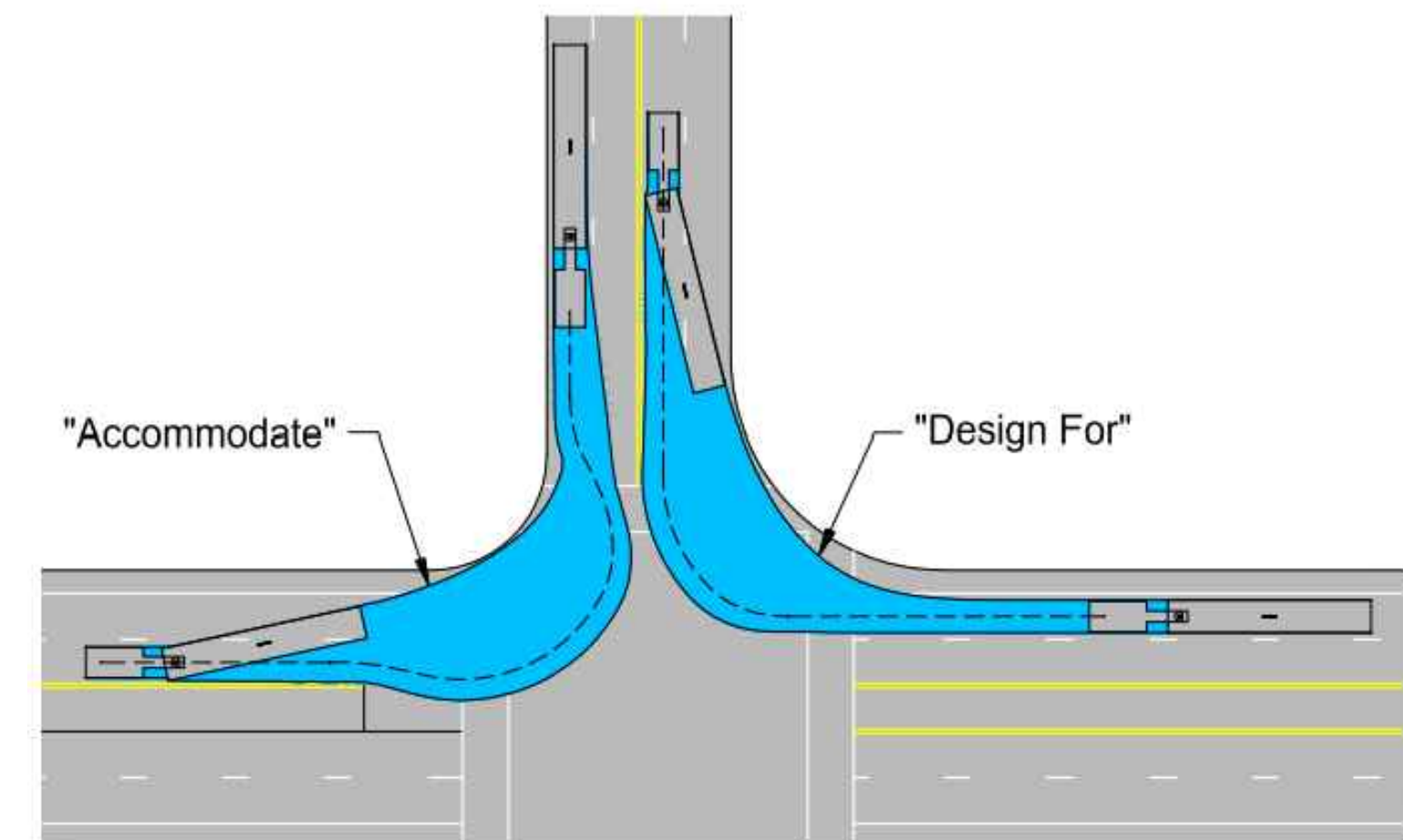
Sheet Number:

SP-103

SP-104



Engineering & Common Name	Design Vehicle Number	Dimensioned by	Width (ft)	Length (ft)	Effective Wheelbase (ft)	Image
Delivery Truck I.E. Cargo Van	DL-23	NACTO	8.5	22.6	16	
Single-Unit Truck I.E. Moving Truck	SU-30	AASHTO, NACTO	8	30	20	
Intermediate Semitrailer	WB-40	AASHTO	8	45.5	25.5	



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**PROPOSED GAS
STATION**

Project Name:

18710 NORTHLINE RD. SOUTHGATE

Project Location:

Owner:

APPROVED BY:

Adnan Al-Saati
**3241 S. TELEGRAPH
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Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
ELEVATION

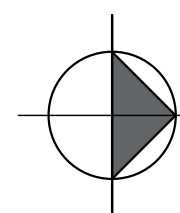
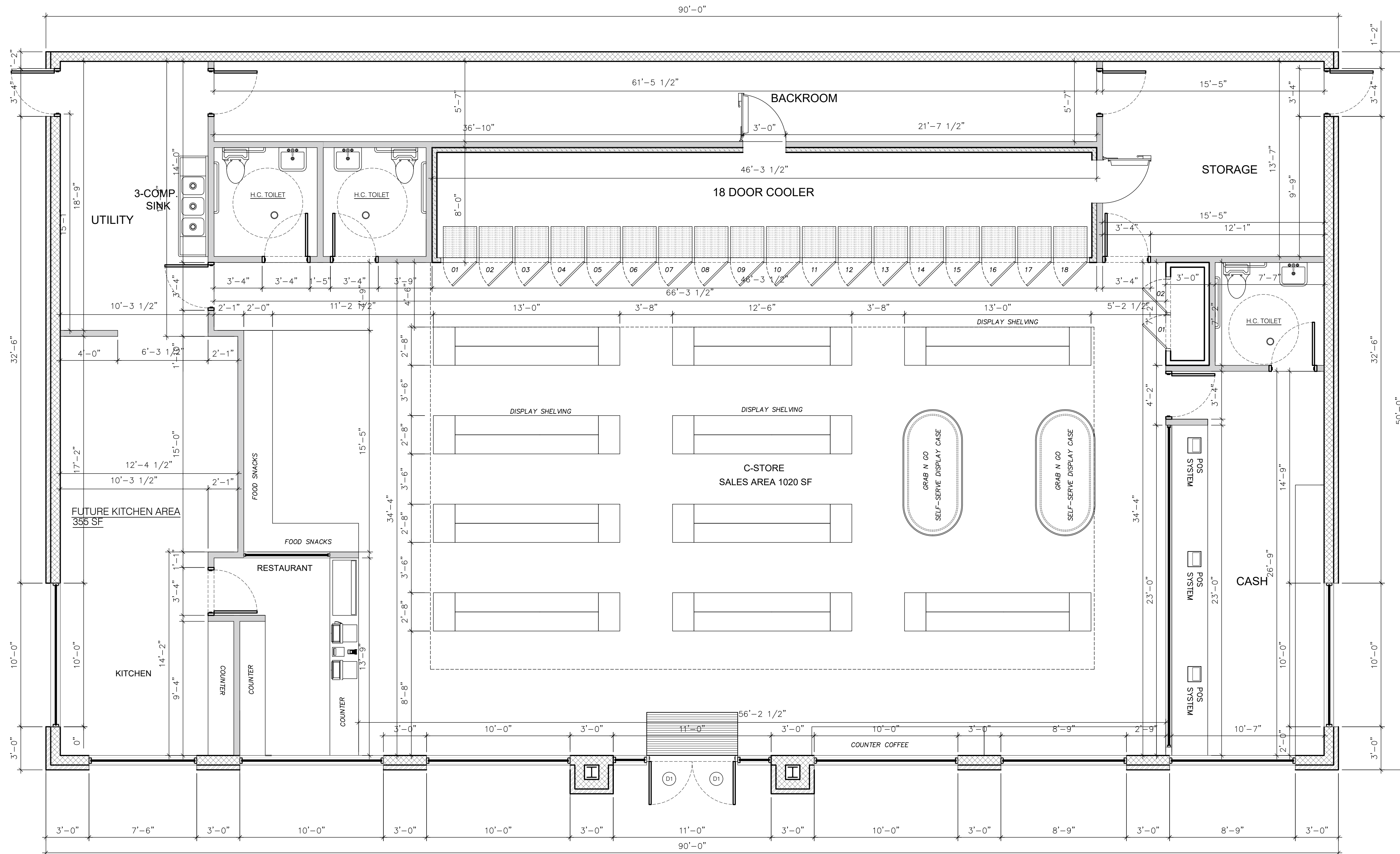
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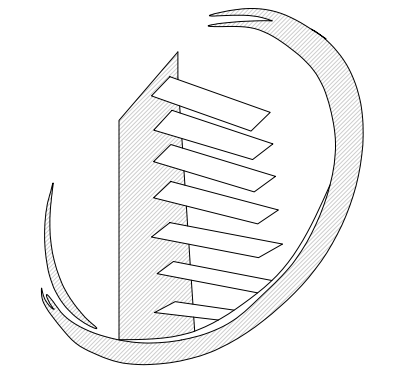
Project Number: 25-115

Sheet Number:

A-103



PROPOSED FLOOR PLAN
SCALE : 1" = 1/4"



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PROPOSED GAS
STATION

Project Name:

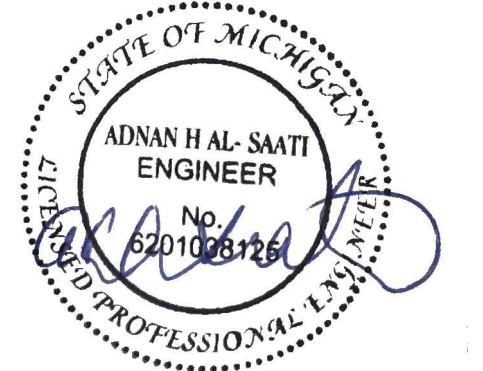
Project Location: 18710 NORTHLINE RD., SOUTHGATE

Owner:

APPROVED BY:

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Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

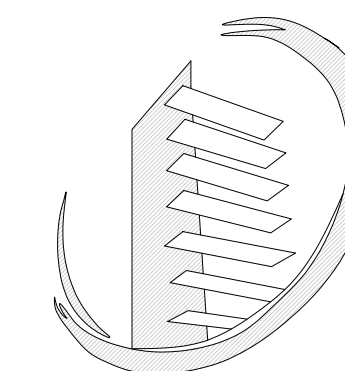
Sheet Title:
PROPOSED FLOOR PLAN

Date: 09/22/2025

Scale: NOTED

Project Number:
25-115

Sheet Number:



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& CONTRACTING INC.

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PROPOSED GAS
STATION

Project Name:

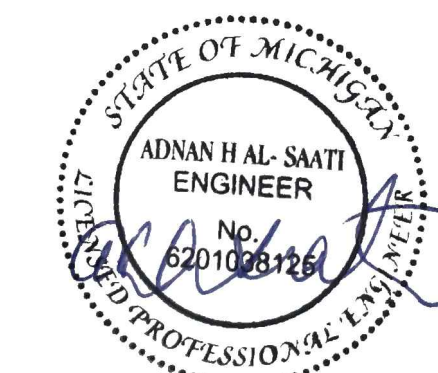
Project Location: 18710 NORTHLINE RD., SOUTHGATE

Owner:

APPROVED BY:

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Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
ELEVATION

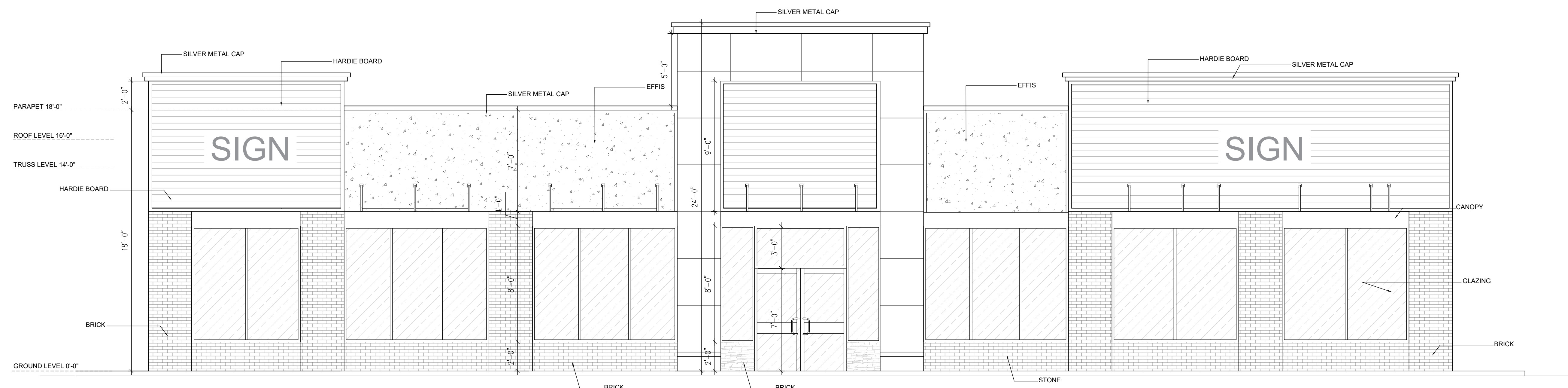
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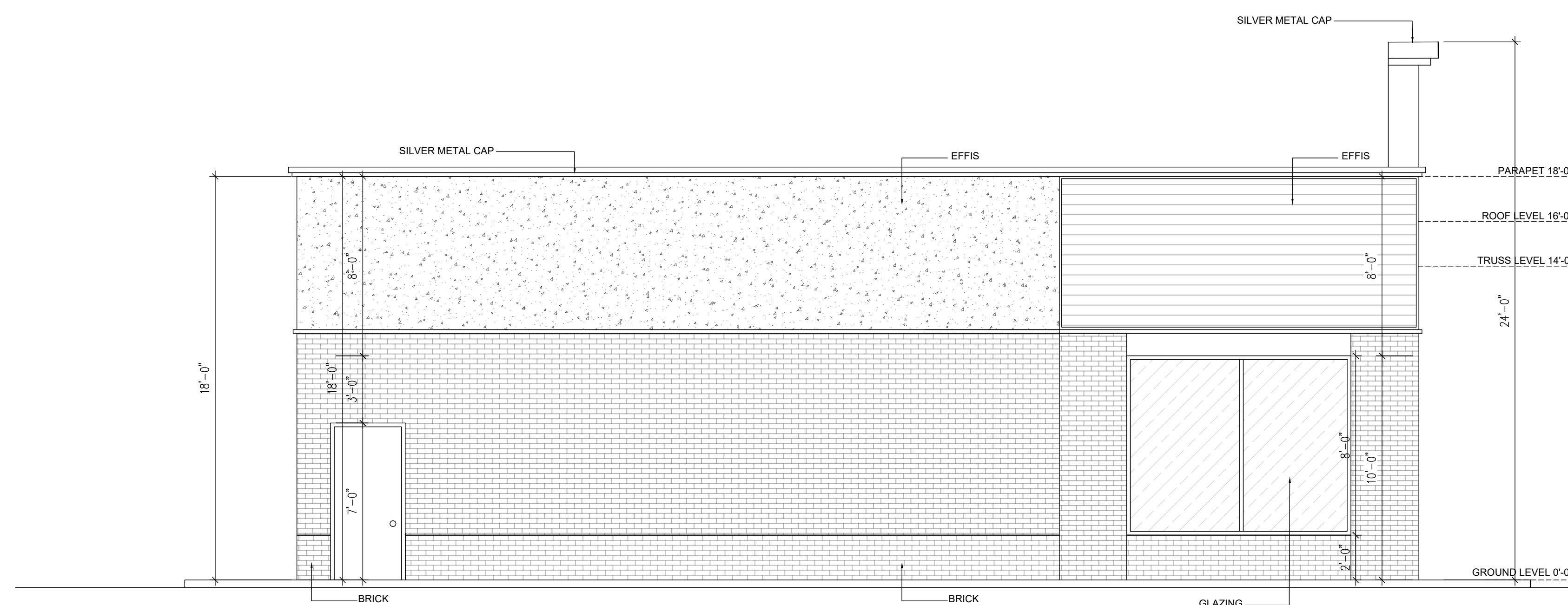
Project Number:
25-115

Sheet Number:

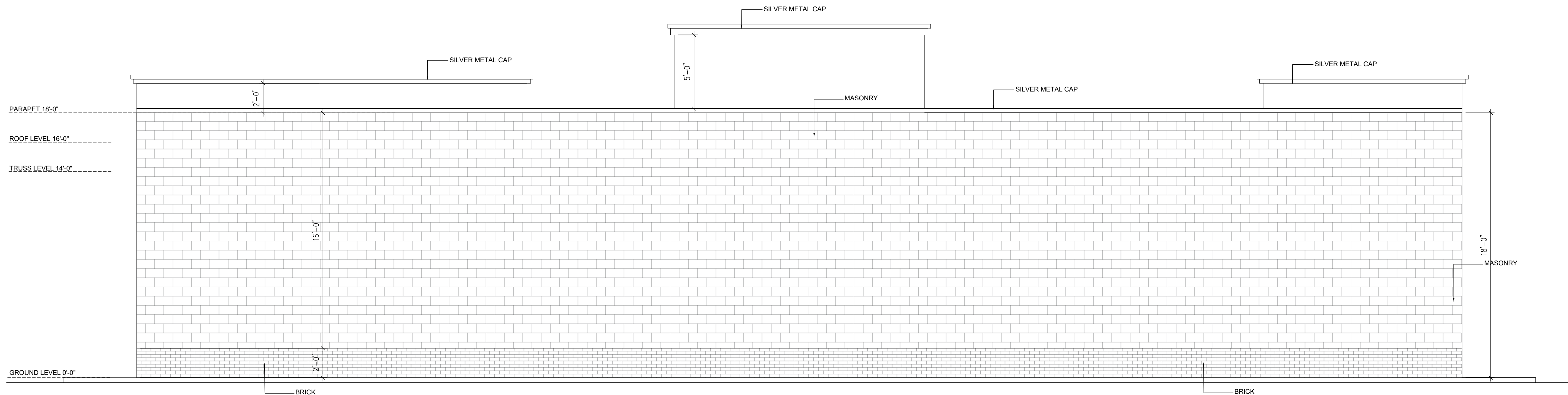
A-102



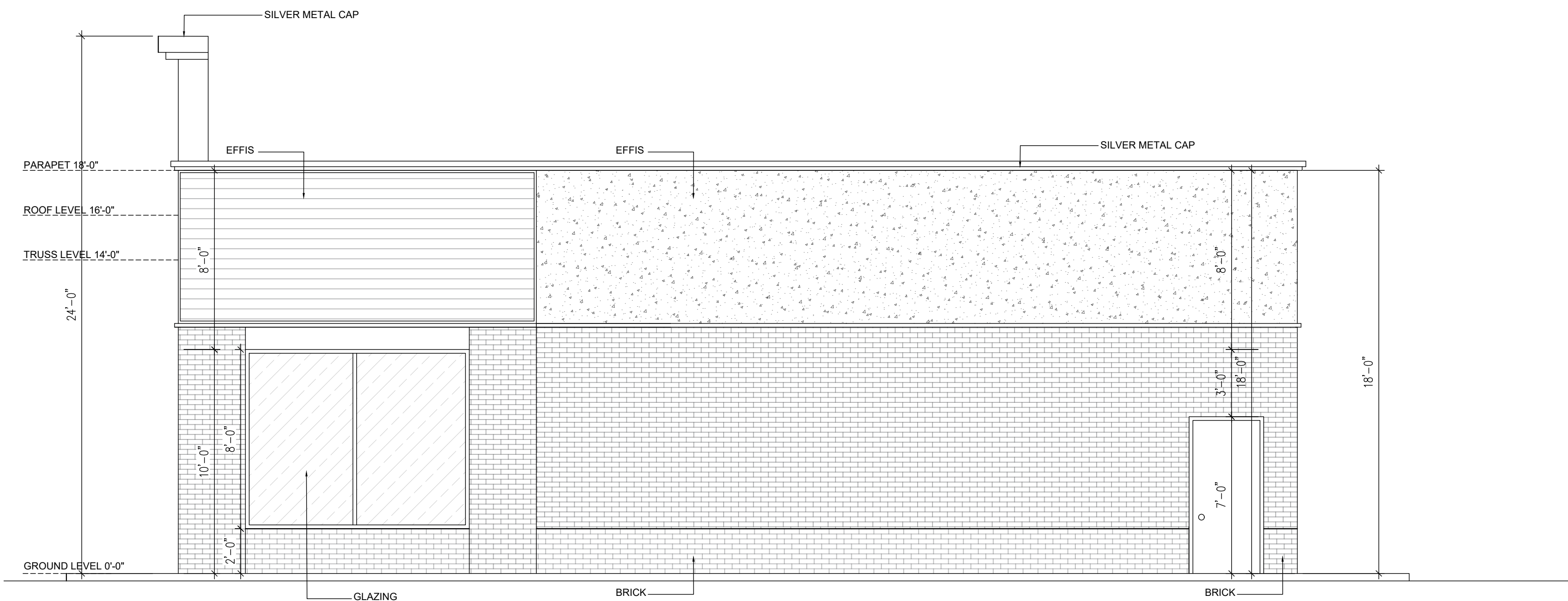
PROPOSED FRONT ELEVATION
SCALE : 1/4"=1'-0"



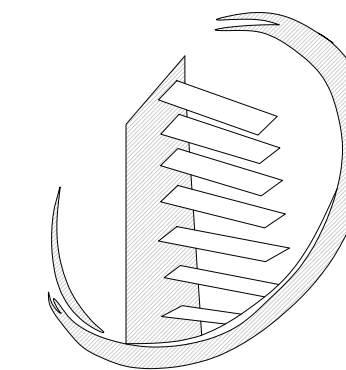
PROPOSED SIDE ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED BACK ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED SIDE ELEVATION
SCALE : 1/4"=1'-0"



N.C. DESIGNERS
& CONTRACTING INC.

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PROPOSED GAS
STATION

Project Name:

18710 NORTHLINE RD., SOUTHGATE

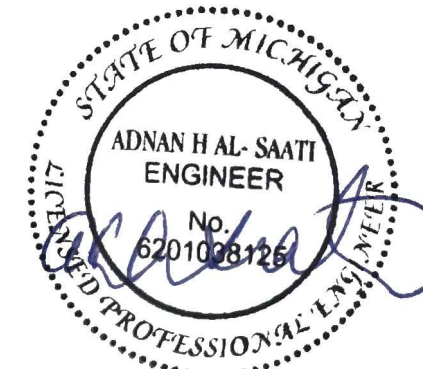
Project Location:

Owner:

APPROVED BY:

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Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
ELEVATION

Date:
09/22/2025

Scale:
NOTED

Project Number:
25-115

Sheet Number:

A-103



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 5, 2025

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT: NC Designers & Contracting

ADDRESS: 3241 S Telegraph
Dearborn, MI 48128

PARCEL ADDRESS/ID: 18701 Northline Road
Parcel 1 - 53-014-99-0006-000
Parcel 2 - 53-014-99-0004- 002

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 on the corner of Northline and Frontage Road. The applicant is requesting to demolish the existing building and redevelop the two (2) properties to accommodate a new gas station establishment, along with a convenience store and restaurant space. The project area measures 0.95. acres. The parcels are 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 and are subject to the approval of the Planning Commission.

As mentioned above, plans appear to indicate the existing building will be demolished and show a single southern entrance to the site, where currently two (2) entrances exist. Due to these perceived changes, we ask the applicant to provide a demolition plan indicating what site changes are proposed.

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date October 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:

Requirement		Provided	Meets Requirement
Lot Area	N/A*	0.95 Acres	Yes
Lot Width	N/A*	150 Feet	Yes
Setbacks			
Front	25 Feet	84 Feet (Frontage) 41 Feet (Northline)	Yes
Side	0 Feet**	10 Feet	Yes
Rear	N/A	N/A	Yes
Lot Coverage	N/A*	10%	Yes
Building Height	40 Feet, 2 Stories Max.	18 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.”

**As provided by section 1298.01(i), no interior side yard setbacks are required when a building wall has no openings. Building elevations on sheet A-103 indicate the western building elevation will have zero openings.

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 Building	• C-2, General Business
North	• Commercial	• C-2, General Business
East	• I-75	• C-2, General Business
West	• Arby’s	• C-2, General Business
South	• I-75	• M-1, Light Industrial

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

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed fueling area will consist of four (4) gas pump islands capable of serving eight (8) vehicles located on the eastern portion of site. The proposed building will be located on the western portion of the site, with a proposed waste enclosure north of the building near a designated loading zone.

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 eating establishments (restaurants) are required to provide “One space for each 75 square feet of usable floor area.”

Based on eight (8) proposed fuel nozzles, along with 1,500 square feet of usable floor area, eighteen (18) parking spaces in addition to one (1) barrier-free parking spaces are required for the gas station and convenience store. For the proposed restaurant space, based on 700 square feet of usable space, ten (10) parking spaces including one (1) ADA space are required. The total site requirement for parking is twenty-eight (28) parking spaces, including two (2) ADA spaces.

We note multiple discrepancies regarding proposed parking:

1. Thirty-five (35) spaces are counted on sheet SP-101 whereas the parking calculation table proposes thirty-six (36) spaces.
2. The restaurant calculation for parking is as follows “700 SF/75 SF = 13.5 = 10 parking required.” This should be corrected to “700 SF/75 SF = 9.33 spaces.” We ask the applicant to confirm if 14 spaces are still proposed, or if the number will be reduced based on the new calculation.
3. The parking space directly south of the ADA space # 5, appears to have a greater width than the rest of the proposed spaces. We ask the applicant to clarify if the width will be reduced.

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	• $1.5 \times 8 = 12$ spaces • $1,500 / 250 = 6$ spaces • $700 / 75 = 9.33$ spaces (9.33)	28 Spaces	33 Spaces
Barrier Free	• 1 space per 25 parking spaces	• $50 / 35 = 1.42 \rightarrow 2$ spaces	2 spaces	2 spaces
Maneuvering Lane Width	• 22 feet	• 30 + Feet on plans	22 feet	30+ feet
Size of parking space/width & length	• Length – 19 feet • Width – 10 feet	• Length – 20/18 feet • Width – 9 feet	-	-
Loading spaces	• 10 sf per 1 foot of building frontage	• 50 ft frontage (Northline) x 10 sf = 500 sq ft	500 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, showing measurements of thirty-three (33) and thirty-five (35) feet. Parking space dimensions have also been provided and vary throughout the site. The parking area in front of the building and northeast corner show dimensions of 9x20 feet, which will need to be increased to 10x20 feet. The parking area on the southwest corner shows dimensions of 9x18 feet, which will need to be increased to at least 10x19 feet.

A loading/unloading area of 500 square feet in size is also shown, meeting ordinance requirements for frontage along Northline Road. We ask the applicant to provide clarification on the frequency and timing of deliveries.

Items to be Addressed: 1) Address parking discrepancies #1-3. 2) Revise parking space dimensions to meet ordinance requirements. 3) Clarify timing and frequency of deliveries.

SITE ACCESS AND CIRCULATION

Site Access: The gas station will be accessed via two (2) entrances, one each along Northline and Frontage Road. Please note that any work done on Northline Road right-of-way will require Wayne County approval, and any work within the Frontage Road right-of-way will require City approval. As mentioned previously, due to the southern entrances being altered, we ask for a demolition plan to be provided.

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 thirty-three (33) feet to a maximum width of thirty-five (35) feet, exceeding ordinance requirements. Turning radii for standard semi-trailers have been provided on sheet A-103. 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 and approval.

Pedestrian Circulation: An existing pedestrian sidewalk along Northline Road is shown to remain as is. A new five (5) foot wide pedestrian walkway is proposed along the north, south, and eastern elevations of the building.

Waste/Dumpster Enclosure: A 10x10 dumpster enclosure is proposed on the northwest corner of the site. Enclosure details are provided on sheet SP-103, showing a height of eight (8) feet holding two (2) trash containers.

Items to be Addressed: 1) Confirm whether any work is to be conducted in Northline and Frontage Road rights-of-way and receive proper approval if applicable. 2) Submit plans to Fire Department and City Engineer for review of site circulation.

UTILITIES

A utility plan for the site has not been provided, however sanitary sewer, stormwater, and overhead electric connections are shown. We ask the applicant to clarify if any utility connection changes are proposed. If so, we defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: 1) Clarify if any utility connections changes are proposed. 2) Provide utility plan for City Engineer approval.

LANDSCAPING

A landscape plan has been provided on sheet SP-102, with details on sheet SP-103. We do note on sheet SP-103, note 1, there is mention of compliance for Northville, Michigan. This will need to be revised to the City of Southgate.

Street Trees: Two (2) deciduous trees are proposed along Northline Road on the northern portion of the site. Five (5) additional deciduous trees are proposed along Frontage Road. 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 on sheet SP-103.

Parking Lot: Parking lot landscaping measures are proposed throughout the site. This includes the installation of eighty-one (81) shrubs and two (2) deciduous trees.

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 SP-102 that 30% of the site area will be landscaped, meeting ordinance requirements. Landscaping notes on sheet SP-103 also indicate the plantings will be served by an on-site irrigation system with operating hours between 12-5am. 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, which are provided on the current landscape plan on sheet SP-103 except for a shrub detail which should be provided. Planting symbols, quantities, size, and spacing information are provided. While the minimum ordinance requirements for shrub spacing is three (3) feet, we are of the opinion that the current spacing of two (2) feet is adequate after consultation with a landscape architect.

Items to be Addressed: 1) Change note #1 from “Northville” to “Southgate” 2) Provide shrub planting detail.

LIGHTING

A lighting/photometric plan has been provided on sheet SP-104. Proposed lighting includes both four (4) building mounted fixtures, sixteen (16) gas station canopy mounted fixtures, and six (6) freestanding light poles arranged evenly throughout the site with a height of eighteen (18) feet, meeting ordinance requirements. All lighting fixtures are also shown to be down shielded.

Photometric measurements indicate the maximum light level at the property line as a result of site lighting will be 3.2 footcandles, located at the southern entrance. Lighting levels on the remaining property lines do not exceed 1 footcandle. Due to the non-residential uses surrounding the property, we are of the opinion that proposed lighting will not have an adverse effect on adjacent properties.

Items to be Addressed: None.

SIGNS

Several signs are proposed as part of the project. Two (2) wall sign areas along the western elevation of the building are proposed, along with a proposed ground sign on the northeast corner of the site. An existing freestanding sign on the southwest corner of the site is also shown. We ask the applicant to confirm if that sign will remain, and if any gas station canopy signage is proposed. Please note that all proposed signage is subject to Building Department approval prior to installation.

Items to be Addressed: 1) Confirm if southwestern sign is remaining. 2) Clarify if any canopy signage is proposed. 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 sheet A-101. The proposed building materials consist of Hardie board, face brick and stone, EFIS material. 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 Northline and Frontage Road.

- 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 258 feet of frontage along Northline Road and approximately 300 feet of frontage along Frontage Road.

- 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 is 41,382 square feet. No repair facilities are proposed.

- 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 entrances to the site exist and meet the above requirement.

- 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: Concept stacking spaces for each pump have not been provided and are required to be shown on plans.

- 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.

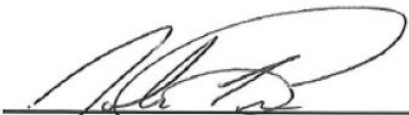
- 8) Operable motor vehicles kept overnight for mechanical repair may be parked on the premises so long as they are kept within a screened compound. The storage of motor vehicles on the premises shall be prohibited.**

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 referred to the next Planning Commission agenda in order to give the applicant additional time to address the outstanding items listed below.

1. Provide demolition plan.
2. Planning Commission to determine compatibility with surrounding properties.
3. Address parking discrepancies #1-3.
4. Revise parking space dimensions to meet ordinance requirements.
5. Clarify timing and frequency of deliveries.
6. Confirm whether any work is to be conducted in Northline and Frontage Road rights-of-way and receive proper approval if applicable.
7. Submit plans to Fire Department and City Engineer for review of site circulation.
8. Clarify if any utility connections changes are proposed.
9. Provide utility plan for City Engineer approval.
10. Change note #1 from "Northville" to "Southgate"
11. Provide shrub planting detail.
12. Confirm if southwestern sign is remaining.
13. Clarify if any canopy signage is proposed.
14. Approval of proposed signage by City Building Department.
15. Approval of proposed building materials by the City Building Department.
16. Concept stacking spaces for each pump have not been provided and are required to be shown on plans.



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