

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, February 12, 2024

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, Crawford, Codrington, Gawlik, Godbout, Nemeth, Orman, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting dates January 8, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Rezoning application for 16067 Eureka Road
2. Appointment of new Chairman

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate
Planning Commission Informal Meeting

January 8, 2024

This meeting of the Planning Commission was held in the Municipal Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 8, 2024 and called to order by Chairperson Ed Gawlik, at 6:30 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Linda Clark, Ed Gawlik

ABSENT: Patricia Anderson, Chad Godbout (both excused), Jerry Orman, Eric Codrington

ALSO PRESENT: City Planner Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, Council Member Ayers-Reiss

Will discuss revising the ordinance on Driveway approaches in residential districts.

The election of Chairperson, Vice Chairperson and Secretary will be held for the year 2024. Along with the adoption of 2024 meeting dates and appointment of Planning Consultant for 2024.

The meeting ended at 6.50 p.m.

City of Southgate
Planning Commission Meeting
January 8, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 8, 2024 and called to order by Chairperson Ed Gawlik, at 7:00 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Linda Clark, Ed Gawlik

ABSENT: Patricia Anderson, Chad Godbout (both excused), Jerry Orman, Eric Codrington

ALSO PRESENT: City Planner Joe Pezzotti, City Attorney Amelia Zelenek, Building Official Tim Leach, City Administrator Dan Marsh, Council Member Ayers-Reiss

Agenda:

Moved by Clark, supported by Yoos, to revise the agenda by adding item 3. Appointment of Planning Commission Consultant and item 4. 2024 Planning Commission Meeting Dates. MOTION APPROVED UNANIMOUSLY.

Minutes:

The first order of business is approval of the minutes from the August 14, 2023 Planning Commission meeting.

Moved by Yoos, supported by Clark, that the minutes of the Planning Commission Meeting dated August 14, 2023 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

They are making progress at the Southgate Towers project.

New Business:

1. Driveway approaches in residential districts.

Discussion was held on revising the ordinance Section 1292.03 Layout, Construction and Maintenance of Parking Areas, by adding item (9) A-H.

Moved by Clark, supported by Crawford, to refer to council to approve the revision to the ordinance Section 1292.03 Layout, Construction and Maintenance of Parking Areas, by adding item (9) A-H. MOTION APPROVED UNANIMOUSLY.

2. Election of Officers.



Carlisle | Wortman

ASSOCIATES, INC.

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

Date: January 31, 2024

REZONING ANALYSIS

City of Southgate

Applicant:	Todd Dodson
Property Address:	16067 Eureka Rd.
Property I.D. #:	53-02-0990-0037-00
Current Zoning:	P-1, Vehicular Parking
Requested Zoning:	C-2, General Business
Action Requested:	Rezoning Request to: C-2, General Business
Required Information:	The required information for a rezoning has been provided.

DESCRIPTION

The applicant requests to rezone the parcel located at 16067 Eureka Road from P-1, Vehicular Parking to C-2, General Business. The rezoning is requested to allow for a new use, consisting of offices and indoor/garage storage for a construction company. The site is approximately 0.22 acres in size and was formerly Grace Assembly. The applicant is proposing no building expansions and will make use of the existing building.

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

ADJACENT PROPERTIES

The existing zoning along Eureka Road is a mixture of C-2 and C-3. Adjacent zoning and land uses to the subject property is listed below:

Adjacent Properties		
	Existing Use	Zoning
North	Commercial, Lady Janes, Sushi Kami	C-2, General Business
South	Single Family Homes	R-1A, One Family Residential
East	Hair Studios	C-1, Community Business
West	Commercial, Hungry Howies, Insurance Agency	C-2 General Business

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MASTER PLAN RECOMMENDATION

The future land use plan of the Southgate Master Plan has designated the subject property for Mixed Use. This land use category focuses on properties that have frontage along Eureka Road. This classification is based on the character of the area and the surrounding properties. This future land use category includes *“A wide variety of land uses including sing-family homes, offices, local and general commercial business, regional shopping centers, and semi-public uses.”*

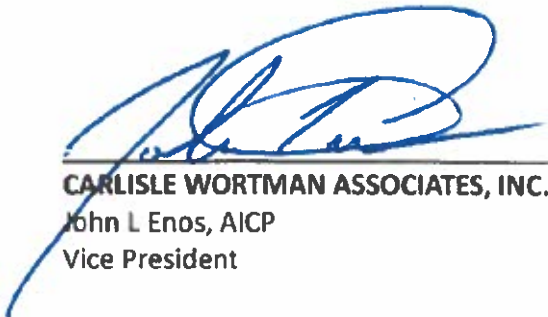
As reported in the Master Plan, commercial development is an essential element of a city’s economic base. Commercial establishments provide goods and services to consumers, promote economic stability, and generally enhance the quality of life for area residents. Several goals and objectives in the Master Plan encourage non-traditional economic development initiatives in order to encourage commercial development that provides a positive contribution to the local tax base. The Master Plan encourages the provision of reasonable opportunities for the establishment of commercial uses that meet the demonstrated market needs of City residents.

We are of the opinion that the proposed rezoning is in conformance with the future land use map and the proposed use is compatible and in conformance with the General Commercial designation, as well as the general and specific economic development policies of the Master Plan.

SUMMARY OF FINDINGS

After reviewing the current land use, adjacent zoning districts, and future plans for the subject properties and vicinity, we would recommend that the Planning Commission approve the proposed rezoning to C-2, General Business.

1. The rezoning is supported by the Master Plan and advances the general and specific economic development policies of the Master Plan.
2. The proposed land use is permitted within the C-2, General Business District in accordance with Section 1278.
3. The proposed rezoning would be consistent and non-disruptive to the surrounding land use pattern along Eureka Road.
4. The proposed rezoning meets the general requirements of a rezoning.



CARLISLE WORTMAN ASSOCIATES, INC.
John L. Enos, AICP
Vice President



CARLISLE WORTMAN ASSOCIATES, INC.
Joe Pezzotti
Community Planner