

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, May 13, 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, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting dates March 11, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Site plan review for proposed self-storage facility, Reeck Road

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate
Planning Commission Informal Meeting

March 11, 2024

This meeting of the Planning Commission was held in the Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 11, 2024 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Eric Codrington, Chad Godbout,
Jerry Orman

ABSENT: Patricia Anderson, Linda Clark (both excused)

ALSO PRESENT: Plan Consultant John Enos, City Administrator, Dan Marsh, Building
Inspections Director Tim Leach, City Attorney, Amelia Zelenak, Council
Member Ayres-Reiss

Mr. John Enos, City Planner, explained there will be a public hearing on rezoning the parcel at 15601 Northline Road site of the former Aquinas High School, from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development. We feel this is a great project for the city and meets the Master Plan, and would recommend approval to the City Council.

The applicant, Mr. Jacob Bacall, discussed the redevelopment of the property into a mixed use providing housing and retail opportunities.

The meeting ended at 6:58 p.m.

City of Southgate

Planning Commission Meeting

March 11, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 11, 2024 and called to order by Chairman James Yoos, at 7:03 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Eric Codrington, Chad Godbout,
Jerry Orman

ABSENT: Patricia Anderson, Linda Clark (both excused)

ALSO PRESENT: Plan Consultant John Enos, City Administrator, Dan Marsh, Building
Inspections Director Tim Leach, City Attorney, Amelia Zelenak, Council Member
Ayres-Reiss

Minutes:

Moved by Crawford, supported by Godbout, that the minutes of the Planning Commission Meeting dated February 12, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings:

A PUBLIC HEARING WAS HELD BY SHIMSHA, LLC, TO REZONE PROPERTY AT 15601 NORTHLINE ROAD FROM R-1A , ONE FAMILY RESIDENTIAL/RO-1 RESTRICTED OFFICE TO PD PLANNED DEVELOPMENT.

Notices were sent out.

Moved by Yoos, supported by Orman, to open the Public Hearing.

Plan Consultant Enos explained the applicant, Mr. Jacob Bacall, is requesting to rezone the property from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development, this is a great project for the City and meets the Master Plan, therefore recommending approval to City Council.

A representative for the applicant stated they are requesting a rezoning of property at 15601 Northline Road, proposing the redevelopment of the currently vacant 2 story facility into a mixed-use development providing housing and retail opportunities.

Many residents were present regarding this project with concerns of the proposed concept plans of the project, property values, flooding concerns and the wetlands. Need more development that will attract more people to the City.

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

Discussion was held.

Moved by Codrington, supported by Orman, to recommend City Council approve the rezoning request by Shimsha, LLC, of property at 15601 Northline Road from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development.

AYES: Codrington, Nemeth, Crawford, Godbout, Yoos, Orman

NAYS: None

ABSENT: Anderson, Clark

MOTION APPROVED.

New Business:

Mural application 12678 Dix-Toledo Cada's Hair Salon.

Moved by Nemeth, supported by Orman, to approve a Wall Mural request by Cada's Hair Studio, 12678 Dix-Toledo, Southgate, Michigan.

AYES: Codrington, Nemeth, Crawford, Godbout, Yoos, Orman

NAYS: None

ABSENT: Anderson, Clark

MOTION APPROVED.

Adjournment:

Moved by Codrington, supported by Orman, that this meeting of the Planning Commission be adjourned at 8:00 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

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

Form No. 01

Case No. PC

03-2024

Date Received

4-15-2024

**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 L.L.C.</u>	Name <u>Tyler Smith - The Mannik & Smith Group, Inc</u>
Address <u>1800 NW Corporate Blvd, Suite 101</u>	Address <u>2365 S Haggerty Rd</u>
<u>Boca Raton</u> <u>FL</u> <u>33431</u>	<u>Canton</u> <u>MI</u> <u>48188</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>561-443-4300</u>	Telephone <u>734-497-2272</u>

Information regarding the site:

Street Address: (TBD) Reeck Rd **Assumed address: 12011 Reeck Rd, Southgate MI 48195

Major Cross Streets: Noecker Way (to North) and Northline Rd (to South), I-75 Freeway (East Boundary)

Parcel / Lot No.: Overall Parent Parcel - Tax ID: 53005990002705 (To be split/combined in future along Grams Drain

Acreage: 19.35 AC (Gross) Dimensions of Parcel / Lot: 582' ± x 830' ± x 540' ± Frontage: 582' ±

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: _____

☐ Conditional Use Approval

Requested Use: _____

☒ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

RECEIVED

APR 15 2024

**CITY OF SOUTHGATE
BUILDING DEPARTMENT**

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.)

****See the attachment for additional information****

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

The Applicant / Agent must appear before the Planning Commission on 5/13/2024 (May 13th)
(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: Tyler Smith Date: 4/15/2024

To review your application property, 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: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____



Planning Commission Application – Supporting Attachment

Project: Southgate Self-Storage Facility

Applicant: Southgate L.L.C.

Agent: The Mannik & Smith Group, Inc – Tyler Smith, P.E.

Information Regarding Request:

- *Reason for requesting proposed action?*

Southgate L.L.C. is politely requesting City of Southgate Staff and Planning Commission review of the site plan submittal and supporting applications with the intention of recommendation for approval by the City Planning Commission and eventually the City Council. The applicant is also requesting a variance for building materials, therefore a separate BZA variance application will be submitted for the requested.

- *Complete description of the project:*

The proposed project aims to repurpose a vacant property located in Southgate, Michigan, into a state-of-the-art self-storage facility. This project includes: Fencing with key pad entry gates, fully enclosed self-storage building units, paved drive aisles, parking, curb and gutter, new utility extensions for sanitary and water, and stormwater management measures to meet the requirements of Wayne County with enclosed storm sewer and above ground detention systems. The project will also provide landscape treatments as required per the City's standards.

- *How is the request compatible with the adjacent land uses and zoning districts?*

(Refer to the image snips below from the City of Southgate Master Plan for the Existing and Future Land Use Maps)

Self-storage facilities often thrive in areas with light industrial uses due to the compatibility of operations. Surrounding vacant properties and light industrial uses can benefit from the presence of a self-storage facility as it adds to the mix of services in the area without conflicting with existing activities. Vacant properties and light industrial areas typically have large, underutilized spaces. Converting such spaces into a self-storage facility maximizes land use efficiency and helps revitalize the area by repurposing idle land.

The facility will offer secure and accessible storage units, contributing to the community's convenience and addressing the need for additional storage options in the region.

- *How is the request in compliance with the goals, policies, and future land use plan of the City of Southgate Master plan?*

(Refer to the image snips below from the City of Southgate Master Plan for the Existing and Future Land Use Maps)

The future use of the entire subject parcel and surrounding area is intended for Technology and Research Park with a campus-style environment.

The Mannik & Smith Group, Inc.

TECHNICAL SKILL
CREATIVE SPIRIT

2365 Haggerty Road South, Canton, Michigan 48188 Tel: 734.397.3100 Fax: 734.397.3131



All proposed pavement and building setbacks will be met with the proposed development, with sufficient drive widths for convenient traffic circulation and visitor parking. The storage units will be entirely enclosed with permanent building structures, some with air conditioning. The main entry area will provide building and office space with aesthetically pleasing landscaping, signage and building as well as fence materials for visual attractiveness that matches the area. The intent is also to provide an aesthetically pleasing building and viewable storage units within eyesight of drivers along I-75 Freeway.

With the intent of the future use in the surrounding area, the City of Southgate aims to provide a diverse range of amenities and services, such as a storage facility. This development will provide a convenient access location to storage options and also a quick mobility route from I-75 Freeway. This particular type of development can be appealing to prospective employees and businesses considering locating within the area, thereby enhancing its attractiveness to future developments.

A well-designed self-storage facility can contribute to the overall livability and functionality of the technology and research park. By offering a clean, modern facility with advanced security features, it enhances the aesthetic appeal and safety of the area, creating a conducive environment for innovation and collaboration among businesses and researchers.

Please reach out directly to us if you need any additional information or assistance with the request.

Sincerely,

The Mannik & Smith Group, Inc.

A handwritten signature in black ink that reads 'Tyler Smith'. The signature is written in a cursive, flowing style.

Signature

Tyler Smith, P.E.

734-497-2272

tsmith@manniksmithgroup.com

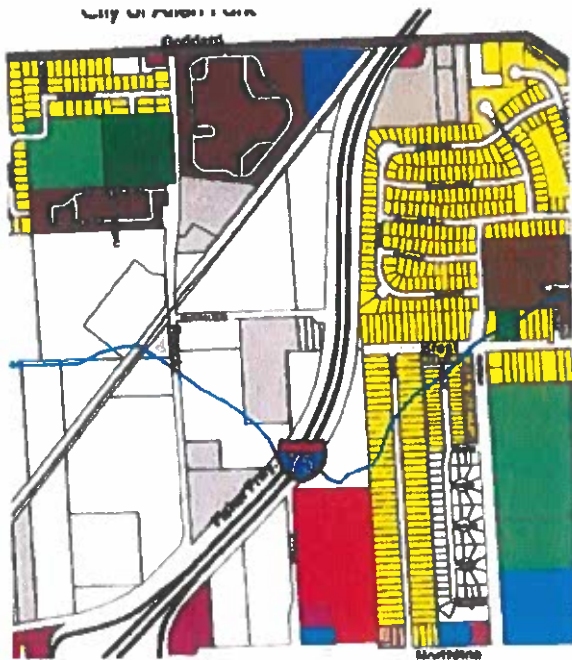
Project Civil Engineer

The Mannik & Smith Group, Inc.

TECHNICAL SKILL.
CREATIVE SPIRIT.

Existing and Future Land Use Maps:

(See the image snips below from the City of Southgate Master Plan, rev 2006)



Existing Land Use Map Snip 1



Future Land Use Map Snip 1

Legend

Single-Family Detached	General Commercial	Schools	Water Bodies	Single-Family Detached	Office	Water Bodies
Single-Family Attached	Automotive	Parks	State or U.S. Highway	Single-Family Attached	Mixed Use	State or U.S. Highways
Multiple Family	Office	Light Industry	Rivers and Streams	Multiple Family	Mixed Office and Commercial	Drains and Streams
Manufactured Home Park	Public	General Industry	Railroads	Manufactured Home Park	Technology and Research Park	Railroads
Convenience Commercial	Quasi Public	Vacuum	Partial Lines	Local Commercial	Public and Semi-Public	Partial Lines
				General Commercial	Proposed Recreational Trail	

Source: 1997 City of Southgate Comprehensive Development Plan, Future Land Use. Survey Conducted in Spring 1999. Map Updated by Mannik Smith Group Survey of October 2004.

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Adopted November 14, 2006

The Mannik & Smith Group, Inc.

**TECHNICAL SKILL
CREATIVE SPIRIT**



Carlisle | Wortman
ASSOCIATES, INC.

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

May 8, 2024

Site Plan Review

City of Southgate, Michigan

APPLICANT: Southgate LLC

ADDRESS: 1800 NW Corporate Blvd, Suite 101

PARCEL ID: Reek Road
53-005-99-0002-705

CURRENT ZONING: M-1, Light Industrial

ACTION REQUESTED: Site Plan Review

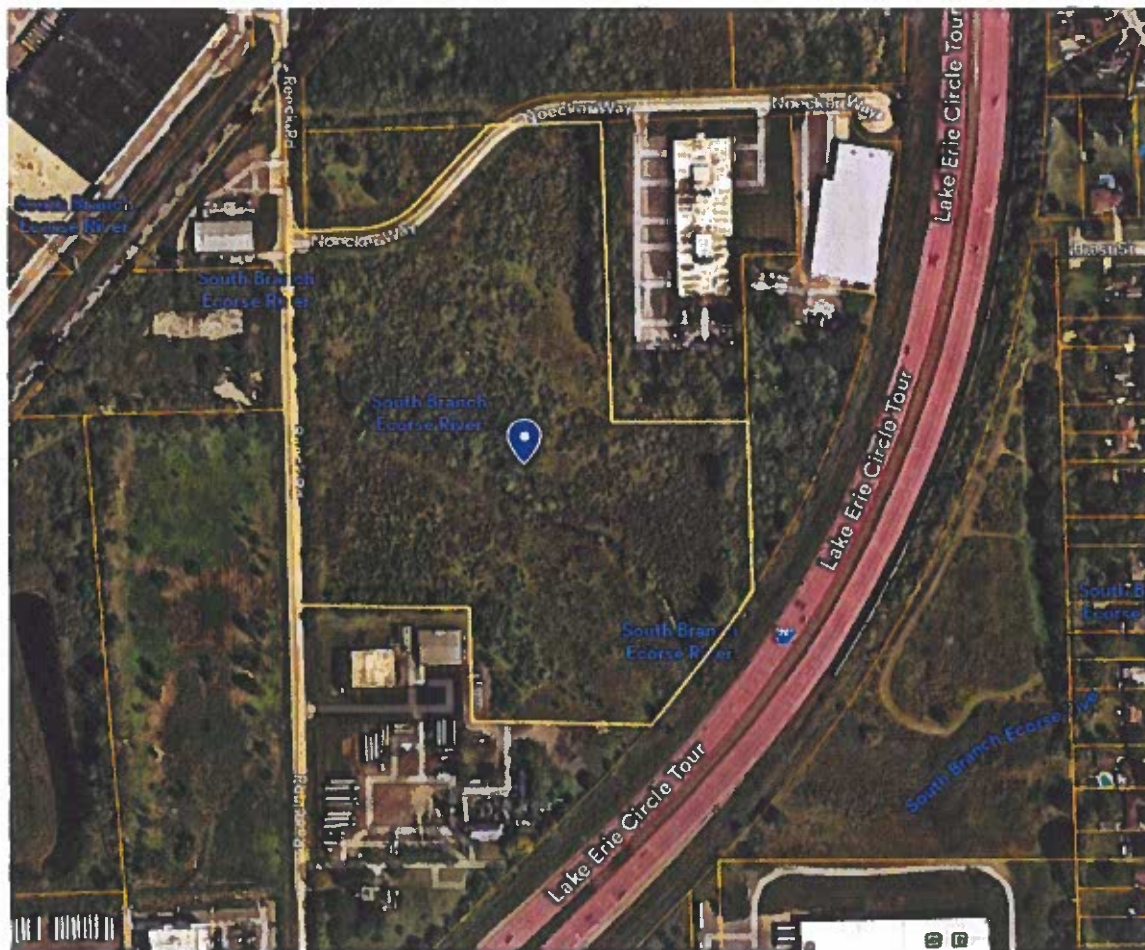
PROJECT AND SITE DESCRIPTION

An application was received to develop a vacant property located on the corner of Reek Road and Noecker Way. The applicant is requesting to develop the site to accommodate a self-storage facility consisting of eight (8) storage buildings, varying in size from 3,600 to 21,600 square feet. The property is currently 19.31 acres in size but is proposed to be split in the future into two (2) separate parcels labeled "A-1" and "A-2," measuring at approximately eight (8) and eleven (11) acres, respectively. The self-storage facility will be located on parcel A-1. The parcel is currently zoned M-1, Light Industrial where warehousing is a permitted use within the District.

Access is provided directly off Reek Road on the west side of the property. The proposed site layout includes two (2) parking areas positioned on the northwest and southwest portions of the site and includes six (6) spaces, with one (1) handicapped space. The majority of parking throughout the site will consist of tenants parking in front of their respective storage units. The facility will make use of a security gate at the main entrance only accessible to paying tenants with a valid security card. The facility will also utilize a small portion of Building "A" as office space.

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*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date September 3, 2023

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the M-1 District area requirements based on the Schedule of Regulations per Section 1298.01:

	Required	Provided	Meets Requirement
Lot Area	N/A*	7.23 acres	Yes
Lot Width	N/A*	Not provided	Yes
Setbacks			
Front	40 feet	25 feet	Yes
Side	20 feet	10 feet	Yes
Rear	20 feet	20 feet	Yes
Lot Coverage	N/A*	36.6%	Yes
Building Height	40 feet, 2 stories max.	10-36 Feet, 1-2 Stories**	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."*

***Range of building height and stories between all proposed buildings.*

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	M-1, Light Industrial
North	• K+S Services	M-1, Light Industrial
East	• Rowleys Wholesale • I-75	M-1, Light Industrial
West	• Xpert Survey Equipment • Vacant Land	M-1, Light Industrial
South	• Semi-Trailer Equipment Storage and Repair	M-1, Light Industrial

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed self-storage facility will consist of eight (8) buildings varying in size arranged throughout the site. The proposed main building "A" is located along Reeck Road and will contain office facilities on the southern portion of the building, with the rest of the building dedicated to storage units. The remaining buildings will consist of varying numbers of storage units. We ask the applicant to clarify the intended hours of operation of the facility.

Items to be Addressed: Provide hours of operation.

PARKING, LOADING

Warehousing uses are required to provide *"Five spaces plus one for every one employee in the largest working shift, plus one space for each company vehicle, or five spaces plus one for every 2,000 square feet of usable floor space, plus one for each company vehicle, whichever is greater."*

Based on two (2) employees being present on the largest working shift along with no company vehicles, seven (7) spaces in addition to one (1) barrier free parking space is required for a total of eight (8) spaces. Seven Six (6) spaces including one (1) ADA space have been provided. We suggest the applicant consider moving the southern parking area further from the entrance to provide greater space for vehicles backing out and those entering the facility.

A summary of parking and loading requirements per section 1292.02 is located within the table below. The applicant has indicated that loading zones will consist of the space in front of each tenant's storage unit.

	Requirement	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	5 spaces plus 1 space for each employee	7 spaces	7 spaces*
Barrier Free	1 space per 25 parking spaces	1 space	1 space
Maneuvering Lane Width	22 feet	-	24-30 ft
Size of parking space/width & length	Length – 19 feet Width – 10 feet	-	Length – 18,20 ft Width – 8 ft
Loading spaces	100,000+ sf = 5 spaces	5 spaces	0 spaces*

*applicant has indicated that additional parking/loading and unloading areas are assumed to be immediately adjacent and around the paved perimeters of all storage units.

The number of parking spaces is one (1) space short, and dimensions meet ordinance requirements. We are of the opinion that the proposed method of parking/loading spaces adjacent to storage units will adequately serve the site and its tenants.

The proposed parking area on the southern portion of the site shows parking stall lengths of eighteen (18) feet. The required length per section 1292.03(b) is nineteen (19) feet.

Items to be Addressed: Increase parking stall length in southern parking area to nineteen (19) feet.

SITE ACCESS AND CIRCULATION

Site Access: The self-storage facility will be accessed by a seventy-six (76) foot wide access drive connecting along Reeck Road. Please note any work performed in the Reeck Road right of way will require city approval.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, in this case 0 (parallel parking spaces along storage units) and 90-degree (north and south parking areas) spaces are proposed, where maneuvering lanes are required to be twelve (12) and twenty-two (22) ft. in width, respectively. All vehicle lanes proposed on site are at least 24 feet wide, meeting ordinance requirements. The applicant has also provided turning radii for emergency vehicles on sheet C500. We suggest the applicant provide pavement arrows around the site to indicate whether maneuvering lanes will be two or one way.

Waste/Dumpster Enclosure: A dumpster enclosure is proposed on the southern side of the site. The applicant has confirmed the enclosure will only be accessible to tenants of the facility and not to the public.

We recommend site plans be submitted to Fire Department for review to ensure that department is comfortable with access throughout the site.

Items to be Addressed: 1) Submit plans to Fire Department for review. 2) Consider adding directional arrows throughout the site. 3) City approval of all work to be done within Reeck Road Right of Way.

UTILITIES

A utility plan located on sheet C400. Proposed storm sewer, sanitary sewer, water lines, and methods of stormwater management are all shown. Current plans show Grams Drain bisecting the site, and proper permits for discharging into, tapping, or crossing the drain will need to be obtained from the Wayne County Drain Office. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: 1) City Engineer review and approval. 2) Obtain any necessary permits from Wayne County.

LANDSCAPING

A landscape plan has been provided on sheet L100.

Street Trees:	Sixteen (16) street trees are proposed along Reeck Road in front of Building A. all proposed plantings are required to meet all current American Association of Nurserymen standards.
Greenbelt:	No greenbelt plantings are shown, and we are of the opinion no greenbelt plantings are required due to no conflicting residential uses.
Buffer / Screen:	Six (6) deciduous trees in addition to two (2) preserved trees are proposed along the southern property line for screening purposes from the existing building to the south.
Refuse Container:	The proposed refuse container located on the southern portion of the site will be fully enclosed, with nearby deciduous trees for additional screening from Reeck Road. Adding shrubbery around the perimeter of the enclosure can provide further site aesthetics if desired.
Fencing:	A security fence is proposed around the perimeter of the paved area. it is unclear what the desired height of the fence is, and whether barbed wire is desired, and we ask the applicant to provide greater clarification. If barbed wire is desired, a separate appeal to the City Council is required.

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 an open space calculation of 39.4%, meeting this requirement.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, as well as planting size and spacing dimensions, all of which are not provided on the current landscape plan. We also suggest the applicant incorporate a mix of evergreen trees in order to provide additional species variety and year long greenery.

Items to be Addressed: 1) Provide planting details, size, and spacing dimensions. 2) Clarify if barbed wire is desired for any fencing.

LIGHTING

No photometric plan has been provided, however photometrics and fixture details have been provided, and we are of the opinion the proposed lighting is adequate and will not have an adverse effect on surrounding properties. It should also be noted that all exterior lights shall be down shielded.

All proposed light poles shall not exceed forty (40) feet. One light pole fixture is proposed near the southern parking area; however, no height measurement is provided. We suggest adding one (1) fixture to the northern parking area and near the proposed dumpster enclosure for added security for tenants and visibility during off hours.

Items to be Addressed: Clarify height of proposed light fixture.

SIGNS

One (1) monument sign nine is proposed near the southern corner of the site. No signage details are shown and are required. In addition, two (2) wall sign areas are proposed on Building A along Reeck Road, and Building G which is visible from I-75. All proposed signage is subject to review by the City Building Department.

Items to be Addressed: Provide monument sign details and dimensions.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided. Please note that all proposed materials will be subject to Building Department review and approval, and uniform architectural design and materials will need to be used for each building.

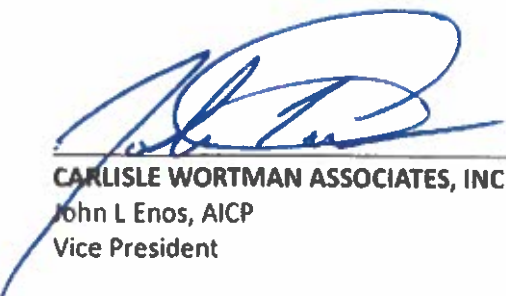
The applicant has also submitted a separate application to the Board of Zoning Appeals for a variation in allowed building materials mentioned section 1268.04(a), which is set to be on the May meeting agenda.

Items to be Addressed: Ensure architectural materials and design are shown on each building on all sides.

RECOMMENDATION

Based on the information provided, we recommend approval of the presented site plan conditional upon the following issues being addressed to the satisfaction of the Planning Commission.

1. Provide hours of operation.
 2. Increase parking stall length in southern parking area to nineteen (19) feet.
 3. Submit plans to Fire Department for review.
 4. Consider adding directional arrows throughout the site.
 5. City approval of all work to be done within Reeck Road Right of Way.
 6. City Engineer review and approval.
 7. Obtain any necessary permits from Wayne County.
 8. Provide planting details, size, and spacing dimensions.
 9. Clarify if barbed wire is desired for any fencing.
 10. Clarify height of proposed light fixture.
 11. Provide monument sign details and dimensions.
 12. Ensure architectural materials and design are shown on each building on all sides.
-



CARLISLE WORTMAN ASSOCIATES, INC.

John L. Enos, AICP
Vice President



CARLISLE WORTMAN ASSOCIATES, INC.

Joe Pezzotti
Community Planner