

CITY OF SOUTHGATE PLANNING COMMISSION

AGENDA

MONDAY, March 16th, 2026

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. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Planning Commission meeting date March 9th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Proposed Rezoning, 15748 Fort

VII. NEW BUSINESS

1. Proposed Rezoning, 15748 Fort

VIII. OLD BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

CITY OF SOUTHGATE
SUBMITTAL REQUIREMENTS AND TIMEFRAMES

PLANNING COMMISSION:

The Planning Commission meets the 2nd Monday of every other month. **Applicants must complete an Application for Planning Commission Review (Form No. 01).**

Conditional Use Site Plan Review:

Please submit two separate checks for the following;

Filing Fee: \$500.00

Escrow Fee: \$2000.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **28 DAYS** before the next regularly scheduled Planning Commission meeting.

Site Plan Review:

Please submit two separate checks for the following:

Filing Fee: \$500.00

Escrow: \$1500.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **14 DAYS** before the next regularly scheduled Planning Commission meeting.

Rezoning Request:

Please submit two separate checks for the following:

Filing Fee: \$500.00

Escrow: \$1500.00

Conditional Rezoning:

Filing Fee: \$500.00

Escrow: \$1500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Public Right-of-Way Vacation:

Filing Fee: \$500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

RETURN TO:

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

Case No. PC _____

Date Received _____

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>Jennifer Krack</u>	Name <u>Jennifer Krack</u>
Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>	Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>
(City) _____ (State) _____ (Zip) _____	(City) _____ (State) _____ (Zip) _____
Telephone <u>614 704-6406</u>	Telephone <u>614 704-6406</u>

Information regarding the site:Street Address: 15748 Fort St., Southgate, MIMajor Cross Streets: Fort Street, Spruce Street & Peach StreetParcel / Lot No.: 53-019-06-0013-301Acreage: .463 acres Dimensions of Parcel / Lot: 90'X224' Frontage: 224' on Fort StCurrent Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1Current Use: Vacant parking lot and funeral home**Requested action:**☒ RezoningRequested District: C-2 General Business☐ Conditional Use Approval

Requested Use: _____

☐ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Planning Commission Application
Page 2

Information regarding request:

I hereby request a hearing before this body to:

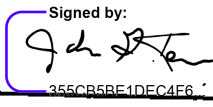
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City 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.)

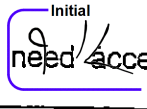
We are requesting a rezoning for the property at 15748 Fort St. to allow for a drive-thru only coffee use. The properties to the north of the parcel along Fort St. are zoned C-2 as well as several other large stretches of properties as you approach Eureka as well as north of that street. The coffee brand uses a unique operating model that eliminates menu boards and speaker box ordering, relying instead on hand-held devices and mobile ordering to expedite customers through the site. This also eliminates the potential noise pollution that could be of concern to residential neighbors. Landscape buffering is also proposed to be utilized to further shield any neighboring residences. There are no food sales on site, only beverages which also expedites the customer thru-put. By rezoning to C-2 this property would be able to be fully utilized rather than sitting vacant and would help to strengthen the Master Plan Eureka Corridor even further and provides a use that would benefit the residents and commuters along Fort Street.

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.

Signed by:  Date: 12/29/2025
Signature – Owner / Agent: _____ Date: _____

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS 

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

OFFICE USE:

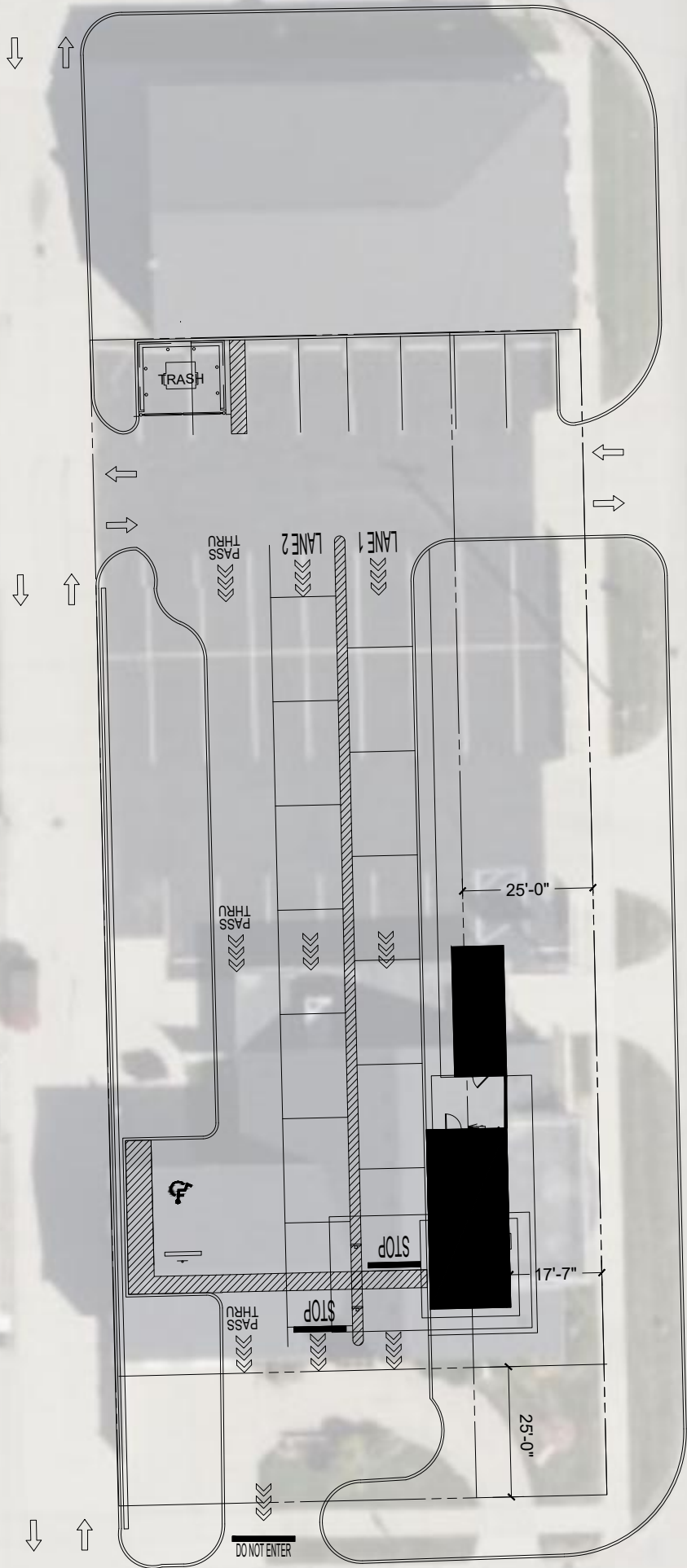
Date Received: _____ Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____ Receipt No.: _____

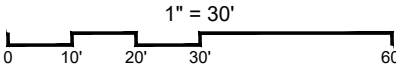
PRELIMINARY SITE PLAN
7 BREW COFFEE

PROPERTY AREA: 20,980 SQ. FT. (.80 ACRES)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 7
STACKING: 15
LAYOUT: 01
DESIGNER: EC
OWNER:



CONCEPTUAL SITE PLAN IS PREPARED
FOR PRELIMINARY TEST FIT PURPOSES
ONLY AND SHALL NOT BE USED FOR
CONSTRUCTION.

15748 FORT ST
SOUTHGATE, MICHIGAN



CONCEPTUAL SITE PLAN

JANUARY 15, 2026

AUTHORIZATION LETTER

Authorization for Development, Planning, Zoning, Building Services

Property Address: 15748 Fort Street, Southgate, MI 48195

Parcel ID(s): 53-019-06-0013-301

City: Southgate, Michigan

I, John G. Kernan ("Owner"), am the lawful owner of the real property located at the address listed above (the "Property").

By this letter, I hereby authorize:

- Carly Detar Stas, Development Specialist, and
- Jennifer Krack, Design and Development Manager

(collectively, the "Authorized Representatives") from OLIO Development Group to act as a representative on behalf of the tenant (Brewtopia LLC) occupying or proposed to occupy the Property, for all development, planning, and zoning matters for the Property.

This authorization specifically includes, but is not limited to, the following:

1. Preparing, submitting, and processing a rezoning application to the City of Southgate, Michigan, including attending meetings, hearings, and discussions related to the rezoning request.
2. Communicating with City staff, boards, commissions, and other governmental agencies regarding zoning, planning, and development matters.
3. Acting as my representative for the tenant (Brewtopia LLC) occupying or proposed to occupy the Property, including the preparation and submission of planning, zoning, and building permit documents required for final approvals.
4. Responding to comments, requesting revisions, and coordinating approvals necessary to advance the project through final entitlement and permitting.

This authorization shall remain in effect until revoked by me in writing.

Property Owner Information

Owner Name (Printed): John G. Kernan
Owner Address: 27964 Southpointe, Grosse Ile, MI 48138
Owner Phone: 734-377-6057
Owner Email: JJKREC@Hotmail.com

Owner Signature: John G. Kernan
Date: Jan 14 2026

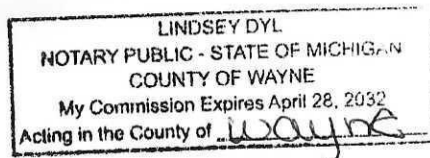
NOTARY ACKNOWLEDGMENT

State of Michigan
County of Wayne

On this 14th day of January, 2026, before me, a Notary Public in and for said State, personally appeared John G. Kernan, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public Signature: Lindsey Dyl
Printed Name: Lindsey Dyl
Notary Public, State of Michigan
County of Commission: Wayne
Commission Expires: April 28, 2032

(Seal)





Carlisle | Wortman
ASSOCIATES, INC.

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

Date: January 23, 2026

REZONING ANALYSIS
City of Southgate

Applicant: Jennifer Krack
1062 Ridge Street
Columbus, OH 43215

Property Address: 15748 Fort Street
Southgate, MI 48195

Property I.D. #: 53-019-06-0013-301

Current Zoning: C-1, Community Business

Requested Zoning: C-2, General Business

Required Information: Provided below.

DESCRIPTION

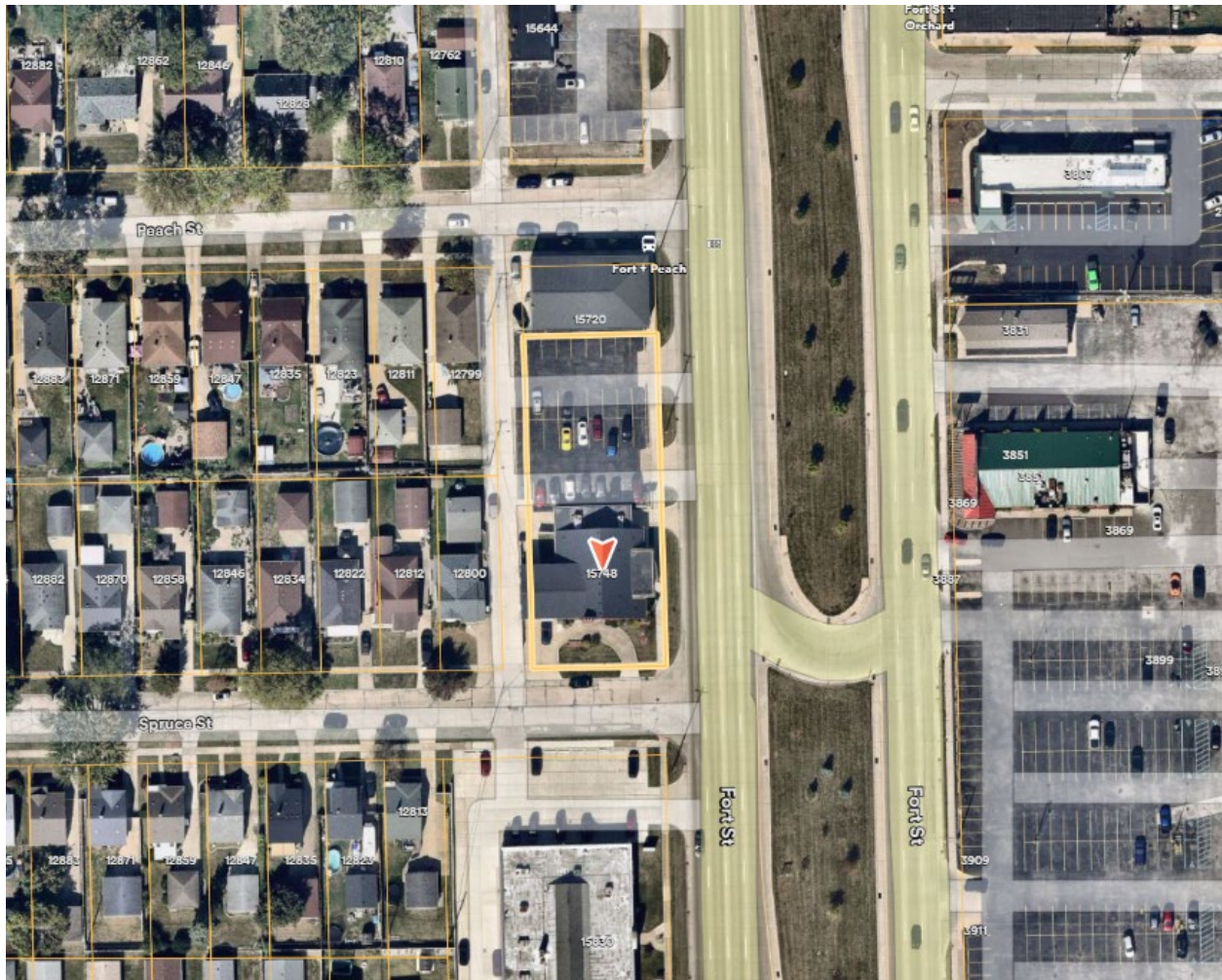
The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from C-1, Community Business to C-2, General Business, to allow for a drive-through-only coffee shop. The existing use of the property for many years has been a funeral home.

The role of the Planning Commission in relation to the requested rezoning is to review the application based on the current Master Plan and the standards of rezoning outlined later in this report. A recommendation of approval or denial is then forwarded to City Council, who will make a final determination on the rezoning. When reviewing the rezoning application, the Planning Commission and City Council must consider all permitted and conditional uses allowed in the C-2 District, rather than what is proposed by the applicant.

If the City approves the rezoning, future applicants will then be required to submit a detailed site plan to the Building Department for review and approval of any future proposed uses. At that time, the City will review specific design requirements such as landscaping, lighting, circulation and building elevations.

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



Aerial Photo Date: October 2025

SURROUNDING ZONING AND LAND USE

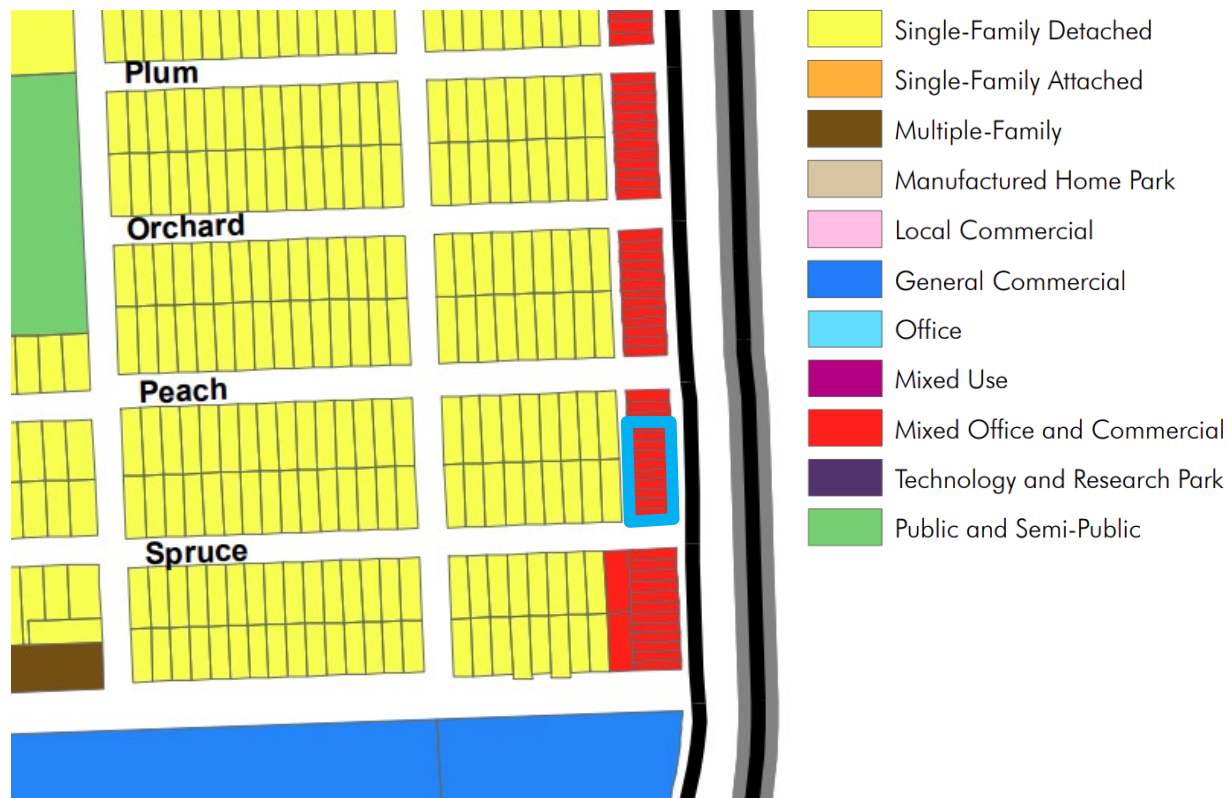
Neighboring zoning, land use, and current Master Plan designation are summarized in the following chart:

	Existing Land Use	Current Zoning	Future Land Use
Site	• Funeral Home	• C-1, Community Business	• Mixed Office/Commercial
North	• Offices	• C-1, Community Business	• Mixed Office/Commercial
East	• Commercial	• City of Wyandotte, Commercial	• Mixed Use
West	• Single Family Homes	• R-1B, One Family Residential	• Single-Family Detached
South	• Urgent Care	• C-1, Community Business	• Mixed Office/Commercial

MASTER PLAN CONSIDERATIONS

The Future Land Use Map of the Southgate Master Plan has designated the subject property for Mixed Office and Commercial. This land use category is found on properties that have frontage along Dix-Toledo, Northline, and Fort Street. The future land use category includes *“A combination of land use types that complement each other within a specific area. However, it is intended that the Mixed Office and Commercial category be occupied predominantly by office and commercial establishments.”*

Figure 2 – Future Land Use Map



As reported in the Master Plan, commercial development is an essential element of the 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 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 zoning district contains uses compatible Mixed Office and Commercial land use designation, and the economic development policies of the Master Plan.

DEVELOPMENT POTENTIAL

Listed below are the permitted and conditional land uses of the C-2 District that could potentially be built following the rezoning, if granted, that are not permitted under the current C-1 District:

- Retail outlets with principal sale of alcoholic beverages*
- Car washes (completely enclosed)
- Bus passenger stations
- Automotive outdoor sales/indoor showrooms (no trucks or heavy equipment)*/**
- Plumber, electrician, or similar establishments (no outdoor storage)
- Open front stores*/**
- Drive-in restaurants*
- Veterinary hospitals or clinics*
- Plant nurseries*
- Gas stations*
- Bowling alleys, indoor archery ranges, tennis courts, etc.*
- Automotive repair shops*
- Arcades*
- Fast food/drive-through restaurants*
- Theaters, assembly halls*/**
- Automotive driving schools*/**

*Conditional Use

**Unlikely due to parcel size

While the uses above may be listed as a permitted or conditional use in the C-2 District, the entire site area including the office building to the north (separate parcel) measures at just over half an acre (0.61 acres). As a result, some uses listed above may not be compatible with the site area. In addition, all the uses listed above would require site plan review and approval by the Planning Commission.

REZONING FINDINGS

The following criteria are used to determine the compatibility of a rezoning.

A. Whether the rezoning is consistent with the policies and uses proposed in the City of Southgate Master Plan.

CWA Comment: The proposed rezoning is consistent with Goal 4 of the Master Plan, which calls for providing an opportunity for the establishment of commercial uses in appropriate areas that provide a positive contribution to the City's tax base, which the applicant should be prepared to elaborate further on. The Fort Street Corridor is mainly automotive-oriented, for which the C-2 District permits many automotive oriented uses as listed above.

B. Whether all of the uses offered as part of the conditions to the rezoning, or if no specific uses are indicated, all of the uses allowed under the proposed zoning district would be compatible with other zones and uses in the surrounding area.

CWA Comment: *Fort Street is a highly traveled, commercially oriented corridor shared between the City and the City of Wyandotte, which envisions the eastern side of Fort Street as Mixed Use, that looks to minimize parking impacts with neighborhood focused uses.*

The character of the site and surrounding area are predominantly commercial, service, and retail uses along Fort Street with residential neighborhoods immediately adjacent. The proposed C-2 zoning district and its permitted and conditional uses would be compatible with the surrounding area.

C. Whether any public services and facilities would be adversely impacted by a development or use allowed under the requested rezoning.

CWA Comment: *All necessary public services, utilities, and facilities such as water and sewer currently serve the site, as the current use is a funeral home. Police and fire services review of any new site orientation will be required during site plan review.*

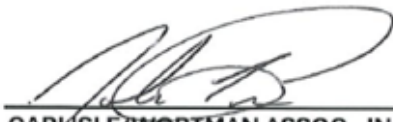
D. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

CWA Comment: *The subject site is already developed, with no significant natural features present.*

SUMMARY OF FINDINGS

After reviewing the City Master Plan, adjacent zoning districts, and the future land use map for the subject property, we recommend the Planning Commission forwards a recommendation of rezoning approval to City Council.

1. The rezoning is supported by the Master Plan and accomplishes general and specific economic development policies of the Master Plan. The applicant should be prepared to explain how the rezoning addresses local market needs and provides a positive contribution to the tax base.
2. The rezoning is consistent with the City's Future Land Use Map, as the Mixed Office and Commercial category calls for office and commercial establishments, which the C-2 Districts allows through its permitted and conditional land uses.
3. The uses contained in the C-2 District can be served by existing public services and utilities. Any future proposed water or sewer line improvements should be evaluated by the City Engineer and Department of Public Services (DPS).



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

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