

City of Southgate
Planning Commission Informal Meeting

September 13, 2021

This meeting of the Planning Commission was held as a ZOOM Meeting on Monday, September 13, 2021 and called to order by Chairman Ed Gawlik, at 7:00 p.m.

PRESENT: Leticia Crawford, Ed Gawlik, Patricia Anderson, James Yoos, Joe Charney,
Scott Labadie, Chad Godbout

ABSENT: Barbara Biskner, Marie Henegar

ALSO PRESENT: Plan Consultant John Enos, City Attorney Ed Zelenek

City Planner Enos stated the applicant is requesting a rezoning for the informally known Southgate Tower site located at 16333 Trenton Road. The site is currently zoned RO-1, Restricted Office. The applicant proposes to convert the property into a mixed-use building with 115-150 residential apartments including some restaurant/retail business use on the ground floor and top floor of the building.

The proposed rezoning is in conformance with the City of Southgate Master Plan specifically the future land use. We strongly recommend approval of the rezoning.

The applicant, Alex Begin, stated he is proposing to convert the property from office to mixed use with residential apartments, possibly restaurant/retail business use on ground floor. Phase II plans would be to develop approximately 8 acres of the 12.2-acre parcel not needed for parking, into possible restaurant(s), retail shops, gym and additional apartments. He is very familiar doing this type of conversion project.

The meeting ended at 7:26 p.m.

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Ed Gawlik on September 13, 2021 at 7:30 p.m. the following resolution was offered:

Moved by Charney, supported by Anderson, to recommend City Council approve the request by 16333 Trenton, LLC, for a Conditional Rezoning of property at 16333 Trenton Road from RO (Restricted Office) to PD (Planned Development). (PC 02-2021)

AYES: Yoos, Crawford, Charney, Gawlik, Labadie, Anderson, Godbout

NAYS: None.

ABSENT: Henegar, Biskner

MOTION CARRIED.

I, Ed Gawlik, Chairman of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on September 13, 2021.

Chairman

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

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This meeting of the Planning Commission was held as a ZOOM Meeting on Monday, September 13, 2021 and called to order by Chairman Ed Gawlik, at 7:30 p.m.

PRESENT: Patricia Anderson, James Yoos, Scott Labadie, Chad Godbout, Joe Charney, Leticia Crawford, Ed Gawlik

ABSENT: Barbara Biskner, Marie Henegar (excused)

ALSO PRESENT: Plan Consultant John Enos, City Attorney Ed Zelenek

Minutes:

The first order of business is approval of the minutes from the April 12, 2021 Planning Commission meeting.

Moved by Anderson, supported by Charney, that the minutes of the Planning Commission Meeting dated April 12, 2021 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings:

1. Rezoning of property at 16333 Trenton Road, from RO (Restricted Office) to PD Planned Development as requested by 16333 Trenton, LLC. (PC 02-2021)

Public notices were sent out.

Moved by Anderson, supported by Charney, to open the Public Hearing. MOTION APPROVED UNANIMOUSLY.

City Planner Enos stated the applicant is requesting a rezoning for the informally known Southgate Tower site located at 16333 Trenton Road. The site is currently zoned RO-1, Restricted Office. The applicant proposes to convert the property into a mixed-use building with 115-150 residential apartments including some restaurant/retail business use on the ground floor and top floor of the building. The applicant also proposes to develop approximately 8 acres that it does not need for parking, into possible restaurant(s), retail shops, gym, and additional apartments.

The proposed rezoning is in conformance with the City of Southgate Master Plan specifically the future land use. We strongly recommend approval of the rezoning.

The applicant, Alex Begin, stated he is proposing to convert the property from office to mixed use with residential apartments, possibly restaurant/retail business use on ground floor. Phase II plans would be to develop approximately 8 acres of the 12.2-acre parcel not needed for parking. He is very familiar doing this type of conversion project.

No public comments were received.

Moved by Anderson, supported by Godbout, to close the Public Hearing. MOTION APPROVED UNANIMOUSLY.

Discussion was held by the Commission.

Moved by Charney, supported by Anderson, to recommend City Council approve the request by 16333 Trenton, LLC, for a Conditional Rezoning of property at 16333 Trenton Road from RO (Restricted Office) to PD (Planned Development). (PC 02-2021)

AYES: Yoos, Crawford, Charney, Gawlik, Labadie, Anderson, Godbout

NAYS: None.

ABSENT: Henegar, Biskner

MOTION CARRIED.

Officials' Reports:

Planner Enos is still working on Training Sessions for all Planning Commission Members. In 2022 should start working on updating Master Plan.

Correspondence: None

Old Business: None

New Business: None

Adjournment:

Moved by Anderson, supported by Crawford, that this meeting of the Planning Commission be adjourned at 7:55 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairman, Planning Commission
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