

City of Southgate

Planning Commission Meeting

June 9, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 9, 2025 and called to order by Chairman James Yoos, at 7:02 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Mark Nemeth, Andrew Moul, Jerry Orman, Eric Codrington

ABSENT: Patricia Anderson, Chad Godbout (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Inspections Director Tim Leach, City Administrator Dan Marsh, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Minutes:

Moved by Nemeth, supported by Wilson, that the minutes of the Planning Commission Meeting dated May 12, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Tower project is working on the development of the Park Area.

Public Hearings/New Business:

1. MD Realty Group, LLC, Street Vacation Review of Walnut Street, properties adjacent are 13535 Dix Toledo Road and 13565 Dix Toledo Road. PC 04-2025

The applicant has submitted a petition seeking to vacate a portion of road along Walnut Street, located between Helen Street and Dix Toledo Road. Currently, the orientation of the road isolates the building located at the above address on all three sides.

A representative for the applicant stated they are requesting the road vacation so they can provide dedicated parking spaces to the building. They would do all remodeling of the building. Will work on getting a legal agreement with all parties involved.

A PUBLIC HEARING WAS HELD FOR MD REALTY GROUP, LLC, FOR A STREET VACATION REVIEW OF WALNUT STREET, PROPERTIES ADJACENT ARE 13535 DIX TOLEDO ROAD AND 13565 DIX TOLEDO ROAD

Notices were sent out.

Move by Clark, supported by Codrington, to open the Public Hearing.

Residents were present with concerns on this project relating to possibly more traffic and accidents, building is an eye sore- just needs to be torn down, with road closed would be inconvenient for residents.

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

Moved by Clark, supported by Nemeth, to recommend City Council approve the request by MD Realty Group, LLC, Street Vacation Review of Walnut Street, properties adjacent are 13535 Dix Toledo Road and 13565 Dix Toledo Road, with the following concerns:

- 1. Review by the Public Safety Director and Fire Department.**
- 2. Need written legal agreement between property owners.**
- 3. Applicant provide traffic and street study.**
- 4. Reversion period of one year if no work started.**

MOTION APPROVED UNANIMOUSLY.

2. Master Plan Update, Future Land Use Chapter.

Discussion on the Master Plan Future Land Use Chapter.

Announcements:

Sheetz Convenience Store/Gas Station will be submitting plans in the next few weeks.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 7:38 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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