

City of Southgate
Planning Commission Meeting
February 13, 2023

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, February 13, 2023 and called to order by Chairperson Ed Gawlik, at 7:00 p.m.

PRESENT: Ed Gawlik, Linda Clark, Chad Godbout, James Yoos, Priscilla Ayers-Reiss, Patricia Anderson

ABSENT: Leticia Crawford, (excused), Jerry Orman

ALSO PRESENT: Plan Consultant John Enos and Alissa Starling, City Attorney Ed Zelenek, Building Official Tim Leach, City Administrator Dan Marsh

Agenda:

Moved by Anderson, supported by Ayers-Reiss, revise the Agenda, by removing Item 2, Taystee Burger, under Public Hearings and New Business. MOTION APPROVED UNANIMOUSLY.

Minutes:

The first order of business is approval of the minutes from the December 12, 2022 Planning Commission meeting.

Moved by Ayers-Reiss, supported by Clark, that the minutes of the Planning Commission Meeting dated December 12, 2022 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

City Administrator Marsh stated work is moving along on the development of old PNC Bank Project.

Public Hearings:

1. Applicant Tahir Khan, Oasis Senior Living, Allen Road, Requesting Rezoning from C-2 General Business District to PD-Planned Development. PC 01-2023

A PUBLIC HEARING WAS HELD FOR TAHIR KHAN, OASIS SENIOR LIVING, ALLEN ROAD, REQUESTING REZONING FROM C-2 GENERAL BUSINESS DISTRICT TO PD-PLANNED DEVELOPMENT. PC 01-2023.

Notices were sent out.

Moved by Anderson, supported by Ayers-Reiss, to open this Public Hearing.

Plan Consultant Enos, stated the applicant is requesting a rezoning of 4.72 acres to PD-Planned Development. The application seeks to convert the existing vacant parcel to an assisted senior living home. This would be in line with the intent for Future Land Use. We recommend approval of the requested rezoning.

The applicant was present discussing the plans for the project if the rezoning is approved. They are proposing a 60,613 sq. foot building for an assisted senior living home. They are excited about this project and feel it would be suitable for this area.

Several residents were present with concerns regarding traffic, noise, and access points. No objections were received for this project.

Moved by Anderson, supported by Ayers-Reiss, to close this Public Hearing.

Moved by Anderson supported by Clark, to recommend City Council approve the request by Tahir Khan, Oasis Senior Living, to rezone property on Allen Road, from C-2, General Business to PD-Planned Development. PC 01-2023. Motion Carried Unanimously.

New Business:

3. Section 1298.18 Sign Ordinance, Section 3 – Permitted Signs.

Planner Starling distributed copies of the ordinance that has been completed, including the Intent and Purpose, Definitions, and Permitted Signage, including new additions e.g. Murals and Electronic Message Boards, for review. Following this meeting, the outstanding language will be divided into two additional sections, including Prohibited Signs, Exempt Signs, Signs in Residential Districts, Temporary Signs, Performance Standards, and Non-Confirming Signs. As part of the final read-through, updated illustrations will also be provided for your review.

4. Election of Officers for 2023.

Election of Chairperson for 2023

Moved by Yoos, supported by Anderson, to nominate Ed Gawlik to serve as Chairperson of the Planning Commission for the year 2023, and having no other nominations for Chairperson, Ed Gawlik is hereby elected to serve as Chairperson of the Planning Commission for the year 2023. MOTION APPROVED UNANIMOUSLY.

Election of Vice Chairperson for 2023

Moved by Yoos, supported by Clark, to nominate Patricia Anderson to serve as Vice Chairperson of the Planning Commission for the year 2023, and having no other nominations for Vice Chairperson, Patricia Anderson is hereby elected to serve as Vice Chairperson of the Planning Commission for the year 2023. MOTION APPROVED UNANIMOUSLY.

Election of Secretary for 2023

Moved by Anderson, supported by Ayers-Reiss, to nominate Leticia Crawford to serve as Secretary of the Planning Commission for the year 2023, and having no other nominations for Secretary, Leticia Crawford is hereby elected to serve as Secretary of the Planning Commission for the year 2023. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Announcements:

None.

Adjournment:

Moved by Yoos, supported by Anderson, that this meeting of the Planning Commission be adjourned at 7:50 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairperson, Planning Commission
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