

City of Southgate
Planning Commission Meeting
May 8, 2023

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 8, 2023 and called to order by Chairperson Ed Gawlik, at 7:05 p.m.

PRESENT: Ed Gawlik, Linda Clark, James Yoos, Patricia Anderson, Jerry Orman, Leticia Crawford, Mark Nemeth, Eric Codrington

ABSENT: Chad Godbout, (excused)

ALSO PRESENT: Plan Consultant Alissa Starling, City Attorney Ed Zelenek, Building Official Tim Leach, City Administrator Dan Marsh, Council Member Ayers-Reiss

Minutes:

The first order of business is approval of the minutes from the April 10, 2023 Planning Commission meeting.

Moved by Anderson, supported by Clark, that the minutes of the Planning Commission Meeting dated April 10, 2023 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

City Administrator Marsh stated the announcement of details on the Southgate Tower project have been postponed but the work is still moving along.

Public Hearings:

1. Taystee Burger – Conditional Use, Site Plan Review. PC 02-2023.

A PUBLIC HEARING WAS HELD FOR TAYSTEE BURGER, 12961 DIX TOLEDO ROAD, FAST FOOD AND DRIVE THROUGH ESTABLISHMENT.

Public Notices were mailed out.

Moved by Anderson, supported by Clark, to open this public hearing.

The applicant is proposing to develop a restaurant and gas station with an attached retail space on two parcels at 12961 Dix Toledo in the C-2, General Commercial district. We recommend approval with a few minor conditions.

No public comments were received.

Moved by Crawford, supported by Orman, to close this public hearing.

New Business:

1. Oasis Senior Living, 11555 Allen Road, Planned Development (PD) Site Plan Review. PC 01-2023.

Applicant Tahir Khan, Oasis Senior Living, 11555 Allen Road, proposing a 60,613 sq. ft. building with (2) courtyards and (2) outdoor areas. The property is 4.72 acres and will contain seventy-nine (79) units.

City Council approved the rezoning of this property from C-2 General Commercial to PD, Planned Development on March 1, 2023.

We recommend approval of the proposed Planned Development with conditions being discussed.

Sarah Ross, P.E. was present representing the Oasis Senior Living, stating City Officials have been great to work with on this project, very excited to develop this in Southgate. All issues from the City will be addressed.

Moved by Nemeth, supported by Orman, to approve the Oasis Senior Living, 11555 Allen Road, Planned Development (PD) Site Plan Review. PC 01-2023. MOTION CARRIED UNANIMOUSLY.

2. Taystee Burger –Conditional Use, Site Plan Review.

Moved by Anderson, supported by Clark, to recommend City Council approve Taystee Burger, Conditional Use Site Plan Review, with conditions. PC 02-2023. MOTION CARRIED UNANIMOUSLY.

Moved by Anderson, supported by Clark, to revise the previous motion to approving Taystee Burger Conditional Use Site Plan Review, PC 02-2023, without going to City Council, with the following conditions:

- 1. Provide all maneuvering land and assess point dimensions.**
- 2. Obtain approval for sign from City of Southgate Building Department.**
- 3. We defer comment on stormwater and grading to City Engineer.**
- 4. Provide Photometric plan, including cut sheet of proposed lighting.**

MOTIN CARRIED UNANIMOUSLY.

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

Planner Starling stated a few minor changes need to be made. Will discuss at the next meeting. Getting closer to a final copy for review.

Old Business:

None.

Announcements:

None.

Adjournment:

Moved by Yoos, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:25 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairperson, Planning Commission
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