

City of Southgate
Planning Commission Meeting
June 12, 2023

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 12, 2023 and called to order by Chairperson Ed Gawlik, at 7:04 p.m.

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

ALSO PRESENT: City Planners John Enos, Joe Pezzotti, 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 May 8, 2023 Planning Commission meeting.

Moved by Anderson, supported by Crawford, that the minutes of the Planning Commission Meeting dated May 8, 2023 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

City Administrator Marsh stated the Private Ground Breaking event on the Southgate Tower project will be on June 21st at 9:30 a.m.

Public Hearings:

- 1. NexGen Group LLC – Conditional Rezoning, R1B One Family Residential to RM Multiple Family Residential, 14005 Allen Road PC 03-2023.**

A PUBLIC HEARING WAS HELD FOR NEXGEN GROUP LLC, CONDITIONAL REZONING, R1B ONE FAMILY RESIDENTIAL TO RM MULTIPLE FAMILY RESIDENTIAL, 14005 ALLEN ROAD. PC 03-2023.

Public Notices were mailed out.

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

Residents were present with concerns on traffic flow, parking lot, privacy, setbacks.

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

New Business:

- 1. NexGen Group LLC – Conditional Rezoning, R1B One Family Residential to RM Multiple Family Residential, 14005 Allen Road PC 03-2023.**

The City of Southgate received a petition (Case #02-2023) to rezone three vacant parcels at Southeast corner of Allen Road and Superior Road (14050 Allen Road). The three (3) vacant parcels, which are zoned

R1B zoning district, and located at the southeast corner Allen Road and Superior Boulevard. All parcels are adjacent and comprise 1.05 acres or 45,738 square feet. The applicant seeks to develop the existing vacant parcels into seven (7) attached multi-family units. Each unit is proposed for 1,350 square feet of space and a two (2) car garage.

We recommend approval of the requested rezoning from R1B One Family Residential to RM Multiple Family Residential.

Moved by Anderson, supported by Crawford, to recommend City Council approve NexGen LLC Conditional Rezoning, R1B One Family Residential to RM Multiple Family Residential, 14005 Allen Road, Three Parcels, subject to all conditions. PC 03-2023. MOTION CARRIED UNANIMOUSLY.

2. Multi-Family Rental Housing Certification Ordinance.

Mr. Mike Radzik, of Carlisle Wortman Assoc., discussed the new Multi-Family Rental Housing Certification Ordinance.

Moved by Crawford, supported by Yoos, to inform City Council the acceptance of the Multi-Family Rental Housing Certification Ordinance. MOTION APPROVED UNANIMOUSLY.

3. Electronic Message Signs (EMS) memo – Dated May 9, 2023.

Information on Electronic Message signs from surrounding communities was submitted. Board members to review and will discuss at the next meeting.

4. Section 1298.18 Sign Ordinance.

Continuing to work on final copy.

Old Business:

None.

Announcements:

None.

Adjournment:

Moved by Yoos, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 8:00 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairperson, Planning Commission
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