

City of Southgate
Planning Commission Informal Meeting

March 11, 2024

This meeting of the Planning Commission was held in the Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 11, 2024 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Eric Codrington, Chad Godbout, Jerry Orman

ABSENT: Patricia Anderson, Linda Clark (both excused)

ALSO PRESENT: Plan Consultant John Enos, City Administrator, Dan Marsh, Building Inspections Director Tim Leach, City Attorney, Amelia Zelenak, Council Member Ayres-Reiss

Mr. John Enos, City Planner, explained there will be a public hearing on rezoning the parcel at 15601 Northline Road site of the former Aquinas High School, from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development. We feel this is a great project for the city and meets the Master Plan, and would recommend approval to the City Council.

The applicant, Mr. Jacob Bacall, discussed the redevelopment of the property into a mixed use providing housing and retail opportunities.

The meeting ended at 6:58 p.m.

City of Southgate

Planning Commission Meeting

March 11, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 11, 2024 and called to order by Chairman James Yoos, at 7:03 p.m.

PRESENT: James Yoos, Leticia Crawford, Mark Nemeth, Eric Codrington, Chad Godbout, Jerry Orman

ABSENT: Patricia Anderson, Linda Clark (both excused)

ALSO PRESENT: Plan Consultant John Enos, City Administrator, Dan Marsh, Building Inspections Director Tim Leach, City Attorney, Amelia Zelenak, Council Member Ayres-Reiss

Minutes:

Moved by Crawford, supported by Godbout, that the minutes of the Planning Commission Meeting dated February 12, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings:

A PUBLIC HEARING WAS HELD BY SHIMSHA, LLC, TO REZONE PROPERTY AT 15601 NORTHLINE ROAD FROM R-1A , ONE FAMILY RESIDENTIAL/RO-1 RESTRICTED OFFICE TO PD PLANNED DEVELOPMENT.

Notices were sent out.

Moved by Yoos, supported by Orman, to open the Public Hearing.

Plan Consultant Enos explained the applicant, Mr. Jacob Bacall, is requesting to rezone the property from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development, this is a great project for the City and meets the Master Plan, therefore recommending approval to City Council.

A representative for the applicant stated they are requesting a rezoning of property at 15601 Northline Road, proposing the redevelopment of the currently vacant 2 story facility into a mixed-use development providing housing and retail opportunities.

Many residents were present regarding this project with concerns of the proposed concept plans of the project, property values, flooding concerns and the wetlands. Need more development that will attract more people to the City.

Moved by Codrington, supported by Orman, to close the Public Hearing.

Discussion was held.

Moved by Codrington, supported by Orman, to recommend City Council approve the rezoning request by Shimsha, LLC, of property at 15601 Northline Road from R-1A-One Family Residential/RO-1 Restricted Office to PD Planned Development.

AYES: Codrington, Nemeth, Crawford, Godbout, Yoos, Orman

NAYS: None

ABSENT: Anderson, Clark

MOTION APPROVED.

New Business:

Mural application 12678 Dix-Toledo Cada's Hair Salon.

Moved by Nemeth, supported by Orman, to approve a Wall Mural request by Cada's Hair Studio, 12678 Dix-Toledo, Southgate, Michigan.

AYES: Codrington, Nemeth, Crawford, Godbout, Yoos, Orman

NAYS: None

ABSENT: Anderson, Clark

MOTION APPROVED.

Adjournment:

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

James Yoos

Chairman, Planning Commission

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