

City of Southgate
Planning Commission Informal Meeting

May 13, 2024

This meeting of the Planning Commission was held in the Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 13, 2024 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Mark Nemeth, Eric Codrington, Chad Godbout,
Andrew Moul

ABSENT: Patricia Anderson, Leticia Wilson, Jerry Orman (all excused)

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

An application was received to develop a vacant property located on the corner of Reeck Road and Noecker Way. They are requesting to develop the site to accommodate a self-storage facility consisting of eight (8) storage buildings, varying in size from 3,600 to 21,600 square feet. The parcel is currently zoned M-1, Light Industrial where warehousing is a permitted use within the District. We recommend approval of the presented site plan conditional upon several issues being addressed.

The applicant was present and stated he will comply with all City issues.

The meeting ended at 6:55 p.m.

City of Southgate

Planning Commission Meeting

May 13, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 13, 2024 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Linda Clark, Mark Nemeth, Eric Codrington, Chad Godbout,
Andrew Moul

ABSENT: Patricia Anderson, Leticia Wilson, Jerry Orman (all excused)

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

Minutes:

Moved by Clark, supported by Nemeth, that the minutes of the Planning Commission Meeting dated March 11, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings:

New Business:

1. Site Plan Application, Southgate LLC, Reeck Road, Proposed Self-Storage Facility. PC 03-2024.

An application was received to develop a vacant property located on the corner of Reeck Road and Noecker Way. They are requesting to develop the site to accommodate a self-storage facility consisting of eight (8) storage buildings, varying in size from 3,600 to 21,600 square feet. The parcel is currently zoned M-1, Light Industrial where warehousing is a permitted use within the District. We recommend approval of the presented site plan conditional upon several issues being addressed.

Moved by Nemeth, supported by Clark, to approve the Site Plan for Southgate LLC, Reeck Road, Proposed Self-Storage Facility, conditional upon the following issues being addressed.

1. Provide on plans hours of operation.
2. Increase parking stall length in southern parking area to (19) feet.
3. Submit plans to Fire Department for review.
4. City approval of all work to be done within Reeck Road Right of Way.
5. City Engineer review and approval.
6. Obtain any necessary permits from Wayne County.
7. Provide planting details, size and spacing dimensions on revised landscape plan.
8. Clarify on plans if barbed wire is desired for any fencing.

9. Clarify on plans height of proposed light fixture.
10. Provide on plans all proposed signage details and dimensions or apply for separate sign permit through the City.
11. Ensure architectural materials and design are shown on each building on all sides and match proposed building elevations.

MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Clark, supported by Godbout, that this meeting of the Planning Commission be adjourned at 7:07 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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