

City of Southgate
Planning Commission Informal Meeting

June 10, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 10, 2024 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Mark Nemeth, Andrew Moul, Patricia Anderson, Leticia Wilson, Jerry Orman

ABSENT: Eric Codrington, Chad Godbout (all excused)

ALSO PRESENT: City Planners John Enos, Joe Pezzotti, City Administrator, Dan Marsh, Building Inspections Director Tim Leach, City Attorneys, Ed Zelenak, Amelia Zelenak, Council Member Ayres-Reiss

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of three (3) phases as part of a planned development, which includes a self storage facility, multi-family housing, and retail buildings along Northline Road. The first phase proposes to introduce a self-storage facility consisting of fourteen (14) storage buildings varying in size from 6,000 to 8,400 square feet. The property is currently 37.86 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project. The self-storage facility will be located on the eastern portion of the site and will be roughly 7.96 acres in size.

The meeting ended at 6:55 p.m.

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Planning Commission Meeting

June 10, 2024

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ABSENT: Eric Codrington, Chad Godbout (all excused)

ALSO PRESENT: City Planners John Enos, Joe Pezzotti, City Administrator, Dan Marsh, Building Inspections Director Tim Leach, City Attorneys, Ed Zelenak, Amelia Zelenak, Council Member Ayres-Reiss

Minutes:

Moved by Wilson, supported by Nemeth, that the minutes of the Planning Commission Meeting dated May 13, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Mr. Marsh gave an update on the Southgate Towers project.

New Business:

1. Site Plan Application, Bacall Development, 15601 Northline Road, Proposed Self-Storage Facility. PC 04-2024.

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Moved by Anderson, supported by Clark, to recommend Conditional Approval to City Council for Application Bacall Development, 15601 Northline Road, Proposed Self-Storage with the following issues being addressed:

1. Provide hours of operation.
2. Add parking spaces based on employee and company vehicle counts.
3. Correct parking stall length calculation in parking area to show nineteen (19) feet.
4. Confirm approval to conduct work along Devoe Street.
5. Provide turning radii for emergency and garbage vehicles.

6. Clarify use of dumpster enclosure.
7. City Engineer review and approval.
8. Provide planting schedule.
9. Clarify height of proposed fence.
10. Change material of site fence to commercial industrial wall panels with stone or brick design or masonry wall if desired.
11. Clarify height of proposed light fixture.
12. Provide monument and wall mounted sign details and dimensions.
13. Outside storage prohibited.
14. Address items in "Planned Development Considerations" section above.

MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Clark, supported by Anderson, that this meeting of the Planning Commission be adjourned at 7:30 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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