

City of Southgate
Planning Commission Informal Meeting

September 9, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 9, 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 from Southgate Community Schools to split an approximately two-acre parcel in order to develop into eight lots that would be individually developed by students under a "Build a House" program teaching them trades such as carpentry, plumbing and electrical. The proposed homes will be approximately 1,539 sq. ft. with basements and garages.

The meeting ended at 6:55 p.m.

City of Southgate

Planning Commission Meeting

September 9, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 9, 2024 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Mark Nemeth, Andrew Moul, Jerry Orman, Eric Codrington, Chad Godbout

ABSENT: Linda Clark, Patricia Anderson, Leticia Wilson (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 Nemeth, supported by Orman, that the minutes of the Planning Commission Meeting dated July 8, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

City Administrator Marsh stated the Southgate Towers project is on schedule. They should be open the summer of 2025 for residents. The city will start working on the Master Plan process.

New Business:

1. Site Plan Application, Southgate Community Schools, 13940 Leroy, Southgate, MI, Proposed "Build a House" Program, (8) Single story ranch homes. PC 06-2024.

An application was received from Southgate Community Schools to split an approximately two-acre parcel in order to develop into eight lots that would be individually developed by students under a "Build a House" program teaching them trades such as carpentry, plumbing and electrical. The proposed homes will be approximately 1,539 sq. ft. with basements and garages. They will be built as Site Condo's with an association. All homes will have to meet building code and City Ordinance requirements for construction of a new home and include regular inspections by City inspectors.

Moved by Orman, supported by Godbout, to approve the site plan application from Southgate Community Schools, 13940 Leroy, Southgate, MI, proposed "Build a House" Program, developing (8) Single Story Ranch homes approximately 1,539 sq. feet, with basements and attached garages.

MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Codrington, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:09 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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