

City of Southgate
Planning Commission Informal Meeting

October 14, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, October 14, 2024 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Mark Nemeth, Andrew Moul, Jerry Orman, Eric Codrington,
Linda Clark, Leticia Wilson

ABSENT: Chad Godbout, Patricia Anderson (all excused)

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

An application was received to develop a vacant portion of a lot which currently houses Staybridge Suites, located on Reeck Road. The applicant has requested to develop the vacant portion with a new Hotel. The size of the development is approximately 3 acres in size. The parcel is currently zoned M-1, Light Industrial-Research and is located within the Hotel Overlay District (HOD) where Hotel establishments are a permitted use.

The meeting ended at 6:38 p.m.

City of Southgate

Planning Commission Meeting

October 14, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, October 14, 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, Linda Clark, Leticia Wilson

ABSENT: Chad Godbout, Patricia Anderson (all excused)

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

Minutes:

The minutes for the September 9, 2024 meeting will be approved at the next meeting.

Administrative Reports:

None.

New Business:

1. Site Plan Application, Stellar Hospitality Southgate, LLC, 12500 Reeck Road, Southgate, MI, 48195. PC 07-2024

An application was received to develop a vacant portion of a lot which currently houses Staybridge Suites, located on Reeck Road. The applicant has requested to develop the vacant portion with a new Hotel. The size of the development is approximately 3 acres in size. The parcel is currently zoned M-1, Light Industrial-Research and is located within the Hotel Overlay District (HOD) where Hotel establishments are a permitted use.

Moved by Nemeth, supported by Wilson, to approve the site plan application for Stellar Hospitality Southgate, LLC, 12500 Reeck Road, Southgate, MI, 48195, PC 07-2024, with the following conditions:

1. **Reduce building height to forty (40) feet or seek variance for proposed height through the Board of Zoning of Appeals.**
2. **City Engineer Approval.**
3. **Provide note on plans indicating compliance with current American Association of Nurserymen standards.**
4. **Provide landscape surety to City.**
5. **Provide specification of building mounted lighting fixtures.**
6. **Submit signage permit through building department.**

MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Clark, supported by Orman, 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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