

City of Southgate

Planning Commission Meeting

May 12, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 12, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Mark Nemeth, Andrew Moul, Patricia Anderson

ABSENT: Jerry Orman, Eric Codrington (all excused)

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

Minutes:

Moved by Nemeth, supported by Clark, that the minutes of the Planning Commission Meeting dated April 14, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Tower project is progressing well.

Public Hearings/New Business:

1. Special Condition Use/Site Plan Review, for CA Commercial Development/Mark Wilhoite, 16200 Fort Street, proposing to construct a Panera Bread Restaurant and Chipotle Restaurant. PC 03-2025

A PUBLIC HEARING WAS HELD FOR A SPECIAL CONDITION USE/SITE PLAN REVIEW FOR, CA COMMERCIAL DEVELOPMENT/MARK WILHOITE, 16200 FORT STREET, PROPOSING TO CONSTRUCT A PANERA BREAD RESTAURANT AND CHIPOTLE RESTAURANT.

Notices were sent out.

Move by Anderson, supported by Nemeth, to open the Public Hearing.

We are in receipt of a site plan application for the above-mentioned property. The applicant intends to develop the open area in front of the existing Extra Space Storage building into two (2) drive-through restaurants. The anticipated restaurants are Panera and Chipotle that will be developed. The site is zoned C-2, General Business, where Fast food restaurants with drive-through facilities are a conditional use in the district, which requires site plan review and approval by the City Planning Commission.

No public comments were received.

Moved by Anderson, supported by Clark, to close the Public Hearing.

Moved by Nemeth, supported by Clark, to approve the Special Condition/Site Plan Review for CA Commercial Development/Mark Wilhoite, 16200 Fort Street, proposing to construct a Panera Bread Restaurant and Chipotle Restaurant, with the following items to be addressed:

- 1. Provide indication of lot split on plans.**
- 2. Provide Hours of Operation.**
- 3. Revise 90-degree parking spaces to match dimension requirements.**
- 4. Provide loading space location with stripped area.**
- 5. Receive MDOT approval for work within Fort Street right-of-way.**
- 6. Review of site access and circulation by Fire Department and Engineer.**
- 7. Provide trash enclosure details.**
- 8. Provide separation between eastern sidewalk and Fort Street.**
- 9. City Engineer approval of all proposed utility connections.**
- 10. Consider adding additional shrub planting between restaurants.**
- 11. Provide building mounted lighting specifications.**
- 12. Provide signage plans for Building Department approval.**
- 13. Building Department review and approval of all exterior building materials.**

MOTION APPROVED UNANIMOUSLY.

Old Business:

Master Plan Update- Corridors Chapter Discussion.

Will discuss at the next meeting.

Adjournment:

Moved by Nemeth, supported by Godbout, that this meeting of the Planning Commission be adjourned at 7:40 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
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