City of Southgate
Planning Commission Meeting
October 13, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, October 13, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

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

ABSENT: Chad Godbout (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 Anderson, supported by Nemeth, that the minutes of the Planning Commission Meeting dated September 8, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The City Council will be voting on the TIFA Development Plan at there next meeting. There are many benefits for the City with this plan.

Southgate Towers project is moving along.

Public Hearings/New Business:

1. Southgate Superior Hospitality, LLC, 12790 Reeck Road, Southgate MI, Site Plan Review, Homewood Suites Hotel. PC 08-2025

A PUBLIC HEARING WAS HELD FOR SOUTHGATE SUPERIOR HOSPITALITY, LLC, 12790 REECK ROAD, SOUTHGATE, MI, SITE PLAN REVIEW, HOMEWOOD SUITES HOTEL.

Notices were sent out.

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

The City is in receipt of a site plan review application to develop the vacant portion of the property with a new Homewood Suites hotel establishment. The size of the development area measures 2.75 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, subject to additional conditions.

The applicant stated they will address all items listed and follow all of the City's requirements.

No public comments were received.

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

Moved by Nemeth, supported by Yoos, to approve the Site Plan Application from Southgate Superior Hospitality, LLC, 12790 Reeck Road, Southgate MI, for a Homewood Suites Hotel, with the following conditions:

1. **Increase parking space width to ten (10) feet.**
2. **Provide emergency vehicle turning radii.**
3. **Fire Department approval of site access and circulation.**
4. **City Engineer approval of site access and circulation.**
5. **City Engineer approval of proposed utility connections.**
6. **Provide landscape guarantee to City.**
7. **Submit signage permit through building department prior to installation.**
8. **Building Department approval of exterior materials.**

MOTION APPROVED UNANIMOUSLY.

2. 11155 Allen Road, PUD Approval Extension Recommendation.

Moved by Nemeth, supported by Anderson, to recommend City Council approve the extension of Oasis Senior Living, 11555 Allen Road, Planned Development (PUD) Site Plan Review. MOTION APPROVED UNANIMOUSLY.

Old Business:

Moved by Clark, supported by Codrington, to table T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, for revised plans. MOTION APPROVED UNANIMOUSLY.

Announcements:

Looking to do a joint BZA & PC Training in December 2025. Will have more info soon.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 6:52 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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