City of Southgate
Planning Commission Meeting
November 10, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 10, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Andrew Moul, Mark Nemeth

ABSENT: Eric Codrington, Patricia Anderson, Chad Godbout, Linda Clark (all excused)

ALSO PRESENT: City Planner John Enos, City Administrator Dan Marsh, City Attorney Amelia Zelenak

Minutes:

Moved by Nemeth, supported by Wilson, that the minutes of the Planning Commission Meeting dated October 13, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Towers project will be having a walk-through showing all the progress they have made.

At the 2025 Michigan Association of Planning (MAP) Conference, Mayor of Southgate, Joseph Kuspa received the "Planning Advocate" Award. He is very involved in the Planning issues in the City.

Public Hearings/New Business:

1. N.C. Designers & Contracting, Inc., 18701 Northline Road, Southgate MI, Special Condition/Site Plan Review, Proposed new Gas Station, Convenience Store and Restaurant space. PC 11-2025

A PUBLIC HEARING WAS HELD N.C. DESIGNERS & CONTRACTING, INC. 18701 NORTHLINE ROAD, SOUTHGATE, MI, SPECIAL CONDITION/SITE PLAN REVIEW, PROPOSED NEW GAS STATION, CONVENIENCE STORE AND RESTAURANT SPACE.

Notices were sent out.

Moved by Nemeth, supported by Wilson, to open the Public Hearing.

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located on the corner of Northline and Frontage Road. The applicant is requesting to demolish the existing building and redevelop the two (2) properties to accommodate a new gas station establishment, along with a convenience store and restaurant space. The project area measures 0.95. acres. The parcels are currently zoned C-2, General Commercial where gas station establishments are a permitted use within the district, subject to additional special conditions.

The applicant was not present.

No public comments were received.

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

Moved by Nemeth, supported by Yoos, to defer to the next meeting of the Planning Commission, a Special Condition/Site Plan Review for N.C. Designers & Contracting, Inc., 18701 Northline Road, Southgate MI, Proposed new Gas Station, Convenience Store and Restaurant space. MOTION APPROVED UNANIMOUSLY.

Old Business:

Master Plan Update. Review handouts on Corridor Improvements, Goals and Objectives and Implementation, will discuss at the next meeting.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 6:58 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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