City of Southgate
Planning Commission Meeting
December 8, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, December 8, 2025 and called to order by Chairman James Yoos, at 7:30 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Eric Codrington, Chad Godbout

ABSENT: Patricia Anderson, Andrew Moul, Linda Clark (all excused)

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

Minutes:

Moved by Nemeth, supported by Orman, that the minutes of the Planning Commission Meeting dated November 10, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Towers project are running into a few issues, could delay the opening later than planned.

New Business:

1. Approval of 2026 Planning Commission Meeting Dates and Times.

Moved by Wilson, supported by Codrington, that the Planning Commission adopts the scheduled meeting dates and times as presented, for the year 2026. The meetings will be held January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9 and December 14, 2026. Informal Meeting Time -6:30 p.m. and Regular Meeting Time 7:00 p.m. MOTION APPROVED UNAMINOUSLY.

Old 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

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.

Moved by Nemeth, supported by Godbout, to defer to the next meeting of the Planning Commission of January 12, 2026, to approve 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.

3. Master Plan Update.

Review the rough draft of the Master Plan, and submit any comments. Will have final draft at the next Meeting.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Wilson, that this meeting of the Planning Commission be adjourned at 7:44 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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