City of Southgate
Planning Commission Meeting
March 16, 2026

This Special Meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 16, 2026 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Andrew Moul, Leticia Wilson, Mark Nemeth, Linda Clark

ABSENT: Patricia Anderson, Jerry Orman, Eric Codrington, Chad Godbout (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

Agenda:
Moved by Wilson, supported by Nemeth, to approve the Planning Commission Agenda removing item 4, Minutes. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Michigan House Representative Rylee Linting stated she opposes the House Bills. A Resolution to oppose the House Bills being proposed will be put in place at the next City Council Meeting.

Public Hearings:

1. Rezoning Application, Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business. P.C. 01-2026.

A PUBLIC HEARING WAS HELD FOR JENNIFER KRACK, 15748 FORT ST. SOUTHGATE, MI 48195, PROPOSED REZONING THE PROPERTY FROM C-1, COMMUNITY BUSINESS TO C-2, GENERAL BUSINESS.

Notices were sent out.

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

No public comments were received.

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

New Business:

1. Rezoning Application, Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business. PC 01-2026.

The City is in receipt of a rezoning application for 15748 Fort Street. The nature of the request is to rezone the property from C-1, Community Business to C-2, General Business, to allow for a drive-through-only coffee shop.

After reviewing the City Master Plan, adjacent zoning districts, and the future land use map for the subject property, we recommend the Planning Commission forwards a recommendation of rezoning approval to City Council.

Moved by Clark, supported by Nemeth, to recommend City Council approve the request by Jennifer Krack, 15748 Fort Street, Southgate, MI 48195, proposed rezoning the property from C-1, Community Business to C-2, General Business, based on all standards of rezoning have been met. P.C. 01-2026. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Adjournment:

Moved by Nemeth, supported by Clark, that this special meeting of the Planning Commission be adjourned at 7:12 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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