City of Southgate
Planning Commission Meeting
March 9, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 9, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Andrew Moul, Chad Godbout, Linda Clark

ABSENT: Patricia Anderson, Eric Codrington (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 Godbout, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:
Moved by Nemeth, supported by Wilson, to approve the Planning Commission Meeting Minutes of January 12, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Bank Tower project moving along, tentative opening in May. House Bills 5529, 5530, 5531, 5532, 5581, 5582, 5583, 5584, and 5585 were discussed.

Public Hearings:

1. AMG Apartment Management, Maple Village of Southgate, LLC, Special Condition/Site Plan Review, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units.

A PUBLIC HEARING WAS HELD FOR AMG APARTMENT MANAGEMENT, MAPLE VILLAGE OFSOUTHGATE, LLC, SPECIAL CONDITION/SITE PALN REVIEW, 15685 GODDARD ROAD, SOUTHGATE, MI 48195, (40) ADDITIONAL MULTI-FAMILY APARTMENT UNITS.

Notices were sent out.

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

No public comments were received.

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

New Business:

1. AMG Apartment Management, Maple Village of Southgate, LLC, Special Condition/Site Plan Review, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units.

The city is in receipt of a site plan review application for the proposed expansion of the existing Maple Village Apartments along Goddard Road. The proposed expansion will consist of forty (40) additional multi-family apartment units constructed in the same style and size as the already existing units. The expansion will occur in the northeast corner of the 23-acre parcel which is currently existing open space. The parcel is currently zoned RM, Multiple Family Residential where apartment buildings are a permitted use within the district, subject to site plan review and approval by the Planning Commission.

The applicant stated they are willing to work on the pedestrian circulation.

Moved by Nemeth, supported by Clark, to defer to a later meeting of the Planning Commission to approve a Special Condition/Site Plan Review for AMG Apartment Management, Maple Village of Southgate, LLC, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units. MOTION APPROVED UNANIMOUSLY.

Old Business:

1. T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, Renovate existing building to be used as a family style dine-in restaurant. PC 07-2025

We are in receipt of a conditional use application for the above-mentioned property. The applicant intends to utilize and renovate the existing building to be used as a family style dine-in restaurant. The scope of work included in the application consists of interior renovations to accommodate approximately eighty (80) guests, parking lot and landscaping improvements, and updated signage. No outdoor dining is proposed. The site is zoned C-2, General Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district. Revised plans have been submitted, addressing numerous items from the initial review from August.

Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant.

Moved by Nemeth, supported by Wilson, to approve the Conditional Use Review for T & G Downriver Inc., 13760 Eureka Road, PC 07-2025, with the following items to be addressed:

1. **Fire Department approval of site access and circulation.**
2. **City Engineer review of existing site utilities.**
3. **Review and approval of proposed building improvements by City Building Department.**

MOTION APPROVED UNANIMOUSLY.

2. 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.

Revised plans have been submitted, addressing numerous items from the initial review from August.

Based on the information provided, we recommend conditional site plan approval for the proposed gas station, subject to the outstanding items being addressed.

Moved by Wilson, supported by Nemeth, 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, subject to the outstanding items listed below attached as conditions of approval. PC 11-2025

1. **Land combination to be completed.**
2. **Revise parking space dimensions to meet ordinance requirements.**
3. **Receive City approval for work within Frontage Road Right-of-Way.**
4. **Submit plans to Fire Department and City Engineer for review of site circulation.**
5. **City Engineer approval of utility plan.**
6. **Approval of proposed building materials by the City Building Department.**
7. **Provide stacking space indications for each pump.**

MOTION APPROVED UNANIMOUSLY.

3. Master Plan Update.

Moved by Nemeth, supported by Clark, to send the Southgate Master Plan draft as presented to City Council for review and approval of Distribution to surrounding Communities and Stakeholders. MOTION APPROVED UNANIMOUSLY.

Announcements:

Moved by Clark, supported by Godbout, to oppose the Housing Preemption bills being considered by the Senate and House. MOTION APPROVED UANIMOUSLY.

Adjournment:

Moved by Nemeth, supported by Wilson, that this meeting of the Planning Commission be adjourned at 7:45 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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