City of Southgate
Planning Commission Meeting
April 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, April 13, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Linda Clark, Eric Codrington

ABSENT: Patricia Anderson, Andrew Moul, Chad Godbout

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

Agenda:
Moved by Nemeth, supported by Orman, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:
Moved by Nemeth, supported by Codrington, to approve the Planning Commission Meeting Minutes of March 9, 2026. MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Codrington, to approve the Special Planning Commission Meeting Minutes of March 16, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The rezoning application received at the March 16th meeting for the property at 15748 Fort St. was approved by the City Council. Will eventually return to the Planning Commission for site plan review.

In September, 2024 an application was received by the Southgate Community Schools for a proposed "Build a House" program consisting of (8) single story ranch homes being built. In July, 2025 they submitted a BZA application for a variance of Exterior Building Wall Materials, requesting the homes be built with board and batten material rather than the required brick face material. The request was denied, they sued the City and the Courts just recently ruled in favor of the City. They can still appeal to the court.

Aquinas project is still progressing, as well as the Southgate Towers project.

Public Hearings/New Business:

1. Rezarta Hoxha, 15446 Fort Street Southgate, MI 48195, Conditional Use/Site Plan Review, Proposed Dine-in and Take-out Restaurant. PC 03-2026.

A PUBLIC HEARING WAS HELD FOR REZARTA HOXHA, 15446 FORT STREET, SOUTHGATE, MI 48195, CONDITIONAL USE/SITE PLAN REVIEW, PROPOSED DINE-IN AND TAKE-OUT RESTAURANT.

Notices were sent out.

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

The City is in receipt of a conditional use and site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize and renovate the existing building on site to be used as a new *"neighborhood-scale fast-casual restaurant"*. The scope of work included in the application consists mainly of interior renovations, with limited exterior work consisting of signage installation. No outdoor dining is proposed. The site is zoned C-1, Community Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district, which requires review and approval by the Planning Commission. Based on the information provided, we recommend a decision regarding the proposed project be deferred to a later meeting date to allow the applicant time to address the items listed on the Planners review.

No public comments were received.

Moved by Codrington, supported by Clark, to close the Public Hearing,

Moved by Nemeth, supported by Clark, to defer to a later meeting of the Planning Commission to approve a Conditional Use Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with revised plans. PC 03-2026. MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Wilson, to defer to a later meeting of the Planning Commission to approve a Site Plan Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with revised plans. PC 03-2026. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Announcements:

The Master Plan has been approved by City Council, will be moving forward with next step.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:22 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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