City of Southgate
Planning Commission Meeting
May 11, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 11, 2026, and called to order by Chairman James Yoos, at 7:03 p.m.

PRESENT: James Yoos, Mark Nemeth, Linda Clark, Eric Codrington, Andrew Moul

ABSENT: Patricia Anderson, Jerry Orman, Leticia Wilson, Chad Godbout (all excused)

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

Agenda:
Moved by Nemeth, supported by Clark, 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 April 13, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Southgate Towers project is going well- possibly will start leasing in June.

Movement on the Housing Pre-emption legislation is picking up again and the MML is asking local communities to take action. It is also critical that we reach out to members of the Government operation committee and express our desire for them to vote NO.

New Business:

1. Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review.

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of three (3) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and retail buildings along Northline Road. The property is currently 37.86 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan. Section 1288.04(d)(5) of the Southgate Zoning Ordinance states that revisions of an approved PD plan shall require re-submittal to the City Planning Commission and City Council for review and approval. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with phase 2 consisting of four (4) additional multi-family buildings. Two retail buildings with drive-throughs are proposed and labeled as "Potential Future Development Area." Based on the information provided, we recommend a decision of the presented final site plan for phase

1 be deferred to a later meeting date for comments to be addressed, and preliminary site plan approval for phase 2/commercial buildings. There are outstanding items to be addressed to the satisfaction of the Planning Commission and City Council.

Moved by Codrington, supported by Nemeth, to defer to the next available meeting of the Planning Commission to approve the Planned Development at 15601 Northline Road, with revisions and several items to be addressed. MOTION APPROVED UNANIMOUSLY.

Old 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.

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.

A public hearing for the project was held during the April 2026 Planning Commission meeting, and revisions were discussed. Revised plans have now been submitted. Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant, with a few items to be addressed.

Moved by Clark, supported by Nemeth, to approve a Conditional Use Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant. MOTION APPROVED UNANIMOUSLY. PC 03-2026.

Moved by Clark, supported by Nemeth, to approve a Site Plan Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with the following items to be addressed. PC 03-2026.

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

MOTION APPROVED UNANIMOUSLY.

Announcements:

The BZA is requesting the Planning Commission look at revising the ordinance for Commercial Properties Setbacks.

Adjournment:

Moved by Nemeth, supported by Codrington, that this meeting of the Planning Commission be adjourned at 7:28 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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