City of Southgate
Planning Commission Meeting
June 8, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 8, 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 (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 Wilson, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:
Moved by Nemeth, supported by Orman, to approve the Planning Commission Meeting Minutes of May 11, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Southgate Towers project will be having their Ribbon Cutting on Tuesday, August 18, followed by additional festivities.

Festivities and Fireworks are back on July 3rd, beginning at 6:00 p.m.

The Planning Commission will provide ordinance revisions on Commercial Properties Setbacks.

The Planned Development Project for the Aquinas property at 15601 Northline Road should be at the July Meeting.

Public Hearings:

1. Special Condition Use/Site Plan Review, Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment.

A PUBLIC HEARING WAS HELD FOR CARLY DETAR, 15748 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE/SITE PLAN REVIEW, PROPOSED CONSTRUCTION OF A NEW DRIVE-THROUGH-ONLY COFFEE ESTABLISHMENT.

Notices were sent out.

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

Several residents were present opposing this project with the following concerns; increased traffic congestion and safety risks for pedestrians, children and nearby residents, noise from drive-thru operations, increased litter, lighting. They believe new business development is important but this location is not compatible with the surrounding residential area and would have a significant negative impact on nearby residents.

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

New Business:

1. Special Condition Use/Site Plan Review, Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment.

The City is in receipt of a conditional use and site plan review application for the construction of a new drive-through-only coffee establishment located along Fort Street. The parcel was recently rezoned from C-1, Community Business to the C-2, General Business district where drive-through establishments are a conditional land use within the district, subject to additional special conditions which are outlined later within this report. The current size of the subject parcel is 0.46 acres.

The project recently received a dimensional variance from the Board of Zoning Appeals (BZA) to allow a ten (10) foot deviation from the twenty-five (25) foot front yard setback requirement, allowing the fifteen (15) foot front yard setback along Fort Street, as shown on sheet C-3.0.1 be deferred to a later meeting date

Moved by Nemeth, supported by Orman, to approve a Special Condition Use, for Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment, with the following conditions:

1. **Provide confirmation MDOT permit including Traffic Study approval.**
2. **Will not affect the safety and welfare of the residents.**

MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Orman, to approve a Site Plan Review, for Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment, with the following conditions:

1. **Planning Commission to determine compatibility with surrounding properties.**
2. **Show loading area on plans.**
3. **Provide confirmation MDOT permit has been applied for.**
4. **Provide turning radii.**
5. **Fire Department and Engineer for review of site circulation.**
6. **Replace Ginko and Honey Locust trees with suggested trees noted on Planners review.**
7. **Provide 10% landscaping calculation.**
8. **Confirm if irrigation system will be installed.**
9. **Increase shrub spacing to three (3) feet.**
10. **Reduce pole mounted light fixture height to twenty (20) feet.**
11. **Reduce foot candle measurements along western property line to 0.0-03 foot candles.**
12. **Add “do not enter” and “left turn only” signage at Spruce Street exit.**
13. **Provide updated building elevations reflecting correct canopy overhang.**
14. **Approval of proposed exterior building materials by the City Building Department.**
15. **LED lighting will be downcast towards Fort St. and not residents on the west side.**
16. **Will design curb cut driveway to provide safety measures.**

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. AMG Apartment Management, Maple Village of Southgate, LLC, 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 has addressed several issues on this project.

Moved by Clark, supported by Nemeth, to approve a Site Plan Review for AMG Apartment Management, Maple Village of Southgate, LLC, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units, with the following conditions:

1. **Approval of site access and circulation by Fire Department.**
2. **Approval of site access and circulation by City Engineer.**
3. **Clarify pedestrian connections to Clubhouse and Goddard sidewalks.**
4. **City Engineer approval of proposed utilities.**
5. **Add lighting pole fixtures as noted.**
6. **Approval of proposed building materials by the City Building Department.**
7. **Add crosswalks pedestrian signage, stripping and speed bumps.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Wilson, that this meeting of the Planning Commission be adjourned at 8:01 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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