City of Southgate
Planning Commission Meeting
July 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 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, Chad Godbout

ABSENT: Patricia Anderson, Andrew Moul, Linda Clark (all excused)

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

Agenda:

Moved by Nemeth, supported by Orman, to amend the agenda as follows:

- Move item #1 of "New Business" Conditional Use Review, 14750 Fort to follow "Public Hearing" item #1, Conditional Use Review, 14750 Fort.
- Move item #2 of "New Business" Rezoning Review, 15468 Northline to follow "Public Hearing" item #2, Rezoning Review, 15468 Northline.

MOTION APPROVED UNANIMOUSLY.

Moved by Wilson, supported by Codrington, to approve the Planning Commission Agenda as amended. MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Godbout, to approve the Planning Commission Meeting Minutes of June 8, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

A PUBLIC HEARING WAS HELD FOR JOHN SPREITZER, 14750 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE, PROPOSED REMODEL OF EXISTING BUILDING TO TWO-TENANT BUIDLING TO ACCOMMODATE PROPOSED DELIVERY/CARRYOUT PIZZA ESTABLISHEMNT.

Notices were sent out.

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

No public comment was received.

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

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business

A PUBLIC HEARING WAS HELD FOR LEGACY PROPERTIES ACQUISITION, 15468 NORTHLINE ROAD, PROPOSED REZONING FROM RO-1, RESTRICTED OFFICE TO C-2, GENERAL BUSINESS.

Notices were sent out.

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

No public comment was received.

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

New Business:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

The City is in receipt of a conditional use application for a new pizza delivery/carryout only establishment, located on the corner of Fort and Sycamore Street within an existing building. The parcel is zoned C-2, General Business district where delivery/carryout restaurants are not specifically listed as a permitted or special use. The closest associated use is sit down restaurants, which are listed as a conditional land use within the C-1 district and therefore considered a conditional use in the C-2 district, or a drive-in restaurant which is listed as a conditional use in the C-2.

The size of the subject parcel is 0.26 acres. The site is developed with an existing building and associated 20-space parking. The proposed pizza establishment will utilize one half of the building, currently being used as a smoke shop. The other half of the building is proposed to be a future commercial use, which will be limited to the uses listed in the C-2 District.

Moved by Nemeth, supported by Wilson, to approve a Special Condition Use, for John Spreitzer, 14750 Fort Street, Proposed delivery/carryout pizza establishment, with the following conditions, as noted in the Planner's report:

1. **MDOT permit approval.**
2. **Review and approval of site circulation by Fire Department and Engineer.**
3. **City Engineer approval of proposed utilities.**
4. **Adjust lighting fixtures to 90-degree angle.**
5. **Approval of proposed exterior building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business.

The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

Moved by Nemeth, supported by Orman, to recommend approval of the rezoning request to City Council, for Legacy Properties Acquisition, 15468 Northline Road, proposed rezoning from RO-1, Restricted Office to C-2, General Business.

MOTION APPROVED UNANIMOUSLY.

3. Site Plan Review, Superior Allen, LLC, 14005 Allen Road, Proposed multifamily development.

The City is in receipt of a site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize the vacant site to develop *"…seven ranch style units with attached garage[s]"*. The proposal includes 2 multi-family buildings, one with 3 units and the other with 4 units. The site was recently rezoned to the RM, Multiple Family Residential District, where attached multi-family housing is listed as a permitted use in the district, which requires review and approval of a submitted site plan by the Planning Commission. The proposed development was also recently granted multiple dimensional variances for the following setbacks:

- Forty (40) foot deviation from exterior side yard setback along Allen Road o New setback allowed is ten (10) feet, requirement was fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line o New setback is fifteen (15) feet, requirement was thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements o New measurement is twenty-five (25) feet, requirement was sixty (60) feet

Moved by Nemeth, supported by Godbout, to approve presented site plan, for Superior Allen, LLC, 14005 Allen Road, proposed multifamily development, with the following conditions as noted in the Planner's report:

1. Separate shared driveway between units 3 and 4.
2. Fire Department and Engineer approval of site access and circulation.
3. City Engineer review of proposed site utilities.
4. Provide fencing details.
5. Provide coach light fixture specifications.
6. Address floor plan discrepancies noted above.
7. Adjust exterior building materials to meet section 1298.17.
8. Review and approval of building improvements and materials by City Building Department.

MOTION APPROVED UNANIMOUSLY.

Old 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 two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 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)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. 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 and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

Moved by Wilson, supported by Nemeth, to recommend approval of Planned Development Site Plan Amendment to City Council, for Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review, with the following conditions as noted in Planner's report:

1. **City Council to determine setbacks and building spacing reductions.**
2. **Increase self-storage parking space lengths to 19 feet.**
3. **Clarify additional 12 parking spaces.**
4. **Add barrier-free space to apartment area.**
5. **City approval of any work to be performed in Devoe Street right-of-way.**
6. **Fire Department review and approval of site access and circulation.**
7. **City Engineer review and approval of site utilities and stormwater management.**
8. **Replace Morning Light Japanese Silver Grass.**
9. **Correct sheet LS-3 note on chain link fence.**
10. **Provide gate details for self-storage entrance.**
11. **Provide total site open space calculations.**
12. **Provide trail maps.**
13. **Provide walking path materials.**
14. **City Council to consider additional amenities.**
15. **Reduce footcandle measurement near apartment entrance along Devoe Street.**
16. **Provide pole-mounted fixture heights.**
17. **Building Department approval of exterior building materials.**
18. **City Council to consider requiring letter of credit.**
19. **Any form of outdoor storage is prohibited.**
20. **Update acreage counts of each phase.**
21. **Clarify intended phase for commercial lots.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:
Moved by Codrington, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:41 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission