City of Southgate
Planning Commission Meeting
July 14, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 14, 2025 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Eric Codrington, Mark Nemeth, Jerry Orman, Patricia Anderson

ABSENT: Andrew Moul (excused)

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

Minutes:
Moved by Nemeth, supported by Clark, that the minutes of the Planning Commission Meeting dated June 9, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings/New Business:

1. Southgate Center, LLC, Special Condition/Site Plan Review, 16700 Fort Street, Construct new Sheetz Gas Station/Convenience Store. PC 06-2025

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located along Fort Street. The applicant is requesting to construct a Sheetz gas station building and fuel pump canopy to occupy the currently vacant lot. The property will measure approximately 3.01 acres in size. The parcel is currently zoned C-2, General Commercial where gas station establishments are a permitted use within the district.

A PUBLIC HEARING WAS HELD FOR SOUTHGATE CENTER, LLC, SPECIAL CONDITION/SITE PLAN REVIEW, 16700 FORT STREET, CONSTRUCT NEW SHEETZ GAS STATION/CONVENIENCE STORE.

Notices were sent out.

Move by Anderson, supported by Nemeth, to open the Public Hearing.

The applicant stated they are requesting to construct a Sheetz fueling and fresh-fast food service to occupy the current vacant lot located at 16700 Fort Street. It is an innovative approach to the fueling/food service/convenience experience.

No public comments were received.

Moved by Anderson, supported by Clark, to close the Public Hearing.

Moved by Anderson, supported by Nemeth, to approve the request by Southgate Center, LLC, For a Special Condition/Site Plan Review, at 16700 Fort Street, to construct a new Sheetz Gas Station/Convenience Store, with the following conditions:

1. **Provide professional engineer's seal on plans.**
2. **Show loading area measurement at 1,000 square feet.**
3. **Confirm whether any work is to be conducted in Fort Street right-of-way and receive proper approval.**
4. **Submit plans to Fire Department and City Engineer for review of site circulation.**
5. **Provide utility plan for City Engineer approval.**
6. **Provide tree spacing measurements on planting schedule.**
7. **Provide freestanding sign cross-section.**
8. **Approval of proposed signage by City Building Department.**
9. **Approval of proposed building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Orman, that this meeting of the Planning Commission be adjourned at 7:18 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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