City of Southgate
Planning Commission Meeting
August 10, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, August 10, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

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

ABSENT: Patricia Anderson, Jerry Orman, Chad Godbout

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 Wilson, supported by Clark, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:
Moved by Wilson, supported by Nemeth, to approve the Planning Commission Meeting Minutes of July 13, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

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

Aquinas Project moving along- the Planned Development Site Plan Amendment will go before the City Council on August 19, 2026.

Construction has started on Downriver's first "miracle" field, a baseball field designed for children and young adults with mental and physical disabilities. The field is being built at the Southgate Municipal Complex on Dix Toledo Road and Reaume Parkway.

Public Hearings:

1. 2026 Master Plan Adoption.

A PUBLIC HEARING WAS HELD FOR THE 2026 MASTER PLAN ADOPTION.

Notices were sent out.

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

No public comments were received.

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

New Business:

1. 2026 Master Plan Adoption.

Moved by Codrington, supported by Wilson, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Master Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

RESOLUTION OF ADOPTION

City of Southgate Master Plan
By City of Southgate Planning Commission

WHEREAS, the City of Southgate Planning Commission has the responsibility and is empowered by Public Act 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the City and to amend the Plan as needed, and

WHEREAS, the City of Southgate City Council created the Planning Commission for the purposes stated in Public Act 33 of 2008, as amended, and

WHEREAS, The City of Southgate has retained professional planning consultants to assist the Planning Commission with the technical studies necessary to make a new Master Plan for the City of Southgate, and

WHEREAS, the Planning Commission held a public hearing on the proposed new Master Plan for the City on August 10, 2026, at Southgate City Hall, and

WHEREAS, the Planning Commission finds the new Master Plan necessary for the continued development and the appropriate redevelopment of the physical areas of the City,

NOW THEREFORE BE IT RESOLVED, the City of Southgate Planning Commission hereby adopts this Master Plan for the City of Southgate, along with the text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, contingent upon final editing for grammatical errors and punctuation, provided the context of the document is not changed.

BE IT FURTHER RESOLVED, the City of Southgate Planning Commission hereby adopts the 2026 Master Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul
Nays: None
Absent: Anderson, Godbout, Orman
Vacancy: None

Resolution Declared Adopted on August 10, 2026.

2. 2026 Capital Improvement Plan Adoption.

Moved by Wilson, supported by Nemeth, that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Capital Improvement Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final

corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

CITY OF SOUTHGATE
PLANNING COMMISSION
RESOLUTION OF FINDINGS AND APPROVAL
FY 2026-2032 Capital Improvements Plan 8/10/26

Whereas, the Michigan Planning Enabling Act requires annual preparation by the Planning Commission of a capital improvements program of public structures and improvements; and

Whereas, the City staff prepared a Capital Improvement Plan for fiscal year 2026-2027 and the subsequent 5 year period; and

Whereas, the Planning Commission has reviewed the proposed Capital Improvement Plan and has found the proposed improvements to be consistent with Master Plan goals.

Now therefore be it resolved, that the Planning Commission approves the 2026-32 Capital Improvement Plan.

Ayes: Codrington, Wilson, Nemeth, Yoos, Clark, Moul
Nays: None
Absent: Anderson, Godbout, Orman
Vacancy: None

Resolution Declared Adopted on August 10, 2026.

3. Discussion on Driveway Widths Ordinance.

Discussion was held on possible revisions to Section 1292.03 Layout, Construction and Maintenance of Parking Areas ordinance. Review the current ordinance and will discuss at the next meeting.

4. Discussion on E-Bike Ordinance.

Discussion was held on Chapter 470 Motorized Low Speed Vehicles and Motorized Skateboards. The State is compiling new updates-will follow up and discuss at the next meeting.

Old Business: None.

Announcements: None.

Adjournment:
Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:38 p.m. MOTION APPROVED UNANIMOUSLY.

_____
James Yoos
Chairman, Planning Commission
as