City of Southgate
Planning Commission Meeting
September 14, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 14, 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, Jerry Orman, Chad Godbout

ABSENT: Patricia Anderson (excused)

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

Agenda:
Moved by Clark, supported by Codrington, 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 August 10, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

With the adoption of the Master Plan and the Capital Improvement Plan we can apply for grants with Redevelopment Communities Program.

SEMCOG Grant received on non-motorized pathway, is moving forward.

Public Hearings:

None.

New Business:

1. Discussion on Ordinance Text Amendments to Section 1292.01.

The proposed text amendment to Section 1292.01 is intended to provide greater flexibility in the application of the City's off-street parking requirements and to streamline the site plan review process. Under the proposed new subsection (n), the Planning Commission would be authorized to permit deviations from the minimum number of required parking spaces when the Commission determines that a greater or lesser amount of parking would more appropriately serve a proposed project. The amendment would also allow the Planning Commission to impose conditions on an approved reduction, including the reservation of land for future parking if additional spaces are later determined to be necessary.

Moved by Wilson, supported by Clark, to schedule a public hearing for the proposed text amendment to Section 1292-01, Off Street Parking Requirements, Item (n) Flexibility in application, (1) through (3). MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Discussion on Driveway widths Ordinance.

Will have further discussion on Driveway widths Ordinance in the next couple of months.

2. Discussion on E-bike Ordinance.

The proposed amendments to Chapter 470 are intended to update the City's regulations for electric bicycles and other similar vehicles and make the ordinance more consistent with the Michigan Vehicle Code, Public Act 300 of 1949, MCL 257.1 et seq., as amended. The revisions provided in the Planning Commission's packet include refined definitions that are now consistent with State law, which include vehicle type classifications, including electric bicycles, electric skateboards and scooters, mopeds, and other motorized low-speed recreational devices, as well as additional supporting terms.

Additional draft language will be provided at a later date, as adopted ordinances and best practices from other municipalities are currently being reviewed.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Clark, 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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