City of Southgate
Planning Commission Meeting
September 8, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 8, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Mark Nemeth, Patricia Anderson, Andrew Moul, Eric Codrington (arrived at 6:35 p.m.)

ABSENT: Jerry Orman (excused)

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

Minutes:

Moved by Nemeth, supported by Godbout, that the minutes of the Planning Commission Meeting dated July 14, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate towers project is moving along. Possible opening on building in late Fall.

Public Hearings/New Business:

1. T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, Renovate existing building to be used as a family style dine-in restaurant. PC 07-2025

We are in receipt of a conditional use application for the above-mentioned property. The applicant intends to utilize and renovate the existing building to be used as a family style dine-in restaurant. The scope of work included in the application consists of interior renovations to accommodate approximately eighty (80) guests, parking lot and landscaping improvements, and updated signage. No outdoor dining is proposed. The site is zoned C-2, General Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district. There are several issues for the applicant to review, we recommend to return to the next meeting with revised plans.

A PUBLIC HEARING WAS HELD FOR T & G DOWNRIVER, INC., CONDITIONAL USE REVIEW, 13760 EUREKA ROAD, RENOVATE EXISTING BUILDING TO BE USED AS A FAMILY STYLE DINE-IN RESTAURANT.

Notices were sent out.

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

The applicant stated they are requesting to renovate the existing building. They are just now talking with contractors for the project. Will have revised plans for the next meeting.

No public comments were received.

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

Moved by Anderson, supported by Codrington, to refer to the next meeting of the Planning Commission, from T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, for revised plans. PC 07-2025.

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Master Plan Update.

Discussion held. Will have more information at the next meeting.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 6:47 p.m. MOTION APPROVED UNANIMOUSLY.

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James Yoos
Chairman, Planning Commission
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