CITY OF SOUTHGATE
PLANNING COMMISSION

AGENDA

MONDAY, November 9th, 2026
6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Planning Commission meeting date September 14th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Conditional use reviews, 19971 Northline (gas station with convenience store, carry-out restaurant, drive-through restaurant)
2. Conditional use review, 15060 Dix Toledo, drive-through restaurant
3. Zoning ordinance text amendments, Section 1292.01, Off-street parking requirements

VII. NEW BUSINESS

1. Conditional use review, 19971 Northline, gas station with convenience store
2. Conditional use review, 19971 Northline, carry-out restaurant
3. Conditional use review, 19971 Northline, drive-through restaurant
4. Site plan review, 19971 Northline
5. Conditional use review, 15060 Dix Toledo, drive-through restaurant
6. Site Plan Review, 15060 Dix Toledo
7. Site plan amendment, 16700 Fort
8. Zoning ordinance text amendments, Section 1292.01, Off-street parking requirements

VIII. OLD BUSINESS

1. Discussion, E-bike ordinance

IX. ANNOUNCEMENTS

X. ADJOURNMENT

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.

_____

James Yoos
Chairman, Planning Commission
as

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

RECEIVED
JUL 17 2026
CITY OF SOUTHGATE
BUILDING DEPARTMENT

Form No. 01

Case No. PC 010-2026

Date Received 7-16-2026

CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

SHUKR@ownit2020.com
MHADESIGNERS@yahoo.com

Owner/Applicant	Agent
Name KISSEMKONE LLC	Name MHA DESIGNERS LLC
Address 1668 LIBERTY N.	Address 15900 MICHIGAN AVE. SUITE 4
CANTON (City) MI (State) 48188 (Zip)	DEARBORN (City) MI (State) 48126 (Zip)
Telephone 248-308-0590	Telephone 586-360-0210

Information regarding the site:

Street Address: 19971 NORTHLINE ROAD

Major Cross Streets: NORTHLINE & ALLEN

Parcel / Lot No.: 53 014 01 0647 000

Acreage: 1.17 ACRES Dimensions of Parcel / Lot: 216' X 167' Frontage: 216'

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: VACANT

Requested action:

☐ Rezoning — Requested District: _____

☒ Conditional Use Approval — Requested Use: GAS STATION WITH DRIVE THRU & RETAIL

☐ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

Information regarding request:
I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

Approve the proposed development for the construction of a new gas station with a drive-thru restaurant. The subject property has remained vacant for many years, and this project will return the site to a productive use by promoting economic development, creating jobs, increasing tax revenue, and enhancing the overall appearance and vitality of the area.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on 9-14-26 (Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: Jason Saad **Date:** 7-17-26
JASON SAAD SOLE MEMBER OF KISSEMKONE LLC

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS_____

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received:_____ Received By:_____ (Staff's Name)

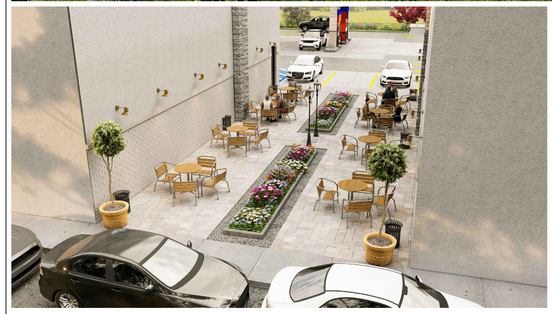
Fee Charged:_____

Check No.:_____ Receipt No.:_____



















PROPOSED NEW CONSTRUCTION FOR :

GAS STAION

19971 NORTHLINE ROAD,SOUTHGATE, MI

ARCHITECTURAL

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

M.H.A. DESIGNERS
15900 MICHIGAN AVE SUITE #4
DEARBORN , MICHIGAN 48126
PHONE (586) 360-0210
EMAIL MHADESIGNERS@YAHOO.COM

PROJECT INFORMATION

PROJECT NUMBER: 22

PROJECT LOCATION:

19971 NORTHLINE ROAD,SOUTHGATE, MI

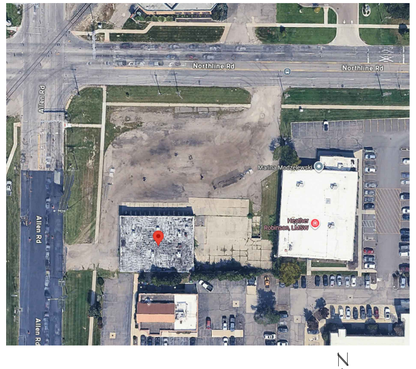
DESIGN FIRM: MHA DESIGNERS
15900 MICHIGAN AVE SUITE#4
DEARBORN , MICHIGAN 48126
PHONE (586) 360-0210
EMAIL MHADESIGNERS@YAHOO.COM

1. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF SITE PLAN APPROVAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY OF SOUTHGATE CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

15900 MICHIGAN AVE SUITE#4
DEARBORN , MICHIGAN 48126
PHONE (586) 360-0210
EMAIL MHADESIGNERS@YAHOO.COM

LOCATION MAP



SHEET INDEX

COVER

T.001 TITLE SHEET & PROJECT INFORMATION

ARCHITECTURAL

SP.101 PROPOSED SITE PLAN
SP.102 SITE PLAN DETAILS
LP-1 LANDSCAPE PLANTING PLAN
SP.103 SITE PHOTOMETRIC PLAN
A.101 PROPOSED FLOOR PLAN
A.201 PROPOSED ELEVATIONS

CIVIL

C-01 PRELIMINARY STORM SEWER PLAN

CODE INFORMATION:

PLANS ARE BEING SUBMITTED FOR THE PROPOSED EXTERIOR AND INTERIOR REMODELING FOR GAS STATION

GENERAL CONTR. TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE

*Michigan Rehabilitation Code for Existing Buildings (2021)
301.1.2 Work Area Compliance Method
[A] ALTERATION are classified as Level 2.

*ICC/ANSI A117.1, 2017 & MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.
*MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
*MICHIGAN PLUMBING CODE 2021 (M.P.C.)
*INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C)
*FIRE CODE, IFC 2021 (INTERNATIONAL FIRE CODE 2021), AS REFERENCED IN THE 2021 MICHIGAN BUILDING CODE
*ENERGY CODE, MBC 2021 (MICHIGAN BUILDING CODE 2021)
- CHAPTER 13 &
MEC 2015 (MICHIGAN ENERGY CODE 2021) - CHAPTER 4 & MICHIGAN ENERGY CODE PART 10a, RULES (ANSI/ ASHRAE 90.1-2013)
*MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. W/ PART 8 AMENDMENTS
* PROJECT SHALL COMPLY W/ MBC 2021 CHP. 35
* REFERENCE STANDARDS
* PROJECT SHALL COMPLY WITH ISC 2018 INTERNATIONAL FIRE CODE

*PROPOSED USE GROUP: PER SECTION 304
*CONST. CLASSIFICATION: IIB
*NOT SPRINKLED

FLOOR AREA: C STORE : +/- 4700 S.F
RESTAURANT : +/- 1000 S.F
DRIVE THRU RESTAURANT : +/- 1720 S.F

TOTAL : 7420 S.F

ABBREVIATIONS/NOTES

AFF	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN
ALUM	ALUMINUM	F.F.	FINISHED FLOOR
AT	ACOUSTICAL TILE	FND.	FOUNDATION
BRD	BOARD	FTG	FOOTING
BFF	BELOW FINISH FLOOR	GALV	GALVANIZED
BLK	BLOCK	G.C.	GENERAL CONTRACTOR
BM	BEAM	GL	GLASS
B.O.	BY OWNER	G.B.	GRAB BAR
BU.	BUILT UP	GYP	GYPSUM
CAB	CABINET	H.M.	HOLLOWED METAL
C.B.	CATCH BASINS	HVAC	HEATING & VENT.
C	COLD	INSUL.	INSULATION
CER	CERAMIC	L.L.	LIVE LOAD
C.J.	CONTROL JOINT	MECH.	MECHANICAL
C.L.	CENTER LINE	MTL.	METAL
CLG	CEILING	O.C.	ON CENTER
CLOS	CLOSET	PT	PAINT
C.O.	CLEAN OUT	R.A.	RETURN AIR
COL	COLUMN	RD	ROOF DRAIN
CONC	CONCRETE	REINF	REINFORCING
CONT	CONTINUOS	REQ	REQUIRED
DET	DETAIL	SA	SUPPLY AIR
DIM	DIMENSION	SIM	SIMILAR
D.L.	DEAD LOAD	STOR.	STORAGE
DN	DOWN	T.B.	TOWEL BAR
DS	DOWN SPOUT	T.O.F.	TOP OF FOOTING
EA.	EACH	T.O.S.	TOP OF TOP OF STEEL
E.C.	ELEC. CONTRACTOR	T.O.P.	TOP OF PIER
E.J.	EXPANSION JOINT	T.O.W.	TOP OF WALL
ELEC	ELECTRICAL	U.N.O.	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	V.I.F.	VERIFY IN FIELD
EXH	EXHAUST	W	WITH
EX	EXISTING	WD	WOOD
EXT	EXTERIOR		
F&I	FURNISH AND INSTALL		

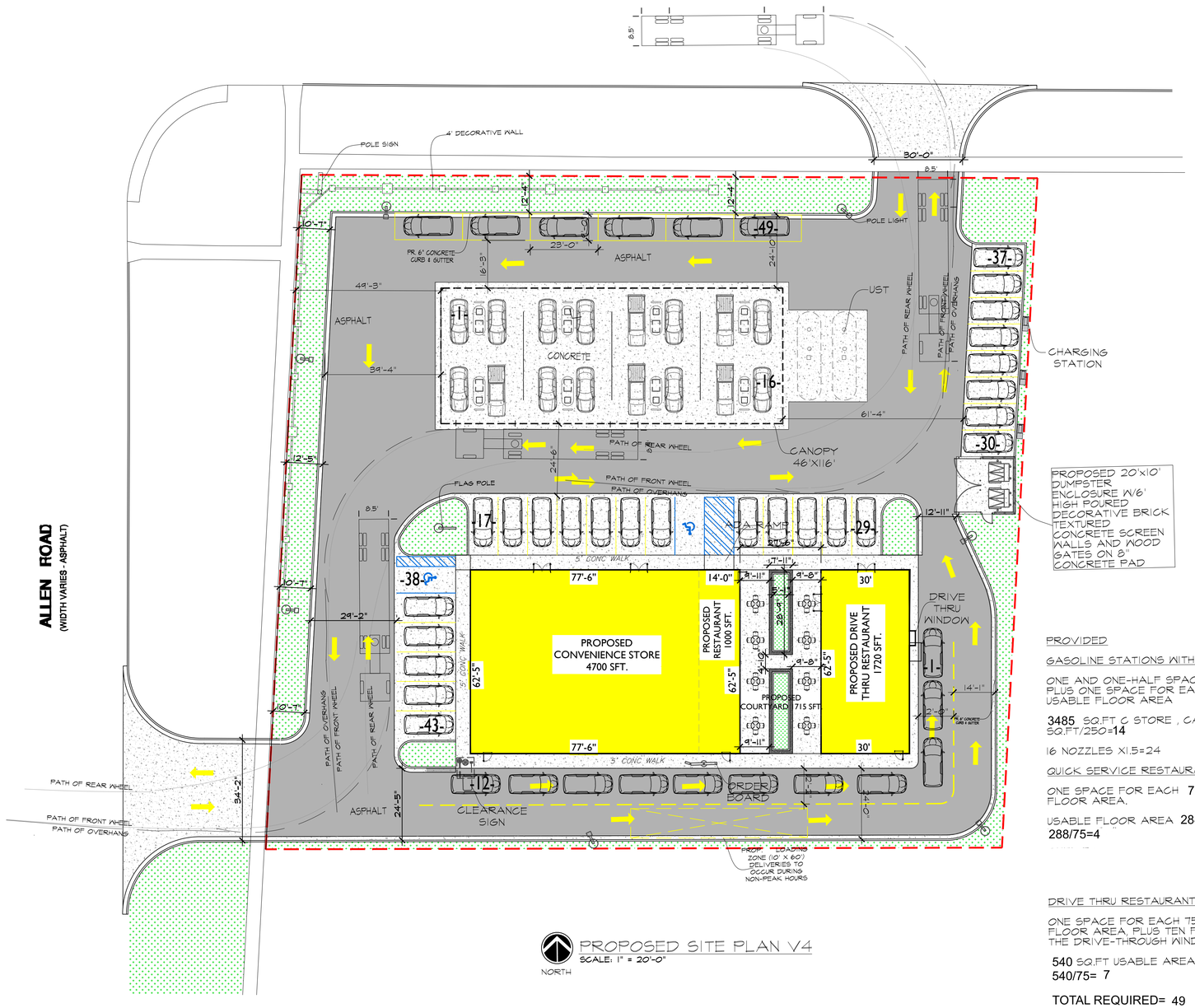
ISSUED FOR

PERMITS 9-17-26

SEAL

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

Mustafa Hussain



PROPOSED SITE PLAN V4

SCALE: 1" = 20'-0"

NORTH

PROPOSED 20'x10' DUMPSTER ENCLOSURE W/6' HIGH POURED DECORATIVE BRICK TEXTURED CONCRETE SCREEN WALLS AND WOOD GATES ON 8" CONCRETE PAD

PROVIDED

GASOLINE STATIONS WITH CONVENIENCE:

ONE AND ONE-HALF SPACES FOR EACH FUEL NOZZLE, PLUS ONE SPACE FOR EACH 250 SQUARE FEET OF USABLE FLOOR AREA

3485 SQ.FT C STORE , CASHIER AND OFFICE SQ.FT/250=14

16 NOZZLES X1.5=24

QUICK SERVICE RESTAURANT:

ONE SPACE FOR EACH 75 SQUARE FEET OF USABLE FLOOR AREA.

USABLE FLOOR AREA 288 SQ.FT

288/75=4

DRIVE THRU RESTAURANT:

ONE SPACE FOR EACH 75 SQUARE FEET OF USABLE FLOOR AREA, PLUS TEN FRONT TO BACK SPACES FOR THE DRIVE-THROUGH WINDOW.

540 SQ.FT USABLE AREA:

540/75= 7

TOTAL REQUIRED= 49

TOTAL PROVIDED =49

ISSUED FOR	DATE
PERMITS	9-14-26
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MHA DESIGNERS

15900 MICHIGAN AVE
DEARBORN MICHIGAN
, 48126

PHONE:
586-360-0210
EMAIL:
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STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

Mustafa Hussain

PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19971 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

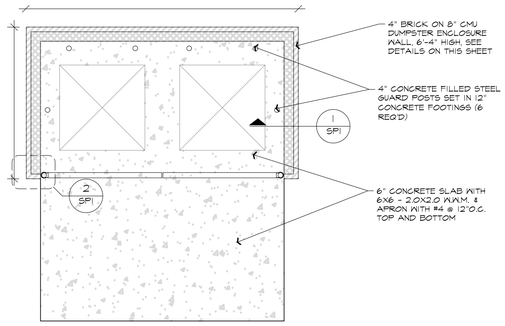
SCALE : AS SHOWN

FILE NAME : 25022_SP.101

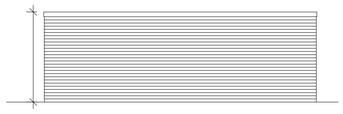
JOB #: 25022

SHEET TITLE
PROPOSED
SITE PLAN

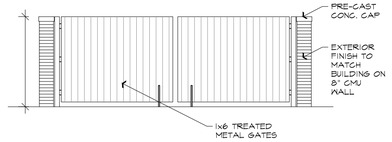
SHEET #
SP.101



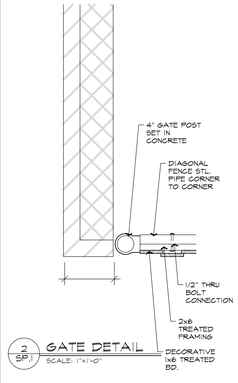
PROPOSED DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



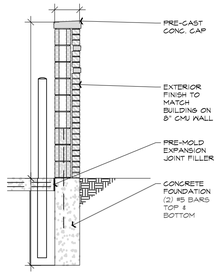
PROPOSED DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4"=1'-0"



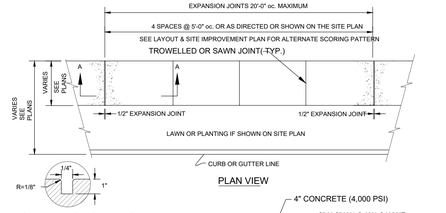
PROPOSED DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4"=1'-0"

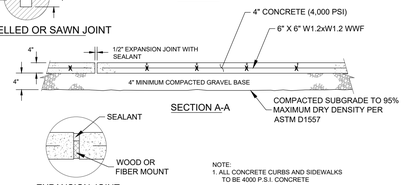


2 SP.1 GATE DETAIL
SCALE: 1"=1'-0"



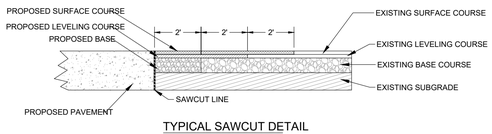
1 SP.1 GATE DETAIL
SCALE: 1/2"=1'-0"



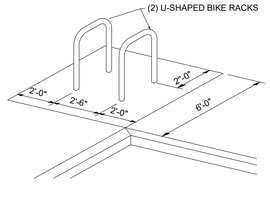


NOTE:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE

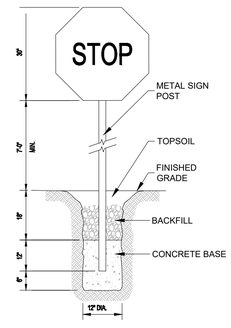
CONCRETE SIDEWALK DETAIL
NTS



TYPICAL SAWCUT DETAIL
NTS

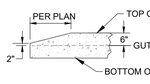


U-SHAPED BIKE RACK DETAIL
NTS

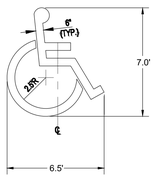


NOTE:
1. PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

STOP SIGN
NTS

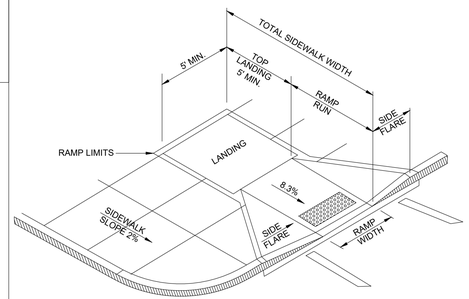


CURB TAPER
NTS



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ADA PARKING SYMBOL DETAIL
NTS



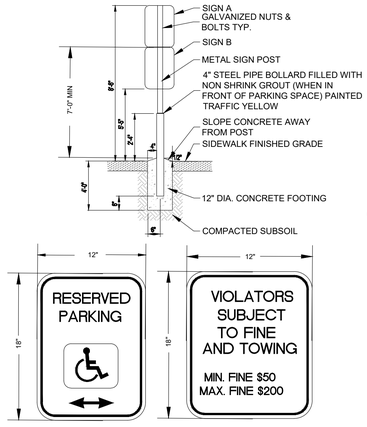
ADA ACCESSIBLE RAMP
NTS

CURB RAMP DIMENSIONS NEW CONSTRUCTION				
*RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1 : 12)	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 12	3.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 12	4.0 FT.	3.3 FT.	4.0 FT.
5"	1 : 12	5.0 FT.	4.2 FT.	5.0 FT.
6"	1 : 12	6.0 FT.	5.0 FT.	6.0 FT.
7"	1 : 12	7.0 FT.	5.8 FT.	7.0 FT.
8"	1 : 12	8.0 FT.	6.7 FT.	8.0 FT.
9"	1 : 12	9.0 FT.	7.5 FT.	9.0 FT.
10"	1 : 12	10.0 FT.	8.4 FT.	10.0 FT.
11"	1 : 12	11.0 FT.	9.2 FT.	11.0 FT.
12"	1 : 12	12.0 FT.	10.0 FT.	12.0 FT.
CURB RAMP DIMENSIONS EXISTING CONDITION ☆				
* MAX. RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 8	2.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 10	3.3 FT.	3.3 FT.	4.0 FT.
5"	1 : 10	4.2 FT.	4.2 FT.	5.0 FT.
6"	1 : 10	5.0 FT.	5.0 FT.	6.0 FT.

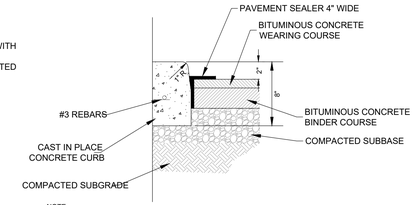
☆ USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1 : 12 OR FLATTER SLOPES.

* CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

TABLE A

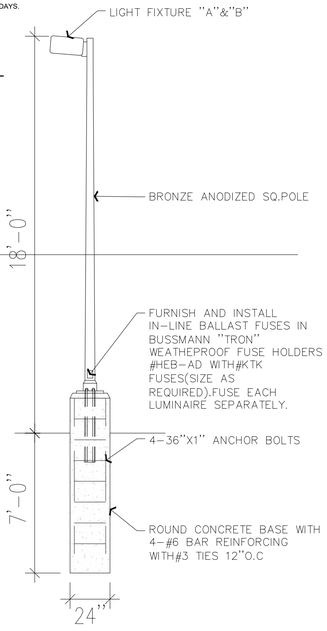


HANDICAPPED PARKING SIGNAGE DETAIL
NTS



NOTE:
1. ALL CONCRETE CURBS TO BE 4000 P.S.I. CONCRETE AT 28 DAYS.
2. HEIGHT OF MOUNTABLE CURB ISLAND TO PAVING IS 2".
3. REFER TO SITE PLAN FOR ISLAND DIMENSIONS.

MOUNTABLE CURB ISLAND DETAIL
NTS



POLE LIGHT DETAIL
SCALE: 1/4"=1'-0"

ISSUED FOR	DATE
PERMITS	9-17-26
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MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MICHIGAN
, 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19971 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE : AS SHOWN
FILE NAME : 23022_SP.108
JOB #: 23022
SHEET TITLE
SITE PLAN DETAILS
SHEET #
SP.102

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Southgate, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock.*
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. DO NOT apply tree paint to freshly cut wounds. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
14. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
    a. Shade/Canopy Trees — Three feet (3')
    b. Ornamental/Flowering Trees — Three feet (3')
    c. Evergreen Trees — Five feet (5')
    d. Evergreen/Flowering Shrubs — Four feet (4').
15. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
16. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
17. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
18. Edging shall consist of Ryerson Steel edging, spaded edge, or approved equivalent.

MATERIAL

1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Proposed perennials shall be full, well-rooted plants.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

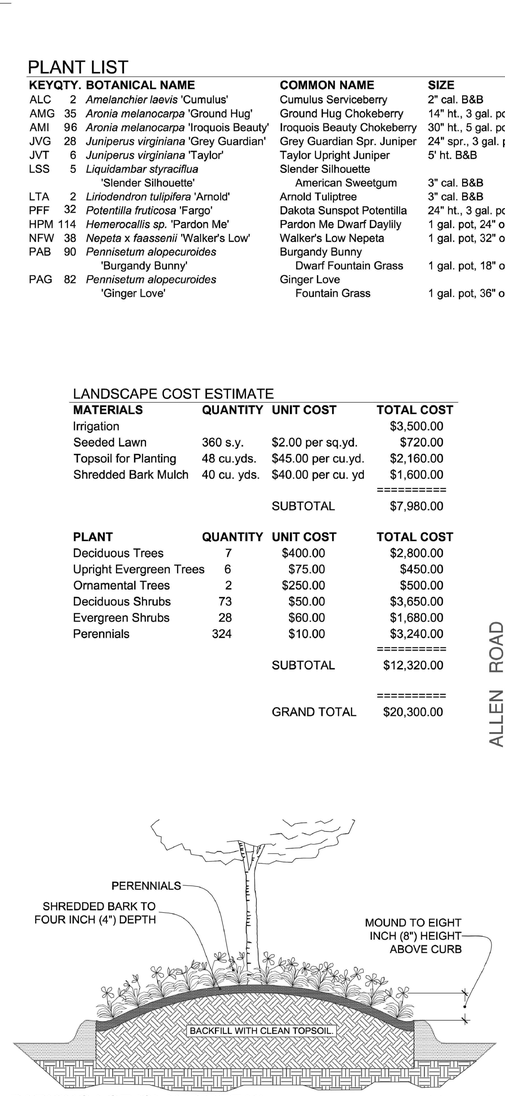
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ALC	2	*Amelanchier laevis* 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
AMG	35	*Aronia melanocarpa* 'Ground Hug'	Ground Hug Chokeberry	14" ht., 3 gal. pot
AMI	96	*Aronia melanocarpa* 'Iroquois Beauty'	Iroquois Beauty Chokeberry	30" ht., 5 gal. pot
JVG	28	*Juniperus virginiana* 'Grey Guardian'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot
JVT	6	*Juniperus virginiana* 'Taylor'	Taylor Upright Juniper	5' ht. B&B
LSS	5	*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silhouette American Sweetgum	3" cal. B&B
LTA	2	*Liriodendron tulipifera* 'Arnold'	Arnold Tuliptree	3" cal. B&B
PFF	32	*Potentilla fruticosa* 'Fargo'	Dakota Sunspot Potentilla	24" ht., 3 gal. pot
HPM	114	*Hemerocallis sp.* 'Pardon Me'	Pardon Me Dwarf Daylily	1 gal. pot, 24" o.c.
NFW	38	*Nepeta* x *faassenii* 'Walker's Low'	Walker's Low Nepeta	1 gal. pot, 32" o.c.
PAB	90	*Pennisetum alopecuroides* 'Burgandy Bunny'	Burgandy Bunny Dwarf Fountain Grass	1 gal. pot, 18" o.c.
PAG	82	*Pennisetum alopecuroides* 'Ginger Love'	Ginger Love Fountain Grass	1 gal. pot, 36" o.c.

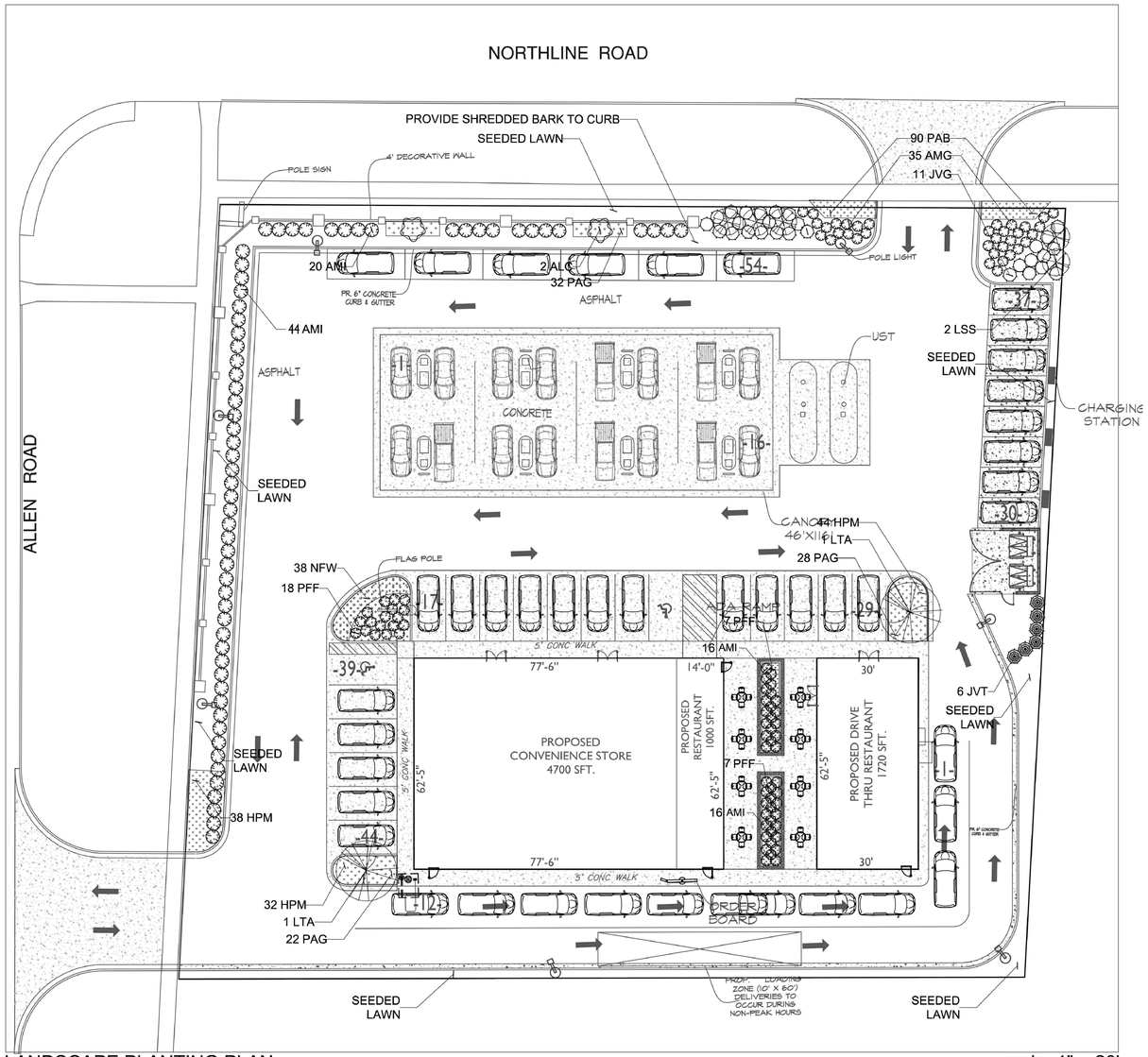
LANDSCAPE COST ESTIMATE

MATERIALS	QUANTITY	UNIT COST	TOTAL COST
Irrigation			$3,500.00
Seeded Lawn	360 s.y.	$2.00 per sq.yd.	$720.00
Topsoil for Planting	48 cu.yds.	$45.00 per cu.yd.	$2,160.00
Shredded Bark Mulch	40 cu. yds.	$40.00 per cu. yd	$1,600.00
		SUBTOTAL	$7,980.00

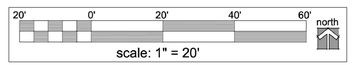
PLANT	QUANTITY	UNIT COST	TOTAL COST
Deciduous Trees	7	$400.00	$2,800.00
Upright Evergreen Trees	6	$75.00	$450.00
Ornamental Trees	2	$250.00	$500.00
Deciduous Shrubs	73	$50.00	$3,650.00
Evergreen Shrubs	28	$60.00	$1,680.00
Perennials	324	$10.00	$3,240.00
		SUBTOTAL	$12,320.00
		GRAND TOTAL	$20,300.00

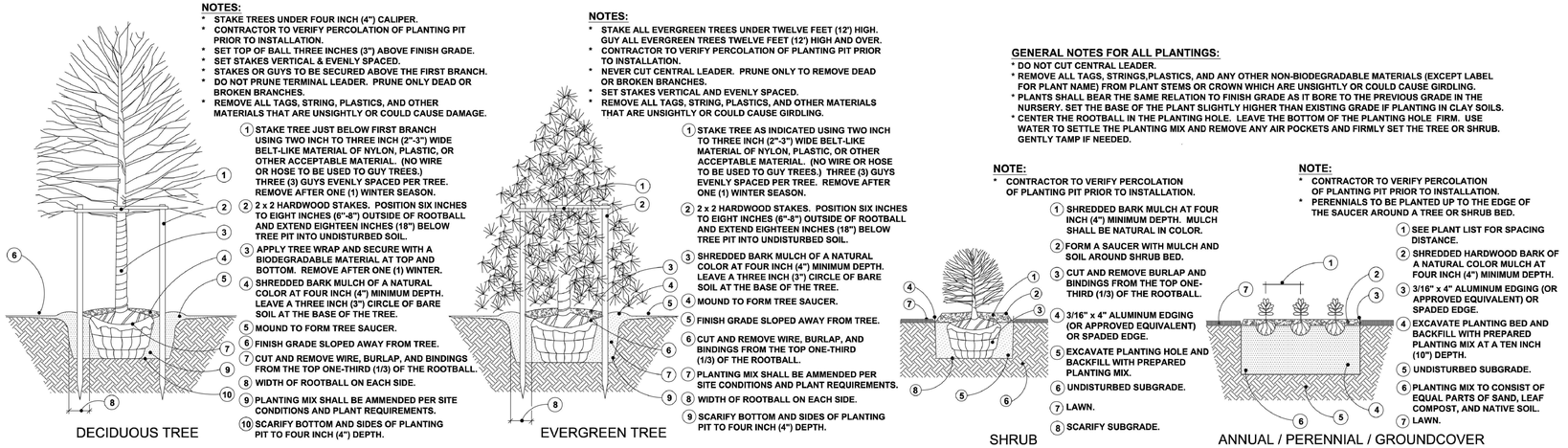


PARKING LOT ISLAND DETAIL — not to scale



LANDSCAPE PLANTING PLAN — scale: 1" = 20'





PLANTING DETAILS — not to scale

LEGEND FOR PLANT MATERIAL

- PROPOSED DECIDUOUS TREE
- PROPOSED UPRIGHT EVERGREEN
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIALS

LANDSCAPE PLAN FOR:
M.H.A. Designers
15900 Michigan Avenue
Dearborn, Michigan 48126
Mr. Mustafa Hussain
(586) 360-0210

PROJECT LOCATION:
Automobile Service Station
19971 Northline Road
Southgate, Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

STATE OF MICHIGAN — J. BRIAN DEVLIN NO.1260 — REGISTERED LANDSCAPE ARCHITECT

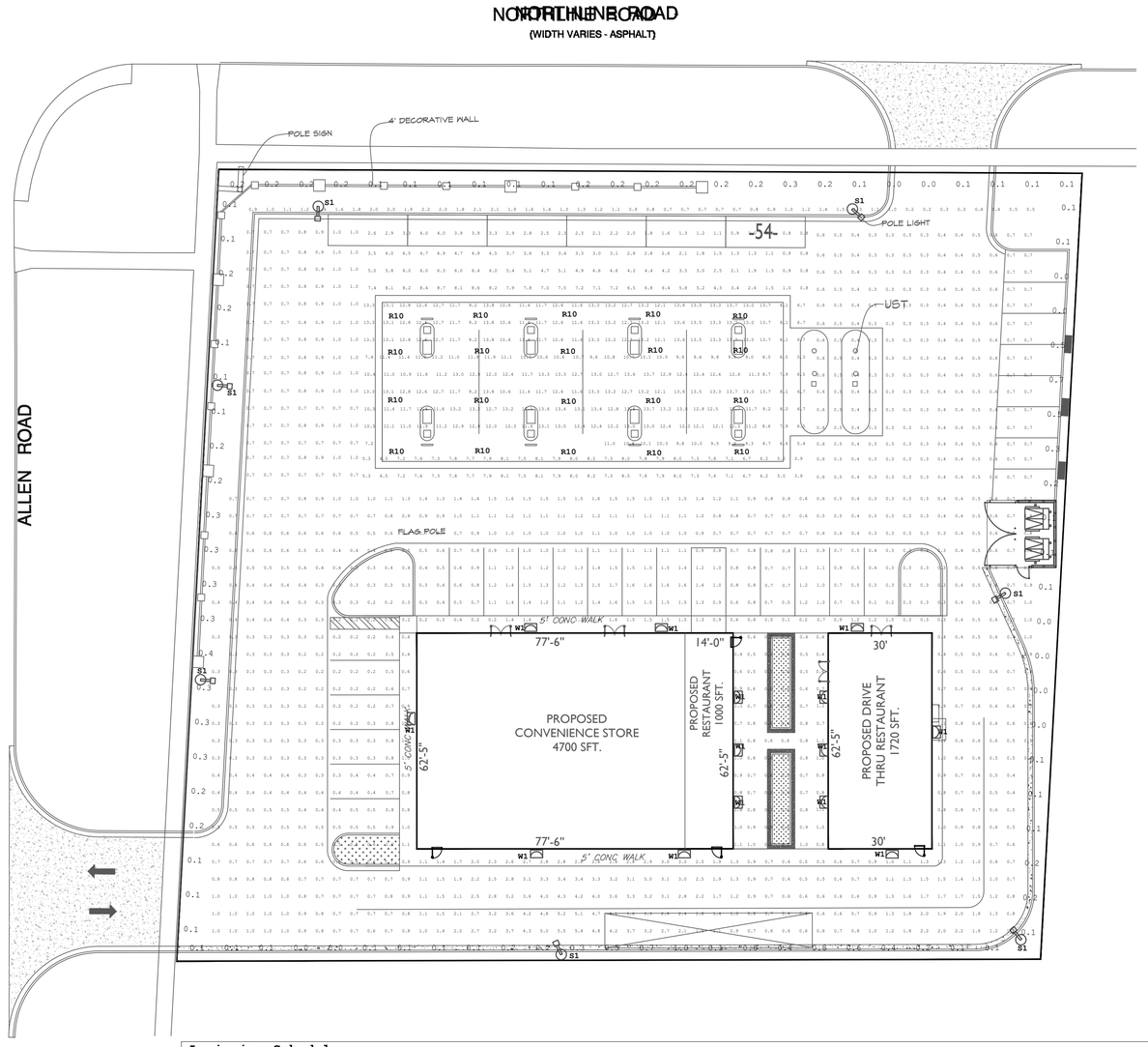
J. Brian Devlin — AUTOCAD SIGNATURE ORIGINAL IN BLUE

date: August 10, 2026
revised:

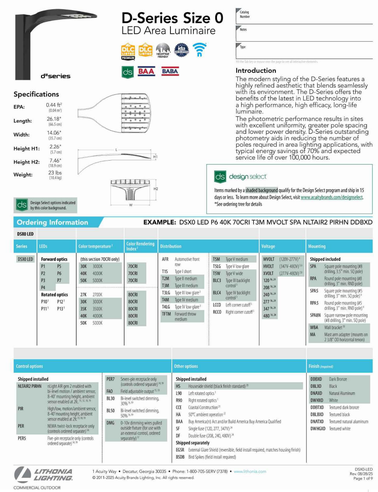
811 Know what's below. Call before you dig.

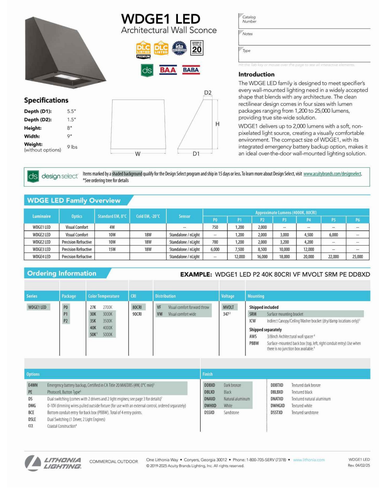
LP-1: LANDSCAPE PLANTING PLAN

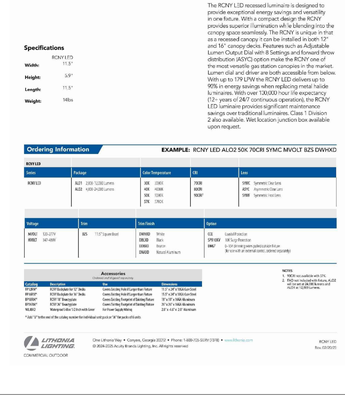
* Base data provided by M.H.A. Designers.



PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"
NORTH







ELECTRICAL GENERAL NOTES

1. TTHE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE. UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	14	WDGE1 LED P0 40K 80CRI VW (1)	SINGLE	0.900	WDGE1 LED P0 40K 80CRI VW	6.7947	54.3576
	20	RCNY LED ASYC ALO1 Setting 7	SINGLE	0.900	RCNY LED ASYC ALO1 Setting 7 80CRI 40K MVOLT	60.2756	1205.152
	7	DSX0 LED P1 40K 80CRI BLC4 (1_1	SINGLE	0.900	DSX0 LED P1 40K 80CRI BLC4	33.21	232.47

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Illuminance	Fc	9.62	13.3	3.1	3.10	4.29
PROPERTY LINE	Illuminance	Fc	0.08	7.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.36	8.9	0.1	13.60	89.00

ISSUED FOR	DATE
PERMITS	9-17-26
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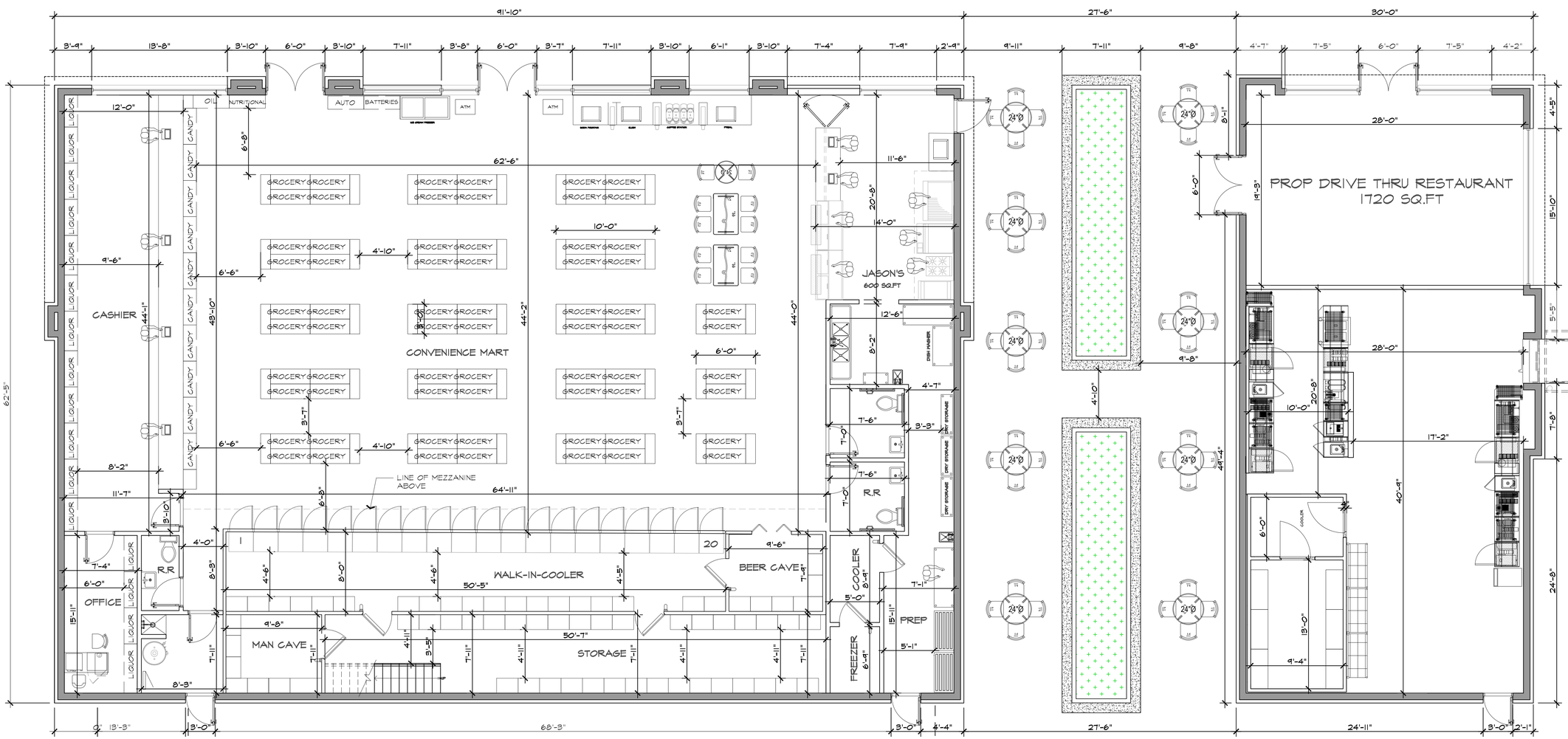
MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MICHIGAN
, 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO

STATE OF MICHIGAN
MUSTAFA HUSSAIN ENGINEER NO. 6201040371 LICENSED PROFESSIONAL ENGINEER

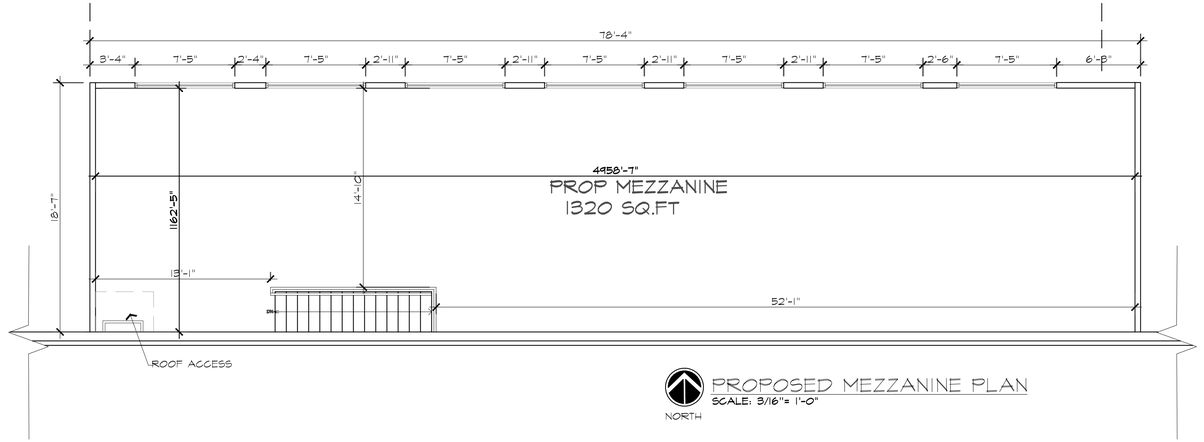
PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19711 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE : AS SHOWN
FILE NAME : 23022_SP.108
JOB #: 23022
SHEET TITLE
SITE PHOTOMETRIC PLAN
SHEET #
SP.103



PROPOSED FLOOR PLAN
SCALE: 3/16"= 1'-0"
NORTH



PROPOSED MEZZANINE PLAN
SCALE: 3/16"= 1'-0"
NORTH

ISSUED FOR	DATE
PERMITS	9-17-26
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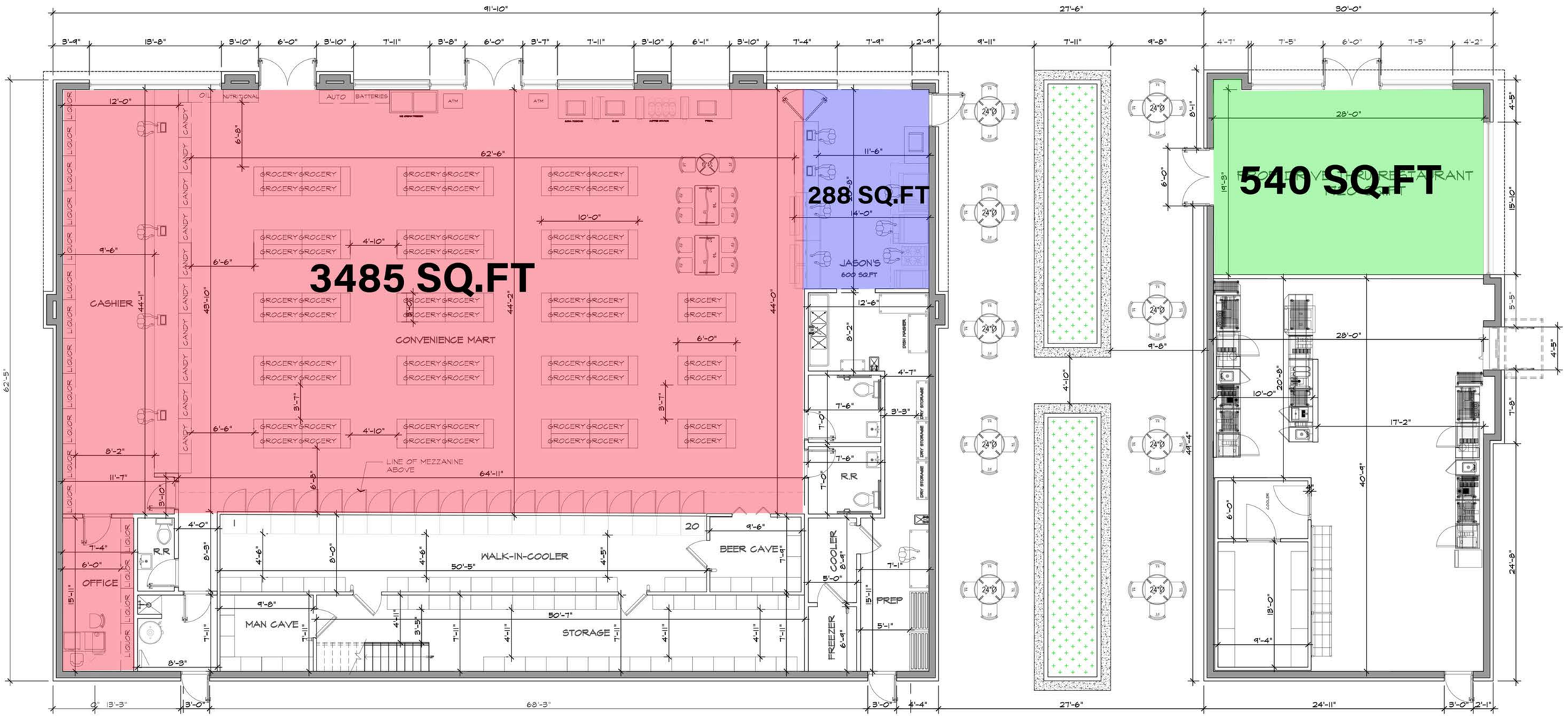
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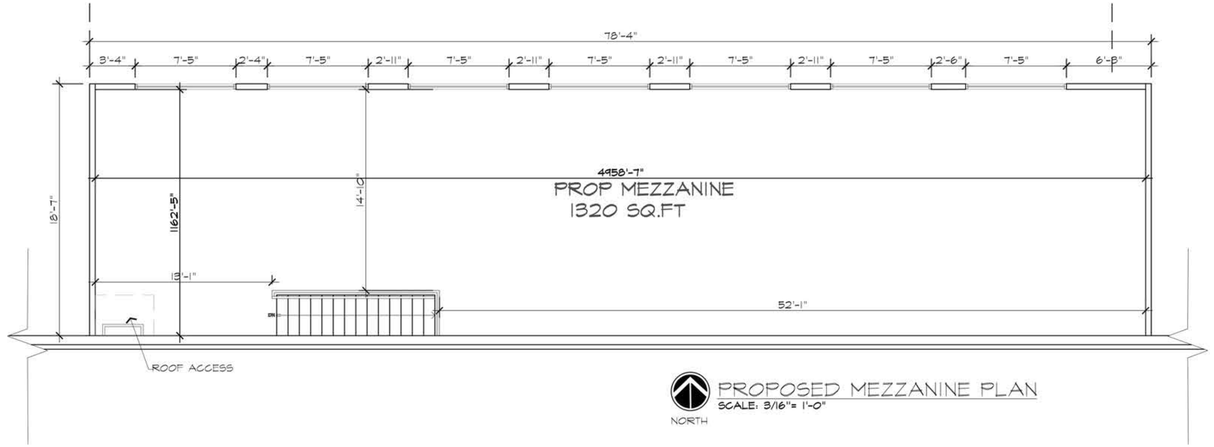
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GAS STATION
19971 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE : AS SHOWN
FILE NAME : 23022_SP.10
JOB #: 23022
SHEET TITLE
PROPOSED
FLOOR PLAN
SHEET #
A.101



PROPOSED FLOOR PLAN
SCALE: 3/16"= 1'-0"
NORTH



PROPOSED MEZZANINE PLAN
SCALE: 3/16"= 1'-0"
NORTH

ISSUED FOR	DATE
PERMITS	9-17-26

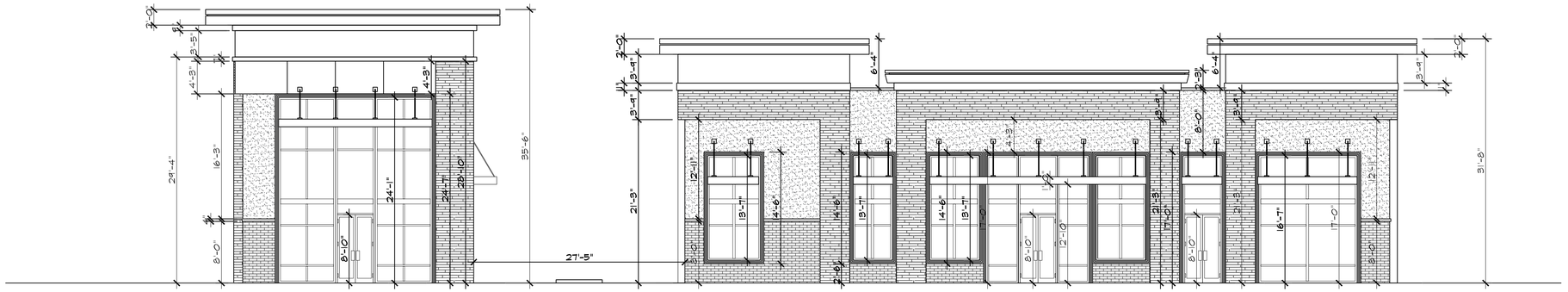
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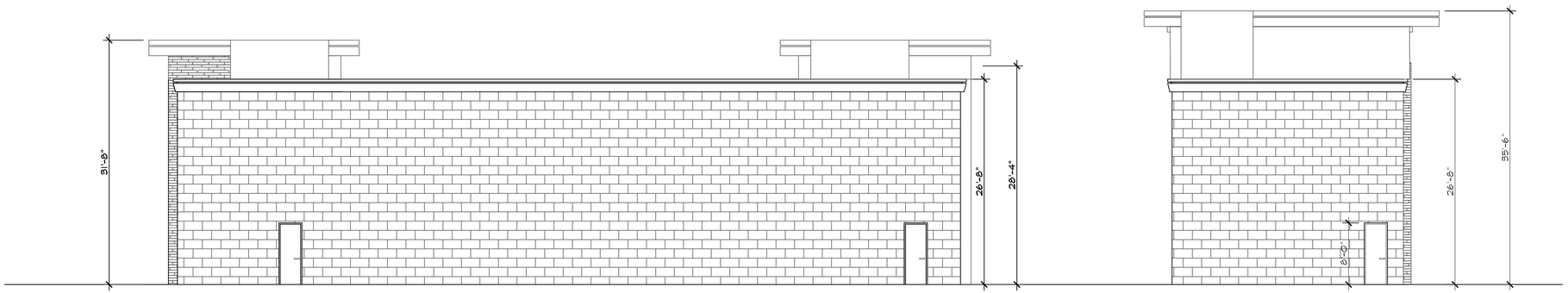
PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19171 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

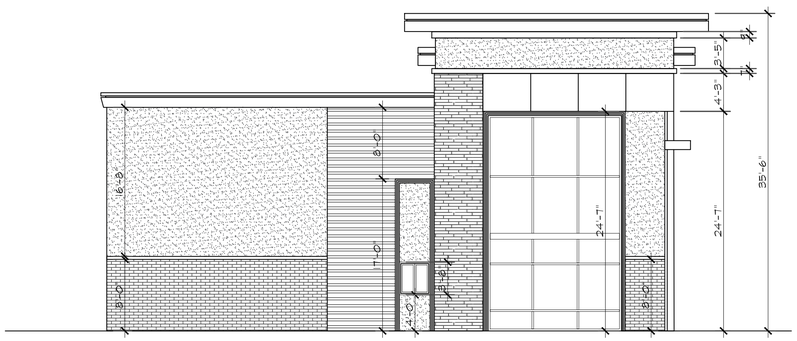
SCALE : AS SHOWN
FILE NAME : 23022_SP.10
JOB #: 23022
SHEET TITLE
PROPOSED
FLOOR PLAN
SHEET #
A.101



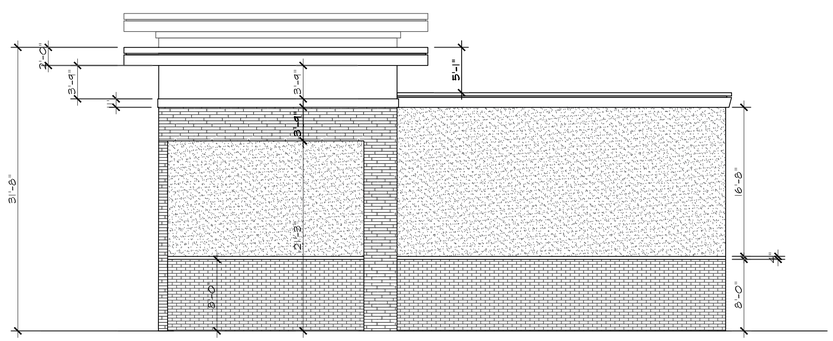
NORTH FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH REAR ELEVATION
SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ISSUED FOR	DATE
PERMITS	9-17-26
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MHA DESIGNERS

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Mustafa Hussain

PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19971 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE : AS SHOWN

FILE NAME : 28022_SP.10

JOB #: 28022

SHEET TITLE
PROPOSED
OPTION1
ELEVATIONS

SHEET #
A.201

NORTH
W 1"=20' E
S

NORTHLINE ROAD
(WIDTH VARIES - ASPHALT)

ALLEN ROAD
(WIDTH VARIES - ASPHALT)

EX. GAS MAIN
EX. GAS MAIN
4' DECORATIVE WALL
POLE SIGN
R/R ARM
POLE LIGHT
-54-
137 FT - 12" CONC
CL IV, C-76 @ 0.40%
28 FT - 12" CONC
CL IV, C-76 @ 0.35%
25 FT - 12" CONC
CL IV, C-76 @ 0.35%
7 FT - 12" CONC CL
IV, C-76 @ 0.35%
MH-13
MH-12
OCS
CB-9
CB-10
STM
SAN
UST
34 FT - 15" CONC
CL IV, C-76 @ 0.30%
SAN C/O
MH-11
CS-4
UNDERGROUND
DETENTION
SYSTEM
MAINTAIN 18"
MIN. VERTICAL
CLEARANCE
34 FT - 18" CONC
CL IV, C-76 @ 0.25%
CB-7
CB-8
MH-6
FLAG POLE
5' CONC WALK
77'-6"
14'-0"
30'
MH-4
41 FT - 15" CONC
CL IV, C-76 @ 0.30%
46 FT - 15" CONC
CL IV, C-76 @ 0.30%
38 FT - 12" CONC
CL IV, C-76 @ 0.40%
140 FT - 15" CONC
CL IV, C-76 @ 0.30%
8" SAN. PVC
SCH 80 LEAD
GAS LEAD
62'-5"
80 FT - 12" CONC
CL IV, C-76 @ 0.40%
CB-5
CB-3
30 FT - 12" CONC
CL IV, C-76 @ 0.40%
MH-2
CB-1
1" COPPER TYPE
K WATER LEAD
85 FT - 12" CONC
CL IV, C-76 @ 0.40%
EX. ATT LINE

ISSUED FOR	DATE
PERMITS	9-17-26
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MHA

MHA DESIGNERS

15900 MICHIGAN AVE
DEARBORN MICHIGAN
, 48126

PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER
Mustafa Hussain

PROPOSED NEW CONTRUCTION FOR :
GAS STATION
19971 NORTHLINE ROAD,
SOUTHGATE, MI

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE : AS SHOWN
FILE NAME : 23022_SP.108
JOB #: 23022
SHEET TITLE
PRELIMINARY
STORM SEWER
PLAN
SHEET #
C-0

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 2, 2026
Revised: September 29, 2026

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT:	Kissemkone, LLC
ADDRESS:	1668 Liberty St. Canton, MI 48188
PARCEL ADDRESS/ID:	19971 Northline Road 53-014-01-0647-000
PLAN DATE:	September 17, 2026
CURRENT ZONING:	C-2, General Commercial
ACTION REQUESTED:	Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

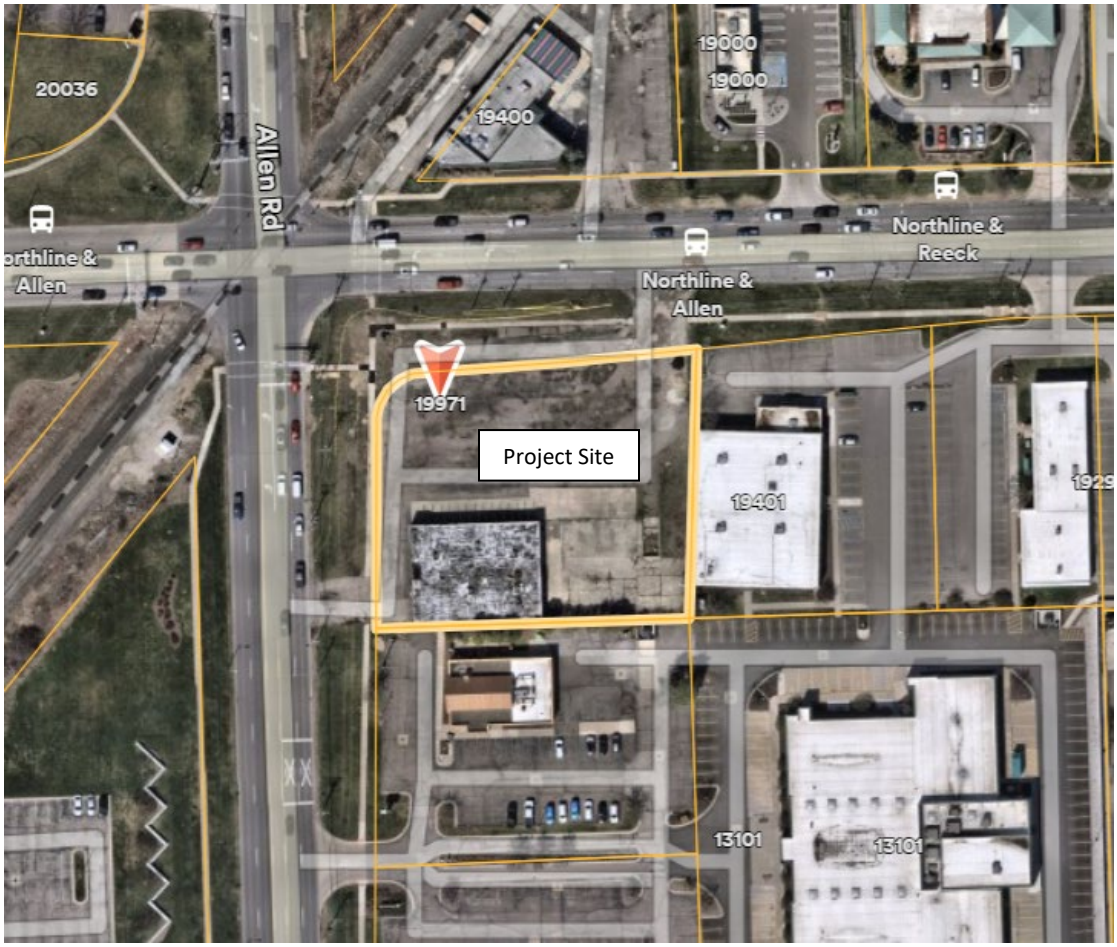
The city is in receipt of a conditional use and site plan review application for the construction of a new gas station with an associated convenience store, a carry-out restaurant, and drive-through restaurant located on the corner of Northline and Allen Road. The applicant is requesting to demolish the existing building and redevelop the property to accommodate the three uses. The project area measures 1.16 acres. The parcel is currently zoned C-2, General Commercial where gas station establishments and drive-through and carry-out restaurants are allowed uses within the district, subject to additional special conditions which are outlined later within this report, subject to the approval of the Planning Commission following a public hearing.

We note on Sheet A.101, proposed floor plans show a liquor counter on the eastern portion of the convenience store. Per §53 of the City of Southgate Charter, *"All liquor, amusement park, dance hall, bowling alley and pool room licenses shall be approved by the Council before issuance."*

Items to be Addressed: *Obtain approval for liquor license from City Council.*

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date April 2026

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-2 District area requirements based on the Schedule of Regulations per Section 1298.01:

Table 1. Setbacks and Bulk Requirements

Requirement		Provided	Meets Requirement
Lot Area	N/A*	1.16 Acres	Yes
Lot Width	N/A*	200+ Feet	Yes
Setbacks			
Front (Northline)	25 Feet	130 Feet	Yes
Side (Allen)	25 Feet	39 Feet	Yes
Side (East)	10 Feet	26 Feet	Yes
Rear	20 Feet	24+ Feet	Yes
Lot Coverage	N/A*	15%	Yes
Building Height	40 Feet, 2 Stories Max.	26 Feet, 1 Story	Yes

*Per footnote (f), *"the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code."*

Items to be Addressed: *None.*

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	• Vacant Building	• C-2, General Business
North	• Restaurant	• C-2, General Business
East	• Medical Office	• C-2, General Business
West	• Railroad Tracks	• O-1, Office (City of Taylor)
South	• Medical Office	• C-2, General Business

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed fueling area/canopy will consist of eight (8) gas pump islands capable of serving sixteen (16) vehicles located centrally on the north portion of site. The development will consist of two (2) buildings, the first consisting of the gas station convenience store and carry-out restaurant, with the second building consisting of the drive-through restaurant. A proposed outdoor seating area will be located between the two buildings. Existing site access points are also located along Allen and Northline Road.

Items to be Addressed*: None.*

PARKING, LOADING

Multiple uses are proposed for the project. Gasoline stations with convenience stores are required to provide *"One and one-half spaces for each fuel nozzle, plus one space for each 250 square feet of usable floor area."* Eating establishments (restaurants) are required to provide *"One space for each 75 square feet of usable floor area."* Drive-through restaurants with seating are required to provide, *"One space for each 75 square feet of usable floor area, plus ten front to back spaces for the drive-through window."*

A summary of parking and loading requirements per section 1292.02 is located within the table below.

Table 3. Off-Street Parking Requirements

	Requirement	Calculation	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	• 1.5 per nozzle (Gas Station) • 1 per 250 SF (Convenience Store) • 1 per 75 SF (Carry-out) • 1 per 75 SF (Drive-through)	• 16 x 1.5 = **24** • 3,485/250 = **14** • 288/75 = **4** • 540/75 = **7**	49 Spaces	49 spaces
Stacking	• 10 Stacking spaces	• -	10	11
Barrier Free	• 1 per 25 spaces	• 49/25 = **2**	2 Spaces	2 Spaces
Maneuvering Lane Width	• 90-degree parking = 22 feet • Parallel = 12 feet	• N/A	• 22 Feet • 12 Feet	• 24 Feet • 16 Feet
Size of parking space (W x L)	• 90-degree parking = 10 x 19 • Parallel = 8 x 23	• N/A	• 10 x 19 • 8 x 23	• 10 x 19 • 9 x 23
Loading spaces	• 10 SF per 1 foot building frontage	• 169 feet x 10 = 1,690	1,690 SF	600 SF

Parking space counts and dimensions meet ordinance requirements as noted in the table above. A loading/unloading area of 600 square feet in size is shown. As regulated by section 1292.04(b), loading space shall be provided at a ratio of ten (10) square feet per foot of building frontage. Based on 169 feet of building frontage of both buildings, a 1,690 square foot loading space is required. Section 1292.04(b) also requires the loading/unloading space to be located within the rear yard. Current plans meet this requirement.

Items to be Addressed**:** *Increase loading area to 1,690 square feet.*

SITE ACCESS AND CIRCULATION

Site Access: The gas station will be accessed via two (2) entrances, one each along Northline and Allen Road. These access points are general in the location of existing access points for the site. Work within both rights-of-way will require Wayne County Department of Public Services (DPS) approval.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, 90-degree and parallel parking spaces are proposed throughout the site, where maneuvering lanes are required to be twenty-two (22) and twelve (12) feet wide, respectively. Maneuvering lane widths have been provided throughout the site and meet ordinance requirements. Turning radii for an unspecified vehicle is provided on sheet SP.101.

The type of vehicle used will need to be provided. A copy of the site plan shall also be submitted to the Southgate Fire Department and Engineer for further review and approval.

Pedestrian Circulation: A new five (5) foot wide pedestrian walkway is proposed along the north, south, and western elevations of the building, and narrows on the eastern elevation along the drive through area. There are existing sidewalks along Allen Road and Northline Road. A pedestrian way should be provided from the perimeter sidewalks to the building.

Waste/Dumpster Enclosure: A 20x10 dumpster enclosure is proposed near the northwest corner of the building. Enclosure details are provided on sheet SP.102, showing a height of six (6' 4") feet containing two (2) trash containers. Turning radii should be provided to demonstrate that a garbage truck can access the dumpster enclosure.

Items to be Addressed: *1) Wayne County approval of work within Allen and Northline rights-of-way. 2) Provide turning radii vehicle information. 3) City Fire Department review of access and circulation. 4) City Engineer review of access and circulation. 5) Provide pedestrian access to the building from the perimeter sidewalk. 6) Provide turning radii to demonstrate that a garbage truck can access the dumpster enclosure.*

UTILITIES

A preliminary storm sewer plan for the site has been provided on sheet C-01. Sanitary sewer and stormwater connections are shown. We defer further review of all proposed utilities to the City Engineer for approval.

Section 1298.22 also states, *"The proprietor of new developments or redevelopments shall make arrangements for all utility service lines distributed by wire or cable to be placed underground within the site. Such conduits or cables shall be placed within either private easements provided to such service companies or within dedicated public ways."*

If the applicant is unable to place any existing utilities underground because of specific requirements or conditions of the utility company, documentation must be provided from the utility company in writing to the Planning Commission at the time of site plan approval.

Items to be Addressed*: City Engineer approval of utility plan and provide any documentation regarding utilities that cannot be placed underground.*

LANDSCAPING

A landscape plan has been provided on sheet LP-1. Overall, fifteen (15) trees, 147 shrubs, and 324 perennial plantings are proposed throughout the site.

Street Trees: Seven (7) deciduous trees are proposed along Northline Road on the northern portion of the site, along with a four (4) foot high decorative wall on both Allen and Northline Road. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement is provided under "landscape development notes."

Parking Lot: Parking lot landscaping measures are proposed throughout the site. This includes six (6) evergreen trees, two (2) deciduous trees, eighteen (18) deciduous shrubs, and perennial plantings.

Section 1298.09 states *"Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed* street *right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space."* Current plans do not provide a calculation which is required.

Landscaping notes also indicate the plantings will be served by an on-site irrigation system. The proposed landscape plantings appear to meet the clear corner requirements of section 1298.12, however measurements showing compliance is required. Measurements of the corner area are required. Per section 1298.09, a landscape plan shall also consist of planting cross-section details, planting size, and spacing dimensions, which are provided on the current landscape plan. Planting symbols, quantities, size, and spacing information are provided.

***Items to be Addressed**: 1) Provide 10% landscaping calculation. 2) Provide clear corner measurements for Northline entrance.*

LIGHTING

A lighting/photometric plan has been provided on sheet SP.103. Proposed lighting includes fourteen (14) building mounted fixtures, twenty (20) gas station canopy mounted fixtures, and seven (7) freestanding light poles arranged evenly throughout the site with a height of eighteen (18) feet, meeting ordinance requirements. All lighting fixtures are also shown to be down shielded.

Photometric measurements indicate the maximum light level at the property line as a result of site lighting will be 0.1 to 0.8 footcandles. Due to the non-residential uses surrounding the property, we are of the opinion that proposed lighting will not have an adverse effect on adjacent properties.

***Items to be Addressed:** None.*

SIGNS

No signage is currently shown on plans. Please note that all proposed signage is subject to Building Department approval prior to installation and can be applied for following site plan approval.

***Items to be Addressed:** None.*

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided on sheet A.101 and A.201. The proposed building materials appear to consist of face brick, however a materials list is not provided, and is required. Uniform architectural design and materials are present on all sides of the building. We defer final approval of proposed building materials to the City Building Department.

***Items to be Addressed**: 1) Provide exterior materials list. 2) Approval of proposed building materials by the City Building Department.*

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(g), gasoline stations must adhere to the additional requirements listed below subject to Planning Commission approval.

1) **They shall be located on corner lots adjoining at least one major thoroughfare.**

   CWA Comment: The proposed station is located on a corner lot, with direct access to Northline and Allen Road.

2) **They shall be located at least 500 feet from an entrance or exit to a public library, public or private school, playground, playfield, park, church, or hospital.**

   CWA Comment: There are no facilities mentioned above within the 500-foot radius of the site.

3) **The minimum frontage on any major thoroughfare shall be 120 feet**.

   CWA Comment: Approximate measurements show the subject site having 230 feet of frontage along Northline Road and approximately 170 feet of frontage along Allen Road.

4) **The minimum lot area for a gasoline service station shall be 10,000 square feet, and 12,000 square feet for a general repair facility.**

   CWA Comment: The lot area of the proposed station is 50,684 square feet. No repair facilities are proposed.

5) **No ingress-egress access drive shall be located closer than twenty-five feet from any intersection or property line adjoining a Residential District.**

   CWA Comment: Both entrances to the site currently exist and meet the above requirement.

6) **Ample space shall be provided for motor vehicles waiting for service, or which are parked to be mechanically serviced or to be picked up following mechanical service. Sufficient vehicle stacking space shall be provided at the pump islands so that vehicles awaiting service will not interfere with vehicles entering the site.**

   CWA Comment: Concept stacking spaces for each pump have not been provided and are required to be shown on plans.

7) **Canopies, when constructed as an integral part of the main building, shall comply with the minimum set-back requirements of the C-2 District. Detached free-standing canopies shall comply with the requirements of Section 1298.04.**

   CWA Comment: The proposed canopy will be detached. Per section 1298.04, gas station canopies may locate in the front yard subject to a five (5) foot setback, which has been met.

8) **Operable motor vehicles kept overnight for mechanical repair may be parked on the premises so long as they are kept within a screened compound. The storage of motor vehicles on the premises shall be prohibited.**

   CWA Comment: No outdoor storage of vehicles is proposed.

Per section 1278.03(I), drive-through and carry-out restaurants must adhere to the additional requirements listed below:

1) **They shall be located at least 500 feet from any public or parochial school or public library.**

   CWA Comment: There are no facilities mentioned above within the 500-foot radius of the site.

2) **They shall front directly upon and have direct access to a major thoroughfare as designated in the City's Master Plan.**

   CWA Comment: The subject parcel has frontage along Northline Road, which is identified as a major thoroughfare.

RECOMMENDATION

Based on the information provided, we recommend approval of the presented conditional land uses and site plan, subject to the following items being addressed to the satisfaction of the Planning Commission:

1. Obtain approval for liquor license from City Council.
2. Increase loading area to 1,690 square feet.
3. County approval of work within Allen and Northline rights-of-way.
4. Provide turning radii vehicle information.
5. City Fire Department review of access and circulation.
6. City Engineer review of access and circulation.
7. Provide pedestrian access to the building from the perimeter sidewalk.
8. Provide turning radii to demonstrate that a garbage truck can access the dumpster enclosure.
9. City Engineer approval of utility plan and provide any documentation regarding utilities that cannot be placed underground.
10. Provide 10% landscaping calculation.
11. Provide clear corner measurements for Northline entrance.
12. Provide exterior building materials list.
13. Approval of proposed building materials by the City Building Department.
14. Provide stacking space indications for each pump island.

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01

Case No. PC 012-2026

Date Received 10.13.2026

CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT: nick@shangoenterprisegroup.com

Owner/Applicant	Agent
Name Nicholas Shango	Name Nicholas Shango
Address 28763 Northwestern Hwy Suite 210	Address 28763 Northwestern Hwy Suite 210
Southfield (City) MI (State) 48034 (Zip)	Southfield (City) MI (State) 48034 (Zip)
Telephone 248-521-0902	Telephone 248-521-0902
Shanel@shangoenterprisegroup.com	

Information regarding the site:

Street Address: _____

Major Cross Streets: _____

Parcel / Lot No.: 53 021 99 0004 002

Acreage: _____ Dimensions of Parcel / Lot: _____ Frontage: _____

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: Undeveloped

Requested action:

☐ Rezoning — Requested District: _____

☐ Conditional Use Approval — Requested Use: _____

☑ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

Information regarding request:
I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: Nicholas M. Shango **Date:** 10/12/2026

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS NS

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received:_____ Received By:_____
(Staff's Name)

Fee Charged:_____

Check No.:_____ Receipt No.: _____

Search Results

Number of Records: **12** ☐ Hide Inactive Sort Index: Parcel Number

Parcel Number	Address	City	User Field 1	Subdivision	Lot	Block
53 021 99 0004 002	15200 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15300 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15250 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15100 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15310 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15070 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15080 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15251 DIX-TOLEDO	SOUTHGATE				
53 021 99 0004 002	15265 DIX TOLEDO	SOUTHGATE				
53 021 99 0004 002	15290 DIX TOLEDO	SOUTHGATE				
53 021 99 0004 002	15060 DIX-TOLEDO	SOUTHGATE				

Reset Columns

OK Cancel

STARBUCKS DRIVE THRU OUTLOT

DIX TOLEDO SHOPPING CENTER

15000-15300 TOLEDO RD, SOUTHGATE, MI 48195

LAND USE AND ZONING - C3

PROPOSED USE		
RESTAURANT WITH DRIVE-THRU	SPECIAL LAND USE	
RETAIL STORE	PERMITTED USE	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	N/A	31,084 SF (0.71 AC)
MINIMUM LOT WIDTH	N/A	161.3 FT
MAXIMUM BUILDING HEIGHT	40 FT	< 40 FT
MINIMUM FRONT YARD SETBACK	25 FT	67 FT
MINIMUM SIDE YARD SETBACK	10 FT (1)	28 FT
MINIMUM REAR YARD SETBACK	20 FT	65.4 FT
MINIMUM R.O.W. PARKING SETBACK	10 FT	0.0 FT (EN)
PERMITTED ACCESSORY BUILDING LOCATION	INTERIOR SIDE/REAR	PROVIDED
MINIMUM ACC. BUILDING & PRINCIPAL SETBACK	10 FT	PROVIDE

OVERALL SITE PARKING CALCULATION

TENANT	SQ.FT	PARKING REQUIRED		PARKING PROVIDED
EXIST'G CHUCK E CHEESE	15,635 SQ.FT	15,635 SQ.FT/200	79	
EXIST'G UPS STORE	2,057 SQ.FT	2,057 SQ.FT/100	21	
EXIST'G VACANT	5,027 SQ.FT	5,027 SQ.FT/150	34	
EXIST'G OFFICE	2,360 SQ.FT	2,360 SQ.FT/100	24	
EXIST'G ROSS	25,212 SQ.FT	25,212 SQ.FT/200	127	
EXIST'G TJ MAXX	34,156 SQ.FT	25,000 SQ.FT/200		
		9,156 SQ.FT/250		
		TOTAL	162	
EXIST'G HOOK & REEL	7,629 SQ.FT	7,629 SQ.FT/150	51	
EXIST'G DOLLAR TREE	12,888 SQ.FT	12,888 SQ.FT/150	86	
EXIST'G HAIR LAB	8,824 SQ.FT	20 SEATS x 3	60	
EXIST'G SNIPES	5,117 SQ.FT	5,117 SQ.FT/150	35	
PROPOSED STARBUCKS	1,984 SQ.FT	1,984 SQ.FT/75	27	
PROPOSED RETAIL	2,050 SQ.FT	2,050 SQ.FT/100	21	
TOTAL SHOPPING CENTER	121,536 SQ.FT		727	536 SPACES

EXIST'G OFF STREET PARKING EXHIBIT

CODE SECTION	REQUIRED
§ 1292.02(c)(18).A	**RETAIL:** A- UP TO 5,000 SQ.FT, ONE (1) SPACE FOR EACH 100 SQ.FT OF USABLE FLOOR AREA B- 5,000-10,000 SQ.FT, ONE (1) SPACE FOR EACH 150 SQ.FT OF USEABLE FLOOR AREA C- 10,000-15,000 SQ.FT, ONE (1) SPACE FOR EACH 200 SQ.FT OF USEABLE FLOOR AREA D- 25,000-50,000 SQ.FT F USABLE AREA, ONE (1) FOR EACH 200 SQ.FT OF USEABLE FLOOR AREA UP TO 25,000 SQ.FT, PLUS ONE (1) FOR EVERY 250 SQ.FT OF USEABLE FLOOR AREA UP TO 50,000 SQ.FT
§ 1292.02(c)(8B)	**RESTAURANT:** ONE (1) SPACE FOR EACH 60 SQ.FT OF USEABLE FLOOR AREA
§ 1292.02(c)(19)	**PUBLIC RECREATION FACILITY:** 1 SPACE PER 150 SF OF UFA (1) (12,686 SF)(1 SPACE/150 SF) = 85 SPACES
§ 1292.02(6)	**DRIVE-THRU RESTAURANT WITH SEATING:** 1 SPACE PER 75 SF OF UFA (1) PLUS 0 FRONT TO BACK SPACES FOR DRIVE-THROUGH WINDOW
§ 1292.02(17)	**PERSONAL SERVICE ESTABLISHMENT** THREE (3) SPACES FOR EACH TREATMENT CHAIR

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROVIDED
§ 1292.02(c)(6)	DRIVE-THRU RESTAURANT: 1 SPACE PER 75 SF OF UFA (1) (1,984 SF)(1 SPACE/75 SF) = 27 SPACES	536 SPACES
§ 1292.02(C)(18).A	RETAIL STORE: 1 SPACE PER 100 SF OF UFA (1) (2,050 SF)(1 SPACE/100 SF) = 21 SPACES **TOTAL: 27+21 = 48 SPACES**	
§ 1292.03(b)	90° PARKING: 10 FT X 19 FT WITH 22 FT AISLE	10 FT X 19 FT WITH 12 FT AISLE
§ 1292.04(b)	LOADING 1 SPACE	TO OCCUR OFF HOURS
§ 1292.02(C)(6)	STACKING 10 SPACES	13 SPACES

BUILDING CODE

THIS BUILDING AND ITS AREA SHALL CONFORM TO CHAPTER 9 OF THE MICHIGAN BUILDING CODE, INTERNATIONAL FIRE CODE, NFPA 13-2007, MICHIGAN PLUMBING CODE, AND THE MICHIGAN MECHANICAL CODE, AS DESCRIBED BELOW:

- MICHIGAN RESIDENTIAL CODE 2015
- MICHIGAN BUILDING CODE 2021
- MICHIGAN REHABILITATION CODE 2021, LEVEL 2 ALTERATION
- MICHIGAN PLUMBING CODE 2021
- INTERNATIONAL FIRE CODE 2021
- MICHIGAN MECHANICAL CODE 2021
- MICHIGAN ELECTRIC CODE 2023 W/ MI. AMENDMENTS
- ANSI 117.1-2017 (ACCESSIBILITY)
- MICHIGAN ENERGY CODE INCLUDING ASHRAE 90.1-2019
- AMERICANS WITH DISABILITIES ACT ACCESSIBLE BUILDING AND FACILITIES

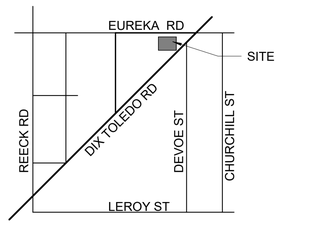
FIRE SUPPRESSION SYSTEM **S. 903.3.1.1**

THERE IS NO FIRE SUPRESSION FOR PROPOSED CONSTRUCTION

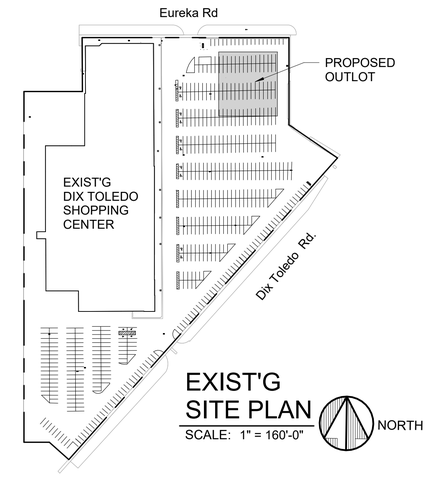
EXITS S. 1016

- EXIT ACCESS TRAVEL DISTANCE 75 FEET
- INSTALL EXIT SIGN WITH ILLUMINATION TO EACH EXIT DOOR
- INSTALL TACTILE SIGN STATING "EXIT" AND COMPLYING WITH A117.1 TO EACH EXIT DOOR
- INSTALL AUTOMATIC PUSH-BAR TO EACH EXIT DOOR

DRAWING INDEX	
SHEET NAME	SHEET NUMBER
COVER SHEET, CODE/DATA, RENDERS	A0
ALTA SURVEY	A0.1
EXIST'G ARCHITECTURAL SITE PLAN, SIGNAGE & DUMPSTER	A1
PROPOSED ARCHITECTURAL SITE PLAN, SIGNAGE & DUMPSTER	A2
PARTIAL SITE PLAN	A3
PROPOSED FLOOR PLAN	A4
EXTERIOR ELEVATIONS	A5



VICINITY MAP
NO SCALE
NORTH



EXIST'G SITE PLAN
SCALE: 1" = 160'-0"
NORTH



SHANGO ENTERPRISE GROUP

MMN CONSTRUCTION & MANAGEMENT CO.

28763 Northwestern Hwy, Suite 210
Southfield, MI 48034

nick@shangoenterprisegroup.com
www.shangoenterprisegroup.com
(p) 248-521-0902

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SEAL:

STATE OF MICHIGAN
Mahmood Gholami
License No. 6201040031
LICENSED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

CLIENT / PROJECT NAME:

STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION
Project Status

DATE & ISSUE:
07/22/02

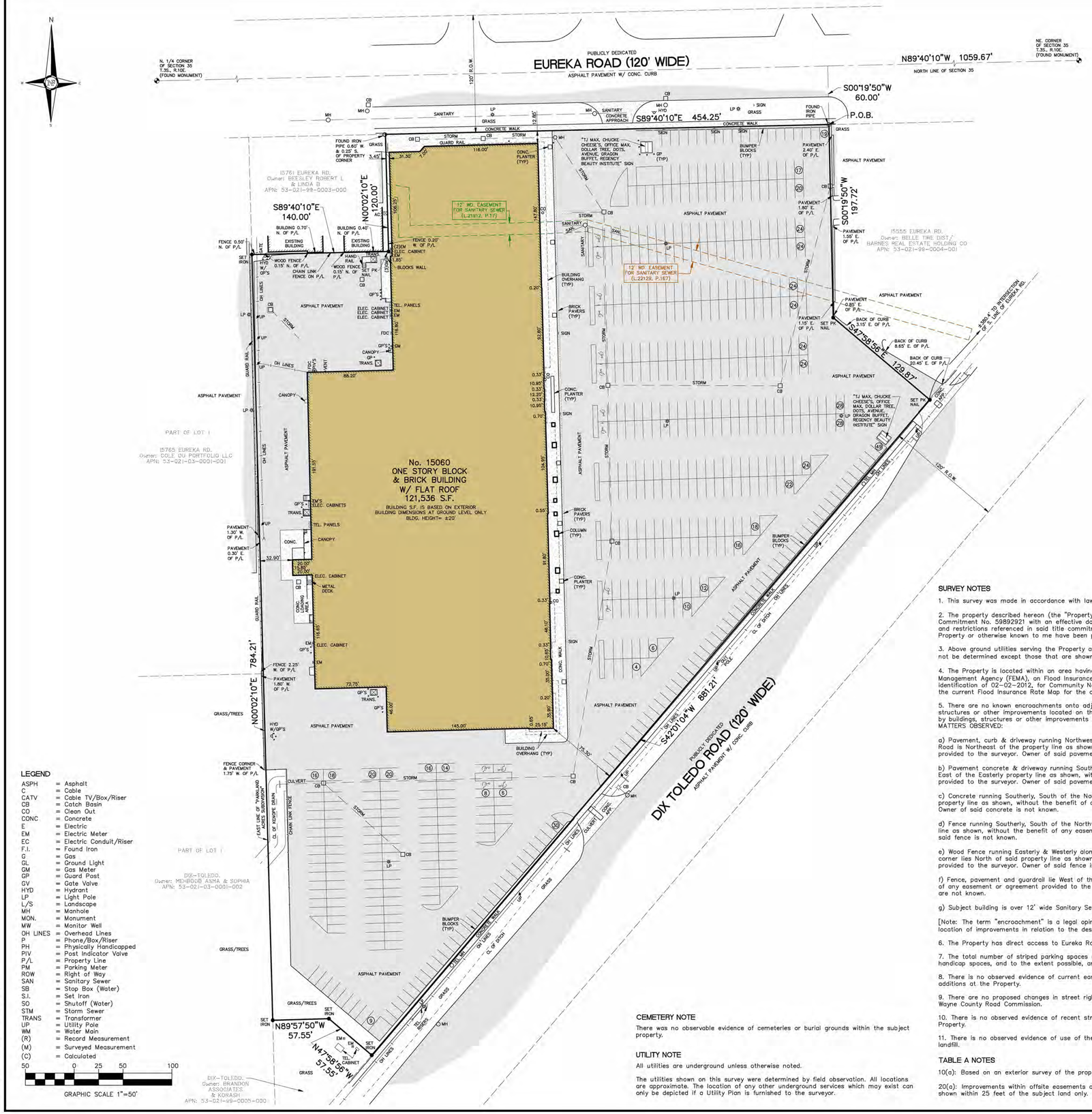
NOTE:
DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY!

PROJECT INFO:
PROJECT #: 2610
APPV'D BY: -
DRAWN BY: Anthony J Baker IV

SHEET DESCRIPTION:
COVER SHEET, CODE/DATA, RENDERS

SHEET #:

A0



LEGEND

ASPH	= Asphalt
C	= Cable
CATV	= Cable TV/Box/Riser
CB	= Catch Basin
CO	= Clean Out
CONC	= Concrete
E	= Electric
EM	= Electric Meter
EC	= Electric Conduit/Riser
F.I.	= Found Iron
G	= Gas
GL	= Ground Light
GM	= Gas Meter
GP	= Guard Post
GV	= Gate Valve
HYD	= Hydrant
LP	= Light Pole
L/S	= Landscape
MH	= Manhole
MON.	= Monument
MW	= Monitor Well
OH LINES	= Overhead Lines
P	= Phone/Box/Riser
PH	= Physically Handicapped
PIV	= Post Indicator Valve
P/L	= Property Line
PM	= Parking Meter
ROW	= Right of Way
SAN	= Sanitary Sewer
SB	= Stop Box (Water)
S.I.	= Set Iron
SO	= Shutoff (Water)
STM	= Storm Sewer
TRANS	= Transformer
UP	= Utility Pole
WM	= Water Main
(R)	= Record Measurement
(M)	= Surveyed Measurement
(C)	= Calculated

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.



LOCATION MAP

LEGAL DESCRIPTION

Land situated in the City of Southgate in the County of Wayne in the State of Michigan, described as:

Part of the Northeast 1/4 of Section 35, Town 3 South, Range 10 East, described as: Beginning at a point on the South line of Eureka Road, 120 feet wide, distant North 89 degrees 40 minutes 10 seconds West 1059.67 feet along the North line of said Section 35, and South 0 degrees 19 minutes 50 seconds West 60.00 feet from the Northeast corner of Section 35, Town 3 South Range 10 East; proceeding thence South 0 degrees 19 minutes 50 minutes West 197.72 feet; thence South 47 degrees 58 minutes 56 seconds East 129.87 feet; thence South 42 degrees 01 minutes 04 seconds West 881.21 feet along the Northerly line of Toledo Highway, 120 feet wide; thence North 47 degrees 58 minutes 56 seconds West 57.55 feet; thence North 89 degrees 57 minutes 50 seconds West 57.55 feet; thence North 0 degrees 02 minutes 10 seconds East 784.21 feet along the East line of Parkland Acres Subdivision, according to the recorded plat thereof, as recorded in Liber 68, of Plats, Page 35 Wayne County Records; thence South 89 degrees 40 minutes 10 seconds East 140.00 feet; thence North 0 degrees 02 minutes 10 seconds East 120.00 feet; thence South 89 degrees 40 minutes 10 seconds East 454.25 feet along the South line of Eureka Road, 120 feet wide, to the point of beginning.

Tax ID: 53-021-99-0004-002
15060 Dix-Toledo Highway

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the North line of Section 35 as described in the recorded legal description. Record bearing: N.89°40'10"W.

TITLE NOTES

Subject to:

3. Rights or claims of parties in possession not shown by the Public Records.

4. Easements or claims of easements not shown by the Public Records.

11. Easement Agreement as set forth in instrument recorded February 7, 1984 in Liber 21912, Page 17. [Said easement is plotted hereon].

12. Easement Agreement as set forth in instrument recorded September 4, 1984 in Liber 22129, Page 167. [Said easement is plotted hereon].

18. Terms and Conditions of Order of Summary Disposition, recorded April 22, 1991 in Liber 25083, Page 147. [Prescriptive easement referenced in said document is not specifically described and is not plotted hereon].

19. Easement for Right-of-Way in favor of Michigan Bell Telephone Company, a Michigan corporation as set forth in instrument recorded May 11, 1993 in Liber 26514, Page 415. [Blanket parking easement with right of ingress & egress].

20. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

21. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 59892921, with an effective date of 12-10-2014, issued by Title Source, Inc.

SURVEY NOTES

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Michigan.

2. The property described hereon (the "Property") is the same as the property described in Title Commitment No. 59892921 with an effective date of 12-10-2014 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted.

3. Above ground utilities serving the Property are shown hereon; Underground utility locations could not be determined except those that are shown hereon based on observation. [See Utility Note below].

4. The Property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 26163C0404E, with a date of identification of 02-02-2012, for Community No. 260242, in Wayne County, State of Michigan, which is the current Flood Insurance Rate Map for the community in which the Property is situated.

5. There are no known encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises EXCEPT THE FOLLOWING MATTERS OBSERVED:

a) Pavement, curb & driveway running Northwesterly from the Northerly approach along Dix Toledo Road is Northeast of the property line as shown, without the benefit of any easement or agreement provided to the surveyor. Owner of said pavement, curb & driveway are not known.

b) Pavement concrete & driveway running Southerly, South of the Northeasterly property corner lies East of the Easterly property line as shown, without the benefit of any easement or agreement provided to the surveyor. Owner of said pavement, curb & driveway are not known.

c) Concrete running Southerly, South of the Northwesterly property corner meanders the Westerly property line as shown, without the benefit of any easement or agreement provided to the surveyor. Owner of said concrete is not known.

d) Fence running Southerly, South of the Northwesterly property corner meanders the Westerly property line as shown, without the benefit of any easement or agreement provided to the surveyor. Owner of said fence is not known.

e) Wood Fence running Easterly & Westerly along 140 foot property line near Northwesterly property corner lies North of said property line as shown without the benefit of any easement or agreement provided to the surveyor. Owner of said fence is not known.

f) Fence, pavement and guardrail lie West of the Westerly property line as shown, without the benefit of any easement or agreement provided to the surveyor. Owner of said fence, pavement and guardrail are not known.

g) Subject building is over 12' wide Sanitary Sewer Easement as shown hereon.

[Note: The term "encroachment" is a legal opinion and cannot be determined by a Land Surveyor. The location of improvements in relation to the described land are shown by dimension hereon].

6. The Property has direct access to Eureka Road & Dix Toledo Highway, dedicated public streets.

7. The total number of striped parking spaces on the Property is 574, including 14 designated handicap spaces, and to the extent possible, are graphically shown hereon.

8. There is no observed evidence of current earth moving work, building construction or building additions at the Property.

9. There are no proposed changes in street right of way lines affecting the Property, according to Wayne County Road Commission.

10. There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.

11. There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.

TABLE A NOTES

10(a): Based on an exterior survey of the property, the surveyor did not observe any party walls.

20(a): Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SITE DATA

Gross Land Area: 412,966 Square Feet or 9.480 Acres.
Zoned: C-3 (Thorofare Service District)
Building Setbacks:
Front= 25' (c)
Sides= (c) (l)
Rear= 20' (j)
(c) (1) All exterior side yards (street side, side yards) shall be provided with a setback equal to the front yard setback requirement of the district in which located, and all regulations applicable to a front yard shall apply. However, in a Residential District when two rear yards abut each other at a block end, the exterior side yard setback may be equal to the minimum interior side yard setback of the District. When a nonresidential district abuts a Residential District, the exterior side yard setback in the nonresidential district shall be equal to one-half the corresponding yard set-back requirement of the abutting Residential District.
(2) in addition to the specified side yards, no residential structure shall be located closer than fifteen feet to another residential structure, except that said distance may be reduced to thirteen feet for residential structures with an attached garage, provided that said garage is attached to that side of the structure wherein the 13-foot standard is utilized.
(l) No interior side yard setback shall be required when a building wall has no openings. If openings are provided in an interior building side wall, a minimum setback of ten feet shall be provided.
(j) Where the rear of a parcel abuts an improved public alley, the right-of-way width of the alley may serve as the rear yard setback, and except as otherwise set forth herein, no rear yard shall be less than that required in the district. In the Industrial Districts, any wall of an industrial building facing a corresponding Residential District shall be set back from the corresponding Residential District a distance equal to three feet of horizontal distance for each foot of wall height.

Max. Building Height permitted: N/A stories/40'

The above setback & height requirements were obtained from the City of Southgate Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Note: The building setback lines are not plotted hereon. The surveyor cannot make a certification based on an interpretation of the Southgate Zoning Ordinance. A zoning endorsement letter should be obtained from the City of Southgate to insure conformity.

SURVEYOR'S CERTIFICATION

To:

Brandon Associates Southgate L.L.C., a Michigan limited liability company
Rialto Mortgage Finance, LLC, a Delaware limited liability company, together with its successors and/or assigns
Title Source, Inc.
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a) [not applicable], 11(a), 13, 14, 16, 17, 18 & 20(a) of Table A thereof.

The field work was completed on 01-22-2015.

Kevin Navaroli, P.S.
No. 53503
Dated: 02-16-2015

STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
No. 53503
REGISTERED PROFESSIONAL SURVEYOR

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257

PROJECT
SOUTHGATE SHOPPING CENTER

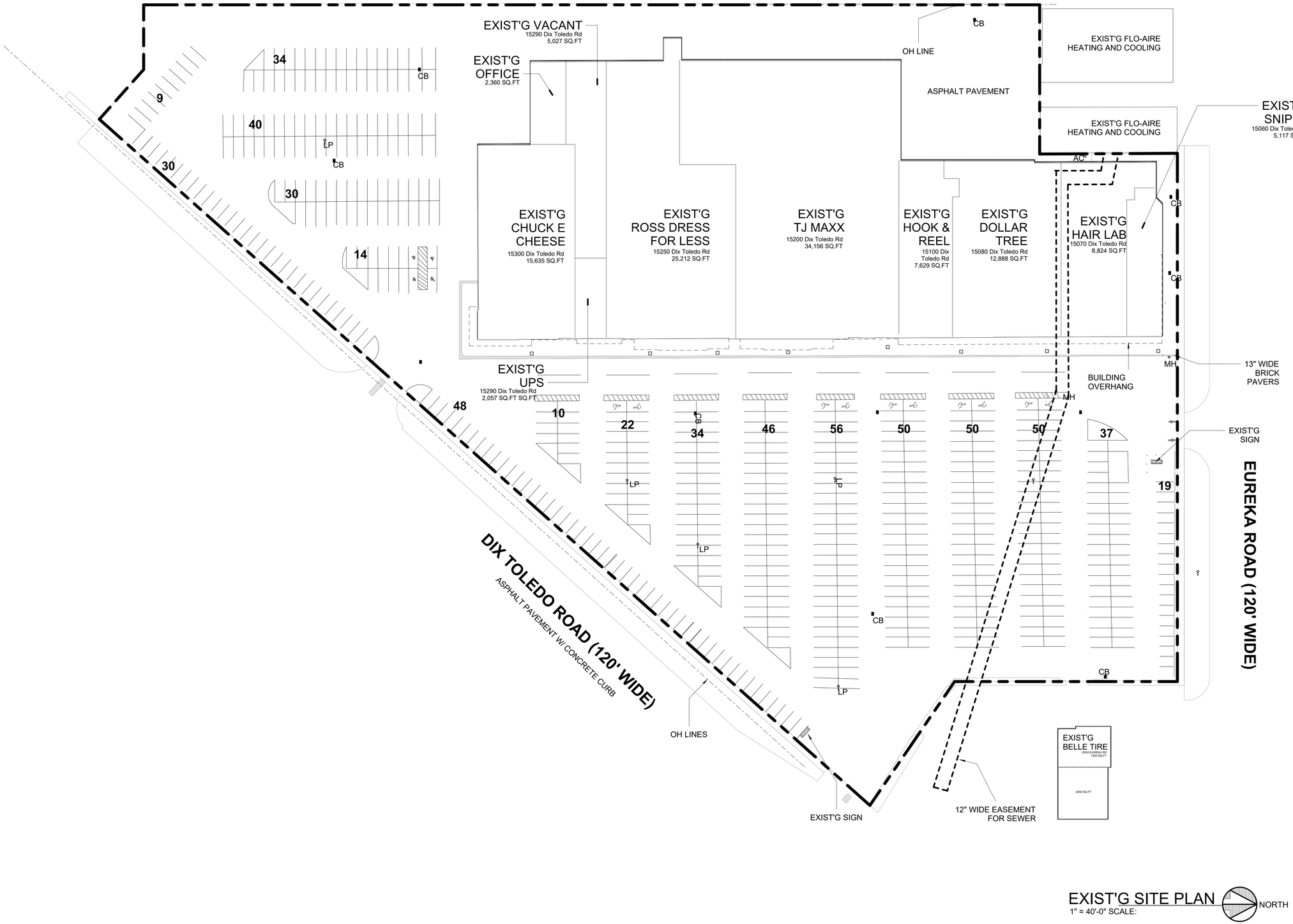
PROJECT LOCATION
No. 15060
Dix-Toledo Highway
Part of the NE. 1/4 of Section 35, T.3S., R.10E., City of Southgate, Wayne County, MI

SHEET
ALTA/ACSM Land Title Survey

REVISIONS
01-27-2015 ORIGINAL SURVEY
02-16-2015 REV. PER FIELD/LENDER REVIEW

DRAWN BY: A.G.
APPROVED BY: K.N./R.FRAUS
EMAIL: rfraus@nowakfraus.com
DATE ISSUED: 01-27-2015
SCALE: 1"=50'
NFE JOB NO. I430
SHEET NO. 1

Q:\2000-READING\Drawings\Survey\I430_ALTA.dwg, 2/16/2015 11:24:01 PM, RAFraus



EXIST'G SITE PLAN
1" = 40'-0" SCALE:

NORTH

SHANGO ENTERPRISE GROUP

MMN CONSTRUCTION & MANAGEMENT CO.

28763 Northwestern Hwy, Suite 210
Southfield, MI 48034

nick@shangoenterprisegroup.com
www.shangoenterprisegroup.com
(p) 248-521-0902

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SEAL:

STATE OF MICHIGAN
Mahmood Gholami
License No. 620104003
REGISTERED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

CLIENT / PROJECT NAME:

STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION

Project Status

DATE & ISSUE:

07/22/02

NOTE:

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PROJECT INFO:

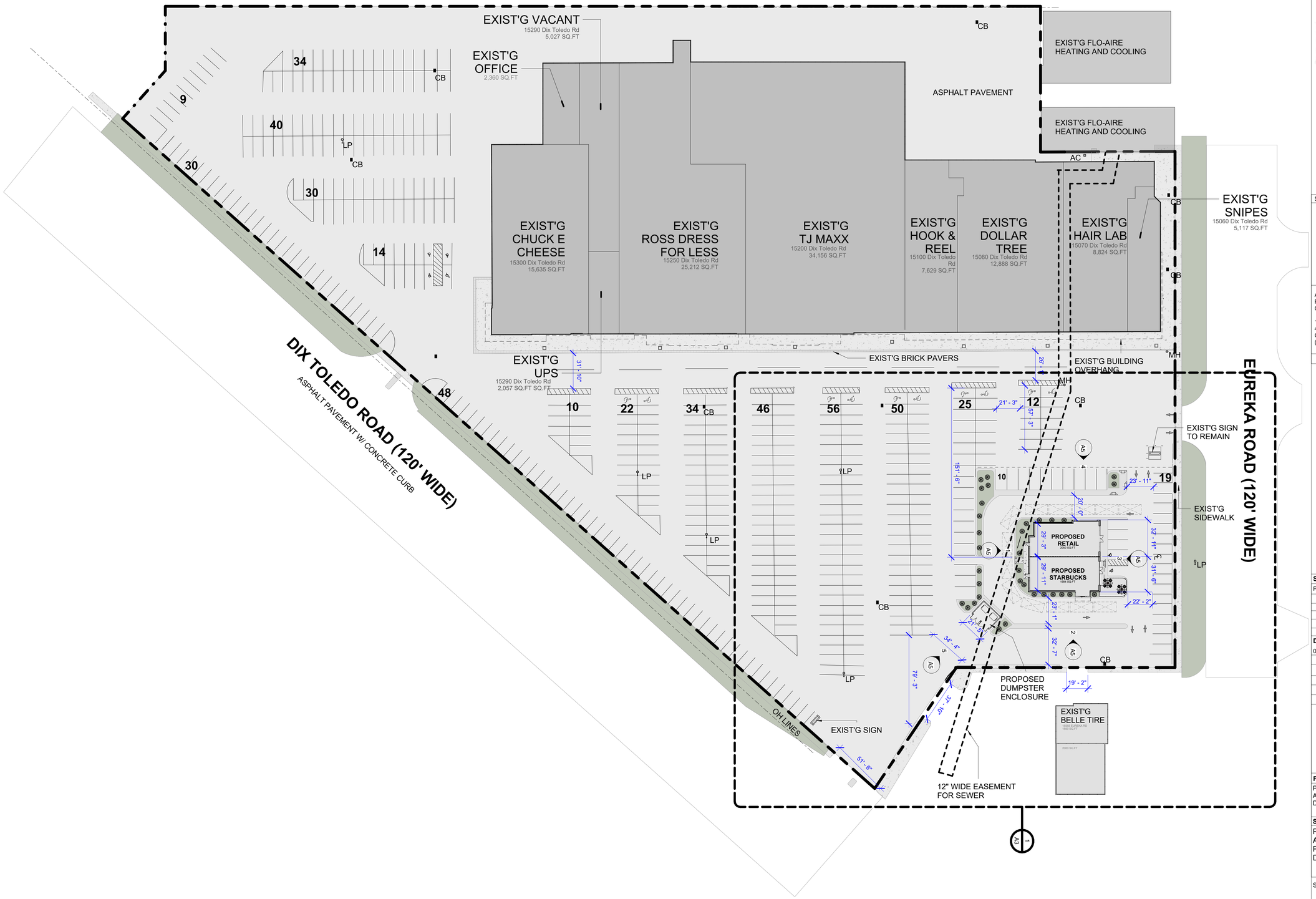
PROJECT #: 2610
APPV'D BY: -
DRAWN BY: Anthony J Baker IV

SHEET DESCRIPTION:

EXIST'G
ARCHITECTURAL SITE PLAN, SIGNAGE & DUMPSTER

SHEET #:

A1



PROPOSED SITE PLAN
1" = 40'-0" SCALE:

NORTH

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28763 Northwestern Hwy, Suite 210
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nick@shangoenterprisegroup.com
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Mahmood Gholami
License No. 6201040031
REGISTERED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

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STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION

Project Status

DATE & ISSUE:

07/22/02

NOTE:
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PROJECT INFO:

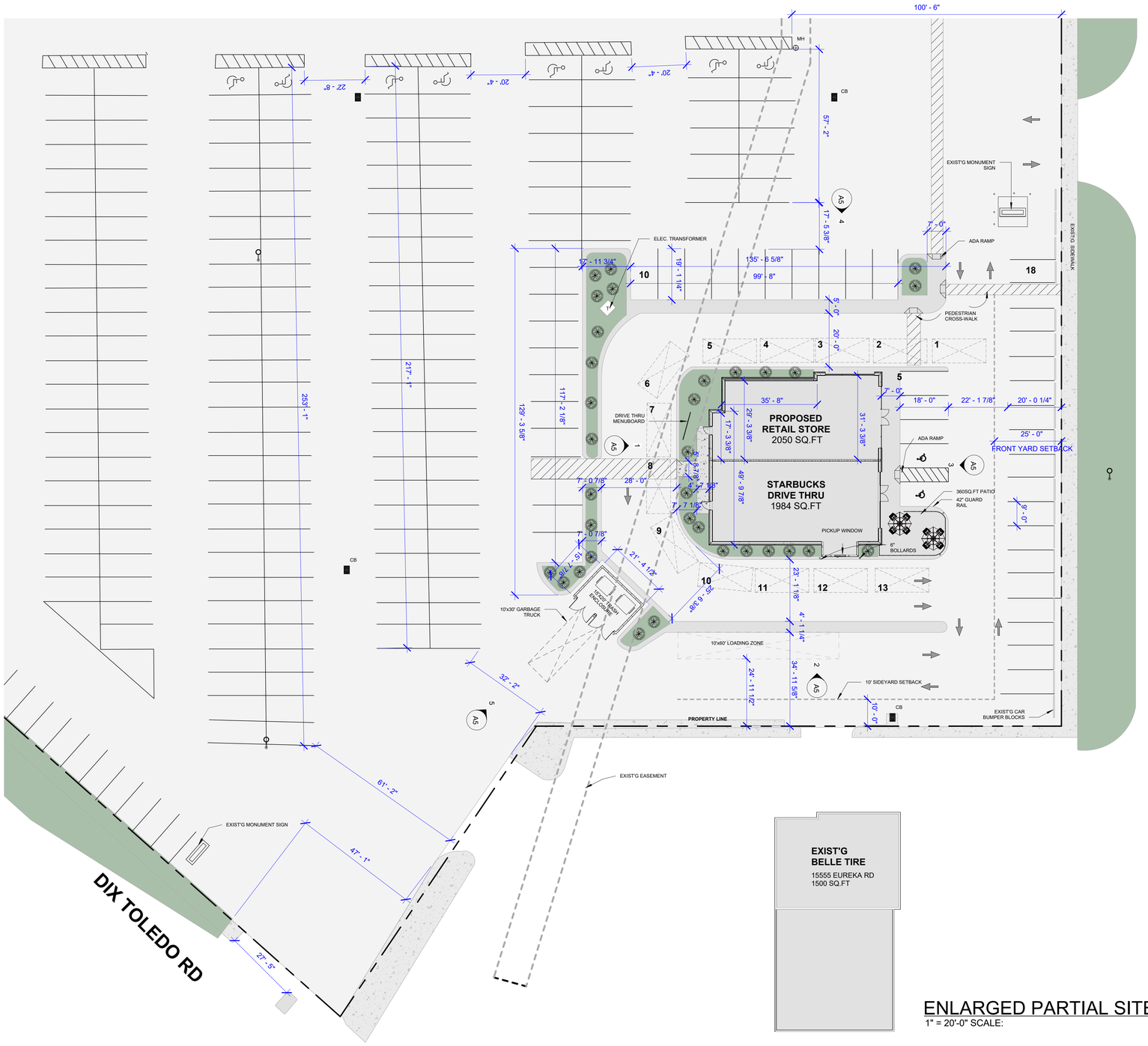
PROJECT #: 2610
APPV'D BY: -
DRAWN BY: Anthony J Baker IV

SHEET DESCRIPTION:

PROPOSED ARCHITECTURAL SITE PLAN, SIGNAGE & DUMPSTER

SHEET #:

A2



ENLARGED PARTIAL SITE PLAN

1" = 20'-0" SCALE:

NORTH

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28763 Northwestern Hwy, Suite 210
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nick@shangoenterprisegroup.com
www.shangoenterprisegroup.com
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Mahmood Gholami
License No. 6201040031
LICENSED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

CLIENT / PROJECT NAME:

STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION

Project Status

DATE & ISSUE:

07/22/02

NOTE:
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PROJECT INFO:

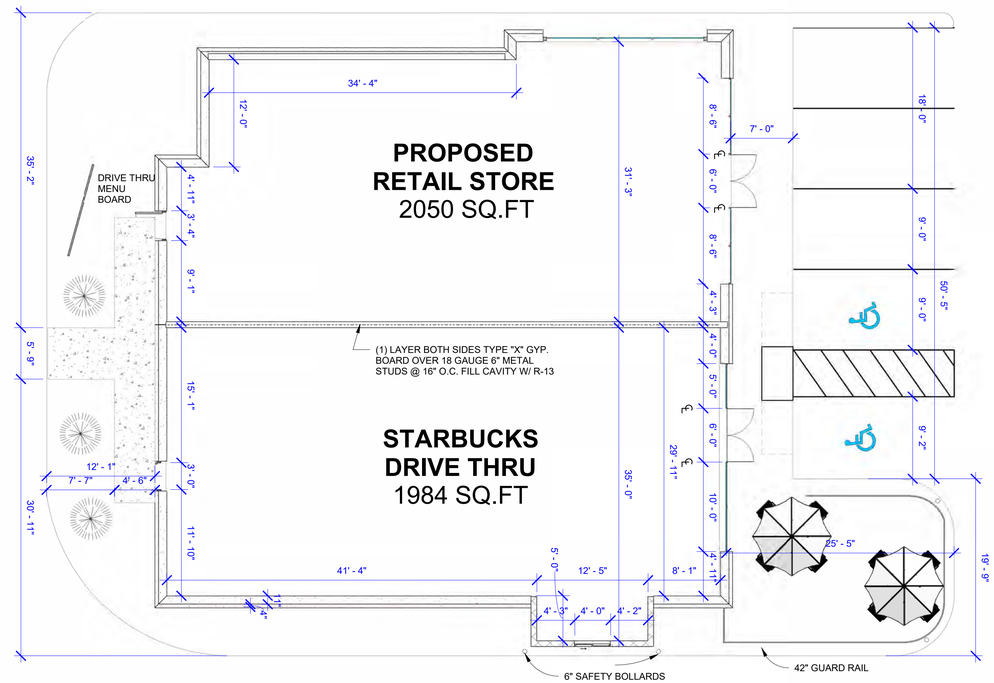
PROJECT #: 2610
APPV'D BY: -
DRAWN BY: Anthony J Baker IV

SHEET DESCRIPTION:

PARTIAL SITE PLAN

SHEET #:

A3



PROPOSED FLOOR PLAN
1" = 20'-0" SCALE:

NORTH

SHANGO ENTERPRISE GROUP

MMN CONSTRUCTION & MANAGEMENT CO.

28763 Northwestern Hwy, Suite 210
Southfield, MI 48034

nick@shangoenterprisegroup.com
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Mahmood Gholami
License No. 6201040031
REGISTERED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

CLIENT / PROJECT NAME:

STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION

Project Status

DATE & ISSUE:

07/22/02

NOTE:

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PROJECT INFO:

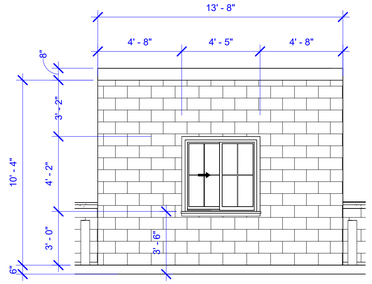
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APPV'D BY: -
DRAWN BY: Anthony J Baker IV

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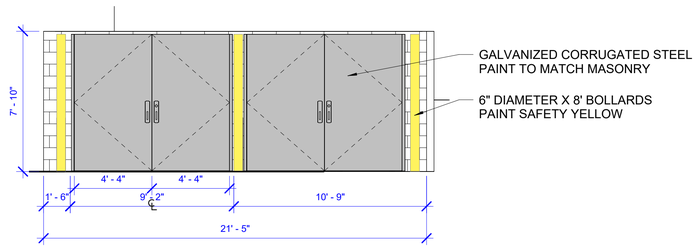
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SHEET #:

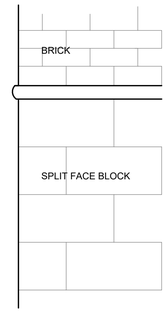
A4



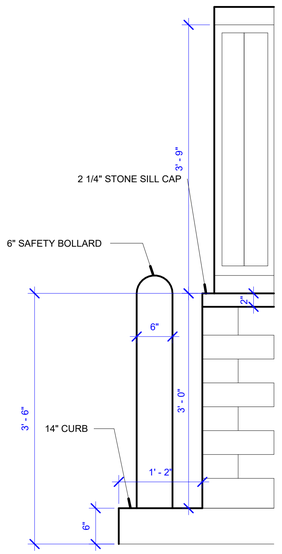
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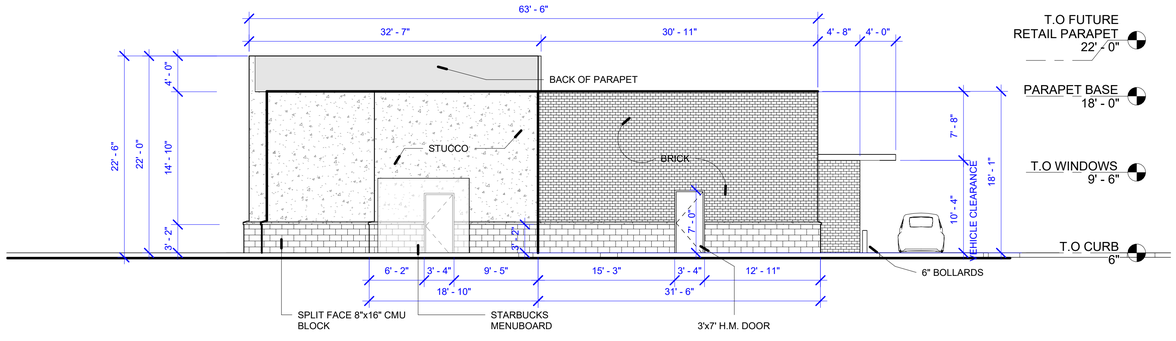
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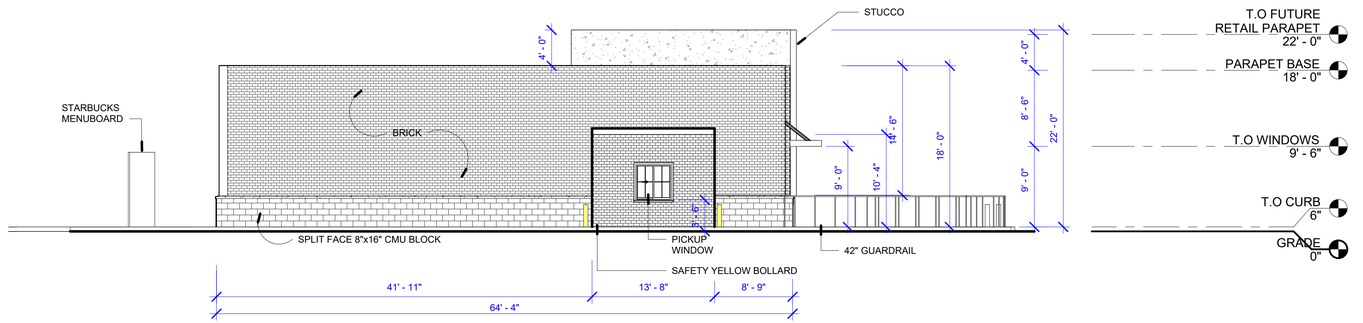
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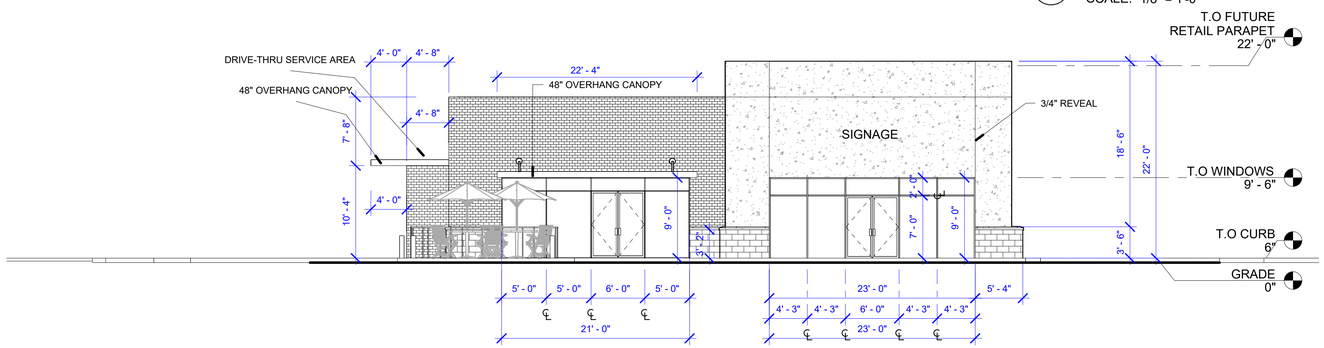
DRIVE THRU PICK UP WINDOW
SCALE: No Scale



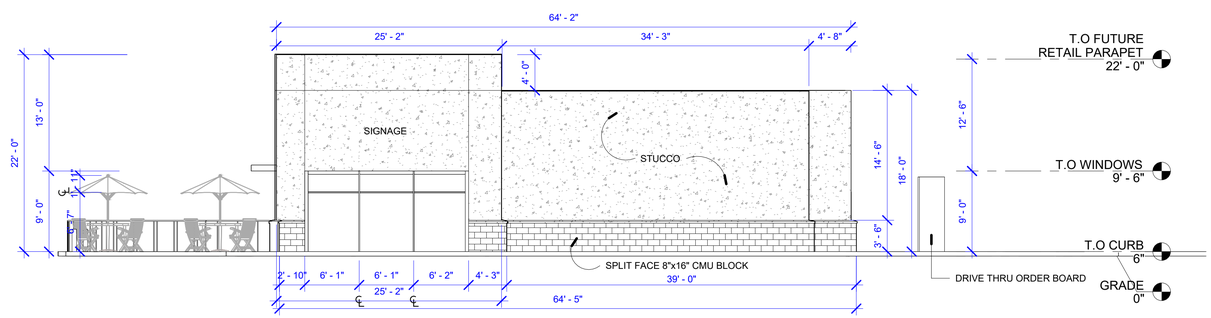
1 A2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHANGO ENTERPRISE GROUP

MMN CONSTRUCTION & MANAGEMENT CO.

28763 Northwestern Hwy, Suite 210
Southfield, MI 48034

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SEAL:

STATE OF MICHIGAN
Mahmood Gholami
License No. 6201040031
REGISTERED PROFESSIONAL ENGINEER

Advanced Consulting Engineering Inc.
Project Managent & Facility Consultant

19151 Meadowbrook Dr, Northville MI 48167
Gholamimahmood27@gmail.com
(p) (248) 219-9310

CLIENT / PROJECT NAME:

STARBUCKS
DRIVE THRU OUTLOT
15000-15300 TOLEDO RD,
SOUTHGATE, MI 48195

SUBMITTAL AND REVISION
Project Status

DATE & ISSUE:
10/2/2026

NOTE:
DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY!

PROJECT INFO:
PROJECT #: 2610
APPV'D BY: Benedetto
DRAWN BY: Kimberly Lapinski

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET #:

A5

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 28, 2026

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT: Nicholas Shango

ADDRESS: 28763 Northwestern Hwy Suite 210
Southfield, MI 48034

PARCEL ADDRESS/ID: 15060 Dix Toledo Road
53-021-99-0004-002

PLAN DATE: July 22, 2002

CURRENT ZONING: C-3, Thoroughfare Service

ACTION REQUESTED: Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

The city is in receipt of a conditional use and site plan review application for the construction of a new Starbucks coffee shop with a separate attached retail space located along Eureka Road. The subject property has frontage on both Eureka and Dix Toledo Road and currently contains an established strip mall development. The proposed project would redevelop a portion of an underutilized parking lot for the existing strip mall. The Starbucks and retail space will be a separate, new building. The parcel is currently zoned C-3, Thoroughfare Service where drive-through restaurants are a permitted use within the district, subject to additional special conditions which are outlined later within this report and is subject to the approval of the Planning Commission following a public hearing. General retail space is a permitted use within the C-3 District.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date September 2026

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-3 District area requirements based on the Schedule of Regulations per Section 1298.01:

Table 1. Setbacks and Bulk Requirements

Requirement		Provided	Meets Requirement
Lot Area	N/A	31,084 Sq. Feet (0.71 AC)	N/A
Lot Width	N/A	161.3 Feet	N/A
Setbacks			
Front (Dix Toledo)	25 Feet	200+ Feet	Yes
Side (Eureka)	25 Feet	67 Feet	Yes
Side	10 Feet	61 Feet	Yes
Rear	20 Feet	100+ Feet	Yes
Lot Coverage	N/A	Not Provided	N/A
Building Height	40 Feet	18 Feet	Yes

Items to be Addressed: *None.*

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	• Commercial, Retail Strip	• C-3, Thoroughfare Service District
North	• Commercial, Car Dealership	• C-3, Thoroughfare Service District
East	• Belle Tire	• C-3, Thoroughfare Service District
West	• Commercial, Service	• C-2, General Business District
South	• Commercial, Retail Strip	• C-2, General Business District

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed Starbucks and retail space will be located in the northeast corner of the strip mall site. The development will consist of a single building with two (2) separate tenant spaces. A proposed outdoor seating area will be located on the northeastern corner of the building. Existing site access points are also located along Eureka and Dix Toledo Roads. A connection is also provided to the existing Belle Tire establishment to the east. A cross-access agreement, if existing, will need to be provided to clarify if access between the two sites is permitted.

Items to be Addressed*: Provide cross access agreement.*

PARKING, LOADING

Multiple uses are proposed for the project. Drive-through restaurants with seating are required to provide, *"One space for each 75 square feet of usable floor area, plus ten front to back spaces for the drive-through window."* General retail establishments up to 5,000 square feet are required to provide, *"One space for each 100 square feet of usable floor area."* A summary of parking and loading requirements per section 1292.02 is located within the table below.

Table 3. Off-Street Parking Requirements

Requirement		Calculation	Provided	Complies
Off-street Parking Spaces	1 per 75 square feet 1 per 100 square feet	1,984 / 75 = 26 spaces 2,050 / 100 = 21 spaces	47 spaces	Yes
Stacking Spaces	10 stacking spaces	--	10 spaces	Yes
Barrier Free	1 per 25 spaces	47 / 25 = 1.88 ≈ 2 spaces	2 spaces	Yes
Maneuvering Lane Width	22 feet (75-95^{o} angle)	--	17-22 feet	No
Space Dimensions (W x L)	10 x 19 feet	--	Varies	No
Loading Spaces	10 square feet/bldg. frontage	63 x 10 = 630 square feet	600	No

The required number of parking spaces for the project have been met, as well as the number of required stacking spaces and barrier free spaces. However, stacking spaces #1 and #2 on the west side of the site will need to be removed. Stacking space #1 is in the middle of the drive isle and stacking space #2 conflicts with pedestrian access to the building. The applicant will also need to confirm whether stacking space #13 is intended to function as a designated drive-through customer waiting space. If so, CWA recommends providing appropriate pedestrian access through the proposed fencing. Otherwise, the space should be removed from the plan. Removing spaces #1, 2, and 13 would still result in ordinance compliance.

Section 1292.03(b) requires 90-degree parking spaces to measure a minimum of 10 feet in width and 19 feet in length. The 5 proposed parking spaces along the north side of the building measure 18 feet in length, and 9 feet in width (sheet A4). The length of those spaces will need to be increased to 19 feet and width be increased to 10 feet minimum. The 18 parking spaces on the opposite side of the maneuvering lane are shown with a length of 20 feet. Reducing these spaces to 19 feet would allow the five spaces along the northern side of the building to be increased to the required length, while maintaining the required maneuvering lane width.

Additionally, the maneuvering lane width west of the 10 proposed parking spaces (west of stacking spaces 3, 4, and 5) will need to be increased to at least 22 feet. Removing an additional row of existing parking spaces would achieve this while still maintaining required parking spaces for the overall site. Parking space width measurements for the 10 spaces are also required.

Items to be Addressed**:** *1) Provide parking space dimensions as noted. 2) Revise maneuvering lane widths as noted. 3) Revise northern parking space dimensions as noted. 4) Increase loading space to 630 square feet. 5) Remove stacking spaces #1 and #2. 6) Clarify stacking space #13.*

SITE ACCESS AND CIRCULATION

Site Access: The project will be accessed via two (2) main entrances, one each along Eureka and Dix Toledo Road. These access points also serve the entirety of the strip mall site. Any proposed work within both rights-of-way will require Wayne County Department of Public Services (DPS) approval. A width measurement between the existing monument sign and pedestrian crosswalk to the south will need to be provided to ensure adequate space is provided for the proposed two-way traffic. The monument sign is also currently buffered with bollards and should be improved with a landscaped island around the perimeter.

Circulation: Maneuvering lane widths are based on the angle of parking spaces. 90-degree spaces are proposed throughout the site, where maneuvering lanes are required to be twenty-two (22) feet wide. Maneuvering lane widths have been provided throughout the site and do not meet ordinance requirements. Please see the parking and loading section above regarding comments on maneuvering lane width.

Turning radii should be provided for emergency vehicles to ensure the site can be accessed during an emergency. A copy of the site plan shall also be submitted to the Southgate Fire Department and Engineer for further review and approval.

Pedestrian Circulation: New pedestrian walkways are proposed on the north, west, and southern sides of the building, providing direct access from the surrounding parking areas and the existing Eureka sidewalk.

The proposed northern pedestrian crosswalk could be relocated further east to provide a more direct pedestrian connection between the Eureka sidewalk and the proposed outdoor seating area. Doing so would provide a safer and more direct pedestrian connection to the building and reduce potential conflicts with vehicles traveling along the northern maneuvering lane and the drive-through queue.

Stop signs could also be provided at the southern pedestrian crosswalk to minimize conflicts between waiting vehicles and pedestrians trying to access the building. A stop sign could also be provided near stacking space #13 to improve traffic control and reduce potential conflicts with vehicles traveling along the northern maneuvering lane.

Waste/Dumpster Enclosure: A 15x20 dumpster enclosure is proposed near the southeast corner of the building. Enclosure details are provided on sheet A5, showing a height of seven (7' 10") feet containing two (2) trash containers.

Items to be Addressed: *1) Confirm if any work will occur within Eureka right-of-way. 2) Provide width measurement between monument sign and crosswalk. 3) Improve monument sign area with curbed landscape island. 4) Provide emergency vehicle turning radii. 5) Fire Department review and approval of site access and circulation. 6) City Engineer review and approval of site access and circulation. 7) Consider moving northern pedestrian crosswalk further east. 8) Consider adding stop signs at southern pedestrian crosswalk and drive-through exit.*

UTILITIES

A preliminary utility plan is not provided in the current site plan submittal and is required by Section 1298.07(g)(4).

The applicant should also be aware of Section 1298.22 which states, *"The proprietor of new developments or redevelopments shall make arrangements for all utility service lines distributed by wire or cable to be placed underground within the site. Such conduits or cables shall be placed within either private easements provided to such service companies or within dedicated public ways."*

If the applicant is unable to place any existing utilities underground because of specific requirements or conditions of the utility company, documentation must be provided from the utility company in writing to the Planning Commission at the time of site plan approval.

Items to be Addressed*: Provide utility plan.*

LANDSCAPING

A landscape plan has not been provided and is required per Section 1298.07(f)(4). Some landscaping appears to be indicated on sheet A2 and A3. The plan shall include proposed material names (common and botanical), counts, size, spacing, and planting details. Landscaping shall meet the minimum requirements in section 1298.09. Additionally, CWA recommends providing plantings along Eureka Road and the curb between the western parking spaces and the drive-through lane.

Items to be Addressed*: 1) Provide landscape plan. 2) Provide additional plantings as noted.*

LIGHTING

Lighting/photometric information has not been provided and is required per Section 1298.07(g)(3). The location of all exterior lighting fixtures, including information regarding the height of the fixture, the type of luminary to be used and its wattage are required.

Items to be Addressed: *Provide lighting information as noted.*

SIGNS

An existing monument sign at the northwest corner of the project area is shown to remain. Proposed signage areas are shown on building elevations provided on sheet A5. All proposed signage is subject to Building Department approval prior to installation and can be applied for following site plan approval.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided on sheet A4. The proposed building materials appear to consist of face brick, split faced CMU block, and stucco. We note that stucco materials are only permitted eight (8) feet above grade. Current elevations show stucco three (3) feet above grade. Uniform architectural design and materials are present on all sides of the building. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed**:** *1) Replace proposed stucco material with approved materials at least to eight (8) feet above grade. 2) Approval of proposed building materials by the City Building Department.*

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(l), drive-through restaurants must adhere to the additional requirements listed below subject to Planning Commission approval.

1) **They shall be located at least 500 feet from any public or parochial school or public library.**

   CWA Comment: There are no facilities mentioned above within the 500-foot radius of the site.

2) **They shall front directly upon and have direct access to a major thoroughfare as designated in the City's Master Plan.**

   CWA Comment: The subject parcel has frontage along both Eureka and Dix-Toledo Road, which are identified as major thoroughfares.

RECOMMENDATION

The plan provides a viable reuse of an underutilized portion of an existing parking lot and is consistent with the intended development pattern for the city. The plan generally conforms to the intent of the zoning ordinance. However, based on the information provided, we recommend the Planning Commission postpone action on the conditional land use for the drive-through restaurant and the site plan until the comments below can be addressed to the satisfaction of the Planning Commission.

1. Provide cross access agreement
2. Provide parking space dimensions as noted
3. Revise maneuvering lane widths as noted
4. Revise northern parking space dimensions as noted
5. Increase loading space to 630 square feet
6. Remove stacking spaces #1 and #2
7. Clarify stacking space #13
8. Confirm if any work will occur within Eureka right-of-way
9. Provide width measurement between monument sign and crosswalk
10. Improve monument sign area with curbed landscape island
11. Provide emergency vehicle turning radii
12. Fire Department review and approval of site access and circulation
13. City Engineer review and approval of site access and circulation
14. Consider moving northern pedestrian crosswalk further east
15. Consider adding stop signs at southern pedestrian crosswalk and drive-through exit
16. Provide utility plan
17. Provide landscape plan
18. Provide additional plantings as noted
19. Provide lighting information as noted
20. Replace proposed stucco material with approved materials at least to eight (8) feet above grade
21. Approval of proposed building materials by the City Building Department

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Southgate Planning Commission

FROM: Joe Pezzotti, AICP
City Planner

DATE: October 5, 2026

RE: 16700 Fort Street (Sheetz) Site Plan Amendment

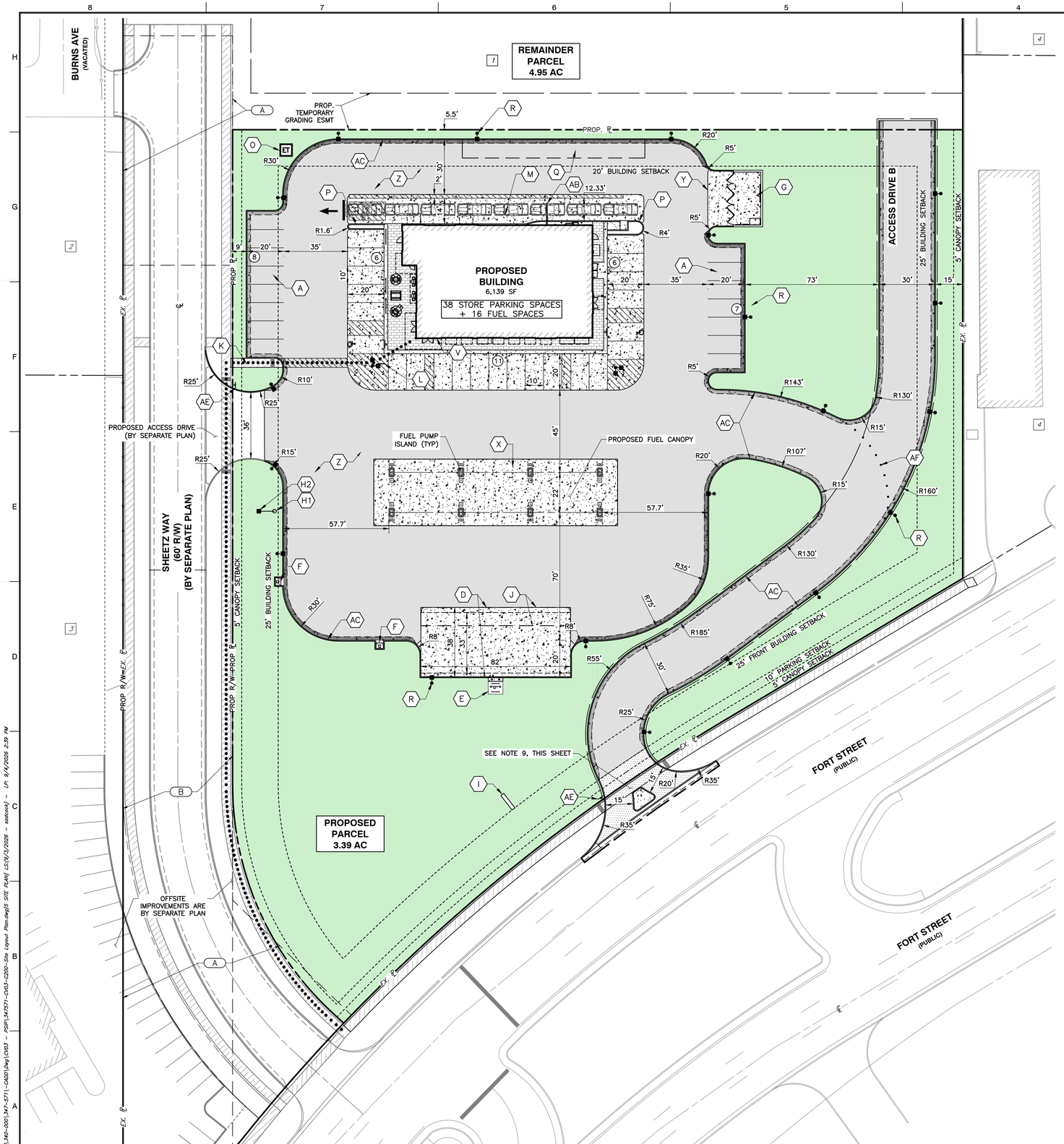
The City is in receipt of a site plan amendment request for the above-mentioned address. The nature of the request is to change the name of the access drive on the western side of the site, currently known as "Access Drive A". The name is proposed to be changed to "Sheetz Way". We note that no other site changes are proposed with the request.

Section 1298.07(n)(2) requires any site plan change that does not qualify as a minor change shall be forwarded to the Planning Commission for review and approval. The action of renaming a road/access drive is not explicitly listed as a minor site plan amendment, hence the request being brought to the Planning Commission.

We encourage the Planning Commission and applicant to discuss any other pertinent information before a decision is made by the Commission.

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

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KEY NOTES

- (A) 10'W X 20'L CAR PARKING SPACE (SEE NOTE 3, THIS SHEET)
- (B) 10'W X 20'L ADA VAN ACCESSIBLE SPACE (SEE NOTE 3, THIS SHEET)
- (C) TRANSVERSE STRIPING (SEE NOTE 3, THIS SHEET)
- (D) TANK PAD (DETAIL S20.1, SHEET C004)
- (E) VENT PAD (DETAIL S04, SHEET C002)
- (F) AIR MACHINE (DETAIL S05, SHEET C002)
- (G) DUMPSTER ENCLOSURE (SEE DETAIL 3, SHEET C006)
- (H1) FLAG POLE (DETAIL S11, SHEET C003)
- (H2) FLAG POLE LIGHT (DETAIL S13, SHEET C003)
- (I) MONUMENT SIGN (SEE NOTE 8, THIS SHEET)
- (J) 10'W X 82'L FUEL LOADING ZONE
- (K) PROPOSED WALK (DETAIL 1, SHEET C005)
- (L) BIKE PARKING (5 SPACES) (DETAIL S23, SHEET C005)
- (M) 7'W X 20'L STACKING SPACE
- (N) BUMPER POST (DETAIL S01, SHEET C002)
- (O) CONCRETE PAD FOR TRANSFORMER (DETAIL 1, SHEET C005)
- (P) STOREFRONT PERIMETER & ISLAND CURB (DETAIL S03, SHEET C002)
- (Q) 10'W X 100'L STORE LOADING ZONE
- (R) LIGHT POLE (DETAIL S33, SHEET C005)
- (S) PICK-UP LANE CURB & PAD (DETAIL S10, SHEET C002)
- (T) VAN ACCESSIBLE ADA SIGN (DETAIL 2, SHEET C005)
- (U) 6" BOLLARD (DETAIL S17, SHEET C004)
- (V) E-STOP (DETAIL S29, SHEET C004)
- (W) STOREFRONT CONCRETE CURB*
- (X) CONCRETE PAVEMENT (DETAIL S20.1, SHEET C004)
- (Y) CONCRETE/ASPHALT CHAMFER (DETAIL S28, SHEET C004)
- (Z) TYPICAL ASPHALT PAVEMENT (DETAIL S20.3, SHEET C004)
- (AB) CLEARANCE BAR*
- (AC) CURB & GUTTER, SPILL TYPE (DETAIL 4A, SHEET C005)
- (AD) CURB & GUTTER, CATCH TYPE (DETAIL 4B, SHEET C005)
- (AE) STOP SIGN (DETAIL 6, SHEET C006)
- (AF) FLEXIBLE TRAFFIC BOLLARD

(A) PERMANENT EASEMENT FOR INGRESS AND EGRESS (PER DEED IN LIBER 32220, PAGE 1) AND UNRECORDED LEASE (PER LIBER 21668, PAGES 465 & 476)
ITEMS 12, 13 & 14

(B) ACCESS EASEMENT
(PER LIBER 17599, PAGE 749)

NORTH
SCALE IN FEET
0 30 60

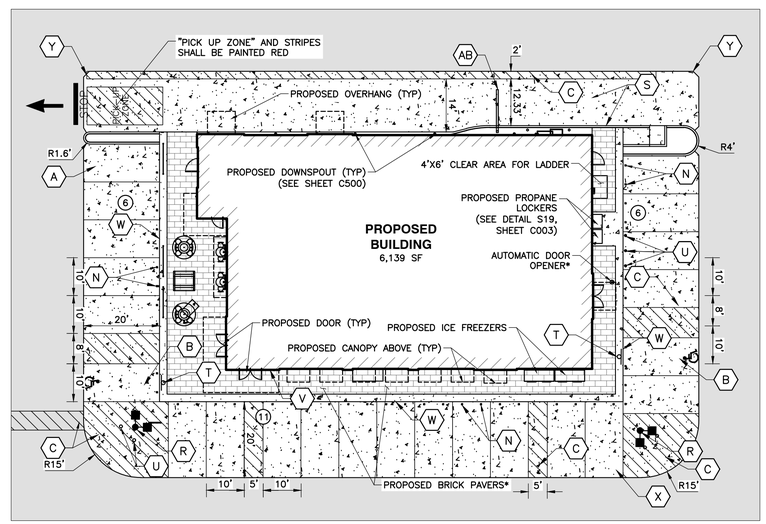
LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING EASEMENT
- PROPOSED SUBJECT PROPERTY LINE
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED LIGHT POLE
- ACCESSIBLE ROUTE
- PROPOSED CONCRETE (DETAIL S20.1, SHEET C004)
- PROPOSED SIDEWALK (DETAIL 1, SHEET C005)
- TYPICAL ASPHALT PAVEMENT (DETAIL S20.3, SHEET C004)
- PROPOSED ENTRY DRIVE (MDOT DETAIL R-29-J)
- OPEN SPACE
- CURB & GUTTER, SPILL TYPE (DETAIL 4A, SHEET C005)
- CURB & GUTTER, CATCH TYPE (DETAIL 4B, SHEET C005)

NOTES:

1. ALL DIMENSIONS DEPICTED ON THIS PLAN, WHERE APPLICABLE, ARE TO THE FACE OF CURB.
2. ALL PAVEMENT ADJACENT TO THE BUILDING SHALL BE ASPHALT PER DETAIL S20.2 (SHEET C004) UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE SPECIFIED. ALL TRANSVERSE STRIPING SHALL BE PAINTED AT 45° AND 2' ON CENTER. STRIPING LOCATED WITHIN THE LIMITS OF ASPHALT SHALL BE PAINTED WHITE. STRIPING LOCATED WITHIN THE LIMITS OF CONCRETE SHALL BE PAINTED YELLOW UNLESS SPECIFIED OTHERWISE.
4. SEE SITE DATA TABLE ON SHEET C000 FOR PARKING AND SETBACK REQUIREMENTS.
   PARKING SPACES REQUIRED: 52.8 SPACES
   PARKING SPACES PROVIDED: 54 SPACES
5. SEE SHEET C000 FOR ADJACENT PROPERTY OWNER INFORMATION.
6. REFER TO ARCHITECTURAL PLANS FOR INFORMATION RELATED TO SIDEWALK CONSTRUCTION AROUND BUILDING.
7. ALL UNDIMENSIONED RADII TO BE 5'.
8. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SIGN WITH SHEETZ.
9. CONCRETE SIDEWALK THROUGH DRIVEWAYS IS TO BE 8" THICK ON 8" COMPACTED MDOT 21AA BASE.

* REFER TO THE ARCHITECTURAL PLANS



STORE DETAIL
SCALE: 1"=20'
SCALE IN FEET
0 20 40

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, INCORPORATED. SURVEYING IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

Civil & Environmental Consultants, Inc.

SKILKENGOLD DEVELOPMENT, LLC
PRIVATE SITE IMPROVEMENT PLAN
SHEETZ CONVENIENCE STORE
247 SHEETZ WAY (FORMER 16700 FORT STREET)
CITY OF SOUTHGATE
WAYNE COUNTY, MI

SITE PLAN

DATE:	AUGUST 2026
DWG SCALE:	1"=30'
PROJECT NO:	347-571
DRAWN BY:	JJW
CHECKED BY:	SAA
APPROVED BY:	SAA

DRAWING NO.:
C200
SHEET 5 OF 27

P:\340-2001\347-571\-CAD\Dwg\C103 - PSP\347571-C103-C200-Site Layout Plan.dwg[5 SITE PLAN] LS(8/1/2026 - saatsch) - LP: 9/4/2026 2:39 PM

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Southgate Planning Commission

From: Joe Pezzotti, AICP
City Planner

Re: Section 1292.01, Off Street Parking Text Amendments

Date: October 5, 2026

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.

The amendment is also intended to support the City's efforts to move closer to Redevelopment Ready Communities status by creating a more predictable, efficient, and development-friendly review process. Providing limited flexibility within the site plan review process can help reduce unnecessary barriers to redevelopment. The amendment would be particularly beneficial for smaller and previously developed commercial properties. Strict application of current parking calculation of the zoning ordinance can make redevelopment or expansion difficult on such lots, even where the actual parking demand of a proposed use may be lower than the ordinance calculation. This approach will help avoid excessive paving, subsequently reducing stormwater runoff.

Overall, the amendment is intended to streamline the City review process, support redevelopment of constrained commercial properties, and provide reasonable flexibility without eliminating the City's ability to ensure adequate parking is provided.

Based on input from the September regular meeting, the draft language presented to the Commission tonight will be available for comment during a public hearing, and if deemed complete, the Planning Commission will make a motion to recommend City Council approve the changes presented.

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

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1292.01 OFF-STREET PARKING REQUIREMENTS.

There shall be provided in all districts, at the time of erection, enlargement, or re-occupancy where a new use would change the parking requirements of any main building or structure, automobile off-street parking spaces with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided prior to the issuance of a certificate of occupancy, as hereinafter prescribed:

(a) Except as specifically permitted in the P-1 Vehicular Parking District, off-street parking or off-street parking lots shall not be permitted as the sole or principal permitted use in any zoning district.

(b) Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this Zoning Code. Off-street parking shall not be permitted within a front yard or within a minimum side yard setback unless otherwise provided in this Zoning Code.

(c) Off-street parking for other than a residential use shall be either on the same lot as or within 300 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership of all lots or parcels intended for use as parking by the applicant shall be shown.

A copy of the agreement between the joint users will be recorded prior to occupancy with the Register of Deeds of Wayne County. The agreement shall include a guarantee that each party to the agreement, its successors and assigns, will enjoy continued use of the jointly shared parking facility. In the event any party withdraws from the agreement, the withdrawing party and each of the remaining parties, must conform to the requirements of this chapter through execution of a new conforming agreement or meeting individual standards.

(d) Required off-street parking for single and two-family dwellings may be provided in a front to back configuration in a driveway or garage, or combination thereof.

Required off-street parking for all other uses shall consist of an unencumbered parking stall or strip, parking bay, vehicle maneuvering space, driveway or garage, or combination thereof. Residential parking shall be located on the premises it is intended to serve. Parking garages or structures, when accessory to a principal use, shall be subject to the applicable provisions of Section 1298.04.

(e) Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided .

(f) Off-street parking, existing on the effective date of this Zoning Code (Ordinance 458, passed January 4, 1989), in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

(g) In the instance of dual function of off-street parking spaces, where operating hours of buildings do not overlap, the Board of Zoning Appeals may grant an exception.

(h) The sale, renting, leasing or storage of any trailers, merchandise or motor vehicles, or the repair of vehicles, is prohibited on off-street parking lots.

(i) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with a use which the Planning Consultant, Building Department, and/or Planning Commission, in accordance with Section 1298.07(i)(5), Site Plan Review, considers is similar in type.

(j) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

(k) Whenever off-street parking requirements are determined on a square footage of floor area basis, planned commercial centers and free-standing retail commercial uses, shall be computed on the basis of eighty percent of the gross floor area being usable.

(l) Wherever Council establishes off-street parking facilities by means of a special assessment district or by any other means, Council may determine, upon completion and acceptance of such off-street parking facilities by Council, that all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district be exempt from the requirements of this chapter for privately supplied off-street parking facilities.

(m) Nothing in this section shall prohibit the expansion of parking or loading areas to serve existing land uses or buildings, provided that all the regulations herein governing the location, design, landscaping, construction and operation of such areas shall be adhered to.

(n) Flexibility in application.

(1) The Planning Commission recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in this chapter may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space, which could be left as open space.

(2) The Planning Commission may permit deviations from the minimum number of parking spaces required by this chapter and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question. In making its determination, the Planning Commission may consider factors including, but not limited to, complementary mixed uses with differing peak parking demands, development within the Planned Development district, the provision of electric vehicle charging stations, shared parking arrangements between properties, and other site-specific conditions affecting parking demand.

(3) The Planning Commission may attach conditions to the approval of a deviation from the parking space requirements of this chapter that bind such approval to the specific use in question. Where a deviation results in a reduction in parking, the Planning Commission may impose conditions, which ensure that adequate reserve area is set aside for future parking, if needed.

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Southgate Planning Commission

From: Joe Pezzotti, AICP
City Planner

Re: Chapter 470, Motorized Low Speed Vehicles and Motorized Skateboards Amendments

Date: November 2, 2026

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.

The primary purpose of the amendments will be to clearly identify where each type of regulated vehicle may and may not operate. The draft language will aim to establish separate standards for roadways, sidewalks, recreational trails and pathways, and City-owned parking areas.

The amendments will also be intended to improve safety for both pedestrians and riders. The revised language aims to address yielding to pedestrians, compliance with traffic signals and signs, helmet use for certain riders, safe and non-reckless operation.

Draft language is now being made available to the Planning Commission to further discuss at its November regular meeting. Example ordinances from other communities will also be provided.

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

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CHAPTER 470

ELECTRIC BICYCLES AND MOTORIZED LOW-SPEED DEVICES

470.01 Definitions.

470.02 Electric Bicycles.

470.03 Electric Skateboards and Scooters.

470.04 Mopeds.

470.05 Prohibited Motorized Low-Speed Recreational Devices.

470.06 Mobility Devices and Persons With Disabilities.

470.07 Compliance with Traffic Control Devices.

470.08 Forfeiture and Disposition.

470.09 Penalty.

~~470.02 Use restrictions.~~

~~470.03 Prohibitions.~~

~~470.04 Forfeiture and disposition.~~

~~For purposes of this chapter, the following definitions apply:~~

~~(a) "Juvenile" means any person under the age of seventeen years old.~~

~~(b) "Minor" means any person under the age of eighteen years old, including a juvenile.~~

~~(c) "Motorized low-speed vehicle" means a coaster, scooter, go-ped, and any other alternatively fueled device or other motorized vehicle that is self-propelled by a motor or engine and which is not otherwise defined under Michigan law as a "motor vehicle," "motor-driven cycle," "motorized wheelchair," "motorcycle," "moped," or electric personal assistance mobility device ("EPAMD").~~

~~(d) "Motorized skateboard" means a self-propelled device which has a motor or engine, a deck on which a person may ride and at least two wheels in contact with the ground and which is not otherwise defined under Michigan law as a "motor vehicle," "motor-driven cycle," "motorized wheelchair," "motorcycle" or "moped."~~

~~(f) "Owner" means a person who holds the legal title to a motorized low speed vehicle or motorized skateboard, or any person who is a lessee, conditional vendee or mortgagor of a motorized low speed vehicle or motorized skateboard with a right to immediate possession.~~

~~(g) "Supervision and control" means direct and continuous oversight by an individual eighteen years of age or older.~~

470.01 DEFINITIONS

(a) "Electric bicycle" means a device upon which an individual may ride that is equipped with a seat or saddle for use by the rider, fully operable pedals for human propulsion, and an electric motor of not greater than 750 watts, and that qualifies as a Class 1, Class 2, or Class 3 electric bicycle.

(1) "Class 1 electric bicycle" means an electric bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(2) "Class 2 electric bicycle" means an electric bicycle equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(3) "Class 3 electric bicycle" means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

(b) "Electric personal assistive mobility device" means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time, having an electrical propulsion system with average power of 750 watts or 1 horsepower and a maximum speed on a paved level surface of not more than 15 miles per hour.

(c) "Electric skateboard" and "electric scooter" means a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electrical propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of not more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

(d) "E-moto" means a two-wheeled device powered wholly or primarily by an electric motor that does not qualify as an electric bicycle under this chapter and is designed or marketed for motorcycle-type operation. An e-moto shall be subject to the same rules, regulations, registration, and operating requirements applicable to motorcycles under the Michigan Vehicle Code.

(e) "Michigan Vehicle Code" means Public Act 300 of 1949, MCL 257.1 et seq., as amended.

(f) "Moped" means a 2- or 3-wheeled vehicle to which both of the following apply:

(1) It is equipped with a motor that does not exceed 100 cubic centimeters piston displacement and cannot propel the vehicle at a speed greater than 30 miles per hour on a level surface.

(2) Its power drive system does not require the operator to shift gears.

(3) Moped does not include an electric bicycle as defined in this chapter.

(g) "Motorized low-speed recreational device" means a coaster, scooter, go-ped, or other similar device propelled in whole or in part by a motor or engine that is not otherwise defined or regulated under Michigan law as an electric bicycle, electric skateboard, electric personal assistive mobility device, low-speed vehicle, motor vehicle, motor-driven cycle, motorized wheelchair, motorcycle, or moped.

A device marketed, labeled, or commonly described as an electric bicycle, electric scooter, electric skateboard, or similar device shall be classified according to its actual design, equipment, motor power, operating capabilities, and the applicable definitions of the Michigan Vehicle Code.

(h) "Motorized toy vehicles" means any battery-powered ride-on toy that is designed to not exceed ten (10) miles per hour; that includes any number of wheels, handlebars, steering wheel, seat, or platform; and is designed and marketed for children under the age of eight (8) years. Such vehicles shall not be considered a vehicle that is regulated by this ordinance.

(i) "Operator" means a person who operates or is in actual physical control of an ~~motorized low-speed vehicle~~ electric bicycle, motorized low-speed recreational device, moped, or ~~a motorized~~ electric skateboard/scooter. ~~upon a public roadway, sidewalk, right-of-way, park, bicycle path or any other public property used for the operation of motor vehicles.~~

(j) "Safety flag" means a brightly colored fabric, plastic, or similar high-visibility material designed to be attached to an electric bicycle for the purpose of increasing the visibility of the bicycle and its operator.

(k) "Sidewalk" means that portion of a street between the curb lines or lateral lines and the right-of-way lines, which is intended for the use of pedestrians.

(l) "Traffic control device" means signs, signals, markings, and devices consistent with the Michigan Vehicle Code, placed or erected by the City or other public body having jurisdiction, for the purpose of regulating, warning, or guiding traffic. This includes, but is not limited to, sandwich board signs, painted markings on sidewalks, fixed signage, and other traffic control devices authorized by law.

470.02 ELECTRIC BICYCLES.

(a) A Class 1, Class 2, or Class 3 electric bicycle may be operated on any portion of a highway or street within the City that is lawfully open to the operation of bicycles, including a bicycle lane or shoulder, subject to the Michigan Vehicle Code, applicable traffic laws, official traffic control devices, and this chapter.

(b) An operator using an electric bicycle shall obey all traffic laws and official traffic control devices applicable to bicycles, including requirements relating to direction of travel, right-of-way, traffic signals, stop signs, roadway position, lighting, equipment, and safe operation.

(c) An operator shall not operate a Class 1, Class 2, or Class 3 electric bicycle upon a sidewalk within the City where operation is prohibited by an official traffic control device.

Nothing in this subsection shall prohibit an operator from crossing a sidewalk by the most direct practical route when necessary to enter or leave a street, driveway, alley, parking area, bicycle facility, or other area upon which operation of an electric bicycle is lawful.

(d) All operators or passengers of Class 1, 2, and 3 electric bicycles under 18 years shall wear a properly fitted and fastened bicycle helmet meeting the standards of the Michigan Vehicle Code.

(e) An electric bicycle shall meet the classification, labeling, equipment, and manufacturing requirements of MCL 257.662a, as amended, and this chapter. A device whose motor exceeds 750 watts, or which has been modified so that it no longer meets the definition of an electric bicycle under MCL 257.13e, shall not be considered an electric bicycle for purposes of this chapter.

(f) The operation of an electric bicycle upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

(g) All electric bicycles operated upon a public roadway or permitted sidewalk within the City shall be equipped with a safety flag that is securely attached to the bicycle and positioned so as to increase the visibility of the bicycle and operator to approaching motorists.

470.03 ELECTRIC SKATEBOARDS AND SCOOTERS.

(a) Electric skateboards or scooters may be operated upon City roadways where permitted by the Michigan Vehicle Code and shall be operated as near to the right side of the roadway as practicable. An operator shall not operate an electric skateboard and scooter upon any sidewalk where such operation is prohibited by an official traffic control device.

(b) The operation of an electric skateboard or scooter upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

(c) No operator shall operate an electric skateboard or scooter in or on a City owned or City-maintained parking lot in a manner that impedes traffic.

(d) No operator shall operate on or in any manner use an electric skateboard or scooter which is being towed by any vehicle or animal.

Commented [JP1]: Signage is required where e-bikes are prohibited per MCL 257.660c.

Commented [JP2]: Currently stricter than MCL 257.

Class 1 e-bike: no helmet requirement.
Class 2 e-bike: no helmet requirement.
Class 3 e-bike: helmet required if the rider or passenger is under 18.

Commented [JP3]: MCL 257.662a(12) requires a public hearing to approve the trail aspect of this.

Commented [JP4]: Requirement is being further investigated to determine if it can be kept

(e) The operator of an electric skateboard or scooter shall yield to pedestrians and observe and obey all traffic signals and signs.

(f) No operator shall operate an electric skateboard or scooter within the boundary of the City's Downtown Development Authority, as defined on the City website.

(g) An electric skateboard or scooter shall not be operated:

1. In a reckless, careless, or unsafe manner; or

2. Contrary to an official traffic control device or other lawful traffic regulation.

(h) Where the operation of electric skateboards or scooters is regulated pursuant to MCL 257.660, traffic control devices indicating the applicable regulation shall be conspicuously posted when required by state law.

(i) All operators of an electric skateboard or scooter under 19 years of age shall wear a properly fitted and fastened bicycle helmet meeting the standards of the Michigan Vehicle Code.

470.04 MOPEDS.

(a) Mopeds may be operated upon City roadways where permitted by the Michigan Vehicle Code and shall be operated as near to the right side of the roadway as practicable.

(b) A moped shall not be operated upon any City sidewalk.

(c) No operator shall operate a moped in or on a City owned or City-maintained parking lot.

(d) The operation of a moped upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

470.05 MOTORIZED LOW-SPEED RECREATIONAL DEVICES.

(a) No operator shall ride or operate a motorized low-speed recreational device upon any public roadway, sidewalk, bicycle path, park, public right-of-way, or other public property within the City.

(b) This section applies only to a motorized low-speed recreational device as defined in Section 470.01.

470.06 MOBILITY DEVICES AND PERSONS WITH DISABILITIES.

(a) Nothing in this chapter shall prohibit or restrict the lawful operation or use of:

1. A motorized wheelchair;

2. A mobility aid or other power-driven mobility device lawfully used by an individual with a mobility disability; or

3. Any other device whose use is protected by applicable federal or state disability law.

(b) This chapter shall be administered and enforced in a manner consistent with the Americans with Disabilities Act of 1990, as amended, the Michigan Persons with Disabilities Civil Rights Act, Public Act 220 of 1976, as amended, and MCL 257.662a.

(c) Nothing in this section prevents the City from applying lawful health and safety requirements concerning the operation of a mobility device when such requirements are permitted by applicable state or federal law.

470.07 COMPLIANCE WITH TRAFFIC CONTROL DEVICES.

(a) An operator using a device regulated under this chapter shall comply with all applicable official traffic control devices and lawful directions of a police officer.

(b) The City may install and maintain official traffic control devices necessary to implement this chapter consistent with the Michigan Vehicle Code and the Michigan Manual on Uniform Traffic Control Devices.

~~**470.02 USE RESTRICTIONS.**~~

~~No person shall ride or operate any motorized low speed vehicle or motorized skateboard on any public roadway, sidewalk, right of way, park, bicycle path or any other public property, or private property that is open to the general public.~~

~~**470.03 PROHIBITIONS.**~~

~~(a) No person above the age of sixteen years old shall "knowingly allow" violation of this chapter to take place in their presence. The term "knowingly allow" means where the person knew or should have known that a violation was occurring and failed to take reasonable steps to prevent and/or stop such violation.~~

~~(b) Persons above the age of sixteen years old shall be responsible for violations of this chapter committed by a minor who is "under their supervision" as defined in Section 470.01.~~

~~(c) Any minor or juvenile violating this chapter shall be individually responsible for such violations.~~

470.0~~2~~8 FORFEITURE AND DISPOSITION.

All electric vehicles defined in this chapter ~~motorized low speed vehicles and motorized scooters~~ possessed or used contrary to this chapter are subject to ~~immediate~~ confiscation and impound by the Police Department. Such confiscated vehicles shall be subject to impound fees and storage charges as authorized in the then-most current contract between the City and its authorized towing service.

Commented [JP5]: "Immediate" seems strong. By removing it would still give the options for immediate confiscation if necessary, but also later if needed.

470.09 PENALTY.

(a) Whoever violates this chapter is responsible for a civil infraction and shall be fined an amount established by the Violations Bureau of the 28th District Court.

(b) Nothing in this section is intended to restrict or prohibit the Police Department from filing other or additional charges against persons or entities found to be in violation of other City ordinances or sections of the Michigan Penal Code or the Michigan Traffic Code, or other applicable laws.

CHAPTER 470

ELECTRIC BICYCLES AND MOTORIZED LOW-SPEED DEVICES

470.01 Definitions.

470.02 Electric Bicycles.

470.03 Electric Skateboards and Scooters.

470.04 Mopeds.

470.05 Prohibited Motorized Low-Speed Recreational Devices.

470.06 Mobility Devices and Persons With Disabilities.

470.07 Compliance with Traffic Control Devices.

470.08 Forfeiture and Disposition.

470.09 Penalty.

470.01 DEFINITIONS

(a) "Electric bicycle" means a device upon which an individual may ride that is equipped with a seat or saddle for use by the rider, fully operable pedals for human propulsion, and an electric motor of not greater than 750 watts, and that qualifies as a Class 1, Class 2, or Class 3 electric bicycle.

(1) "Class 1 electric bicycle" means an electric bicycle equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(2) "Class 2 electric bicycle" means an electric bicycle equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(3) "Class 3 electric bicycle" means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

(b) "Electric personal assistive mobility device" means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time, having an electrical propulsion system with average power of 750 watts or 1 horsepower and a maximum speed on a paved level surface of not more than 15 miles per hour.

(c) "Electric skateboard" and "electric scooter" means a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches

wide, is designed to transport only 1 person at a time, has an electrical propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of not more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

(d) “E-moto” means a two-wheeled device powered wholly or primarily by an electric motor that does not qualify as an electric bicycle under this chapter and is designed or marketed for motorcycle-type operation. An e-moto shall be subject to the same rules, regulations, registration, and operating requirements applicable to motorcycles under the Michigan Vehicle Code.

(e) “Michigan Vehicle Code” means Public Act 300 of 1949, MCL 257.1 et seq., as amended.

(f) "Moped" means a 2- or 3-wheeled vehicle to which both of the following apply:

(1) It is equipped with a motor that does not exceed 100 cubic centimeters piston displacement and cannot propel the vehicle at a speed greater than 30 miles per hour on a level surface.

(2) Its power drive system does not require the operator to shift gears.

(3) Moped does not include an electric bicycle as defined in this chapter.

(g) “Motorized low-speed recreational device” means a coaster, scooter, go-ped, or other similar device propelled in whole or in part by a motor or engine that is not otherwise defined or regulated under Michigan law as an electric bicycle, electric skateboard, electric personal assistive mobility device, low-speed vehicle, motor vehicle, motor-driven cycle, motorized wheelchair, motorcycle, or moped.

A device marketed, labeled, or commonly described as an electric bicycle, electric scooter, electric skateboard, or similar device shall be classified according to its actual design, equipment, motor power, operating capabilities, and the applicable definitions of the Michigan Vehicle Code.

(h) “Motorized toy vehicles” means any battery-powered ride-on toy that is designed to not exceed ten (10) miles per hour; that includes any number of wheels, handlebars, steering wheel, seat, or platform; and is designed and marketed for children under the age of eight (8) years. Such vehicles shall not be considered a vehicle that is regulated by this ordinance.

(i) "Operator" means a person who operates or is in actual physical control of an electric bicycle, motorized low-speed recreational device, moped, or electric skateboard/scooter.

(j) “Safety flag” means a brightly colored fabric, plastic, or similar high-visibility material designed to be attached to an electric bicycle for the purpose of increasing the visibility of the bicycle and its operator.

(k) “Sidewalk” means that portion of a street between the curb lines or lateral lines and the right-of-way lines, which is intended for the use of pedestrians.

(l) “Traffic control device” means signs, signals, markings, and devices consistent with the Michigan Vehicle Code, placed or erected by the City or other public body having jurisdiction, for the purpose of regulating, warning, or guiding traffic. This includes, but is not limited to, sandwich board signs, painted markings on sidewalks, fixed signage, and other traffic control devices authorized by law.

470.02 ELECTRIC BICYCLES.

(a) A Class 1, Class 2, or Class 3 electric bicycle may be operated on any portion of a highway or street within the City that is lawfully open to the operation of bicycles, including a bicycle lane or shoulder, subject to the Michigan Vehicle Code, applicable traffic laws, official traffic control devices, and this chapter.

(b) An operator using an electric bicycle shall obey all traffic laws and official traffic control devices applicable to bicycles, including requirements relating to direction of travel, right-of-way, traffic signals, stop signs, roadway position, lighting, equipment, and safe operation.

(c) An operator shall not operate a Class 1, Class 2, or Class 3 electric bicycle upon a sidewalk within the City where operation is prohibited by an official traffic control device.

Nothing in this subsection shall prohibit an operator from crossing a sidewalk by the most direct practical route when necessary to enter or leave a street, driveway, alley, parking area, bicycle facility, or other area upon which operation of an electric bicycle is lawful.

(d) All operators or passengers of Class 1, 2, and 3 electric bicycles under 18 years shall wear a properly fitted and fastened bicycle helmet meeting the standards of the Michigan Vehicle Code.

(e) An electric bicycle shall meet the classification, labeling, equipment, and manufacturing requirements of MCL 257.662a, as amended, and this chapter. A device whose motor exceeds 750 watts, or which has been modified so that it no longer meets the definition of an electric bicycle under MCL 257.13e, shall not be considered an electric bicycle for purposes of this chapter.

(f) The operation of an electric bicycle upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

(g) All electric bicycles operated upon a public roadway or permitted sidewalk within the City shall be equipped with a safety flag that is securely attached to the bicycle and positioned so as to increase the visibility of the bicycle and operator to approaching motorists.

470.03 ELECTRIC SKATEBOARDS AND SCOOTERS.

(a) Electric skateboards or scooters may be operated upon City roadways where permitted by the Michigan Vehicle Code and shall be operated as near to the right side of the roadway as practicable. An operator shall not operate an electric skateboard and scooter upon any sidewalk where such operation is prohibited by an official traffic control device.

(b) The operation of an electric skateboard or scooter upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

(c) No operator shall operate an electric skateboard or scooter in or on a City owned or City-maintained parking lot in a manner that impedes traffic.

(d) No operator shall operate on or in any manner use an electric skateboard or scooter which is being towed by any vehicle or animal.

(e) The operator of an electric skateboard or scooter shall yield to pedestrians and observe and obey all traffic signals and signs.

(f) No operator shall operate an electric skateboard or scooter within the boundary of the City's Downtown Development Authority, as defined on the City website.

(g) An electric skateboard or scooter shall not be operated:

1. In a reckless, careless, or unsafe manner; or
2. Contrary to an official traffic control device or other lawful traffic regulation.

(h) Where the operation of electric skateboards or scooters is regulated pursuant to MCL 257.660, traffic control devices indicating the applicable regulation shall be conspicuously posted when required by state law.

(i) All operators of an electric skateboard or scooter under 19 years of age shall wear a properly fitted and fastened bicycle helmet meeting the standards of the Michigan Vehicle Code.

470.04 MOPEDS.

(a) Mopeds may be operated upon City roadways where permitted by the Michigan Vehicle Code and shall be operated as near to the right side of the roadway as practicable.

(b) A moped shall not be operated upon any City sidewalk.

(c) No operator shall operate a moped in or on a City owned or City-maintained parking lot.

(d) The operation of a moped upon a trail, pathway, or other recreational facility under the jurisdiction of the City is prohibited.

470.05 MOTORIZED LOW-SPEED RECREATIONAL DEVICES.

(a) No operator shall ride or operate a motorized low-speed recreational device upon any public roadway, sidewalk, bicycle path, park, public right-of-way, or other public property within the City.

(b) This section applies only to a motorized low-speed recreational device as defined in Section 470.01.

470.06 MOBILITY DEVICES AND PERSONS WITH DISABILITIES.

(a) Nothing in this chapter shall prohibit or restrict the lawful operation or use of:

1. A motorized wheelchair;
2. A mobility aid or other power-driven mobility device lawfully used by an individual with a mobility disability; or
3. Any other device whose use is protected by applicable federal or state disability law.

(b) This chapter shall be administered and enforced in a manner consistent with the Americans with Disabilities Act of 1990, as amended, the Michigan Persons with Disabilities Civil Rights Act, Public Act 220 of 1976, as amended, and MCL 257.662a.

(c) Nothing in this section prevents the City from applying lawful health and safety requirements concerning the operation of a mobility device when such requirements are permitted by applicable state or federal law.

470.07 COMPLIANCE WITH TRAFFIC CONTROL DEVICES.

(a) An operator using a device regulated under this chapter shall comply with all applicable official traffic control devices and lawful directions of a police officer.

(b) The City may install and maintain official traffic control devices necessary to implement this chapter consistent with the Michigan Vehicle Code and the Michigan Manual on Uniform Traffic Control Devices.

470.08 FORFEITURE AND DISPOSITION.

All electric vehicles defined in this chapter a possessed or used contrary to this chapter are subject to confiscation and impound by the Police Department. Such confiscated vehicles shall be subject to impound fees and storage charges as authorized in the then-most current contract between the City and its authorized towing service.

470.09 PENALTY.

(a) Whoever violates this chapter is responsible for a civil infraction and shall be fined an amount established by the Violations Bureau of the 28th District Court.

(b) Nothing in this section is intended to restrict or prohibit the Police Department from filing other or additional charges against persons or entities found to be in violation of other City ordinances or sections of the Michigan Penal Code or the Michigan Traffic Code, or other applicable laws.

ORDINANCE NO. 02-26

CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND CHAPTER58 OF THE CITY OF SOUTH LYON CODE OF ORDINANCES "OFFENSES AND MISCELLANEOUS PROVISIONS", ARTICLE II "OFFENSES AGAINST PUBLIC PEACE", CHAPTER 62 OF THE CITY OF SOUTH LYON CODE OF ORDINANCES "PARKS AND RECREATION", ARTICLE III "USE OF PUBLIC PARKS" AND CHAPTER 90 "TRAFFIC AND VEHICLES", ARTICLE IV "BICYCLES" TO REGULATE THE USE OF ELECTRIC BICYCLES AND ELECTRIC SKATEBOARDS WITHIN THE CITY

THE CITY OF SOUTH LYON ORDAINS:

PART I. AMENDMENT TO CHAPTER 58 OFFENSES AND MISCELLANEOUS PROVISIONS

Article II, Section 58-124. "Roller skates, roller blades, street skates and skateboards" is amended as follows:

Sec. 58-124. - Roller skates, rollerblades, street skates, skateboards, electric skateboards, and electric scooters.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a)Definitions. The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Electric skateboard and electric scooter means a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Roller skates, rollerblades, and street skates means a set or series of small wheels on the bottom of a shoe or a frame that would attach to a shoe which are used for gliding on a surface such as a floor or sidewalk, etc.

Skateboards means an item consisting of a short board on small wheels at each end used for coasting and/or for performing athletic stunts.

To *roller skate* means to skate on any type of roller skates, rollerblades or street skates.

(b) *Use regulated.* It shall be unlawful for any person to roller skate, use a skateboard, electric skateboard, or electric scooter within the city without complying with the terms of this section.
(c)*Riding on certain devices or structures.* It shall be unlawful to roller skate or ride on a skateboard, electric skateboard and electric scooter on any bench, table, planter wall, retaining wall or other device or structure which is not intended for pedestrian or vehicle traffic, or to jump or step on or off such devices or structures in the process of roller skating or riding a skateboard, electric skateboard or electric scooter. Riding of electric skateboards and electric scooters shall be prohibited in the central and historic districts.

(d) *Riding prohibited where posted.* The city manager is hereby authorized to erect signs on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting roller skating, the riding of skateboards or electric skateboards or electric scooters thereon. It shall be unlawful to roller skate, ride a skateboard, electric skateboard or electric scooter on any such posted parking area, street, sidewalk, parking structure, parking lot or other public property.

(e) *Reckless or dangerous skating or riding.* It shall be unlawful for any person to roller skate, ride a skateboard, electric skateboard or electric scooter on any sidewalk or other paved surface intended for pedestrians in a reckless or careless manner, or in a manner which is likely to result in injury or harm to any person or property.

(f) *Riding on private property without permission.* It shall be unlawful for any person to roller skate, ride a skateboard, electric skateboard or electric scooter on private property that has been posted no skateboarding.

(g) *Penalty for violation of section.* Any person who violates any of the provision of this division shall be responsible for a municipal civil infraction.

PART II. AMENDMENT TO CHAPTER 62 PARKS AND RECREATION

Article III, Section 62-61. "Definitions" is amended to add the following definition:

Sec. 62-61 Definitions.

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Dirt bike means a motor driven (either gas or electric power) off-road recreational vehicle capable of cross-country travel without benefit of a road or trail, on or immediately over land, snow, ice, marsh, swampland, or other natural terrain.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard and *electric scooter* mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Golf cart means a vehicle (either gas or electric power) designed for transportation while playing the game of golf.

Article III, Section 62-63 "Use and parking of vehicles", is amended to read as follows:

Sec. 62-63. - Use and parking of vehicles, electric bicycles, electric skateboards, and electric scooters.

Unlawful:

(a) It shall be unlawful to drive or operate a vehicle in areas other than designated roadways and parking areas existing, maintained, and designated as such.

(b) It shall also be unlawful for any vehicle to exceed posted speed limits within such a park.

(c) It shall be unlawful to operate a dirt bike within a city park, park grounds or on a linear trail that has an asphalt, crushed limestone, or similar surface.

Lawful:

(d) It shall be lawful to operate an electric skateboard/scooter on a linear trail that has an asphalt, crushed limestone, or similar surface. Riders of electric skateboards/scooters shall yield to the right of way to pedestrians, bicycles, and other human-powered conveyances.

(e) It shall be lawful to operate a class 1, class 2 or class 3 electric bicycle on a linear trail that has an asphalt, crushed limestone, or similar surface. Riders of electric bicycles shall yield to the right of way to pedestrians, bicycles, and other human-powered conveyances A class 3 electric bicycle shall not be operated by an individual less than 14 years of age. An individual less than 14 years of age may ride as a passenger on a class 3 electric vehicle that is designed to accommodate passengers. An individual shall not operate an electric bicycle on a trail that is specifically designed as nonmotorized and that has a natural surface tread that is made by clearing and grading of native soil and has no added hard surfacing materials. An individual less than 18 years of age who operates or rides as a passenger on a class 3 electric bicycle shall wear a properly fitted and fastened bicycle helmet that meets federal standards established under federal law, including standards adopted by the United States Consumer Product Safety Commission or the American Society for Testing and Materials.

(f) Violations of subsections (a)- (d) shall be civil infractions. Violations of subsection (e) shall be a misdemeanor.

Article III, 62-74 "Trailway regulations and prohibitions" shall be amended to add a new subsection (j) for electric bicycles, electric skateboards, dirt bikes, and golf carts to read as follows:

Sec. 62-74. - Trailway regulations and prohibitions

(a)-(i) Unchanged

(j) *Electric bicycles* No person shall operate an electric bicycle on a trailway in a careless or reckless manner and shall not operate an electric bicycle in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a misdemeanor.

(k) *Electric skateboard and scooter* No person shall operate an electric skateboard and electric scooter on a trailway in a careless or reckless manner in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a municipal civil infraction.

(l) Dirt bikes and *Golf cart.* No person shall operate a dirt bike or a golf cart in or upon a trailway unless they are authorized by the City. A person who violates this subsection is responsible for a municipal civil infraction.
(m) Electric *personal assistive mobility device.* Nothing in this article shall prohibit a person from using an electric personal mobility device related to a disability, on a trailway.
(n) No person shall operate any vehicle on the trail that is specifically permitted on the trail, in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a municipal civil infraction.

PART III AMENDMENT TO CHAPTER 90 TRAFFIC AND VEHICLES

Article IV-BICYCLES Sec. 90-132 Registration shall be deleted in its entirety and replaced with the following:

Sec. 132. Electric Bicycles

General traffic laws.
(a) Every person riding an electric bicycle upon a roadway shall be granted all of the rights and shall be subject to all of the responsibilities applicable to the driver of a motor vehicle by the laws of this state declaring rules of the road applicable to motor vehicles or by article II of this chapter applicable to the driver of any vehicle, except as to special regulations in this article and except as to those provisions of law and article II of this chapter which by their nature can have no application.
(b) Any person operating an electric bicycle shall obey the instructions of official traffic control signals, signs and other traffic control devices applicable to motor vehicles, unless otherwise directed by a police officer. This includes the requirement to stop at stop signs before proceeding.
(c) No person shall park an electric bicycle upon a street other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building, or in such manner as to afford the least obstruction to pedestrian traffic.
(d) Pursuant to the Michigan Vehicle Code, no person shall ride an electric bicycle upon a sidewalk.
(e) Every electric bicycle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear, of a type which shall be visible from all distances from 50 feet to 300 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle.
(f) Every electric bicycle shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.
(h) It shall be prohibited to ride electric bicycles in the downtown district and in the historic district. The downtown district shall be defined as the area between the CSX railroad tracks on the north side of Downtown and extend southward along Lafayette Street to the former Grand Trunk Western railroad right-of-way (now S. Lyon City Trails/Reynolds Street Parkway). The district extends up to one block west or east of Lafayette Street. The historic district shall be

defined to be the area in McHattie Park surrounding the Witch's Hat Depot Museum, the Little Village Chapel, the Freight House and the Victorian Gazebo.
(i) Riding prohibited where posted. The city manager is hereby authorized to erect signs on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting the riding of electric bicycles thereon. It shall be unlawful to ride an electric bicycle on any such posted parking area, street, sidewalk, parking structure, parking lot or other public property.
(k) Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Article IV-BICYCLES Sec. 90-133 Rental agencies shall be deleted and replaced with the following:

Sec. 90-133. - Violations and penalties.

(a) *Civil infraction.* Any violation of Section 90-131 shall be deemed a civil infraction.
(b) *Misdemeanor penalties.* Any violation of section 90-132 shall be deemed a misdemeanor

Article IV-BICYCLES Sec. 90-134 Violations and penalties shall be deleted as worded and reserved.

Secs. 90-134-150. Reserved.

Part V. – Severability. If one or more sections, provisions, phrases or words of this Ordinance are declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall continue in full force and effect, and to this end, this Ordinance is declared to be severable.

PART VI. Savings Clause. The amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the South Lyon Code of Ordinances set forth in this Ordinance.

PART VII. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII. Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

Electric Bicycle Ordinance Summary (City of South Lyon)

Chapter 58-124 Offenses	Unlawful	Violation
Electric skateboard/scooters and roller skates, roller blades, street skates, skateboards	Riding or jumping on or off benches, tables, planter or retaining wall or other device or structure or jumping	Municipal Civil Infraction (See 58-124(g))
Electric skateboard/scooters and roller skates, roller blades, street skates, skateboards	Riding in central or historic district Central means downtown	Municipal Civil Infraction
Electric skateboard/scooters and roller skates, roller blades, street skates, skateboards	Where prohibited by signs on City property	Municipal Civil Infraction
Electric skateboard/scooters and roller skates, roller blades, street skates, skateboards	Riding recklessly, dangerously or manner likely to harm	Municipal Civil Infraction
Electric skateboard/scooters and roller skates, roller blades, street skates, skateboards	Riding on public property without permission	Municipal Civil Infraction

Electric Bicycle Ordinance Summary (City of South Lyon)

Chapter 62- 63 Parks and Recreation	Lawful	Unlawful	Violation
Vehicle	Operate where designated	Operate in areas not designated. 2) Exceed posted speed limits in park	Civil infraction (See 62-63 (f))
Dirt bike or Golf Cart		Operate within a City Park or trail unless you have permission from City.	Civil infraction
Electric skateboard/scooter	Operate on a hard surface trail while yielding right of way	1)Operate on a nonmotorized trail, 2) Fail to yield to pedestrians, bicycles, human conveyances, 3) Operate in careless or reckless manner 4)Exceed 15 miles per hour	Civil infraction
Class 1 and Class 2 Electric Bicycles	Operate on a hard surface trail while yielding right of way	1)Operate on a nonmotorized trail, 2) Fail to yield to pedestrians, bicycles, and human conveyances	Misdemeanor (See 62-63 (f)
Class 3 Electric Bicycle		1)Operate on a nonmotorized trail, 2) Fail to yield to pedestrians, bicycles, human conveyances, 5) Operate if you are less than 14 years old 6)Not wearing a helmet that meets federal standards, if under 18 years of age	Misdemeanor (See 62-63(f)

Electric Bicycle Ordinance Summary (City of South Lyon)

Chapter 62-74 Parks Trailway	Unlawful	Violation
Motor Vehicles	Drive, propel or park a motor vehicle or motor sports equipment upon any trail unless authorized.	Trailway municipal civil infraction
Bicycle, skateboard, roller skates	1) Fail to yield to pedestrians or warn when passing 2) Operate in careless or reckless manner 3)Exceed 15 miles per hour	Municipal Civil infraction
Electric Bicycles	1)Operate in careless or reckless manner 2)Exceed 15 miles per hour	Misdemeanor (Sec 62-74j)
Electric skateboard/scooter	1)Operate in careless or reckless manner 2)Exceed 15 miles per hour	Municipal Civil Infraction (Sec 62-74 k)
Dirt Bikes and Golf Carts	Operate upon a trail unless authorized by City	Municipal Civil Infraction
Any type of permitted vehicle	Operate in excess of 15 miles per hour	Municipal Civil Infraction

Electric Bicycle Ordinance Summary (City of South Lyon)

Chapter 90-132 Traffic and Vehicles	Requirements for Operators	Unlawful	Violation
Electric Bicycles	Subject to all responsibilities of driver of motor vehicles	Ride on Sidewalks	Misdemeanor (See 90-133 (b))
	Obey traffic control devices, signals, and signs applicable to motor vehicles. Must stop at stop signs	Ride in downtown district or historic district	Misdemeanor
	Nighttime lights visible from at least 500 feet in front, reflector on rear visible to 300 feet	Riding where signs prohibit riding	Misdemeanor
	Functional brake	Not complying with requirements for operators	Misdemeanor
	Only park against curb, in rack or against building in manner than supports bicycle and does not obstruct pedestrians	Parking where not permitted	Misdemeanor

0-XX-26

AN ORDINANCE
of the City Council of the City of Berkley, Michigan, to amend Chapter 86 and Chapter 106 of the Berkley City Code of Ordinances to provide for the regulation of electric bicycles, electric skateboards/scooters and bicycles.

THE CITY OF BERKLEY ORDAINS:

ARTICLE I – AMENDMENT TO CHAPTER 86 PARKS AND RECREATION

Chapter 86 Parks and Recreation, Article I, IN GENERAL, Sec. 86-1 Definitions shall be amended to add the following definitions:

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard/scooter mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

ARTICLE IV USE OF PARKS shall be amended to replace Sec. 86-69 Penalties with a new section prohibiting electric bicycles and renumbering and revising the former Sec. 86-69 to become Sec. 86-70 to read as follows:

Sec. 86-69 Electric bicycles, e-moto/high-powered moped like devices and electric skateboards prohibited

It ~~shall~~ is~~be~~ unlawful to operate a class 1, class 2 or class 3 electric bicycle or e-moto/~~-~~high-powered moped like device or an~~d~~ electric skateboard/scooter in a park. Nothing in this article shall prohibit a person from using an electric personal mobility device related to a disability, in any park.

Sec. 86-70 Violations

A violation of ~~person who violates~~ sections 86-1 through 86-68 ~~shall be responsible for~~is a municipal civil infraction. A violation of ~~person who violates~~ section 86-69 ~~shall be responsible for~~is a misdemeanor.

ARTICLE II- AMENDMENT TO CHAPTER 106 –STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Chapter 106 Streets, Sidewalks and Other Public Places shall be amended to add a new Article IV, Bicycles, Electric Bicycles, ~~and~~ Electric Skateboards/S~~s~~cooters and E-Moto/High-Powered Moped like Device to read as follows to read as follows:

ARTICLE IV ELECTRIC BICYCLES, ~~AND~~ ELECTRIC SKATEBOARD/SCOOTERS and E-MOTO/HIGH-POWERED MOPED LIKE DEVICE.

Sec. 106-400 Definitions

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Downtown Area means the area bounded by and including Twelve Mile Road between Coolidge Highway and Greenfield Road, and adjacent side streets, as may be designated by the City Manager and posted with signage. This also includes the area bounded by and including Coolidge Highway between Twelve Mile Road and Eleven Mile Road

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard and *electric scooter* mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Traffic Control Device means signs, signals, markings, and devices consistent with the Michigan Vehicle Code, placed or erected by the City or other public body having jurisdiction, for the purpose of regulating, warning, or guiding traffic. This includes, but is not limited to, sandwich board signs, painted markings on sidewalks, fixed signage placed throughout the downtown area, and other traffic control devices authorized by law.

Sec 106-401 Areas Prohibited from riding Bicycles, Electric Bicycles, ~~and~~ Electric Skateboards/~~s~~Scooters and E-Moto/High-Powered Moped Like Device.

(a) No person shall ride a bicycle, electric skateboard/scooter on sidewalks in the downtown area and in any other area designated by the director of public safety for City sponsored or permitted events and indicated by a traffic control ~~device~~order in accordance with the procedures outlined in the Uniform Traffic Code. Individuals may ride bicycles and electric skateboard/scooter on designated bike lanes in the downtown area.

~~(b) No person shall ride an electric skateboard/scooter on sidewalks within the downtown area. Individuals may ride electric skateboard/scooters with handles on designated bike lanes in the downtown area.~~

(~~c~~b) No person shall ride an electric bicycle or e-moto/high-powered moped like device upon a sidewalk within the City and in any other area designated by the director of public safety for City sponsored or permitted events and indicated by a traffic control order in accordance with the procedures outlined in the Uniform Traffic Code. Persons may operate electric bicycles or e-

moto/high-powered moped like devices on streets and designated bike lanes within the city.

(~~d~~c) The director of public safety is hereby authorized to erect signs and traffic control devices in the downtown area and on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting the riding of bicycles, electric bicycles, e-moto/high-powered moped like devices and electric skateboards/scooters on sidewalks thereon, in accordance with the provisions of this Ordinance. These prohibitions are intended to ensure pedestrian safety.

Sec 106-105 Violations

A ~~person who~~ violation~~es~~ of sections 106-~~400-~~401(a)~~-(b) shall be responsible for~~ is a municipal civil infraction. A ~~person who~~ violation~~es~~ section 106-401(b~~c~~) ~~shall be responsible for~~is a misdemeanor.

ARTICLE III – SEVERABILITY.

~~If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such selection, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of the Ordinance shall stand and be in full force and effect.~~Should any word, phrase, sentence, paragraph, or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall ***will*** remain in full force and effect.

ARTICLE IV - EFFECTIVE DATE.

This Ordinance ~~shall~~ will take effect following publication in the manner prescribed by law.

ARTICLE V: REPEALER.

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect

ARTICLE VI: ADOPTION.

This Ordinance is hereby declared to have been adopted by the Berkley City Council at a meeting thereof duly called and held on the ____ day of _____, 2026, and ordered to be given publication in the manner prescribed by the law.

The City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991, as amended, and Section 6.5 of the Berkley City Charter.

Introduced on the First Reading at the Regular City Council Meeting on _____.

Adopted on the Second Reading at the Regular City Council Meeting on _____.

_____
Bridget Dean, Mayor

Attest:

_____
Victoria E. Mitchell, City Clerk