

CITY OF SOUTHGATE

PLANNING COMMISSION

AGENDA

MONDAY, August 10th, 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 July 13th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. 2026 Master Plan adoption

VII. NEW BUSINESS

1. 2026 Master Plan adoption
2. 2026 Capital Improvement Plan adoption
3. Discussion, driveway widths ordinance
4. Discussion, E-bike ordinance

VIII. OLD BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
July 13, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 13, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

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

ABSENT: Patricia Anderson, Andrew Moul, Linda Clark (all excused)

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

Agenda:

Moved by Nemeth, supported by Orman, to amend the agenda as follows:

- Move item #1 of “New Business” Conditional Use Review, 14750 Fort to follow “Public Hearing” item #1, Conditional Use Review, 14750 Fort.
- Move item #2 of “New Business” Rezoning Review, 15468 Northline to follow “Public Hearing” item #2, Rezoning Review, 15468 Northline.

MOTION APPROVED UNANIMOUSLY.

Moved by Wilson, supported by Codrington, to approve the Planning Commission Agenda as amended.
MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Godbout, to approve the Planning Commission Meeting Minutes of June 8, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

A PUBLIC HEARING WAS HELD FOR JOHN SPREITZER, 14750 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE, PROPOSED REMODEL OF EXISTING BUILDING TO TWO-TENANT BUILDING TO ACCOMMODATE PROPOSED DELIVERY/CARRYOUT PIZZA ESTABLISHMENT.

Notices were sent out.

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

No public comment was received.

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

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business

A PUBLIC HEARING WAS HELD FOR LEGACY PROPERTIES ACQUISITION, 15468 NORTHLINE ROAD, PROPOSED REZONING FROM RO-1, RESTRICTED OFFICE TO C-2, GENERAL BUSINESS.

Notices were sent out.

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

No public comment was received.

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

New Business:

1. Conditional Use Review, John Spreitzer, 14750 Fort Street, Proposed remodel of existing building to two-tenant building to accommodate proposed delivery/carryout pizza establishment.

The City is in receipt of a conditional use application for a new pizza delivery/carryout only establishment, located on the corner of Fort and Sycamore Street within an existing building. The parcel is zoned C-2, General Business district where delivery/carryout restaurants are not specifically listed as a permitted or special use. The closest associated use is sit down restaurants, which are listed as a conditional land use within the C-1 district and therefore considered a conditional use in the C-2 district, or a drive-in restaurant which is listed as a conditional use in the C-2.

The size of the subject parcel is 0.26 acres. The site is developed with an existing building and associated 20-space parking. The proposed pizza establishment will utilize one half of the building, currently being used as a smoke shop. The other half of the building is proposed to be a future commercial use, which will be limited to the uses listed in the C-2 District.

Moved by Nemeth, supported by Wilson, to approve a Special Condition Use, for John Spreitzer, 14750 Fort Street, Proposed delivery/carryout pizza establishment, with the following conditions, as noted in the Planner's report:

- 1. MDOT permit approval.**
- 2. Review and approval of site circulation by Fire Department and Engineer.**
- 3. City Engineer approval of proposed utilities.**
- 4. Adjust lighting fixtures to 90-degree angle.**
- 5. Approval of proposed exterior building materials by the City Building Department.**

MOTION APPROVED UNANIMOUSLY.

2. Rezoning Review, Legacy Properties Acquisition, 15468 Northline Road, Proposed rezoning from RO-1, Restricted Office to C-2, General Business.

The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

Moved by Nemeth, supported by Orman, to recommend approval of the rezoning request to City Council, for Legacy Properties Acquisition, 15468 Northline Road, proposed rezoning from RO-1, Restricted Office to C-2, General Business.

MOTION APPROVED UNANIMOUSLY.

3. Site Plan Review, Superior Allen, LLC, 14005 Allen Road, Proposed multifamily development.

The City is in receipt of a site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize the vacant site to develop “...*seven ranch style units with attached garage[s]*”. The proposal includes 2 multi-family buildings, one with 3 units and the other with 4 units. The site was recently rezoned to the RM, Multiple Family Residential District, where attached multi-family housing is listed as a permitted use in the district, which requires review and approval of a submitted site plan by the Planning Commission. The proposed development was also recently granted multiple dimensional variances for the following setbacks:

- Forty (40) foot deviation from exterior side yard setback along Allen Road o New setback allowed is ten (10) feet, requirement was fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line o New setback is fifteen (15) feet, requirement was thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements o New measurement is twenty-five (25) feet, requirement was sixty (60) feet

Moved by Nemeth, supported by Godbout, to approve presented site plan, for Superior Allen, LLC, 14005 Allen Road, proposed multifamily development, with the following conditions as noted in the Planner’s report:

1. Separate shared driveway between units 3 and 4.
2. Fire Department and Engineer approval of site access and circulation.
3. City Engineer review of proposed site utilities.
4. Provide fencing details.
5. Provide coach light fixture specifications.
6. Address floor plan discrepancies noted above.
7. Adjust exterior building materials to meet section 1298.17.
8. Review and approval of building improvements and materials by City Building Department.

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review.

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan.

Section 1288.04(d)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with Phase 2 consisting of four (4) additional multi-family buildings and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

Moved by Wilson, supported by Nemeth, to recommend approval of Planned Development Site Plan Amendment to City Council, for Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review, with the following conditions as noted in Planner's report:

- 1. City Council to determine setbacks and building spacing reductions.**
- 2. Increase self-storage parking space lengths to 19 feet.**
- 3. Clarify additional 12 parking spaces.**
- 4. Add barrier-free space to apartment area.**
- 5. City approval of any work to be performed in Devoe Street right-of-way.**
- 6. Fire Department review and approval of site access and circulation.**
- 7. City Engineer review and approval of site utilities and stormwater management.**
- 8. Replace Morning Light Japanese Silver Grass.**
- 9. Correct sheet LS-3 note on chain link fence.**
- 10. Provide gate details for self-storage entrance.**
- 11. Provide total site open space calculations.**
- 12. Provide trail maps.**
- 13. Provide walking path materials.**
- 14. City Council to consider additional amenities.**
- 15. Reduce footcandle measurement near apartment entrance along Devoe Street.**
- 16. Provide pole-mounted fixture heights.**
- 17. Building Department approval of exterior building materials.**
- 18. City Council to consider requiring letter of credit.**
- 19. Any form of outdoor storage is prohibited.**
- 20. Update acreage counts of each phase.**
- 21. Clarify intended phase for commercial lots.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Codrington, supported by Nemeth, that this meeting of the Planning Commission be adjourned at 7:41 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission



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: August 3, 2026
RE: 2026 Master Plan Adoption

OVERVIEW

The 2026 City of Southgate Master Plan is the culmination of more than a year of sustained dedication and effort by the Planning Commission. Throughout the process, the Planning Commission has reviewed existing conditions, evaluated community needs, discussed future development and redevelopment priorities, and established a long-term vision for the City.

The process was also supported by the participation and input of Southgate residents. Community feedback through the 2025 community survey helped inform the Plan's goals, policies, and recommendations and provided valuable insight into the issues and opportunities that are important to those who live and work in the City.

The resulting Master Plan is intended to guide the continued development and appropriate redevelopment of Southgate. It provides a policy framework for future land use, housing, transportation, community facilities, economic development, and other matters affecting the City's growth and character.

As part of the statutory Master Plan update process, the Southgate City Council reviewed the draft Master Plan and approved it for distribution to required reviewing agencies and neighboring jurisdictions. The required 63-day review period has been completed, which now allows the draft Plan to proceed to the public hearing stage of the update process.

BASIS FOR ADOPTION

The Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, authorizes the Planning Commission to prepare and adopt a master plan for the physical development of the City. The proposed resolution included in the August 2026 packet recognizes this authority. Following completion of the Planning Commission's public hearing, adoption of the resolution would complete the formal Master Plan update process and establish the document as the City's official Master Plan.

The Plan will assist the Planning Commission, City Council, City staff, residents, property owners, and developers in evaluating future proposals and coordinating public and private investment.

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*

RECOMMENDATION

We recommend the City of Southgate Planning Commission adopts the 2026 City of Southgate Master Plan, including its text, maps, figures, charts, graphs, and other supporting materials, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

SUGGESTED MOTION

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



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



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

RESOLUTION OF ADOPTION

City of Southgate Master Plan

By City of Southgate Planning Commission

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

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

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

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

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

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

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

Motion by: _____ Supported by: _____

Ayes:

Nays:

Absent:

Vacancy:

Resolution Declared Adopted on _____

James Yoos, Chairman, Planning Commission
City of Southgate



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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: August 3, 2026

RE: 2026 Capital Improvement Plan Adoption

WHAT IS A CAPITAL IMPROVEMENT PLAN?

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and funding sources for municipal capital project expenditures. Projects are generally described as significant, physical improvements or purchases that have a long, useful life. These projects include municipal facilities; information technology systems; transportation systems; water, sewer, and stormwater utilities; street lighting; vehicles and large equipment; and other large capital purchases or improvements. Upon adoption by the Planning Commission, the CIP becomes a statement of city policy regarding the timing, location, character, and funding of future capital projects. The formation of a capital improvements program is driven by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended.

Investment policies along with Master Plan and budget goals provide a framework for CIP prioritization decisions include:

- Maintain or improve standards of service
- Protect public health, safety, or welfare
- Result in economic development (capital investment, increased tax base, or increased valuation)
- Reduce energy consumption and/or improve environmental sustainability
- Have an identified source of funding.

WHAT IS THE PURPOSE?

The quality of the infrastructure and community facilities in the City directly influences the quality of life that the City can provide. As community infrastructure and facilities age, continual improvements and updates are required to stay current with changing demands and needs. Amid shrinking resources and deferred maintenance costs, a CIP is more important than ever. This CIP will reflect a six-year anticipated scheduling and costs for infrastructure, facilities, and equipment based on input from the City's departments.

The CIP achieves the following outcomes:

- Ensure the timely repair and replacement of aging infrastructure, facilities, and equipment.
- Provide a level of certainty for residents, businesses, and developers regarding the location and timing of public investments.
- Identify the most economical means of financing capital improvements.
- Provide an opportunity for public input in the budget and financing process.
- Facilitate coordination upgrades to capital infrastructure systems.

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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*

- Enhance the community's credit rating, control of its tax rate, and avoid sudden changes in its debt service requirements.
- Ensure that patterns of growth and development are consistent with the Master Plan.
- Balance desired public improvements with the community's financial resources.

WHAT IS THE RELATIONSHIP BETWEEN CIP AND MASTER PLAN

The CIP is a powerful tool for implementing the city's Master Plan. Capital projects involving roads, water and sanitary systems, stormwater utilities, and purchases of parkland can have a substantial impact on patterns of growth and public investment. By providing funding for strategic capital upgrades at a given time and location, the CIP helps ensure that the level of service is maintained and development occurs consistently with a community's plans and vision.

RECOMMENDATION

We recommend the City of Southgate Planning Commission adopts the 2026 Capital Improvement Plan, including its text, maps, figures, charts, graphs, and other supporting materials, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan.

SUGGESTED MOTION

"I move that the City of Southgate Planning Commission approve the resolution of adoption for the 2026 City of Southgate Capital Improvement Plan, including all text, maps, figures, charts, graphs, and other descriptive materials contained in the Plan, subject to final corrections of grammatical, typographical, and punctuation errors that do not alter the substance or intent of the Plan."



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



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

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

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

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

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

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

Motion by: _____ Supported by: _____

Ayes:

Nays:

Absent:

Vacancy:

Resolution Declared Adopted on _____

James Yoos, Chairman, Planning Commission
City of Southgate

1292.03 LAYOUT, CONSTRUCTION AND MAINTENANCE OF PARKING AREAS.

Whenever the off-street parking requirements in this chapter require the building of an off-street parking facility, or where P-1 Vehicular Parking Districts are provided, off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

(a) No parking lot shall be constructed unless and until a permit therefor is issued by the Director of Inspections. An application for such a permit shall be submitted to the Building Department, in such form as may be determined by the Director, and shall be accompanied by two sets of site plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.

(b) Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

<i>Parking Pattern(degrees)</i>	<i>Maneuvering Lane Width (ft.)</i>	<i>Parking Space Width</i>	<i>Parking Space Length(ft.)</i>	<i>Total Width of One Tier Spaces Plus Maneuvering Lane</i>	<i>Total Width of Two Tier Spaces Plus Maneuvering Lane(ft.)</i>
0 (parallel)	12	8 ft.	23	20 ft.	28
30 to 53	12	8 ft.-6 in.	19	31 ft.	50
54 to 74	15	8 ft.-6 in.	19	35 ft.-6 in.	56
75 to 95	22	10 ft.	19	41 ft.	60

(c) All spaces shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

(d) Adequate ingress and egress to a parking lot shall be by means of clearly limited and defined drives.

Ingress and egress to a parking lot lying in an area zoned for a multifamily residential use shall not be across land zoned for single-family residential use. Further, ingress and egress to a parking lot lying in an area zoned for a nonresidential use shall not be across land zoned for a residential use, nor shall access to a local residential street be permitted except as may otherwise be permitted in Section 1298.16.

(e) All maneuvering lane widths shall permit one-way traffic movement, except that the ninety-degree pattern may permit two-way traffic movement.

(f) Each entrance to and exit from any off-street parking lot located in an area zoned for other than a single-family residential use shall be at least twenty-five feet distant from adjacent property located in any One-Family Residential District.

(g) The off-street parking area of any nonresidential use permitted in a Residential District shall be provided with a continuous and obscuring wall or landscaped earth berm not less than four feet, six inches in height measured from the surface of the parking area. This wall or berm shall be provided on all sides where the next zoning district is designated as a Residential District and shall contain materials as set forth in Section 1298.13.

When a landscape setback is required between a parking area and any property line or street right-of-way line, the area shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen materials or ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.

(h) The entire parking area, including parking spaces and maneuvering lanes required under this section, shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the City Engineer. The parking area shall be hard-surfaced before a certificate of occupancy will be issued.

(i) Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

(j) All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.

(k) (1) To construct or replace a driveway or an approach, serving a single family resident, a site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement as regulated by this Zoning Code.

(2) Driveways serving single-family residences shall be by means of clearly limited and defined drives which shall consist of either concrete, brick pavers, or a combination of both.

(3) Driveways and approaches must be the same width at the City sidewalk (except as noted in 1292.03 (k)(9)), and

driveways must be located on the same side of the lot as adjoining properties, unless approved in advance in writing by the Building Department or, if denied, the applicant must seek approval of the Board of Zoning Appeals after review and approval by the Planning Commission.

(4) Single-family residences without a garage may install a driveway not more than twelve feet wide. When the width of the side yard between the house and the side lot line is less than twelve feet wide, in front of the house the driveway may be expanded to the maximum permitted width but may not extend across the front of the house more than two feet, and may extend to the street at that width.

(5) Single-family residences with a garage may install a driveway as wide as the garage wall subject to the requirements of Sections 1298.04(a)(1) and 1298.04(a)(3) containing the vehicle entrance door. When the width of the side yard between the house and the side lot line is less than twelve feet wide, in front of the house the driveway may be expanded to the maximum permitted width but may not extend across the front of the house more than two feet, and may extend to the street at that width.

(6) Single-family residences with an attached garage on a cul-de-sac or concaved curve lot at the street property line may install a driveway as wide as the front garage wall, subject to Section 1298.04(a)(1), containing the vehicle entrance door; however, the drive must gradually taper to the City sidewalk not to exceed forty percent of the front lot width.

(7) Front yard circle driveways may be installed on any lot that has a minimum front yard width of seventy-five feet. The driveway width for the circle cannot exceed twelve feet and shall have a minimum side yard setback of five feet for each side.

(8) Single-family residences on a corner lot with the garage entrance less than twenty (20) feet from the existing sidewalk may install an additional parallel paved parking area on the garage entrance side of the corner lot, within their existing road right-of-way, between the sidewalk and curb. Only one (1) parallel to the road space shall be permitted and shall meet the following requirements.

A. The paved (four (4) inches of concrete) parallel parking space shall be no wider than ten (10) feet and no less than eight (8) feet, and no longer than twenty (20) feet, unless otherwise approved by the Building Department.

B. The area between the sidewalk and curb to allow this parking area shall be a minimum of nine (9) feet. Any area not paved shall only be between the sidewalk and the new parking area, not the curb and the new parking area, unless otherwise approved by the Building Department.

C. The existing sidewalk shall not be included as part of the paved area and the existing sidewalk will in no way be blocked by the parking area.

D. If a tree, landscaping or other is required to be removed from the ROW the homeowner shall be solely responsible. City policy on tree removal and replacement shall be required.

E. The existing sidewalk shall not be obstructed in any way, this includes overhanging mirrors, bumpers, trailer hitches, etc.

F. The parking pad shall not be within thirty (30) feet of the approach to a flashing beacon, stop sign, or traffic-control signal located at the side of a street.

G. A site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement of the parking area as regulated by this Zoning Code.

(9) Single-family residences with an approach (sidewalk to curb) of greater than twenty (20) feet deep are allowed to add, with the Building Official's approval, an additional paved parking area, contiguous to the existing approach, within their existing road right-of-way, between the sidewalk and curb. Only one perpendicular to the road space shall be permitted and shall meet the following requirements.

A. The paved (six (6) inches of concrete) parking space shall be no wider than ten (10) feet unless otherwise approved by the Building Department.

B. The area between the sidewalk and curb to allow this parking area shall be a minimum of twenty (20) feet. Any area not paved shall only be between the sidewalk and the new parking area, not the curb and the new parking area, unless otherwise approved by the Building Department.

C. The existing sidewalk shall not be included as part of the paved area and the existing sidewalk will in no way be blocked by the parking area.

D. If a tree, landscaping or other is required to be removed from the ROW the homeowner shall be solely responsible. City policy on tree removal and replacement shall be required.

E. The existing sidewalk shall not be obstructed in any way, this includes overhanging mirrors, bumpers, trailer hitches, etc.

F. A site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement of the parking area as regulated by this Zoning Code.

G. The total width of the approach, including the additional parking space, may not exceed 50% of the lot frontage.

CHAPTER 470

Motorized Low Speed Vehicles and Motorized Skateboards

470.01 Definitions.

470.02 Use restrictions.

470.03 Prohibitions.

470.04 Forfeiture and disposition.

470.99 Penalty.

470.01 DEFINITIONS.

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

470.02 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.

470.04 FORFEITURE AND DISPOSITION.

All 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.

470.99 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.

(Ord. 788. Passed 5-5-04.)