

# Southgate City Council Agenda

## Council Chambers

Wednesday August 15, 2018

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### 6:30pm **Work Study Session**

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1. Officials Reports
2. Discussions regarding agenda items.

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### 7:00 pm **Regular Meeting**

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#### *Pledge of Allegiance*

**Roll Call:**

Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

**Minutes:**

1. Work Study Session Minutes dated August 1, 2018.
2. Regular City Council Meeting Minutes dated August 1, 2018.

**Scheduled Persons in the Audience:**

1. Jennifer Lopez – Boy Scout Troop #1783 – Wreath Sales

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**Consideration of Bids:****Scheduled Hearings:****Communications "A" –****Communications "B" – (Receive and File)****Ordinances:**

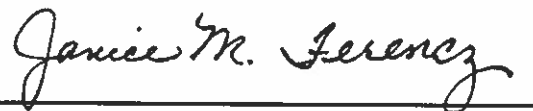
1. Second Reading – Zoning Ordinance Amendment – 13333 Eureka
2. Second Reading – Zoning Ordinance Amendment – 14005 Allen Road

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**Old Business:****New Business:****Unscheduled Persons in the Audience:**

**Claims & Accounts: Warrant #1359    \$1,450,875.78**

**Adjournment:**

**Janice M. Ferencz, City Clerk**

# City of Southgate

## Regular City Council Meeting

### August 1, 2018

A Regular Meeting of the Council of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Wednesday, August 1, 2018 and was called to order at 7:00 PM by Council President John Graziani.

**This meeting began with the Pledge of Allegiance, followed by roll call.**

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Present: Bill Colovos, Karen George, John Graziani, Phillip Rauch, Christopher Rollet, Dale Zamecki

Absent: \*Mark Farrah, \*excused

Also Present: Mayor Joseph G. Kuspa, City Administrator Dustin Lent, City Attorney Ed Zelenak, City Engineer John Hennessey, City Clerk Jan Ferencz, City Treasurer Jim Dallos, Director of Public Safety Jeff Smith, Fire Chief Mike Sypula, Building Inspections Director Bob Casanova, Director of Public Services Bob Tarabula and Parks & Recreation Director Julie Goddard.

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#### **Minutes:**

Moved by Colovos, supported by Zamecki, RESOLVED, that the minutes of the City Council Work Study Session dated July 18, 2018 be approved as presented. Carried unanimously.

Moved by George, supported by Rauch, RESOLVED, that the minutes of the Regular City Council Meeting dated July 18, 2018 be approved as presented. Carried unanimously.

#### **Scheduled Persons in the Audience**

Victoria Araj, 14036 Flanders, read a statement opposing the proposed rezoning of 14005 Allen Road.

#### **Communications "A":**

1. **Memo from Administrator, Re: Change to Civil Service Rules & Regulations Manual**, moved by Rauch, supported by Colovos, RESOLVED that the Southgate City Council hereby approves the adoption of amending Rule III Section 15 increasing the maximum work time for part time employees from 60% to 70% in the Municipal Employee Civil Service Manual Rules and Regulations.  
  
Motion carried unanimously.
2. **Letter from Mayor, Re: Proposal for Better World Books**, moved by George, supported by Zamecki, RESOLVED that the Southgate City Council hereby enters into a contract with Better World Books (55740 Currant Rd., Mishawaka, IN 46545).  
  
Motion carried unanimously.
3. **Letter from Mayor, Re: Bid Waiver - Purchase of Two Pick-Up Trucks**, moved by Rollet, supported by George, RESOLVED that the Southgate City Council hereby waives the bid procedure and authorizes purchase of two (2) pick-up trucks for the Water Department in the amount of \$49,868 to Southgate Ford (16501 Fort St, Southgate, MI 48195). BE IT FURTHER RESOLVED THAT this bid matches the State bid and adequate funds are available in the Water Department Budget for this purchase.

Discussion took place.

Motion carried unanimously.

## Regular City Council Meeting

### August 1, 2018

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4. **Letter from Mayor: Re: Bid Waiver - Purchase of a Ford F250**, moved by Zamecki, supported by Rauch, RESOLVED that the Southgate City Council hereby waives the bid procedure and authorizes purchase of a Ford F250 in the amount of \$29,555 to Southgate Ford (16501 Fort St, Southgate, MI 48195). BE IT FURTHER RESOLVED THAT this bid matches the State bid and adequate funds are available in the Water Department Budget for this purchase.

Motion carried unanimously.

5. **Letter from Mayor: Re: Bid Waiver - Purchase of a Transit Van**, moved by Rauch, supported by Rollet, RESOLVED that the Southgate City Council hereby waives the bid procedure and authorizes purchase of a Transit Van in the amount of \$24,833 to Southgate Ford (16501 Fort St., Southgate, MI 48195). BE IT FURTHER RESOLVED THAT this bid matches the State bid and adequate funds are available in the Water & Sewer Capital Outlay Machinery & Equipment Account for this purchase.

Motion carried unanimously.

6. **Letter from Mayor: Re: Appointments to Ethics Board**, moved by Colovos, supported by Zamecki, RESOLVED that the Southgate City Council hereby concurs with the Mayor's recommendations on the following appointments to the Ethics Board:
- a. Billy Walker Sr., 16100 Kennebec, for a term expiring December 2023;
  - b. Karen Labeau, 13445 Westminster, for a term expiring December 2022; and
  - c. Salvatore DiPasquale, 13426 Mulberry, for a term expiring December 2021.

Motion carried unanimously.

7. **Letter from Mayor: Re: Appointments to Compensation Commission**, moved by George, supported by Zamecki, RESOLVED that the Southgate City Council hereby concurs with the Mayor's recommendations on the following appointments to the Compensation Commission:
- a. Bob Zaleski, 16692 Club Dr., for a term expiring December 2023 and
  - b. Patty Snyder, 16663 Club Dr., for a term expiring December 2022.

Motion carried unanimously.

### **Ordinances:**

Councilwoman George gave a first reading of an ordinance for the City of Southgate Codified Ordinances to rezone property located at 13333 Eureka Road from C-2 (General Business District) to M-1 (Light Industrial Research).

Moved by George, supported by Colovos, RESOLVED the rezoning request for 14005 Allen Road has been tabled for two weeks.

Motion carried unanimously.

### **New Business:**

Councilman George requested a financial report from Heritage Days.

## Regular City Council Meeting

### August 1, 2018

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#### **Unscheduled Persons in the Audience:**

1. Jenn Dawson, 14217 Flanders
2. Roger Salcedo, 14144 Flanders
3. Adriana Carpenter, 19216 Superior
4. Joe Garcia-Garrick, 19238 Superior
5. Ben Dawson, 14217 Flanders

#### **Claims and Accounts:**

Moved by Zamecki, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant # 1358 in the amount of \$3,882,679.59.

Motion carried unanimously.

#### **Adjournment:**

Moved by Rollet, supported by Rauch, RESOLVED, that this Regular Meeting of the Southgate City Council be adjourned at 7:49 P.M. Carried unanimously.

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John Graziani  
Council President

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Janice Ferencz  
City Clerk

## Work Study Session

August 1, 2018

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An Informal Meeting of the Council of the City of Southgate was held on August 1, 2018 at 6:30 P.M. in the Council Chambers of the Municipal Building, 14400 Dix-Toledo Highway, Southgate, Michigan.

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Present: Bill Colovos, Karen George, John Graziani, Phillip Rauch, Christopher Rollet, Dale Zamecki

Absent: \*Mark Farrah, \*excused

Also Present: Mayor Joseph G. Kuspa, City Administrator Dustin Lent, City Attorney Ed Zelenak, City Engineer John Hennessey, City Clerk Jan Ferencz, City Treasurer Jim Dallos, Public Safety Director Jeff Smith, Fire Chief Mike Sypula, Department of Public Services Director Bob Tarabula, Building Inspections Director Bob Casanova and Parks and Recreation Director Julie Goddard.

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Discussion took place on the following item scheduled for action at the regular meeting:

- Victoria Araj - comments of rezoning property on Allen Road / Superior
- Municipal Employee Civil Service change to rules & regulations manual
- Proposal for Better World Books
- Waiver bid/purchase two pick-up trucks
- Waiver bid/purchase of a Ford F250
- Waiver bid/purchase of transit van
- Appointments to Ethics Board
- Appointments to Compensation Commission
- 1<sup>st</sup> reading ordinance to rezone property located at 13333 Eureka Road
- 2<sup>nd</sup> reading ordinance to rezone property located at 14005 Allen Road

David Frank, DealPoint Merrill Self Storage, spoke about the proposed storage facility to be located at 13333 Eureka Road.

This meeting ended at 6:57 pm.

**Laura Walsh**

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**From:** JENNIFER LOPEZ <jenlopez6102@comcast.net>  
**Sent:** Wednesday, August 08, 2018 3:19 PM  
**To:** Laura Walsh  
**Subject:** RE: Fw: Boy Scout Troop #1783 - Sgate SC Wreath Sale 2018

To Whom it may concern:

I am writing to request to be added to the city council agenda for permissions that Boy Scout Troop 1783 may sell wreaths at the Southgate shopping center on Eureka and Trenton Rd. We Will be Selling Nov. 23 through 25, 2018 and December 1 and 2, 2018 we will be at the property from approximately 9am to 5pm on those days. Thanks again for your help and time in this matter.

Jennifer Lopez

Troop 1783 Committee Chairman and Treasurer  
734-341-3247  
jenlopez6102@comcast.net

On August 8, 2018 at 3:14 PM Laura Walsh <lwalsh@ci.southgate.mi.us> wrote:

Here you go

**From:** Liza Hennessy [mailto:lhennessy@mssandco.com]  
**Sent:** Wednesday, August 01, 2018 4:31 PM  
**To:** jenlopez6102@comcast.net; sandy.pike@systrand.com  
**Cc:** Laura Walsh <lwalsh@ci.southgate.mi.us>  
**Subject:** Fwd: Fw: Boy Scout Troop #1783 - Sgate SC Wreath Sale 2016

Jennifer;

I got your voicemail.

I'm so glad you reached out to me by phone. My Hotmail account was hacked and I'm receiving a ton of silly and nonsensical emails daily in that account.

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# Michael S. Siskind & Company

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30300 Northwestern Highway, First Floor  
Farmington Hills, Michigan 48334  
(248) 932-0100 Fax (248) 932-1734

August 1, 2018

VIA Email

Ms. Jennifer Lopez  
Boy Scout Troop 1783  
1826 Stewart Avenue  
Lincoln Park, MI 48146  
[Jenlopez6102@comcast.net](mailto:Jenlopez6102@comcast.net)  
[sandy.pike@systrand.com](mailto:sandy.pike@systrand.com)

Dear Ms. Lopez;

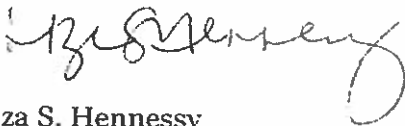
Per your recent email communication, please consider this letter as Southgate, LLC's approval of your request to hold a Christmas wreath sale at the Southgate Shopping Center on the dates of November 25, 26 & 27, plus December 1 & 2, 2018.

Accordingly, you will need to verify if a permit is required, and obtain said permit, from the City of Southgate's building department.

If you have any questions, please contact this office.

We wish you great success at this location.

Very truly yours,



Liza S. Hennessy  
Property Management

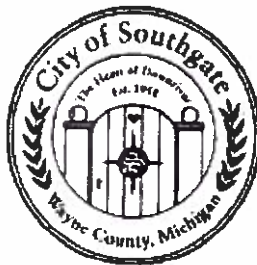
/lsh

Cc: Ms. Laura Walsh

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



## City of Southgate Celebrating 60 Years!

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

MARK FARRAH

KAREN E. GEORGE

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

### Memorandum

**To:** Honorable City Council Members

**From:** Dustin Lent, City Administrator

**Date:** July 27, 2018

**Re:** Second Reading of Zoning Ordinance Amendment to conditional rezone property located at 13333 Eureka Rd. (Old Kroger's property) from C-2 (General Business District) to M-1 (Community Business)

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The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Map at its July 9<sup>th</sup> meeting the following:

The applicant (DealPoint Merrill, LLC) is requesting to conditional rezoning of the property located at 13333 Eureka Rd. to M-1 Light Industrial Research in order to convert the existing facility (previously Kroger) into a climate controlled self-storage facility within the existing building. Additionally, the vacant parcel to the west of the facility will be used for the construction of mini-storage units enclosed by an 8ft wall. Storage facilities are not a permitted under the current C-2, General Business zoning designation, thus the proposal for conditional rezoning.

In your packets is a copy of the Affidavit of Publication in the News-Herald Newspaper, a copy of the Planning Commission minutes, a copy of the City Planner's Memo to the Planning Commission, and the subsequent action by the Commission to recommend the amendment to the City Council.

I look forward to addressing Council's questions and comments. Your favorable consideration would be greatly appreciated.

Dustin Lent, City Administration



## AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

City of Southgate  
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598  
Attention: MICHELLE GENDRON

STATE OF MICHIGAN,  
COUNTY OF WAYNE

The undersigned Justin Denemy, being duly sworn the he/she is the principal clerk of The News-Herald, thenewsherald.com, thenewsherald.com2, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### City of Southgate

#### Published in the following edition(s):

|                    |          |
|--------------------|----------|
| The News-Herald    | 06/24/18 |
| thenewsherald.com  | 06/24/18 |
| thenewsherald.com2 | 06/24/18 |



Sworn to the subscribed before me this 29<sup>th</sup> June 2018

Tina M. Crown  
Notary Public, State of Michigan  
Acting in Oakland County

#### Advertisement Information

Client Id: 640703

Ad Id: 1609994

PO:

Sales Person: 200301

**CITY OF SOUTHGATE**  
**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that there will be a Public Hearing conducted by the Southgate Planning Commission on Monday, July 9, 2018 at 7:30 P.M. in the Municipal Council Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearing shall be to consider:

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct apartment style condo at 11601 Allen Rd.
2. Rezoning of property at 14005 Allen Rd. from R-1B (Single-family Residence) to C-1 (Community Business) as requested by Superior Allen, LLC.
3. Conditional rezoning of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial) site plan approval for establishing a storage facility located at 13333 Eureka.

A copy of the proposed plan is available for public inspection in the Building Department at City Hall during regular business hours.

You may appear at the above-designated hearing to voice your objections or support. Any written comments should be filed in the Building Department twenty-four hours prior to the time set for said hearing.

The City of Southgate will provide auxiliary aids and services to individuals with disabilities at the meeting upon advanced notice to the City of Southgate by writing or calling The Building Department, 14400 Dix-Toledo Highway, Southgate, Michigan, 48195, and (734) 258-3027.

Janice Ferencz, City Clerk  
Southgate, Michigan  
Published June 24, 2018

**City of Southgate**  
***Planning Commission Meeting***

July 9, 2018

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 9, 2018 and called to order by Chairman Joseph Charney, at 7:30 p.m.

**PRESENT:** Anna Renaud, Barbara Biskner, Patricia Anderson, Jay Cashmer, Joseph Charney, Ed Gawlick, Chad Godbout, Robin Craig

**ABSENT:** Marie Henegar (excused)

**ALSO PRESENT:** Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Engineer, Mark Gaworecki

**Agenda:**

**Moved by Gawlik, supported by Anderson, to accept the Agenda as submitted. MOTION APPROVED UNANIMOUSLY.**

**Minutes:**

The first order of business is approval of the minutes from the May 14, 2018 Planning Commission meeting.

**Moved by Anderson, supported by Cashmer, that the minutes of the Planning Commission Meeting dated May 14, 2018 be approved. MOTION APPROVED UNANIMOUSLY.**

**Persons and/or Petitioners:**

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. (PC008-2018)
2. Superior Allen, LLC request for Rezoning of Property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018)
3. Dealpoint Merrill, LLC request for Conditional rezoning request of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018)

**Public Hearings:**

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. (PC008-2018)

**Moved by Anderson, supported by Cashmer, to open the Public Hearing for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. MOTION APPROVED UNANIMOUSLY.**

The applicant (Redwood LLC) recently received approval to rezone an approximately twenty-five (25) acre parcel located at the northeast corner of Allen and Brest Road to build a single story apartment neighborhood consisting of approximately one hundred and seventy three (173) units within thirty-three (33) buildings. Based on similar projects this national company has developed, the units have two car garages and are well designed for empty nesters, single people and seniors. In addition, sidewalks, significant landscaping, quality architecture and a dog park make for an excellent development. Apartments are a principal permitted use in the RM District. The site is vacant and level and all infrastructure is available once development commences.

We recommend approval of the site plan conditional use. This is an excellent project.

The applicant stated they are very excited about this project and it was a pleasure working with all City officials.

A resident was interested in the cost per month on these apartments.

**Moved by Cashmer, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Renaud, supported by Cashmer, to approve a Special Conditional Use/Site Plan Approval for Redwood USA, LLC, 7510 E. Pleasant Valley Road, Independence, Ohio 44131, to construct condo style apartments at 11601 Allen Road. (PC008-2018) MOTION APPROVED UNANIMOUSLY.**

2. Superior Allen, LLC request for Rezoning of Property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018)

**Moved by Anderson, supported by Gawlik, to open the Public Hearing for Rezoning of property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). MOTION APPROVED UNANIMOUSLY.**

The applicant is requesting a rezoning of the property from R-1B: One Family Residential to C-1: Community Business. The subject site consists of three vacant parcels, totaling 1 acre, at the southeast corner of Allen Road and Superior Street. The subject site is located 1/8 mile south of I-75 and 1/2 mile north of Eureka Road. *The applicant has proposed as a condition that they will construct an approximately 3,000 sq. ft. building for retail, office or restaurant uses including a drive-thru on the subject property.* A conceptual site plan has been included with the rezoning application but will require a formal submittal to the planning commission for review.

We recommend approval of the rezoning from R-1B to C-1. The findings regarding the proposed rezoning are summarized as follows:

1. The land uses surrounding the subject property are all residential, with the exception of the commercial property at the northeast corner of Allen Rd. and Superior St. Most property adjacent Allen Rd. and north of Superior St. are used for commercial purposes, while the majority of the property south of Superior St. are used for Residential purposes.
2. The proposed rezoning is not in conformance with the Future Land Use Plan. However, the proposed rezoning is a compatible buffer between intense commercial uses and residential dwellings and is consistent with the goals and objectives set forth in the Master Plan.
3. The adequacy of existing public facilities for future uses will be evaluated by the City Engineer.

The applicant stated they would like to rezone the property from R-1B to C-1 and construct a masonry building with a drive thru.

A resident living on Flanders was present and opposed to this request with concerns that this development will cause more congestion and noise concerns. There are several vacant spaces in the city where this project could be located.

**Moved by Anderson, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Renaud, supported by Cashmer, to recommend City Council approve a Rezoning of property at 14005 Allen Rd. by Superior Allen, LLC, from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018) MOTION APPROVED UNANIMOUSLY.**

3. Dealpoint Merrill, LLC request for Conditional rezoning request of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018)

**Moved by Cashmer, supported by Anderson, to open the Public Hearing for Rezoning of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. MOTION APPROVED UNANIMOUSLY.**

The applicant is requesting a conditional rezoning of the property located at 13333 Eureka Road to M-1, Light Industrial Research in order to convert the existing facility (previously a Kroger) into a climate controlled self-storage facility within the existing building. Additionally, the vacant parcel to the west of the existing facility will be used for the construction of mini-storage units as well as additional parking. The Dunham's Sporting Goods at the east end of the subject site will remain attached.

The applicant stated CubeSmart (NYSE: CUBE) is a self-administered and self-managed real estate company focused on the ownership, operation, acquisition and development of self-storage facilities in the United States. Their self-storage facilities are designed to offer affordable, easily accessible storage space for residential and commercial customers. The use proposed will be inside climate

controlled units within the former Kroger store and outside storage units surrounded by a decorative masonry wall. In addition, office and mailing services will be offered within the building.

They have been working on this project for a year with City Officials and are very excited to bring this to the City.

A resident was present with concerns regarding additional traffic and too close to residential.

**Moved by Anderson, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Anderson, supported by Cashmer, to recommend City Council approve a Rezoning of property at 13333 Eureka by Dealpoint Merrill, LLC, from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018) MOTION APPROVED UNANIMOUSLY.**

**Officials' Reports:** None

**Correspondence:** None

**Old Business:** None

**New Business:**

Carlisle Wortman Associates, Inc. Revised Contract.

**Moved by Anderson, supported by Cashmer, that the Planning Commission recommends to City Council to amend Carlisle Wortman Associates yearly contract to increase the monthly retainer to \$1,200, inclusive of all additional hours. MOTION APPROVED UNANIMOUSLY.**

**Adjournment:**

**Moved by Cashmer, supported by Gawlik, that this meeting of the Planning Commission be adjourned at 8:27 p.m. MOTION APPROVED UNANIMOUSLY.**

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Joseph Charney  
Chairman, Planning Commission  
as



## Carlisle | Wortman

ASSOCIATES, INC.

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

### CONDITIONAL REZONING ANALYSIS

City of Southgate

|                              |                                                                                |
|------------------------------|--------------------------------------------------------------------------------|
| <b>Applicant:</b>            | DealPoint Merrill, LLC                                                         |
| <b>Property Address:</b>     | 13333 Eureka Road                                                              |
| <b>Current Zoning:</b>       | C-2, General Business District                                                 |
| <b>Action Requested:</b>     | Conditional rezoning of the subject property to M-1, Light Industrial Research |
| <b>Required Information:</b> | The required information for a conditional rezoning request has been provided. |

### DESCRIPTION

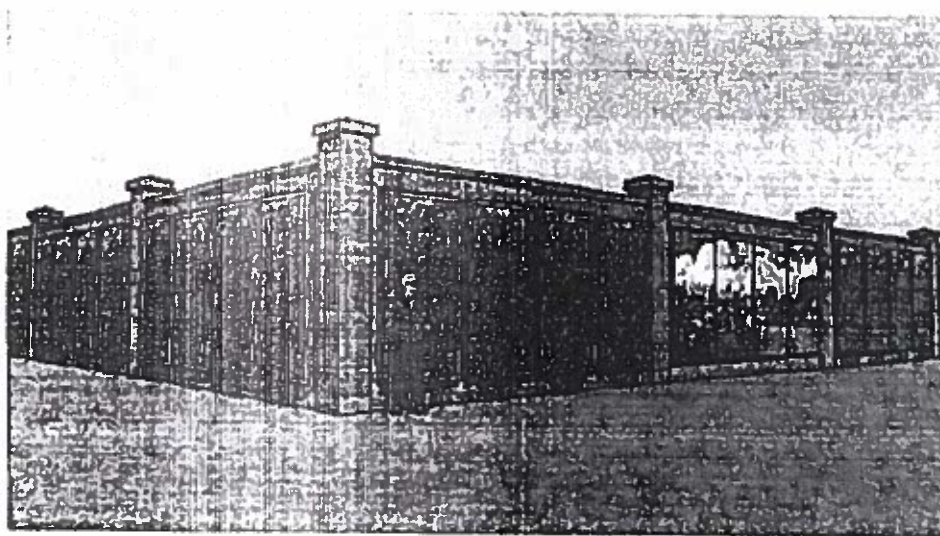
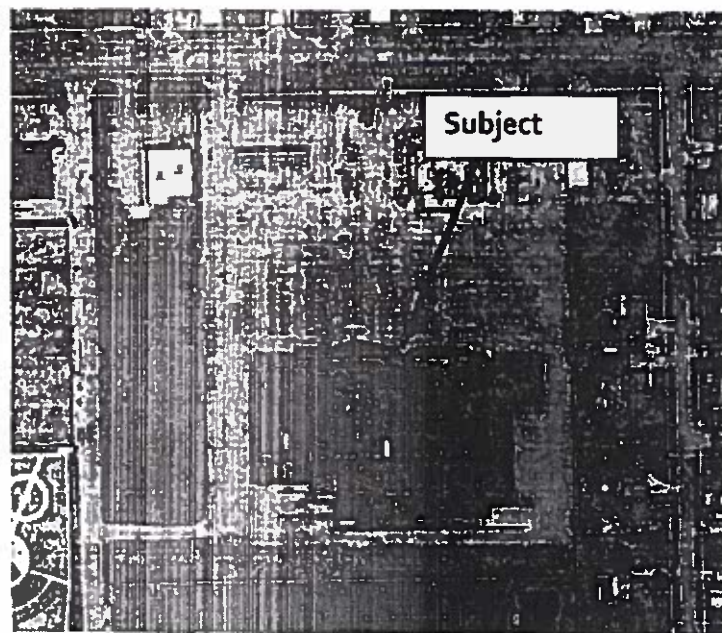
The applicant is requesting a conditional rezoning of the property located at 13333 Eureka Road to M-1, Light Industrial Research in order to convert the existing facility (previously a Kroger) into a climate controlled self-storage facility within the existing building. Additionally, the vacant parcel to the west of the existing facility will be used for the construction of mini-storage units as well as additional parking. The Dunham's Sporting Goods at the east end of the subject site will remain attached.

CubeSmart (NYSE: CUBE) is a self-administered and self-managed real estate company focused on the ownership, operation, acquisition and development of self-storage facilities in the United States. Their self-storage facilities are designed to offer affordable, easily accessible storage space for residential and commercial customers. The use proposed will be inside climate controlled units within the former Kroger store and outside storage units surrounded by a decorative masonry wall. In addition, office and mailing services will be offered within the building.

Storage facilities are not permitted under the current C-2, General Business zoning designation, thus the proposal for conditional rezoning. The mini storage units would be constructed in phases and will be completed within 5 years of the applicant obtaining a certificate of occupancy for the existing building. In addition, a decorative masonry wall with a trellis will be constructed around the proposed mini-storage units along with improved landscaping.



Figure 1. Aerial Photograph of Subject Site



*Example of "green" wall with trellis system and murals. Note that only the western wall will be designed in this fashion. This will compliment and mirror the natural Market Center Park area.*

## CONDITIONAL ZONING PROCEDURE

Section 1298.037 outlines the standards and procedures for conditional rezoning requests. Generally, the procedure for processing conditional rezoning requests is similar to a normal rezoning request. However, under this type of zoning, conditions may be imposed on the rezoning request **if voluntarily offered by the applicant**. A public hearing is required to be held by the Planning Commission before making a recommendation on the proposed rezoning. Following a recommendation by the Planning Commission the City Council will make a final determination on the conditional rezoning.

Following a public hearing, the Planning Commission will deliberate on the merits of the conditional rezoning and then make a recommendation to the City Council regarding the proposed conditional rezoning.

## VOLUNTARILY IMPOSED CONDITIONS

The applicant has submitted a list of conditions associated with the proposed rezoning to the M-1, Light Industrial and Research zoning classification. Below are the conditions proposed for the conditional rezoning.

1. Applicants proposed use of the property and existing building will be limited to inside climate controlled storage, mini-storage and all ancillary and related business operations. The existing building will not be expanded without prior approval and the mini-storage units will be constructed in the vacant areas of the Property as identified on the Site Plan and shall be subject to the City's requirement for access and parking. The mini-storage units may be constructed in phases and will be completed within five (5) years of the Applicant obtaining a certificate of occupancy from the City of Southgate for the existing building. ***The Applicant shall have the entire masonry wall complete prior to any outdoor storage units being installed.***
2. All uses and operations will be conducted within the enclosed existing building or within the mini-storage units constructed. There shall be no outside storage utilized on the Property. There shall be no noise, odors, or light emanating from the existing building or mini storage units which adversely affect adjacent property owners or users. All lighting and signage uses shall be as permitting by ordinance as determined by the City of Southgate Building Official.
3. The Property will be landscaped and fenced (**walled**). Security cameras and a building alarm system will be installed in a manner that is deemed appropriate by the Applicant.
4. A decorative masonry wall will be constructed around the proposed mini-storage units, as indicated on the Site Plan and Elevations showing a split face block wall with a trellis system. A removable mural system may also be coordinated with and supplied by the City. ***The trellis and murals need only be installed along the western wall. In addition the Applicant shall work with the City on renting a corner unit with nearby access to Market Center Park for storage of festival and other maintenance equipment.***



5. The Property will be cleared, cleaned and the existing buildings will be repaired and improved to remove all current blighted conditions. The roof will be repaired and all mechanical systems will be refurbished and brought up to code. The existing building will be accessible for the business intended.
6. All other applicable City Ordinances not otherwise modified by this filing shall apply.
7. The Applicant shall work with the City to provide parking area one weekend a year in coordination with festival subject to insurance and other legal issues.
8. If at any time the proposed use of the Property as defined herein is discontinued by the Applicant for a period in excess of one continuous year, the Property shall revert to the current C-2 zoning classification.

*Items to be addressed: The applicant is proposing a number of conditions for the proposed conditional rezoning.*

*The applicant has proposed for the mini storage units to be constructed within 5 years, which is a significantly long period after a site plan approval. We would agree that once any construction begins, indoor or outdoor, the one year site plan requirement to begin construction is no longer valid.*

#### NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Adjacent zoning, land uses and Master Plan designations are summarized in the chart below:

| Adjacent Properties |                                                 |                                                   |                                                   |
|---------------------|-------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
|                     | Existing Use                                    | Zoning                                            | Master Plan                                       |
| Subject Site        | Vacant                                          | C-2, General Business                             | Mixed Use                                         |
| North               | Commercial                                      | C-2, General Business                             | Mixed Use                                         |
| East                | Commercial (Adjacent Eureka Rd.)                | C-2, General Business (Adjacent Eureka Rd.)       | Mixed Use (Adjacent Eureka Rd.)                   |
|                     | Single Family Residential (Adjacent Howard St.) | R-1, One Family Residential (Adjacent Howard St.) | Single Family Residential D (Adjacent Howard St.) |
| West                | Commercial./ Market Center Park                 | C-2, General Business                             | Mixed Use                                         |
| South               | Parking Lot                                     | C-2, General Business                             | Mixed Use                                         |

The Master Plan designates the subject property, as well as all other properties adjacent to Eureka Road, as Mixed Use. The Eureka corridor features a wide variety of land uses including single-family homes, offices, local and general commercial businesses, shopping centers, and semi-public uses. Generally, the land uses within the corridor complement each other, and therefore, the Future Land Use Plan envisions

that the corridor maintain its mix of land uses. Goal 4 of the City of Southgate Master Plan is to *maintain the existing commercial base and encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base*. The proposed rezoning would allow for a vacant Kroger to be redeveloped into a productive use adding to the community's tax base, and improving the overall aesthetics of the area.

Additionally, the subject property is within the Market Center District. This is an area which is intended to create a commercial core by encouraging a variety of commercial uses. The redevelopment of the current vacant structure will add density to the district as well as beautify the property with the landscape requirements set forth in the imposed conditions.

**Summary of Findings:** *The proposed rezoning from C-2 to M-1 is in conformance with the City of Southgate Master Plan future land use map, as it would be part of the Eureka mixed use corridor. The proposed redevelopment is consistent with goal 4 of the Master Plan in that the redevelopment will encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base. Additionally, the proposed rezoning would allow for a denser and more aesthetically pleasing Market Center District.*

#### ANALYSIS OF EXISTING ZONING

The intent of the C-2, General Business district is to *provide sites for more intense, thoroughfare-oriented business types which would often be incompatible with the more restricted retail commercial uses in the C-1, Community Business District*. The C-2, General Business district does not allow storage facilities as a permitted or special land use; therefore, the applicant has applied for the conditional rezoning of the subject property to M-1.

As stated previously, the rezoning would allow for a vacant Kroger to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.

**Summary of Findings:** *The existing C-2 zoning does not accommodate storage facilities. However, as a conditional rezoning uses such as the proposed storage facility can be considered.*

#### INTENT OF PROPOSED ZONING / PERMITTED USES

The intent of the M-1, Light Industrial-Research District is to *accommodate certain light industrial, technical research and product development facilities. All such uses permitted in the District are intended to be compatible with one another. Since limited industrial zoned land is available for industrial use in the City of Southgate, it is the City's intent to carefully conserve the land for light industrial and research oriented uses only*.

The only use of the property allowed under the M-1 zoning classification would be the storage facility use as provided. Proposed parking and setbacks on the subject meet requirements. Based on similar uses very few parking spaces are required for a self-storage use. The applicant should discuss future uses for this large parking lot.

**Summary of Findings:** *1.) The intent of the M-1, Light Industrial-Research district is to provide for light manufacturing and research uses within the limited areas zoned for such uses. The proposed use does not*

*include light manufacturing and research processes. Further, the conditions voluntarily imposed will restrict the use of the property to the storage facility use. 2.) Clarify future of large expanse of parking.*

#### TRAFFIC IMPACT AND SITE ACCESS

Use of the site as a storage facility will be a reduction in the traffic volumes that entered and exited the property as a Kroger. The Planning Commission will need to determine whether the proposed zoning would severely impact or create an unreasonable burden on traffic conditions. Eureka Road is a high traffic volume thoroughfare, and the site will be accessed from the existing curb cuts along the corridor as well as the existing curb cut along Trenton Road.

*Summary of Findings: The proposed storage facility will not increase traffic volume compared to the present retail uses allowed under the C-2 zoning category.*

#### ESSENTIAL FACILITIES AND SERVICES

The sufficiency of the existing public services available to the parcel will be evaluated by the City Engineer. We do have some concern that no existing water or sewer lines will be covered by storage units or the masonry wall.

*Summary of Findings: The adequacy of existing public facilities will be evaluated by the City Engineer.*

#### SUMMARY OF FINDINGS

We recommend approval of the conditional rezoning and site plan. The findings regarding the proposed rezoning are summarized as follows:

1. The land uses surrounding the site are primarily commercial, including most properties adjacent to Eureka Road.
2. The proposed rezoning from C-2 to M-1 is in conformance with the City of Southgate Master Plan future land use map, as it would be part of the Eureka mixed use corridor. The proposed redevelopment is consistent with goal 4 of the Master Plan in that the redevelopment will encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base.
3. The design and planned masonry wall with plantings and mural space should complement the site. In addition, the applicant is proposing to improve the western boundary area of the site. This includes landscaping and a pathway system.
4. The redevelopment of the current vacant structure will add density to the district as well as beautify the property with the landscape requirements set forth in the imposed conditions.
5. The existing C-2 zoning does not accommodate storage facilities. However, as a conditional rezoning uses such as the proposed storage facility can be considered.

6. The intent of the M-1, Light Industrial-Research district is to provide for light manufacturing and research uses within the limited areas zoned for such uses. The proposed use does not include light manufacturing and research processes. Further, the conditions voluntarily imposed will restrict the use of the property to the storage facility use.
7. The proposed storage facility will likely not increase traffic volume compared to the present retail uses allowed under the C-2 zoning category.

In addition to the comments noted in this analysis the following items shall be addressed to the satisfaction of the Planning Commission prior to site plan approval:

1. Construct screen wall prior to any outdoor mini-storage being installed.
2. Install trellis (green wall) only on the west side of the masonry wall. This includes working with the City on locations for temporary murals.
3. Install paved pathway system along western and northern boundary. Work with City on connection to Eureka.
4. Security lighting will be downward focused.
5. Discuss large expanse of unneeded parking. Discuss additional landscaping or greenspace.
6. Signage shall be submitted to the Southgate Building Department for review and approval.
7. The limited landscaping required shall be reviewed and approved by the City Planner.
8. Review and approval by the City Engineer.

# CITY OF SOUTHGATE

## PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on July 9, 2018 at 7:30 p.m. the following resolution was offered:

**Moved by Anderson, supported by Cashmer, to recommend City Council approve a Conditional Rezoning of property at 13333 Eureka by Dealpoint Merrill, LLC, from C-2 (General Business) to M-1 (Light Industrial) to only a mini storage facility. In addition, Site Plan approval for establishing a storage facility. (PC009-2018) MOTION APPROVED UNANIMOUSLY.**

I, Joseph Charney, Chairman of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on July 9, 2018.

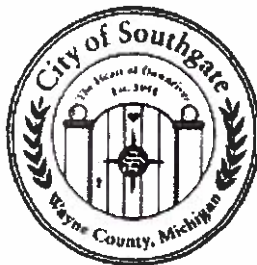
  
Chairman

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

JOSEPH G. KUSPA  
*Mayor*

JANICE M. FERENCZ  
*City Clerk*

JAMES E. DALLOS  
*Treasurer*



## City of Southgate Celebrating 60 Years!

- CITY COUNCIL -

JOHN GRAZIANI  
*Council President*

MARK FARRAH

KAREN E. GEORGE

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

### Memorandum

**To:** Honorable City Council Members

**From:** Dustin Lent, City Administrator

**Date:** July 27, 2018

**Re:** Second Reading of Zoning Ordinance Amendment to rezone property located at 14005 Allen Rd. (Southeast corner of Allen and Superior Road) from R-1B (Single Family Residence) to C-1 (Community Business)

---

The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Map at its July 9<sup>th</sup> meeting the following:

The applicant (Superior Allen LLC) is requesting to rezone approximately one (1) acre located at the southeast corner of Allen and Superior Road to construct a single story 3,000 sq. ft. building for retail on the property. The site is currently vacant and level and all infrastructure is available once development commences.

In your packets is a copy of the Affidavit of Publication in the News-Herald Newspaper, a copy of the Planning Commission minutes, a copy of the City Planner's Memo to the Planning Commission, and the subsequent action by the Commission to recommend the amendment to the City Council.

I look forward to addressing Council's questions and comments. Your favorable consideration would be greatly appreciated.

Dustin Lent, City Administration



## AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48064

City of Southgate  
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598  
Attention: MICHELLE GENDRON

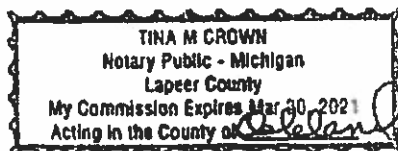
STATE OF MICHIGAN,  
COUNTY OF WAYNE

The undersigned Justin Denemy, being duly sworn the  
he/she is the principal clerk of The News-Herald, thenewsherald.com, thenewsherald.  
com2, published in the English language for the dissemination of local or transmitted  
news and intelligence of a general character, which are duly qualified newspapers, and  
the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### City of Southgate

Published in the following edition(s):

|                    |          |
|--------------------|----------|
| The News-Herald    | 06/24/18 |
| thenewsherald.com  | 06/24/18 |
| thenewsherald.com2 | 06/24/18 |



Sworn to the subscribed before me this 29<sup>th</sup> June 2018

Tina M. Crown

Notary Public, State of Michigan  
Acting in Oakland County

### Advertisement Information

Client Id: 640703

Ad Id: 1609994

PO:

Sales Person: 200301

**CITY OF SOUTHGATE  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that there will be a Public Hearing conducted by the Southgate Planning Commission on Monday, July 9, 2018 at 7:30 P.M. in the Municipal Council Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearing shall be to consider:

1. Redwood USA, LLC request for Conditional Use/Sign Plan Approval to construct apartment style condos at 11601 Allen Rd.
2. Rezoning of property at 14005 Allen Rd. from R-18 (Single-family Residential) to C-1 (Community Business) as requested by Superior Allen, LLC.
3. Conditional rezoning of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial) for plan approval for establishing a storage facility located at 13333 Eureka.

A copy of the proposed plan is available for public inspection in the Building Department at City Hall during regular business hours.

You may appear at the above-designated hearing to voice your objections or support. Any written comments should be filed in the Building Department twenty-four hours prior to the time set for said hearing.

The City of Southgate will provide auxiliary aids and services to individuals with disabilities at the meeting upon advanced notice to the City of Southgate by calling or writing The Building Department, 14400 Dix Toledo Highway, Southgate, Michigan 48196, and (734) 258-3027.

Janice Ferencz, City Clerk  
Southgate, Michigan

Published June 24, 2018

## AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48064

City of Southgate  
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598  
Attention: MICHELLE GENDRON

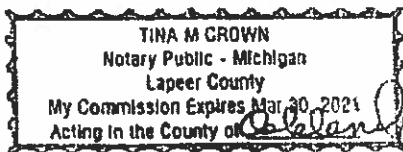
STATE OF MICHIGAN,  
COUNTY OF WAYNE

The undersigned Justin Denemy, being duly sworn the he/she is the principal clerk of The News-Herald, thenewsherald.com, thenewsherald.com2, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### City of Southgate

Published in the following edition(s):

|                    |          |
|--------------------|----------|
| The News-Herald    | 06/24/18 |
| thenewsherald.com  | 06/24/18 |
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Sworn to the subscribed before me this 29<sup>th</sup> June 2018.

Tina M. Crown

Notary Public, State of Michigan  
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### CITY OF SOUTHGATE NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that there will be a Public Hearing conducted by the Southgate Planning Commission on Monday, July 9, 2018 at 7:30 P.M. in the Municipal Council Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearing shall be to consider:

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct apartment style condo at 11601 Allen Rd.
2. Rezoning of property at 14005 Allen Rd. from R-1B (Single-family Residence) to C-1 (Community Business) as requested by Superior Allen, LLC.
3. Conditional rezoning of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site plan approval for establishing a storage facility located at 13333 Eureka.

A copy of the proposed plan is available for public inspection in the Building Department at City Hall during regular business hours.

You may appear at the above-designated hearing to voice your objections or support. Any written comments should be filed in the Building Department twenty-four hours prior to the time set for said hearing.

The City of Southgate will provide auxiliary aids and services to individuals with disabilities at the meeting upon advanced notice to the City of Southgate by writing or calling The Building Department, 14400 Dix-Toledo Highway, Southgate, Michigan, 48195, and (734) 258-3027.

Janice Ferencz, City Clerk  
Southgate, Michigan

Published June 24, 2018



**City of Southgate**  
***Planning Commission Meeting***  
July 9, 2018

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 9, 2018 and called to order by Chairman Joseph Charney, at 7:30 p.m.

**PRESENT:** Anna Renaud, Barbara Biskner, Patricia Anderson, Jay Cashmer, Joseph Charney, Ed Gawlik, Chad Godbout, Robin Craig

**ABSENT:** Marie Henegar (excused)

**ALSO PRESENT:** Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Engineer, Mark Gaworecki

**Agenda:**

**Moved by Gawlik, supported by Anderson, to accept the Agenda as submitted. MOTION APPROVED UNANIMOUSLY.**

**Minutes:**

The first order of business is approval of the minutes from the May 14, 2018 Planning Commission meeting.

**Moved by Anderson, supported by Cashmer, that the minutes of the Planning Commission Meeting dated May 14, 2018 be approved. MOTION APPROVED UNANIMOUSLY.**

**Persons and/or Petitioners:**

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. (PC008-2018)
2. Superior Allen, LLC request for Rezoning of Property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018)
3. Dealpoint Merrill, LLC request for Conditional rezoning request of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018)

**Public Hearings:**

1. Redwood USA, LLC request for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. (PC008-2018)

**Moved by Anderson, supported by Cashmer, to open the Public Hearing for Conditional Use/Site Plan Approval to construct condo style apartments at 11601 Allen Rd. MOTION APPROVED UNANIMOUSLY.**

The applicant (Redwood LLC) recently received approval to rezone an approximately twenty-five (25) acre parcel located at the northeast corner of Allen and Brest Road to build a single story apartment neighborhood consisting of approximately one hundred and seventy three (173) units within thirty-three (33) buildings. Based on similar projects this national company has developed, the units have two car garages and are well designed for empty nesters, single people and seniors. In addition, sidewalks, significant landscaping, quality architecture and a dog park make for an excellent development. Apartments are a principal permitted use in the RM District. The site is vacant and level and all infrastructure is available once development commences.

We recommend approval of the site plan conditional use. This is an excellent project.

The applicant stated they are very excited about this project and it was a pleasure working with all City officials.

A resident was interested in the cost per month on these apartments.

**Moved by Cashmer, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Renaud, supported by Cashmer, to approve a Special Conditional Use/Site Plan Approval for Redwood USA, LLC, 7510 E. Pleasant Valley Road, Independence, Ohio 44131, to construct condo style apartments at 11601 Allen Road. (PC008-2018) MOTION APPROVED UNANIMOUSLY.**

2. Superior Allen, LLC request for Rezoning of Property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018)

**Moved by Anderson, supported by Gawlik, to open the Public Hearing for Rezoning of property at 14005 Allen Rd. from R-1B (Single Family Residence) to C-1 (Community Business). MOTION APPROVED UNANIMOUSLY.**

The applicant is requesting a rezoning of the property from R-1B: One Family Residential to C-1: Community Business. The subject site consists of three vacant parcels, totaling 1 acre, at the southeast corner of Allen Road and Superior Street. The subject site is located 1/8 mile south of I-75 and 1/2 mile north of Eureka Road. *The applicant has proposed as a condition that they will construct an approximately 3,000 sq. ft. building for retail, office or restaurant uses including a drive-thru on the subject property.* A conceptual site plan has been included with the rezoning application but will require a formal submittal to the planning commission for review.

We recommend approval of the rezoning from R-1B to C-1. The findings regarding the proposed rezoning are summarized as follows:

1. The land uses surrounding the subject property are all residential, with the exception of the commercial property at the northeast corner of Allen Rd. and Superior St. Most property adjacent Allen Rd. and north of Superior St. are used for commercial purposes, while the majority of the property south of Superior St. are used for Residential purposes.
2. The proposed rezoning is not in conformance with the Future Land Use Plan. However, the proposed rezoning is a compatible buffer between intense commercial uses and residential dwellings and is consistent with the goals and objectives set forth in the Master Plan.
3. The adequacy of existing public facilities for future uses will be evaluated by the City Engineer.

The applicant stated they would like to rezone the property from R-1B to C-1 and construct a masonry building with a drive thru.

A resident living on Flanders was present and opposed to this request with concerns that this development will cause more congestion and noise concerns. There are several vacant spaces in the city where this project could be located.

**Moved by Anderson, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Renaud, supported by Cashmer, to recommend City Council approve a Rezoning of property at 14005 Allen Rd. by Superior Allen, LLC, from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018) MOTION APPROVED UNANIMOUSLY.**

3. Dealpoint Merrill, LLC request for Conditional rezoning request of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018)

**Moved by Cashmer, supported by Anderson, to open the Public Hearing for Rezoning of property at 13333 Eureka from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. MOTION APPROVED UNANIMOUSLY.**

The applicant is requesting a conditional rezoning of the property located at 13333 Eureka Road to M-1, Light Industrial Research in order to convert the existing facility (previously a Kroger) into a climate controlled self-storage facility within the existing building. Additionally, the vacant parcel to the west of the existing facility will be used for the construction of mini-storage units as well as additional parking. The Dunham's Sporting Goods at the east end of the subject site will remain attached.

The applicant stated CubeSmart (NYSE: CUBE) is a self-administered and self-managed real estate company focused on the ownership, operation, acquisition and development of self-storage facilities in the United States. Their self-storage facilities are designed to offer affordable, easily accessible storage space for residential and commercial customers. The use proposed will be inside climate

controlled units within the former Kroger store and outside storage units surrounded by a decorative masonry wall. In addition, office and mailing services will be offered within the building.

They have been working on this project for a year with City Officials and are very excited to bring this to the City.

A resident was present with concerns regarding additional traffic and too close to residential.

**Moved by Anderson, supported by Gawlik, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.**

**Moved by Anderson, supported by Cashmer, to recommend City Council approve a Rezoning of property at 13333 Eureka by Dealpoint Merrill, LLC, from C-2 (General Business) to M-1 (Light Industrial). Site Plan approval for establishing a storage facility. (PC009-2018) MOTION APPROVED UNANIMOUSLY.**

Officials' Reports: None

Correspondence: None

Old Business: None

New Business:

Carlisle Wortman Associates, Inc. Revised Contract.

**Moved by Anderson, supported by Cashmer, that the Planning Commission recommends to City Council to amend Carlisle Wortman Associates yearly contract to increase the monthly retainer to \$1,200, inclusive of all additional hours. MOTION APPROVED UNANIMOUSLY.**

Adjournment:

**Moved by Cashmer, supported by Gawlik, that this meeting of the Planning Commission be adjourned at 8:27 p.m. MOTION APPROVED UNANIMOUSLY.**

---

Joseph Charney  
Chairman, Planning Commission  
as



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

**REZONING ANALYSIS**  
**City of Southgate**

**Applicant/Owner:** Joe Disanto/Joe Pizzo

**Property Address:** Vacant  
PID #: 53015020043000, 53015020042000, 53015020041000

**Current Zoning:** R-1B One Family Residential

**Action Requested:** Rezoning of the subject property to C-1 Community Business District

**Required Information:** The required information for a rezoning request has been provided.

**DESCRIPTION**

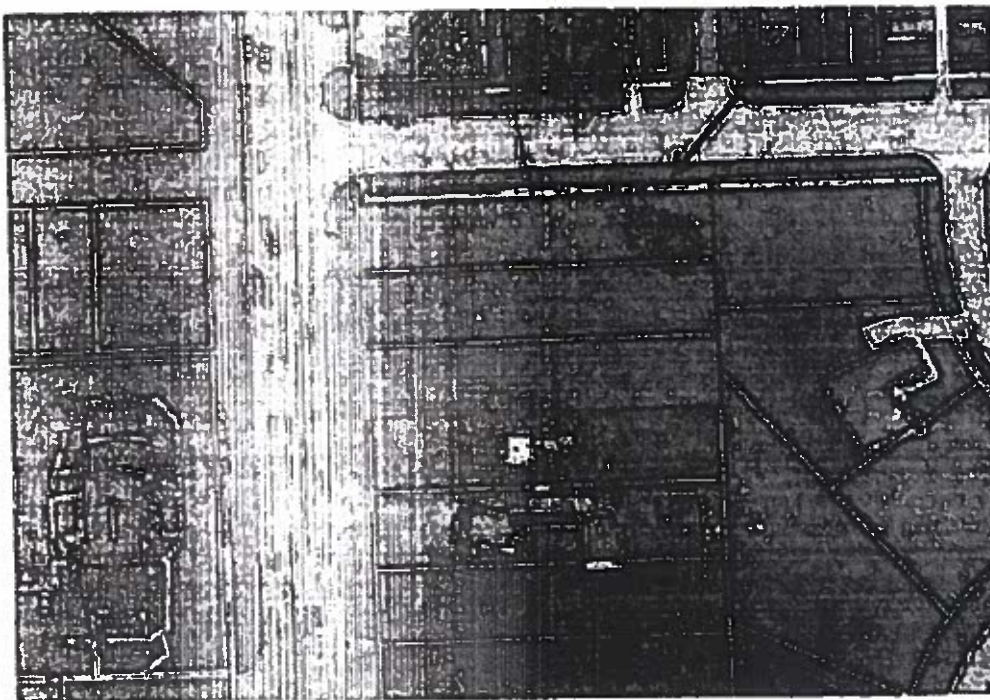
The applicant is requesting a rezoning of the property from R-1B: One Family Residential to C-1: Community Business. The subject site consists of three vacant parcels, totaling 1 acre, at the southeast corner of Allen Road and Superior Street. The subject site is located 1/8 mile south of I-75 and 1/2 mile north of Eureka Road. The applicant proposes to construct a 3,000 sq. ft. building for retail on the subject property. A site plan has been included with rezoning application but will require a formal submittal to the planning commission for review.

**Figure 1. Photograph of Subject Site as of 2018**





Figure 2. Aerial Photograph of Subject Site



#### NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Adjacent zoning, land uses and master plan designations are summarized in the chart on the following page:

| Adjacent Properties |                               |                                                                                |                        |
|---------------------|-------------------------------|--------------------------------------------------------------------------------|------------------------|
|                     | Existing Use                  | Zoning                                                                         | Master Plan            |
| Site                | Vacant                        | R-1B One Family Residential                                                    | Single-Family Detached |
| North               | Superior Street / Gas Station | C-3 Thorofare Service (Allen Rd.) / R-1B One Family Residential (Superior St.) | General Commercial     |
| West                | Allen Rd / Condominiums       | Multi-Family (Taylor)                                                          | Multi-Family (Taylor)  |
| South               | Single Family Detached        | R-1B One Family Residential                                                    | Single Family Detached |
| East                | Single Family Detached        | R-1 One Family Residential                                                     | Single Family Detached |

The Master Plan designates the subject property, as well as bordering properties to the east and south, as single family residential. However, the majority of properties north of Superior Street, and adjacent to Allen Rd. are designated as commercial or mixed use/commercial.

*Summary of Findings: The proposed rezoning from R-1B to C-1 is not in conformance with the City of Southgate Master Plan future land use. However, the rezoning is consistent with the goals and objectives set forth for encouraging commercial development on main road corridors.*

#### ANALYSIS OF EXISTING ZONING

The intent of the C-1, Community business district is to provide a district of land use transition between major thoroughfares or other intense nonresidential uses and single-family residences. The C-1 district serves uses that are compatible with residential neighborhoods. The Planning Commission should consider all potential permitted uses in C-1 districts when considering this request.

*Summary of Findings: C-1 zoning would be compatible with the surrounding residential properties, as it would provide a transition to the C-3 and C-2 properties adjacent to Allen Road, north of the subject property.*

#### NATURAL RESOURCES

The subject parcel has been mostly cleared of any vegetation. Existing trees on the site may be able to be worked into the design of a future site.

*Summary of Findings: None.*

#### TRAFFIC IMPACT AND SITE ACCESS

There are currently no access points to the subject property. The included plans propose access points at both Superior Street and Allen Road. This will be addressed at site plan review, if developed in the future.

*Summary of Findings: None.*

#### ESSENTIAL FACILITIES AND SERVICES

The sufficiency of the existing public services available to the parcel will be evaluated by the City Engineer during site plan review.

*Summary of Findings: The adequacy of existing public facilities for future uses will be evaluated by the City Engineer.*

#### SUMMARY OF FINDINGS

We recommend approval of the rezoning from R-1B to C-1. The findings regarding the proposed rezoning are summarized as follows:

1. The land uses surrounding the subject property are all residential, with the exception of the commercial property at the northeast corner of Allen Rd. and Superior St. Most property adjacent Allen Rd. and north of Superior St. are used for commercial purposes, while the majority of the property south of Superior St. are used for Residential purposes.
2. The proposed rezoning is not in conformance with the Future Land Use Plan. However, the proposed rezoning is a compatible buffer between intense commercial uses and residential dwellings and is consistent with the goals and objectives set forth in the Master Plan.
3. The adequacy of existing public facilities for future uses will be evaluated by the City Engineer.

We look forward to discussing this with you at the next available Planning Commission meeting.



# CITY OF SOUTHGATE

## PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on July 9, 2018 at 7:30 p.m. the following resolution was offered:

**Moved by Renaud, supported by Cashmer, to recommend City Council approve a Rezoning of property at 14005 Allen Rd. by Superior Allen, LLC, from R-1B (Single Family Residence) to C-1 (Community Business). (PC007-2018) MOTION APPROVED UNANIMOUSLY.**

I, Joseph Charney, Chairman of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on July 9, 2018.

  
Chairman

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys