

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday April 15, 2020

WEB MEETING @ <https://zoom.us/join/370284784>

CALL-IN @ +1-877-853-5247 Passcode: 370284784#

6:30pm **Work Study Session**

1. Officials Reports
2. Discussions regarding agenda items

7:00 pm **Regular Meeting**

Pledge of Allegiance

Roll Call: Colovos, Farrah, George, Graziani, Rauch, Rollet, Zamecki.

Minutes:

1. Work Study Session Minutes dated April 1, 2020.
2. Regular City Council Meeting Minutes dated April 1, 2020.

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:

Communications "A" –

1. Memo from Administrator; Re Dumay Ave reconstruction project.

Communications "B" – (Receive and File)

Ordinances:

1. Memo from City Planner; Re: First Reading of Zoning Ordinance Amendment to conditional rezone property located at 16100 Fort St

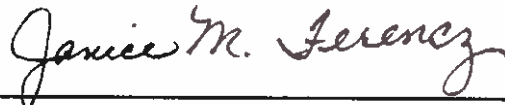
Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant #1399 \$1,077,475.83

Adjournment:



Janice M. Ferencz, City Clerk

City Council

Work Study Session

April 1, 2020

An Informal Meeting of the Council of the City of Southgate was held on April 1, 2020 at 6:30 P.M. *(Due to the Covid-19 virus, this meeting was via Zoom in accordance with Governor Whitmer's executive order).*

Present: Bill Colovos, Karen George, Mark Farrah, John Graziani, Philip Rauch, Chris Rollet, Dale Zamecki]

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Brandon Fournier, Assistant City Administrator/Finance Director David Angileri, Public Safety Director Jeff Smith, Police Chief Joe Marsh, Fire Chief Marc Hatfield, DPS Director Bob Tarabula, Building Inspections Director Bob Casanova and Parks & Recreation Director Julie Goddard.

Discussion took place on the following Agenda Items:

- DPS Salt Storage Building
- Extension of the weed cutting contract

This meeting ended at 6:53 pm.

City of Southgate

Regular City Council Meeting

April 1, 2020

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, April 1, 2020 and was called to order at 7:00 PM by Council President John Graziani. **(DUE TO COVID-19 VIRUS, THIS MEETING WAS HELD VIA ZOOM, IN ACCORDANCE WITH GOVERNOR WHITMER'S EXECUTIVE ORDER)**

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

Present: Bill Colovos, Karen George, Mark Farrah, John Graziani, Philip Rauch, Chris Rollet, Dale Zamecki

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Brandon Fournier, Assistant City Administrator/Finance Director David Angileri, Public Safety Director Jeff Smith, Police Chief Joe Marsh, Fire Chief Marc Hatfield, DPS Director Bob Tarabula, Building Inspections Director Bob Casanova and Parks & Recreation Director Julie Goddard.

Minutes:

Moved by Colovos, supported Rauch, RESOLVED, that the minutes of the City Council Work Study Session dated March 18, 2020 be approved as presented. Carried unanimously.

Moved by Zamecki, supported by Farrah, RESOLVED, that the minutes of the Regular City Council Meeting dated March 18, 2020 be approved as presented. Carried unanimously.

Moved by Rollet, supported by Zamecki, RESOLVED, that the minutes of the Public Hearing dated March 18, 2020 be approved as presented. Carried unanimously.

Bids:

1. Memo from Administrator; Re: DPS Salt Storage Building, moved by Zamecki, supported by Rauch, RESOLVED that the Southgate City Council concurs with the Engineer's recommendation and awards the bid for a salt storage building and installation to C&S Construction Management (17779 Brinson, Wyandotte, MI 48192) in the amount of \$273,111.20, which includes a 15% contingency).

Motion carried unanimously.

Communications "A":

1. Memo from Administrator; Re: Bid extension for weed cutting, grass cutting & rubbish removal, moved by Rollet, supported by Rauch, RESOLVED that the Southgate City Council hereby extends the current contract for two (2) years for Weed Cutting, Grass Cutting & Rubbish Removal with US Lawns (15040 Dumay St, Southgate, MI 48195) at a 5% increase in fees.

Motion carried unanimously.

Regular City Council Meeting

April 1, 2020

Claims and Accounts:

Moved by Farrah, supported by Zamecki, RESOLVED, that Claims and Accounts be paid as outlined on Warrant # 1398 in the amount of \$6,404,775.62.

Motion carried unanimously.

Adjournment:

Moved by Rauch, supported by George, RESOLVED, that this Regular Meeting of the Southgate City Council be adjourned at 7:08 P.M. Carried unanimously.

John Graziani
Council President

Michelle Kessler
Deputy City Clerk



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: City Council of Southgate

FROM: John L. Enos, AICP, City Planner

DATE: April 8, 2020

RE: Safstor Storage Solutions

Attached in your Council packet is a staff review, resolution of Planning Commission approval and Planning Commission minutes for a proposed self-storage facility to be located at the former auto dealership at 16100 Fort Street. The request is for a conditional rezoning to the existing M-1, Light Industrial Research in order to convert the existing facility into a climate controlled self-storage facility. As the Council may recall this site was previously conditionally rezoned to M-1 for a storage facility however because the conditions and design changed and improved for the site it again requires the rezoning process take place to approve the conditions and project. The Planning Commission held a public hearing and approved the rezoning as well as the site plan for the site.

The application materials indicate the applicant proposes to develop a 3-story (103,000 square-foot) climate controlled self-storage facility. The facility consists of climate-controlled storage units with unit size ranging from 25 square feet up to 300 square feet. No outside storage of such things as boats or RV's will be permitted on the property. Regarding screening the use from the adjacent homes on Leroy, a decorative masonry wall has been previously constructed. Landscape screening will also be planted to further screen Leroy and the existing drive will be vacated. In addition, the entire property will be landscaped and fenced. Lastly, the applicant is requesting to rezone the frontage along Fort Street back to C-2 General Commercial from M-1 so that compatible commercial uses can be developed. Again, any future C-2 use on the site will require site plan review and approval.

The Planning Commission and staff respectfully request approval of the conditional rezoning to M-1 and the rezoning of the Fort Street frontage from M-1 back to C-2. Thank you for your time and consideration of this important matter.

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Ed Gawlik on March 9th, 2020 at 7:30 p.m. the following resolution was offered:

Moved by Cashmer, supported by Anderson, to recommend City Council approve the request by Storage Solutions of Southgate, LLC to amend the conditional rezoning with the voluntary imposed conditions on the subject property, located at 16100 Fort Street to M-1, Light Industrial Research and also reverting portion of parcel back to C-2, General Business.

AYES: Cashmer, Craig, Renaud, Biskner, Charney, Gawlik, Craig, Anderson, Godbout

NAYS: None.

ABSENT: Henegar

MOTION CARRIED.

I, Ed Gawlik, 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 March 9th, 2020.

Chairman

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

City of Southgate
Planning Commission Informal Meeting

March 9, 2020

This meeting of the Planning Commission was held in the Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 9, 2020 and called to order by Chairman Ed Gawlik at 7:00 p.m.

PRESENT: Barbara Biskner, Patricia Anderson, Jay Cashmer, Joseph Charney, Ed Gawlick,
Robin Craig, Chad Godbout, Leticia Crawford, Jay Cashmer

ABSENT: Marie Henegar

ALSO PRESENT: Plan Consultant John Enos, Building Inspections Director, Bob Casanova,
City Administrator Dustin Lent, City Attorney Ed Zelenak,

Information was presented and discussed on amendment of conditions for a previous conditional rezoning of 16100 Fort Street from M-1 Light Industrial Research Conditional rezoning to M-1 Light Industrial Research to allow only a Self-Storage Facility. The rezoning request also includes frontage along Fort Street be rezoned to C-2 General Business.

The meeting ended at 7:24 p.m.

City of Southgate
Planning Commission Meeting
March 9th, 2020

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, March 9th, 2020 and called to order by Chairman Ed Gawlik, at 7:30 p.m.

PRESENT: Patricia Anderson, Joe Charney, Barbara Biskner, Robin Craig, Ed Gawlik, Chad Godbout, Leticia Crawford, Jay Cashmer

ABSENT: Marie Henegar

ALSO, PRESENT: Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Administrator Dustin Lent, City Attorney Edward Zelenak

Minutes:

The first order of business was the approval of the minutes from the January 13, 2020 Planning Commission meeting.

Moved by Anderson, supported by Biskner, that the minutes of the Planning Commission Meeting dated January 13th, 2020 be approved. MOTION APPROVED UNANIMOUSLY.

Persons and/or Petitioners:

1. Amendment of conditions for a previous conditional rezoning of 16100 Fort Street from M-1 Light Industrial Conditional rezoning to M-1 Light Industrial Research to allow only a Self-Storage Facility. The rezoning request also includes frontage along Fort Street be rezoned to C-2 General Business.

The applicant, Storage Solutions of Southgate, LLC, is requesting a conditional rezoning of the former dealership located at 16100 Fort Street to M-1, Light Industrial Research in order to convert the existing facility into a climate controlled self-storage facility. This site was previously conditionally rezoned M-1 for the purpose of renovating the former dealership building into several storage units as well constructing several mini-storage buildings. The applicant was approached by a national storage company "Safstor" who have a different and unique model for a storage facility. They propose to develop a 3 story (103,000 square foot) climate controlled self-storage facility. In addition, the applicant is requesting to rezone the frontage along Fort Street back to C-2 so that compatible commercial uses can be developed. We recommend approval of this rezoning.

Public Hearings:

1. Amendment to conditional rezoning of the subject property to M-1, Light Industrial Research and portion of the parcel fronting Fort Street to C-2, General Business.

Discussion was held by the Commission and City Attorney Zelenak provided direction on public hearing and decision making process.

Moved by Cashmer, supported by Anderson, to recommend City Council approve the request by Storage Solutions of Southgate, LLC with the voluntary imposed conditions to amend the conditional rezoning of the subject property, located at 16100 Fort Street to M-1, Light Industrial Research and a portion of parcel to C-2, General Business..

AYES: Cashmer, Craig, Renaud, Biskner, Charney, Gawlik, Craig, Anderson, Godbout

NAYS: None.

ABSENT: Henegar

MOTION CARRIED.

Officials' Reports: None

Correspondence: None

Old Business: None

New Business:

1. Site Plan Approval for a proposed 3 story (103,000 square foot) climate controlled self-storage facility located at 16100 Fort Street.

The applicant, Storage Solutions of Southgate LLC, is requesting site plan approval for a proposed 3 story (103,000 square foot) climate-controlled self-storage facility. The units will range in size from 25 square feet up to 300 square feet. No outside storage is permitted on the property and significant screening in the form of a masonry wall and landscaping will reduce visibility of the site from Leroy Street. In addition the Leroy Street access will be removed and the entire property will be landscaped and fenced.

Discussion was held by the Commission.

Moved by Cashmer, supported by Biskner, to approve the Site plan for the proposed 3 story (103,000 square foot) climate controlled self-storage facility located at 16100 Fort Street.

AYES: Cashmer, Craig, Renaud, Biskner, Charney, Gawlik, Craig, Anderson, Godbout

NAYS: None.

ABSENT: Henegar

MOTION CARRIED.

Adjournment:

Moved by Anderson, supported by Charney, that this meeting of the Planning Commission be adjourned at 7:50 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairman, Planning Commission
as

City of Southgate
PLANNING COMMISSION AGENDA

Monday, March 9, 2020

7:00 p.m. – Informal Planning Commission/Work Study Meeting – *Caucus Room*

7:30 p.m. – Regular Planning Commission Meeting – *Council Chambers*

A. Roll Call: Anderson, Biskner, Cashmer, Charney, Craig, Gawlick, Godbout, Henegar, Crawford

B. Minutes: 1) Minutes of Planning Commission Meeting dated January 13, 2020
2) Minutes of Informal Planning Commission Meeting dated January 13, 2020

C. Persons and/or Petitioners:

1. Amendment of conditions for conditional rezoning of 16100 Fort Street from C-2 General Business Conditional rezoning to M-1 Light Industrial to allow only a Self-Storage Facility.

D. Public Hearings:

E. Officials' Reports:

F. Correspondence:

G. Old Business:

H. New Business:

Adjournment:

mg
02/27/2020

Next Meeting: 5/11/2020



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

Applicant:	Storage Solutions of Southgate LLC
Property Address:	16100 Fort Street
Current Zoning:	C-2, General Business District
Action Requested:	Amendment to conditional rezoning of the subject property to M-1, Light Industrial Research and reverting portion of parcel back to C-2, General Business
Required Information:	The required information for a conditional rezoning request has been provided.

DESCRIPTION

The applicant is requesting a conditional rezoning of the former dealership located at 16100 Fort Street to M-1, Light Industrial Research in order to convert the existing facility into a climate controlled self-storage facility. Storage facilities are currently not allowed under the current C-2, General Business zoning designation. As the Planning Commission may recall this site was previously conditionally rezoned to M-1 for the purpose of renovating the former dealership building into several storage units as well constructing several mini-storage buildings on the site.

This request was approved but recently the applicant has been approached by a national storage company "Safstor" who have a different model for a storage facility. As such it requires another conditional rezoning as the layout has changed. The application materials indicate the applicant proposes to develop a 3-story (103,000 square-foot) climate controlled self-storage facility. The facility as indicated is consists of climate-controlled storage units with unit size ranging from 25 square feet up to 300 square feet. No outside storage is proposed in on the property and we do not believe this is a suitable location for any outdoor storage due to the possible heights of RV's and boats. Regarding screening the use from the adjacent homes on Leroy a decorative masonry wall has been constructed. In addition, the entire property will be landscaped and fenced.

In addition, the applicant is requesting to rezone the frontage along Fort Street back to C-2 so that compatible commercial uses can be developed. Again, any use on the site will require site plan review and approval.

If the City approves the rezoning the applicant will be required to submit a detailed site plan for review and approval by the Planning Commission. At that time, we will review specific design requirements such as screening, landscaping, lighting, security, fencing, etc.

Figure 1. Aerial Photograph of Subject Site



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 listing of conditions associated with the proposed rezoning to the M-1, Light Industrial and Research zoning classification. These are the terms to which the City and the developer would agree to rezone the subject property:

1. Property will be divided into two (2) zoning parcels, Parcel A (2.2 acres) will remain zoned M-1 (Light Industrial Research) subject to certain conditions, and Parcel B (1.47 acres) will revert back to C-2 (General Business) zoning with no conditions.
2. The existing 34,000 square-foot building on the Property will be demolished.
3. The existing decorative masonry wall along the Leroy Street frontage will remain and be maintained. Trees will also be provided along the wall within the right-of-way at a spacing determined by the City.
4. No access will be granted from Leroy Street.
5. All elements of the exterior walls of the building will meet the standards of the Southgate Zoning Ordinance with relation to "earth tone" colors.
6. Parking will be limited to 15 spaces.
7. No outdoor storage is permitted.
8. The concrete sidewalk will be extended along Leroy Avenue frontage.
9. A minimum of 10% of the total property acreage will be maintained as greenspace-landscaped area.
10. The building setback line on Leroy Avenue frontage shall be established at 120 feet from the right-of-way on the north side of Leroy Avenue.
11. Removal of the ingress/egress drive off Leroy Drive to the site's North.
12. All other City of Southgate Ordinances shall apply.

If the Planning Commission should recommend approval of this project, the conditions listed herein should be referenced in any motion by the Planning Commission.

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
Subject Site	Vacant	C-2, General Business	General Commercial
North	Residential / Commercial along frontage of Fort Street	R-1B, One Family Residential / P-1, Vehicular Parking / C-1, Community Business	Single Family Detached / Mixed Office + Commercial
East	City of Wyandotte across Fort Street		
West	Meijer	C-2, General Business	General Commercial
South	Commercial	C-3, Thoroughfare Service	General Commercial

The Master Plan designates this area and the surrounding area south of Leroy along both sides of Fort Street as General Commercial. The General Commercial land use category includes land area occupied by retail users offering commodities which are normally purchased at infrequent intervals, and for which the consumer may "shop around". Such uses include but are not limited to: gas stations, large single-use retailers, restaurants, and larger retail strip developments that contain two (2) or more retail/commercial anchors including department stores and large-scale supermarkets.

While the proposed storage facility use is not consistent with the future land use classification, the voluntary conditions provided by the applicant will help to mitigate on-site impacts, and limits the use on the site which will not allow other M-1 uses such as assembly, light manufacturing, research and product testing, etc. Therefore, while the M-1 zoning district is not specifically compatible with the Master Plan, we believe the voluntarily imposed restrictions will allow special consideration and will provide for a greater degree of compatibility with the City's Master Plan. The improvement of the vacant site should spur additional commercial development along Fort Street which is clearly a positive impact for the surrounding properties.

In addition, one of the goals (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 auto dealership 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 proposed rezoning from C-2 to M-1 is not in technical conformance with the City of Southgate Master Plan specifically the future land use plan. However, the imposed conditional restrictions offered by the applicant will help mitigate impacts to the residential area to the north. The proposed conditions are also consistent with the Goal 4 outlined in the City of Southgate Master Plan.*

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. The applicant will revert a portion of the parcel closest to Fort Street to C-2, General Business that complies with the zoning ordinance and Master Plan.

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 applicant has offered a condition stating the only use of the property allowed under the M-1 zoning classification would be the storage facility use as provided. The other portion of the property will be used for development under the C-2, General Business District. Respectively, the two parcels to the south of the storage facility will be a Panda Express and a Smoothie King, which comply with the zoning ordinance. The parcel directly to the east will be used in a capacity that complies with the C-2, General Business District.

In addition, the site will be accessed from Fort Street. The entire perimeter of the property will be fenced or screened with brick walls, wrought iron-type fencing, and landscaping to buffer the proposed storage facility used from the residences across Leroy Road, and to enhance the aesthetics of Fort Street.

Average daily traffic counts along this portion of Fort Street (2012 MDOT) are between 33,000 and 42,600 vehicle trips per day. In addition, this portion of Fort Street is zoned to accommodate both General Business (C-2) and Thoroughfare Service (C-3) uses.

Summary of Findings: *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. Property alongside Fort Street will be reverted to C-2, General Business District for Panda Express, Smoothie King, and uses that comply with zoning ordinance.*

Further, the conditions voluntarily imposed will restrict the use of the property to the storage facility use.

NATURAL RESOURCES

The subject parcel has been previously developed as an auto dealership. No natural resources exist on site.

Summary of Findings: None.

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 an auto dealership use. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 6th Edition, an auto dealership could generate up to 48 vehicle trips per day per 1,000 square feet. By comparison, a warehouse facility would generate approximately 5 trips per 1,000 square feet per day.

The Planning Commission will need to determine whether the proposed zoning would severely impact or create an unreasonable burden on traffic conditions. We are of the opinion that traffic will be limited even with the development of the C-2 area.

Fort Street (M-85) is a high traffic volume thoroughfare, and the site will be accessed from the existing curb cut and subject to MDOT jurisdiction.

Summary of Findings: The proposed storage facility will likely 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.

Summary of Findings: The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.

SUMMARY OF FINDINGS

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

- 1) *The proposed rezoning from C-2 to M-1 is not in technical conformance with the City of Southgate Master Plan.*
- 2) *The imposed conditional restrictions offered by the applicant will help mitigate impacts to the residential area to the north.*
- 3) *The proposed conditions are consistent with the Goal 4 outlined in the City of Southgate Master Plan.*
- 4) *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.*

- 5) *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.*
- 6) *Property alongside Fort Street will be reverted to C-2, General Business District for Panda Express, Smoothie King, and uses that comply with zoning ordinance.*
- 7) *The proposed storage facility will likely not increase traffic volume compared to the present retail uses allowed under the C-2 zoning category.*
- 8) *The proposed fast-food restaurants with drive-through windows will likely increase traffic volume under the C-2 zoning category.*
- 9) *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*

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

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

Form No. 01

Case No. PC 2020-01

Date Received 2-19-2020

**CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW**

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

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant			Agent		
Name <u>Storage Solutions of Southgate, LLC</u>			Name <u>PEA, Inc. - John B. Thompson, PE</u>		
Address <u>16600 Fort Street</u>			Address <u>2430 Rochester Ct., Suite 100</u>		
<u>Southgate</u> (City)	<u>mi</u> (State)	<u>48195</u> (Zip)	<u>Troy</u> (City)	<u>MI</u> (State)	<u>48083</u> (Zip)
Telephone <u>(313) 618-1450</u>			Telephone <u>(248) 689-9090</u>		

Information regarding the site:

Street Address: 16100 Fort Street, Southgate, MI 48195

Major Cross Streets: Fort and LeRoy

Parcel / Lot No.: See legal description attached

Acreage: 3.67 Dimensions of Parcel / Lot: See attached Frontage: See attached

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

Current Use: Vacant

Requested action:

☒ Rezoning

Requested District: M-1 (Conditional Rezoning)

☐ Conditional Use Approval

Requested Use: Self-Storage

☐ Site Plan Review

☐ Plat Review

☐ Other

Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:


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

See attached

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

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

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

Signature – Owner / Agent:  Date: February 14, 2020

Richard Oliver, Managing Member of Storage Solutions of Southgate, LLC

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

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

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____

CONDITIONAL REZONING REQUEST
16100 FORT STREET, SOUTHGATE, MICHIGAN 48195

INTRODUCTION:

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Southgate be amended to conditionally rezone #16100 Fort Street, being Parcel No. 53-020-01-0307-000 and Part of Parcel No. 53-020-01-0307-301, from M1 (Light Industrial) to M1 (Light Industrial) and C-2 (General Business).

Storage Solutions of Southgate, LLC ("Applicant"), currently of 16600 Fort Street, Southgate, Michigan is requesting approval by the Southgate Planning Commission and Southgate City Council, to AMEND the CONDITIONAL REZONE on the property located at **16100 Fort Street, Southgate, Michigan 48195 ("Property")**. The Applicant specifically requests that the Property be divided into two zoning parcels, with **Parcel A (2.2-ac)** remains zoned M-1 (Light Industrial Research) subject to certain conditions, and **Parcel B (1.47-ac)** reverting back to the underlying C-2 (General Business) zoning.

The Applicant had entered into a purchase agreement with **SAFStor Real Estate Co., LLC ("SAFStor")**, currently of 444 Seabreeze Blvd. Suite 840 Daytona Beach, FL, to sell the westerly 2/3 of the property (Parcel A).

DESCRIPTION:

SAFStor proposes to develop a 3-story (+/- 103,000-sf total) climate control self-storage facility. The facilities are primarily climate-controlled storage units with a mix of units ranging from 25 square feet up to 300 square feet. Institutional-quality construction such as masonry construction (block or tilt-up), higher-quality fascia (e.g., brick, stucco, etc.) ample glazing, decorative awnings, etc. result in a modern and aesthetically pleasing building.

In 2017, the Applicant received approval from Southgate to Conditional Rezone a 5.18-ac parcel for public storage from C-2 (General Business) to M-1 (Light Industrial Research). In 2019, the southerly 1.49-acres of the property was sold for the purposes of developing 2-restaurants. The Applicant is requesting that the remaining 3.67-acre parcel be divided into 2-parcels. Parcel A remaining zoned M-1 with updated conditions while Parcel B reverts back to being zoned C-2.

The Applicant recognizes that the current C-2 zoning classification does not permit the uses described above. Given the desire by the Applicant to proceed, the Applicant proposes conditional rezoning consideration by the Planning Commission and City Council in lieu of a complete rezoning. This proposal will allow the City of Southgate to control the future uses that would be undertaken on the Property.

The future land uses plan of Southgate has designated the subject Property for General Commercial. The classification is based on the character in the area and the surrounding properties. There is a small portion of residential properties near the Property. In this regard, the Applicant is cognizant of the residential interests and the desire to avoid a noisy and robust

business area with extreme traffic levels. The proposed use does not anticipate such a condition. As such, the proposed rezoning would be consistent and non-disruptive to the surrounding land use.

Certain goals and objectives in the Master Plan encourage non-traditional economic development initiatives in order to encourage commercial development that provides a positive contribution to the local tax base. The Property has been deteriorating over the past ten years with little interest by traditional users. SAFStor proposes to turn that around and at a minimum, substantially improve the condition of the Property. As such, this proposal is consistent with the stated objective of developing non-traditional economic development for this area without a major intrusion in the residential area that is near the Property.

The proposed use does coordinate with the General Commercial designation, as well as the general and specific economic development policies of the Master Plan. The improvement of the vacant site should spur additional commercial development along Fort Street which is clearly a positive impact for the surrounding properties.

The Applicant proposes conditional rezoning consideration by the Planning Commission and City Council in lieu of a complete rezoning. This proposal will allow the City of Southgate to control the future uses that would be undertaken on the Property.

VOLUNTARY IMPOSED CONDITIONS:

Conditions proposed for the Conditional Rezoning request:

1. The Property will be subdivided into 2-parcels. Parcel A (2.2-ac) will be developed for a 3-story (103,000-sf plus or minus) climate controlled public storage facility. Parcel B (1.47-ac) will revert back to the underlying C-2 zoning with no conditions.
2. The existing 34,000-square foot building on the Property will be demolished.
3. The existing decorative masonry wall along the Leroy Street frontage will remain and be maintained. Trees will also be provided along the wall within the right-of-way at a spacing to be determined by the City.
4. No access will be granted from Leroy Street.
5. All elements of the exterior walls of the building will meet the standards of the Southgate Zoning Ordinance with relation to "earth tone" colors.
6. Parking will be limited to 15 spaces
7. No outdoor storage permitted.
8. The concrete sidewalk will be extended along the Leroy Avenue frontage.
9. A minimum of 10% of the total property acreage will be maintained as greenspace-landscaped area.

10. The building setback line on the Leroy Avenue frontage shall be established at 120 feet from the ROW on the north side of Leroy Avenue.
11. All other City of Southgate Ordinance shall apply.

The Applicant contends that the conditions addressed above bear a reasonable and rational relationship to the Property to be conditionally rezoned in that the same is compatible with existing land uses in the vicinity.

LEGAL DESCRIPTIONS:

"PROPERTY"

(Parcel No. 53-020-01-0307-000 and Part of Parcel No. 53-020-01-0307-301)

Lands in the Southwest 1/4 of Section 31, Town 3 South, Range 11 East, City of Southgate, Wayne County, Michigan, described as all of Lots 307 through 344, inclusive, and Lots 353 and 354, and part of Lots 345, 351 and 352, all of vacated Turner Avenue (60 foot wide), also that part of a vacated 20 foot wide alley adjacent to Lots 324 through 337, inclusive, and Lots 353 and 354, and that part of Vacated Barbary Avenue adjacent to Lots 307, 344 and 345, of "FORT PENNSYLVANIA SUBDIVISION NO. 1", as recorded in Liber 63, Page 19 of Plats, Wayne County Records, more particularly described as:

Commencing at the Center of Section of said Section 21; thence along the East-West 1/4 line of said Section 31, N89°05'16"W, 667.70 feet to the Northwest Corner of said "FORT PENNSYLVANIA SUBDIVISION NO. 1"; thence along the west line of said "FORT PENNSYLVANIA SUBDIVISION NO. 1", S00°23'49"E (recorded as S00°23'05"E, platted as S00°10'11"E), 43.00 feet to the POINT OF BEGINNING;

thence along the South line of Leroy Avenue (86 foot wide), S89°06'00"E, 509.06 feet to the Northerly line of Fort Street (204 foot wide); thence along said Northerly line, 389.18 feet along the arc of a non-tangent curve to the right, having a radius of 940.00 feet, a central angle of 23°43'19", and a chord bearing S17°37'53"W, 326.43 feet; thence non-tangent to said curve, N60°30'27"W, 69.26 feet; thence N89°39'10"W, 329.32 feet (recorded as 329.39 feet) to the aforementioned West line of "FORT PENNSYLVANIA SUBDIVISION NO. 1"; thence along said West line N00°23'49"W, 340.17 feet (recorded as N00°23'05"W, 340.16 feet, platted as N00°10'11"W) to the POINT OF BEGINNING.

Containing ±3.674 acres of land.

Subject to easements and restrictions of recorded.

PROPOSED PARCEL A:

Lands in the Southwest 1/4 of Section 31, Town 3 South, Range 11 East, City of Southgate, Wayne County, Michigan, described as all of Lots 307 through 318, inclusive, and Lots 339 through 344, inclusive, and part of Lots 319, 338, 345, 351 and 352, that part of vacated Turner

Avenue (60 foot wide) adjacent to part of Lot 338, and all of Lots 339 through 344, inclusive, and that part of Vacated Barbary Avenue adjacent to Lots 307, 344 and 345, of "FORT PENNSYLVANIA SUBDIVISION NO. 1", as recorded in Liber 63, Page 19 of Plats, Wayne County Records, more particularly described as:

Commencing at the Center of Section of said Section 21; thence along the East-West 1/4 line of said Section 31, N89°05'16"W, 667.70 feet to the Northwest Corner of said "FORT PENNSYLVANIA SUBDIVISION NO. 1"; thence along the west line of said "FORT PENNSYLVANIA SUBDIVISION NO. 1", S00°23'49"E (recorded as S00°23'05"E, platted as S00°10'11"E), 43.00 feet to the POINT OF BEGINNING;

thence along the South line of Leroy Avenue (86 foot wide), S89°06'00"E, 283.00 feet; thence S00°23'49"E, 337.44 feet; thence N89°39'10"W, 282.95 feet to the aforementioned West line of "FORT PENNSYLVANIA SUBDIVISION NO. 1"; thence along said West line N00°23'49"W, 340.17 feet (recorded as N00°23'05"W, 340.16 feet, platted as N00°10'11"W) to the POINT OF BEGINNING.

Containing ±2.20 acres of land.

Subject to easements and restrictions of recorded.

PROPOSED PARCEL B:

Lands in the Southwest 1/4 of Section 31, Town 3 South, Range 11 East, City of Southgate, Wayne County, Michigan, described as all of Lots 320 through 337, inclusive, and Lots 353 and 354, and part of Lots 319, 338, 352 and 355, and that part of vacated Turner Avenue (60 foot wide) adjacent to Lot 337 and part of Lot 338, also that part of a vacated 20 foot wide east-west alley adjacent to part of Lot 319 and Lots 320 through 323, inclusive, and that part of a vacated 20 foot wide north-south alley adjacent to Lots 324 to 337, inclusive, and Lots 353 through 355, inclusive, of "FORT PENNSYLVANIA SUBDIVISION NO. 1", as recorded in Liber 63, Page 19 of Plats, Wayne County Records, more particularly described as:

Commencing at the Center of Section of said Section 21; thence along the East-West 1/4 line of said Section 31, N89°05'16"W, 667.70 feet to the Northwest Corner of said "FORT PENNSYLVANIA SUBDIVISION NO. 1"; thence along the west line of said "FORT PENNSYLVANIA SUBDIVISION NO. 1", S00°23'49"E (recorded as S00°23'05"E, platted as S00°10'11"E), 43.00 feet; thence along the South line of Leroy Avenue (86 foot wide), S89°06'00"E, 283.00 feet to the POINT OF BEGINNING;

thence continuing along said South line, S89°06'00"E, 226.06 feet to the Northerly line of Fort Street (204 foot wide); thence along said Northerly line, 389.18 feet along the arc of a non-tangent curve to the right, having a radius of 940.00 feet, a central angle of 23°43'19", and a chord bearing S17°37'53"W, 326.43 feet; thence non-tangent to said curve, N60°30'27"W, 69.26 feet; thence N89°39'10"W, 46.36 feet; thence N00°23'49"W, 337.44 feet to the aforementioned South line of Leroy Avenue and the POINT OF BEGINNING.

Containing ±1.47 acres of land.

Subject to easements and restrictions of recorded.

About the Developer - SAFSTOR

Based in Daytona Beach, Florida, SAFStor, Inc. is a self-administered and self-managed Real Estate Investment Trust (REIT). The company operates through three vertically-integrated segments: SAFStor Development, SAFStor Construction Management, and SAFStor Property Management. The company owns, asset-manages, develops, and redevelops single and multi-story self-storage properties located in proximity to retail destinations or along major arteries across the country.

Operational Facilities:

Nashville, TN – 14975 Old Hickory Boulevard
Kennesaw, GA – 3099 Loring Road.
Houston, TX – 4001 Old Spanish Trail
Orlando, FL – 10959 Lake Underhill Road
St. Petersburg, FL – 1650 7th Avenue N
Stafford, VA – 2795 Jefferson Davis Highway

Projects Under Construction:

Atlanta, GA – Alexandria, VA – Dundalk, MD – Pembroke Pines, FL – Cape Coral, FL
Pittsburgh, PA – New Orleans, LA – Kenner, LA – Baltimore, MD

Projects Under Development Permitting:

Philadelphia, PA – Jackson, NJ – Johnston, RI – Pawtucket, RI – Orlando, FL – Baltimore, MD
– Southgate, MI – Painesville Township, OH and others.

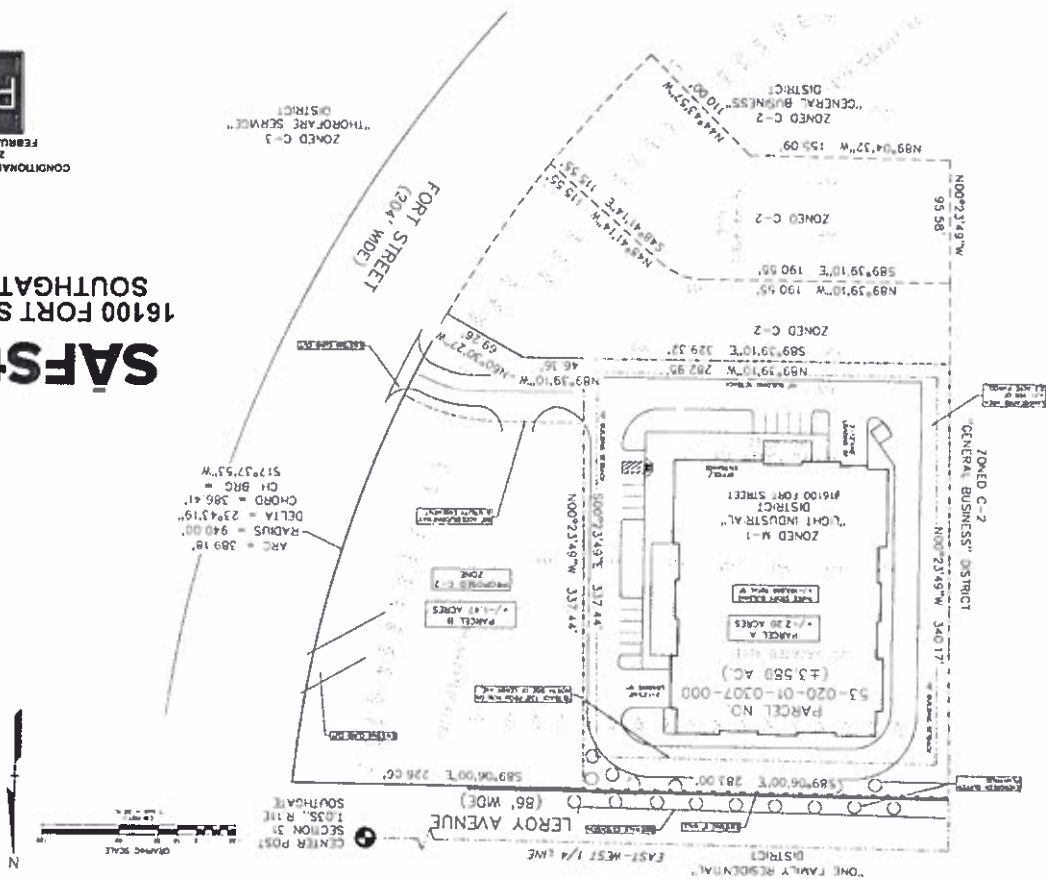
SAFStor develops and owns the properties, then partners with national entities including Extra Space Storage, Life Storage, and Cube Smart to operate them.

At SAFStor, Inc., our dedication to improving the world around us starts with high-quality storage facilities, but it doesn't end there. Through our Corporate Citizenship Strategy, we form community partnerships to support public safety and environmental sustainability, as well as lend helping hands to folks in need. These initiatives lay the foundation of our corporate stewardship.

ARCHITECTURE

Interplan, LLC is SAFStor's Architect. With offices in Orlando, FL, Dallas, TX, Chicago, IL, and Philadelphia, PA, Interplan employs professionals licensed in all 50 states with 48 years of experience and over 45,000 projects completed. - interplanllc.com

SAFStor
16100 FORT STREET
SOUTHGATE, MI



1. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7016 MINDFUL GRAY
2. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7018 DOVETAIL
3. EIFS TO MATCH SW 1542 NATUREL
4. EIFS TO MATCH SW 6922 HARDWARE
5. STACKED STONE (COLOR: TAUPE)
6. FAUX WINDOWS



1. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7016 MINDFUL GRAY
2. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7018 DOVE LAR
3. EIFS TO MATCH SW 7542 NATUREL
4. EIFS TO MATCH SW 6122 HARDWARE
5. STACKED STONE COLOR: TAMPE
6. FAUX WINDOWS



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- 1. EPS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 1016 MINDFUL GRAY
- 2. EPS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 1018 DOVE TAIL
- 3. EPS TO MATCH SW 7542 NATUREL
- 4. EPS TO MATCH SW 6172 HARDWARE
- 5. STACKED STONE COLOR: TAUPE
- 6. FAUX WINDOWS



1. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7016 MINDFUL GRAY
2. EIFS (WITH JOINTS AT ENTRY TOWER) TO MATCH SW 7018 DOVETAIL
3. EIFS TO MATCH SW 1542 NATUREL
4. EIFS TO MATCH SW 6172 HARDWARE
5. STACKED STONE COLORE TAUPE
6. FAUX WINDOWS

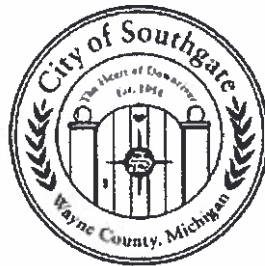


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JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate

- 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: March, 27 2020

Re: Road Reconstruction Project: Dumay Avenue (Dix-Toledo to Eureka Rd) including Orchard (Reeck to Dumay) and Cherry (Reeck to dead-end)

Administration has reviewed the letter from John Miller from Hennessey Engineering and we are recommending to award the project to Great Lakes Contracting Solutions, LLC in the amount of \$995,029.25. This price does include a 10% contingency. Great Lakes Contracting is offering to hold their unit prices from last year's bid amount. Great Lakes was the contractor that has won the last two bids for McCann Road and also Fordline Rd. They have been easy to work with and have done a great job on their last two road projects inside the city.

Your favorable consideration of this matter is requested.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



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CHRISTOPHER P. ROLLET

MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: David Angileri, Assistant City Administrator/Finance Director 

DATE: April 9, 2020

RE: Recommendation Dumay Avenue Dix-Toledo to Eureka, to include Orchard Reeck to Dumay and Cherry Reeck to dead-end.

I have reviewed the above and concur with the City Engineers to award this bid Extension to, Great Lakes Contracting Solutions, LLC, Waterford, Michigan in the amount of \$904,572.05 plus 10% contingency and Engineering for a total cost of \$995,029.25.

Adequate funds are budgeted in the Municipal Street Fund to cover this contract.



April 9, 2020

Mr. Dustin Lent, City Administrator
City of Southgate
14400 Dix-Toledo Highway
Southgate, Michigan 48195

**Re: Dumay Avenue Reconstruction Project
Request for Contract Extension to Great Lakes Contracting Solutions, LLC
City of Southgate
Hennessey Project No. 13117**

Dear Mr. Lent:

Enclosed is a copy of the April 7, 2020 letter our office received from Great Lakes Contracting Solutions, LLC (GLCS) regarding an extension of their current 2018-2019 McCann Avenue Reconstruction contract for the 2020 construction of the Dumay Avenue Reconstruction Project. GLCS is not requesting an increase in any of their unit prices.

GLCS has been awarded several road reconstruction projects over the years and has always performed well for the City and we have no reason not to recommend them for this work. In addition, based upon discussions with those involved in the local concrete industry, it is expected that concrete prices will again increase, possibly as much as 10 percent. The bid received by GLCS in 2018 for the 2018-2019 McCann Avenue Reconstruction Project was **\$1,409,885.00** which included a 10% contingency. GLCS's quote for the Dumay Avenue Reconstruction Project, including a 10% contingency, is **\$995,029.25**. We would expect to see higher bid prices if this project were to be formally bid out for the upcoming construction season.

Therefore, we recommend that City Council grant the extension for the 2020 Dumay Avenue Reconstruction Project to Great Lakes Contracting Solutions, LLC. The amount of work to be performed for the Dumay Avenue Reconstruction Project will be determined from the approved budget. If the City Council grants the extension, an appropriate change order will be prepared after completion of the work.

If you have any questions or need additional information, please do not hesitate to contact me.

Very Truly Yours,

HENNESSEY ENGINEERS, INC


John M. Miller
Construction Manager

cc: Dave Angileri, Finance Director, City of Southgate
Bob Tarabula, DPS Director, City of Southgate
John J. Hennessey, P.E., Vice-President, Hennessey Engineers, Inc.
Philip A. Sakalian, Great Lakes Contracting Solutions, LLC
Tom Wall, Great Lakes Contracting Solutions, LLC
Leo Sakalian, Great Lakes Contracting Solutions, LLC



2300 Edinburgh, Waterford, MI 48328
Phone: (313) 962-0400/Fax: (313) 962-0404

April 7, 2020

VIA EMAIL ONLY: jmmiller@hengineers.com

Mr. John M. Miller
Construction Manager
Hennessey Engineers, Inc.
13500 Reeck Road
Southgate, MI 48195

RE: City of Southgate - Dumay Avenue Reconstruction
Contract Extension - 2019 McCann Avenue Reconstruction

Dear Mr. Miller,

Great Lakes Contracting Solutions, LLC ("GLCS") is requesting that the City of Southgate extend the 2019 McCann Avenue Contract #13097 into 2020 in order to add the Dumay Avenue Reconstruction project to the existing contract.

If the City agrees to extend the contract, GLCS will hold the current unit prices for the 2020 construction season.

We appreciate the opportunity to continue road work for the City and look forward to hearing back from you to confirm the foregoing. If you have any questions, please do not hesitate to contact us.

Sincerely,
GREAT LAKES CONTRACTING SOLUTIONS, LLC

Philip A.
Sakalian

Digitally signed by
Philip A. Sakalian
Date: 2020.04.07
16:12:08 -0400

PHILIP A. SAKALIAN
Member