

Southgate City Council Agenda

Council Chambers

Wednesday February 3, 2016

6:30pm

Work Study Session

1. Officials Reports
2. Discussions regarding agenda items.
3. Discussions regarding Charter Amendment per City Council Request

7:00 pm

Regular Meeting

Pledge of Allegiance

Roll Call:

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

Minutes:

1. Work Study Session Minutes dated January 20, 2016.
2. Regular City Council Meeting Minutes dated January 20, 2016.

Scheduled Persons in the Audience:**Consideration of Bids:**

1. Letter from Mayor; Re: Purchase of Hand Held Reader

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Scheduled Hearings:**Communications "A" –**

1. Letter from Mayor; Re: Appointment to Compensation Commission
2. Memo from ACA/Finance Director; Re: Proposed Schedule – FY16/17 Budget Process

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Communications "B" – (Receive and File)**Ordinances:**

1. First Reading – Adult Day Care Facilities
2. First Reading – Section 1298.17 Exterior Wall Materials (d) (1)
3. First Reading- To Rezone 6.86 acre property, 1 Heritage Place

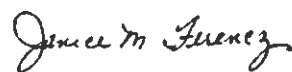
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Old Business:**New Business:****Unscheduled Persons in the Audience:**

Claims & Accounts: Warrant # 1298 – \$4,306,076.12

Adjournment:

Janice M. Ferencz, City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WIRMLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

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Council President

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DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

January 26, 2016

To the Honorable
City Council
Southgate, Michigan 48195

Re: Bid for the Purchase of Hand Held Reader

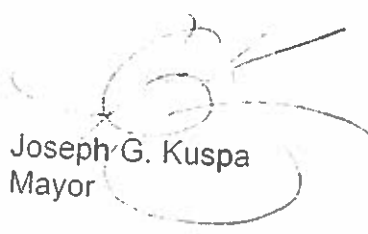
Ladies and Gentlemen:

Bids for the Purchase of a Hand Held Reader were received and reviewed by the administration. It is recommended by the DPS Director and I concur, that the bid be awarded to Michigan Meter Technology, in the amount of \$7,341.00.

Sufficient funds are available and reserved in the Water Department Account to cover the costs associated with this purchase.

Your favorable consideration of this matter is requested.

Sincerely,


Joseph G. Kuspa
Mayor

IGK/law

page 2

JOSEPH G. KUSPA
Mayor

JANICE M. TERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
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CHRISTOPHER P. ROLLET

Memorandum

TO: The Honorable Mayor and City Council

FROM: David Angileri, Assistant City Administrator/Finance Director *DA*

DATE: January 25, 2016

RE: Recommendation for Hand Held Reader

I have reviewed the above with the DPS Director and concur with his recommendation to award this purchase to Michigan Meter Technology, Madison Heights, Michigan in the amount of \$7,341.00. The current Hand Held is over 15 years old and is beyond its useful life.

Adequate funds are reserved and available in the Water Department for this purchase.


Acct: 591-000-142-0000: Water & Sewer/Equipment



DEPARTMENT OF PUBLIC SERVICES

14719 Schafer Court· Southgate, Michigan 48195
Ph: (734) 258-3079· Fax: (734) 246-1333

Memorandum

To: The Honorable Mayor and Members of City Council
From: Robert Tarabula, DPS Director 
Date: January 19, 2016
Re: Request for Waiver of Bid

The Water Department is requesting a bid waiver in the amount of \$7,341.00, to purchase a water meter reading gun and the required accessories from Michigan Meter Technology Inc. Michigan Meter is our current supplier of water meters and the only supplier of the compatible water meter reading guns and required accessories.

I recommend the City waive the bid process and purchase a water meter reading gun and the required accessories from Michigan Meter Technology Inc., 799 E. Whitcomb Ave., Madison Heights, MI 48071. I respectfully request this item be placed on the City Council agenda for the meeting scheduled for February 3, 2016, for purposes of bid waiver and purchase approval.

If you have any questions, please contact me. I would appreciate your favorable consideration of this request.

Enclosure

MICHIGAN METER TECHNOLOGY GRP.,
INC
799 E WHITCOMB AVE
Madison Heights, MI 48071

248-585-3700
Fax: 248-585-3730

Quote 6871

Order Date: 01/13/2016
Printed Date: 01/13/2016

Page: 1

Bill To:

SOUTH GATE
14400 DIX TOLEDO
SOUTHGATE, MI 48195
U.S.A.

Ship To:

SOUTH GATE
14719 SCHAFER CT
SOUTHGATE, MI 48195
U.S.A.

Customer ID	Purchase Order	Terms	Ship Via	F.O.B.	Client Rep	Ship From	
SGATE		NET 30 DAYS	BEST WAY		DESK	MM	
Order Qty	Shipped Qty	U.O.M.	Item Number	Item Status	Unit Price	Tax	Extended Price
	Back Order Qty	Description					
1	0	EA 12661-100		Sale	2,340.00000	N	2,340.00
	1	HOST SOFTWARE <50,000 SERVICES					
		3 Years Software Maintenance					
1	0	EA 13193-001		Sale	2,303.00000	N	2,303.00
	1	Trimble Nomad 900B [Bluetooth only]					
1	0	EA 13245-001		Sale	395.00000	N	395.00
	1	Trimble Nomad Charging & Communications Cradle					
1	0	EA 13302-000		Sale	2,303.00000	N	2,303.00
	1	R900 BLUETOOTH BELTCLIP RECEIVER					
						Non Taxable Subtotal	7,341.00
						Taxable Subtotal	0.00
						Order Discount	0.00
						Shipping/Handling	0.00
						Tax	0.00
						Order Total	7,341.00

REMIT TO:
799 E WHITCOMB AVE
MADISON HEIGHTS MI 48071

Effective Immediately... ALL credit card sales will be charged a 3.5% processing fee

page 5

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JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
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CHRISTOPHER P. ROLLET

January 26, 2016

To The Honorable
Southgate City Council
Southgate, Michigan 48195

Re: Appointments to Boards/Commissions

Ladies and Gentlemen:

Please be advised I have made the following appointment:

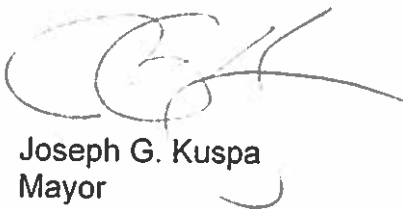
Compensation Commission – for a term expiring December 2017:

Jerome Daley 12630 Helen

To replace Don Carson who moved out of the City.

Your concurrence on these appointments is greatly appreciated.

Sincerely,



Joseph G. Kuspa
Mayor

Cc: City Clerk

JGK/law

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JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



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MEMORANDUM

TO: Honorable Mayor and City Council

FROM: David Angileri, Assistant City Administrator/Finance Director 

DATE: January 25, 2016

RE: Proposed Schedule – FY 16/17 Budget Process:

The following schedule is proposed regarding the process for review and approval of the budget for fiscal year commencing July 1, 2016.

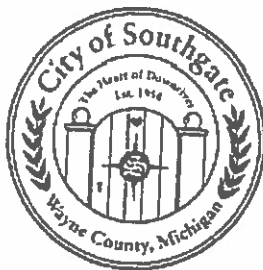
Budget Workshop:	April 09, 2016	9:00 A.M.
Public Hearing on Budget:	May 04, 2016	7:00 P.M.
Adoption of Budget by City Council:	May 18, 2016	7:00 P.M.

A resolution authorizing the establishing of such dates is requested.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



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Memorandum

To: Mayor and City Council
From: Bryce Kelley, City Administrator *BK*
Date: 22 January 2016
Re: First Reading of Zoning Ordinance Amendment -
Adult Day-Care Facilities or Adult Foster Care Family Home Facilities.

The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Ordinance.

This amendment proposes adding brand new language to the City of Southgate Planning and Zoning Code. The new language proposes new regulations pertaining to Adult Day-Care Facilities or Adult Foster Care Family Home Facilities.

As the City's Planner notes, "The Ordinance does not currently regulate these uses, which is unusual, and by law they are required to be permitted in a community within residential districts. If not included in the Ordinance they need only to follow state guidelines."

A copy of the Affidavit of Publication in The News-Herald Newspaper, a copy of the Planning Commission minutes setting the public hearing, a copy of the City Planner's Memo to the Planning Commission, a copy of the Planning Commission minutes, and the subsequent action by the Commission to recommend the amendment to the City Council.

The request is in a form for City Council to consider and your favorable consideration would be greatly appreciated. The Council may choose to hear the First and Second Reading if it wishes.

I look forward to addressing Council's questions and comments.

Sincerely,

Bryce Kelley, City Administrator

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURNLINGER
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CITY OF SOUTHGATE PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on January 11, 2016 at 7:30 p.m. the following resolution was offered:

Moved by Renaud, supported by Anderson, to recommend City Council approve the proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility, with minor changes made by the City Planner. **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 January 11, 2016.

Chairman

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



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: City of Southgate Council

FROM: John Enos, AICP, City Planner

DATE: January 18, 2016

RE: Revised Ordinance Amendments

Over the course of 2015 we have discussed potential amendments to the Zoning Ordinance. The proposed amendments were approved by the Planning Commission at their January 11th meeting. Amendments made at the meeting are underlined.

Adult Day Care Facilities (Various)

All of these amendments have been discussed by the Planning Commission and amended in some form. Please review again so that we can formulate a plan on adoption.

Adult Day Care Facilities (Various)

At your request we have reviewed the Ordinance as it pertains to the regulating of Adult Day-Care Facilities or Adult Foster Care Family Home Facilities. The Ordinance does not currently regulate these uses, which is unusual, and by law they are required to be permitted in a community within residential districts. If not included in the Ordinance they need only to follow state guidelines. This being the case we would recommend that language be inserted to better regulate these uses. Please review the following for discussion at an upcoming Planning Commission meeting.

Definitions:

Adult Day-Care Facility.

- (1) *Adult Family Day-Care Home.* A private home in which six (6) or less adults eighteen (18) years of age or older, receive care for periods of less than twenty-four (24) hours a day. It includes facilities for adults who are aged, mentally ill, developmentally disabled, or physically handicapped that require supervision on

an ongoing basis. An adult day care home does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility, or any other facilities which do not meet the definition of adult day care center.

- (2) *Adult Group Day-Care Home.* A private home in which more than six (6) but not more than twelve (12) adults eighteen (18) years of age or older, receive care for periods of less than twenty-four (24) hours a day. It includes facilities for adults who are aged, mentally ill, developmentally disabled, or physically handicapped that require supervision on an ongoing basis. An adult day care home does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility, or any other facilities which do not meet the definition of adult day care center.

Adult Foster Care Facility.

A state-licensed establishment that provides foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include convalescent or nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, residential centers for persons released from or assigned to a correctional facility, or any other facilities which have been exempted from the definition of adult foster care facility by the Adult Foster Care Facility Licensing Act, MCL 400.701, et. seq.; MSA 16.610 (61), et. seq., as amended. The following additional definitions shall apply in the application of this Ordinance:

- (1) *Adult Foster Care Family Home:* A private residence with the approved capacity to receive six (6) or fewer adults to be provided supervision, personal care, and protection in addition to room and board, twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
- (2) *Adult Foster Care Small Group Home:* An owner-occupied facility with the approved capacity to receive twelve (12) or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week, and for two (2) or more consecutive weeks.

Regulations

Adult Day-Care Facilities.

- (a) Adult family day-care homes serving six (6) or fewer adults shall be considered a residential use of property and a permitted use in all residential districts. The adult day-care home shall receive adults for care and supervision for periods of less than twenty-four (24) hours a day
- (b) Adult group day-care home with greater than six (6) but no more than twelve (12) adults is subject to the following:
 - (1) The proposed use of the residence for group day-care shall not change the essential character of the surrounding residential area, and shall not create a nuisance in fact or law relating to vehicular parking, noise, or additional congestion in excess of residential uses in the district.
 - (2) Where outdoor areas are provided, they shall be enclosed by a fence that is at least four (4) feet in height, but no higher than six (6) feet.
 - (3) The hours of operation do not exceed sixteen (16) hours within a twenty-four (24) hour period with no activity between the hours of 10:00 PM and 6:00 AM.
 - (4) Appropriate license with the State of Michigan shall be maintained.

Adult Foster Care Facilities.

- (a) Intent. It is the intent of this section to establish standards adult foster care facilities that will insure compatibility with adjacent land uses and maintain the character of the neighborhood.
- (b) Adult Foster Care Facilities.
 - (1) Application of Regulations.
 - A. A State licensed adult foster care family home and adult foster care small group home serving six (6) persons or less shall be considered a

residential use of property and a permitted use in all residential districts, provided they conform to all applicable building codes and ordinances.

- B. The City may, by issuance of a special land use permit, authorize the establishment of adult foster care small group homes serving more than six (6) persons.
- (2) Adult foster care small group homes serving between seven (7) and twelve (12) adults, shall be considered as a use subject to special conditions and subject to the requirements and standards of Section # and the following additional standards:
- A. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of one thousand five hundred (1,500) square feet per adult, excluding employees and/or care givers.
 - B. The property is maintained in a manner that is consistent with the character of the neighborhood. Including but not limited to meeting the International Property Maintenance Code and all other applicable codes and ordinances.
 - C. Appropriate licenses with the State of Michigan shall be maintained. Copies shall be provided to the Building Department annually.
- (3) Adult foster care facilities serving more than (12) adults shall not be permitted in any residential district.

City of Southgate
Planning Commission Meeting

November 9, 2015

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 9, 2015 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Patricia Anderson, Ed Gawlick, Anna Renaud, Joseph Charney, Tom Holme, Jason Cashmer, Marie Henegar, Marcy Lemerand

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Attorney Brandon Fournier

Minutes:

The first order of business is approval of the minutes from the July 13, 2015 Planning Commission meeting.

Moved by Anderson, supported by Lemerand, that the minutes of the Planning Commission Meeting dated July 13, 2015 be approved. **MOTION APPROVED UNANIMOUSLY.**

Persons and/or Petitioners: None.

Public Hearings: None.

Officials' Reports:

Holiday Inn Development moving along.

Correspondence: None.

Old Business:

Moved by Lemerand, supported by Gawlick, to revise the Planning Commission Agenda for tonight's meeting as follows: remove item 1. C-3 Thoroughfare Service Districts/Special Purpose Commercial, and add item 2. City Initiated Rezoning Application. **MOTION APPROVED UNANIMOUSLY.**

Moved by Renaud, supported by Gawlick, to schedule a Public Hearing on a proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C), for January 11, 2016. **MOTION APPROVED UNANIMOUSLY.**

Moved by Anderson, supported by Henegar, to schedule a Public Hearing on a proposed ordinance on Adult Day-Care Facility and Adult Foster Care Facility, for January 11, 2016. MOTION APPROVED UNANIMOUSLY.

Moved by Anderson, supported by Henegar, to schedule a Public Hearing for a City Initiated Rezoning Application for certain properties to rezone from M-1 Light Industrial-Research District to R0 Restricted Office District, for January 11, 2016. MOTION APPROVED UNANIMOUSLY.

New Business: None.

Adjournment:

Moved by Gawlik, supported by Lemerand, that this meeting of the Planning Commission be adjourned at 7:49 p.m. MOTION APPROVED UNANIMOUSLY.

Joseph Charney
Chairman, Planning Commission

as

City of Southgate
Planning Commission Meeting

January 11, 2016

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 11, 2016 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Patricia Anderson, Ed Gawlick, Anna Renaud, Joseph Charney, Marcy Lemerand, Tom Holme, Jay Cashmer

ABSENT: Marie Henegar, Sheryl Denman (both excused)

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Administrator Bryce Kelley, City Attorney Ed Zelenak

Agenda:

Moved by Renaud, supported by Gawlick, to accept the Agenda for tonight's meeting as submitted.
MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Anderson, supported by Lemerand, that the minutes of the Planning Commission Meeting dated November 9, 2015 be approved. **MOTION APPROVED UNANIMOUSLY.**

Persons and/or Petitioners: None.

Public Hearings:

1. Request Rezoning of Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office).

Moved by Lemerand, supported by Anderson, to open the Public Hearing for a request to Rezone Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office).
MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained the city initiated the proposal to rezone the property at 1 Heritage Place from M-1, Light Industrial-Research to RO-1, Restricted Office. The rezoning is compatible with the Master Plan.

No public comments were offered.

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

Moved by Lemerand, supported by Gawlik, to recommend City Council approve the request to Rezone Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office). MOTION APPROVED UNANIMOUSLY.

2. A proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C).

Moved by Anderson, supported by Cashmer, to open the Public Hearing for a proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C). MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained this is amending existing language to not allow the painting of face brick, in residential dwellings.

No public comments were offered.

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

Moved by Gawlik, supported by Holme, to recommend City Council approve the proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C). MOTION APPROVED UNANIMOUSLY.

3. A proposed ordinance on Adult Day-Care Facility and Adult Foster Care Facility.

Moved by Anderson, supported by Lemerand, to open the Public Hearing for a proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility. MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained language is being inserted to better regulate these uses as required by State guidelines.

No public comments were offered.

Moved by Renaud, supported by Gawlik, to close the Public Hearing for a proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility. MOTION APPROVED UNANIMOUSLY.

Moved by Renaud, supported by Anderson, to recommend City Council approve the proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility, with minor changes made by the City Planner. MOTION APPROVED UNANIMOUSLY.

MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CITY OF SOUTHGATE
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598
Attention: MICHELLE GENDRON

STATE OF MICHIGAN,
COUNTY OF OAKLAND

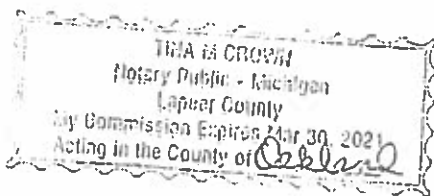
Lynn Dropping
Lynn Dropping

The undersigned _____, 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	12/23/15
thenewsherald.com	12/23/15
thenewsherald.com2	12/23/15



Sworn to the subscribed before me this 24th December 2015

Tina A. Crown

Notary Public, State of Michigan
Acting in County of Oakland

Client Information

Client Id: 640703

Ad Id: 856185

PO:

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, January 11, 2016 7:30 P.M. in the Municipal Council Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearings shall be to consider:

1. Rezoning of property at 1 Heritage Place from M-1 (Light Industrial) to RO-1 (Restricted Office) as requested by Planning Commission.
2. Amending Section 1269.04(a)(3). Requiring that the erection and maintenance of single-family detached dwellings including any additions shall not be grossly dissimilar to the exterior design, appearance and color of existing detached single-family dwellings in the surrounding area. In addition, the painting of face brick will be prohibited on residential structures.
3. Amending various sections of the Ordinance to mirror Michigan State law allowing adult day care facilities in residential zoning districts. An adult day care home does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility, or any other facilities which do not meet the definition of adult day care center.

A copy of the proposed application and amendments are 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) 256-3027.

JANICE M. FERENCZ, City Clerk
Southgate, Michigan

Published December 23, 2015

Sales Person: 200307

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

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DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

Memorandum

To: Mayor and City Council

From: Bryce Kelley, City Administrator *BK*

Date: 25 January 2016

Re: First Reading of Zoning Ordinance Amendment -
Section 1298.17 Exterior Building Wall Materials (d) (1) Residential Buildings.

The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Ordinance.

This amendment proposes adding language to Part Twelve, Planning and Zoning Code, Section 1298.17, Exterior Building Wall Materials (d) (1) Residential Buildings. The amendment adds "Painting of brick or facebrick" to the list of prohibited exterior materials in the City's residential zoning districts.

A copy of the Affidavit of Publication in The News-Herald Newspaper, a copy of the Planning Commission minutes setting the public hearing, a copy of the Planning Commission minutes, and the subsequent action by the Commission to recommend the amendment to the City Council.

The request is in a form for City Council to consider and your favorable consideration would be greatly appreciated. The Council may choose to hear the First and Second Reading if it wishes.

I look forward to addressing Council's questions and comments.

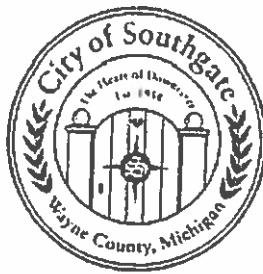
Sincerely,

Bryce Kelley, City Administrator

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI
Council President

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on January 11, 2016 at 7:30 p.m. the following resolution was offered:

Moved by Gawlik, supported by Holme, to recommend City Council approve the proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C).
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 January 11, 2016.

Chairman

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



CARLISLE

WORTMAN

associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: City of Southgate Council

FROM: John Enos, AICP, City Planner

DATE: January 18, 2016

RE: Revised Ordinance Amendments

Over the course of 2015 we have discussed potential amendments to the Zoning Ordinance. The proposed amendment was approved by the Planning Commission at their January 11th meeting. Amendments made at the meeting are underlined.

Section 1298.17 Exterior Building Wall Materials (d) (1) Residential Buildings.

Adult Day Care Facilities (Various)

All of these amendments have been discussed by the Planning Commission and amended in some form. Please review again so that we can formulate a plan on adoption.

Exterior Building Wall Materials (d) (1) Residential Buildings.

This amendment was drafted to prevent the painting or coloring of a home that is very dissimilar to their neighboring homes. It was discussed that if grossly dissimilar the property values of adjacent homes may be reduced. The following underlined and strikethroughs would be added to amend existing language. If you recall, Planning Commissioners expressed some concern with not allowing the painting of face brick.

(d) The following exterior building wall material standards shall apply to:

(1) Residential Dwellings.

A. The erection and maintenance of single-family detached dwellings including any additions shall not be grossly dissimilar to the exterior design, appearance and color of existing detached single-family dwellings in the surrounding area.

B. Second-story additions to existing one-story buildings shall consist of the same exterior building wall materials as the first floor, except that other materials may be used, provided that the materials are horizontal in appearance with no more than thirty percent vertical trim accent and are consistent with the majority of the surrounding homes in the area.

C. Residential buildings shall have exterior walls consisting of face brick (Painting of face brick is prohibited) or a similar type of acceptable material consistent with the majority of the surrounding homes in the area. The second story of a new residential building may consist of the same exterior building wall materials as the first floor, or may consist of the same range of materials outlined in paragraph (d)(1)B. hereof for a second story.

D. Residential chimneys on exterior walls shall be brick or constructed of the same material as the first floor. Interior metal chimneys shall exit the roof in the rear unless approved in advance by the Building Department and must be painted to match the roofing material.

City of Southgate

Planning Commission Meeting

November 9, 2015

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 9, 2015 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Patricia Anderson, Ed Gawlick, Anna Renaud, Joseph Charney, Tom Holme, Jason Cashmer, Marie Henegar, Marcy Lemerand

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Attorney Brandon Fournier

Minutes:

The first order of business is approval of the minutes from the July 13, 2015 Planning Commission meeting.

Moved by Anderson, supported by Lemerand, that the minutes of the Planning Commission Meeting dated July 13, 2015 be approved. **MOTION APPROVED UNANIMOUSLY.**

Persons and/or Petitioners: None.

Public Hearings: None.

Officials' Reports:

Holiday Inn Development moving along.

Correspondence: None.

Old Business:

Moved by Lemerand, supported by Gawlick, to revise the Planning Commission Agenda for tonight's meeting as follows: remove item 1. C-3 Thoroughfare Service Districts/Special Purpose Commercial, and add item 4. City Initiated Rezoning Application. **MOTION APPROVED UNANIMOUSLY.**

Moved by Renaud, supported by Gawlick, to schedule a Public Hearing on a proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C), for January 11, 2016. **MOTION APPROVED UNANIMOUSLY.**

Moved by Anderson, supported by Henegar, to schedule a Public Hearing on a proposed ordinance on Adult Day-Care Facility and Adult Foster Care Facility, for January 11, 2016. MOTION APPROVED UNANIMOUSLY.

Moved by Anderson, supported by Henegar, to schedule a Public Hearing for a City Initiated Rezoning Application for certain properties to rezone from M-1 Light Industrial-Research District to R0 Restricted Office District, for January 11, 2016. MOTION APPROVED UNANIMOUSLY.

New Business: None.

Adjournment:

Moved by Gawlik, supported by Lemerand, that this meeting of the Planning Commission be adjourned at 7:49 p.m. MOTION APPROVED UNANIMOUSLY.

Joseph Charney
Chairman, Planning Commission
as

City of Southgate *Planning Commission Meeting*

January 11, 2016

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 11, 2016 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Patricia Anderson, Ed Gawlick, Anna Renaud, Joseph Charney, Marcy Lemcrand, Tom Holme, Jay Cashmer

ABSENT: Marie Henegar, Sheryl Denman (both excused)

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Administrator Bryce Kelley, City Attorney Ed Zelenak

Agenda:

Moved by Renaud, supported by Gawlick, to accept the Agenda for tonight's meeting as submitted.
MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Anderson, supported by Lemcrand, that the minutes of the Planning Commission Meeting dated November 9, 2015 be approved. **MOTION APPROVED UNANIMOUSLY.**

Persons and/or Petitioners: None.

Public Hearings:

1. Request Rezoning of Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office).

Moved by Lemcrand, supported by Anderson, to open the Public Hearing for a request to Rezone property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office).
MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained the city initiated the proposal to rezone the property at 1 Heritage Place from M-1, Light Industrial-Research to RO-1, Restricted Office. The rezoning is compatible with the Master Plan.

No public comments were offered.

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

Moved by Lemerand, supported by Gawlik, to recommend City Council approve the request to Rezone Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office). MOTION APPROVED UNANIMOUSLY.

2. A proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C).

Moved by Anderson, supported by Cashmer, to open the Public Hearing for a proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C). MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained this is amending existing language to not allow the painting of face brick, in residential dwellings.

No public comments were offered.

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

Moved by Gawlik, supported by Holme, to recommend City Council approve the proposed ordinance change to Chapter 1298, 1298.17 Exterior Building Wall Materials, (d)(1)(A) & (C). MOTION APPROVED UNANIMOUSLY.

3. A proposed ordinance on Adult Day-Care Facility and Adult Foster Care Facility.

Moved by Anderson, supported by Lemerand, to open the Public Hearing for a proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility. MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained language is being inserted to better regulate these uses as required by State guidelines.

No public comments were offered.

Moved by Renaud, supported by Gawlik, to close the Public Hearing for a proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility. MOTION APPROVED UNANIMOUSLY.

Moved by Renaud, supported by Anderson, to recommend City Council approve the proposed ordinance change to Adult Day-Care Facility and Adult Foster Care Facility, with minor changes made by the City Planner. MOTION APPROVED UNANIMOUSLY.

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CITY OF SOUTHGATE
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598
Attention: MICHELLE GENDRON

STATE OF MICHIGAN,
COUNTY OF OAKLAND

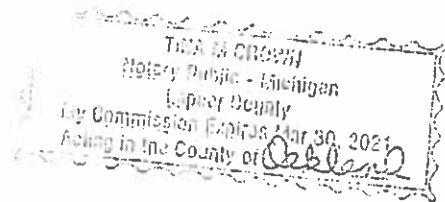
Lynn Dropping
Lynn Dropping

The undersigned _____, 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 enclosed hereto is a copy of certain order, notice, publication or advertisement of:

CITY OF SOUTHGATE

Published in the following edition(s):

The News-Herald	12/23/15
thenewsherald.com	12/23/15
thenewsherald.com2	12/23/15



Sworn to the subscribed before me this 24th December 2015

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

Client Information

Client Id: 640703

Ad Id: 856125

PQ:

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, January 11, 2016 7:30 P.M. in the Municipal Council
Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearings shall be to consider:

1. Rezoning of property at 1 Heritage Place from M-1 (Light Industrial) to RO-1 (Restricted Office) as requested by Planning Commission.
2. Amending Section 1268.04(a)(3). Requiring that the erection and maintenance of single-family detached dwellings including any additions shall not be grossly dissimilar to the exterior design, appearance and color of existing detached single-family dwellings in the surrounding area. In addition, the painting of face-brick will be prohibited on residential structures.
3. Amending various sections of the Ordinance to mirror Michigan State law allowing adult day care facilities in residential zoning districts. An adult day care home does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility, or any other facilities which do not meet the definition of adult day care center.

A copy of the proposed application and amendments are 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 M. FERENCZ, City Clerk
Southgate, Michigan

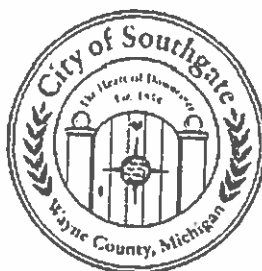
Published December 23, 2015

Sales Person: 200307

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate

NORMA J. WURLINGER
MUNICIPAL BUILDING

- CITY COUNCIL -

JOHN GRAZIANI
Council President

KAREN E. GEORGE

MARK FARRAH

BILL COLOVOS

DALE W. ZAMECKI

PHILLIP J. RAUCH

CHRISTOPHER P. ROLLET

Memorandum

To: Mayor and City Council

From: Bryce Kelley, City Administrator *BK*

Date: 22 January 2016

Re: First Reading of Zoning Ordinance Amendment to rezone a 6.86 acre property, commonly known as 1 Heritage Place, from M-1, Light Industrial-Research to RO-1, Restricted Office.

The Planning Commission recommends to City Council an amendment to the City of Southgate Zoning Map.

The City has initiated a rezoning of the 6.86 acre horseshoe shaped property currently developed with a five (5) story office building commonly known as 1 Heritage Place. Currently the property is zoned M-1, Light Industrial-Research and is proposed to be amended to RO-1, Restricted Office. The City is requesting the rezoning to better align the existing land use on the site with neighboring lands uses.

This property was developed years ago as the office headquarters of ASC, the American Sunroof Corporation. Since the closing of the company the building has been leased for a variety of office uses. Rezoning the parcel to RO-1 permits land uses such as offices, banks and personal services.

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

The request is in a form for City Council to consider and your favorable consideration would be greatly appreciated. The Council may choose to hear the First and Second Reading if it wishes.

I look forward to addressing Council's questions and comments.

Bryce Kelley, City Administrator

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

JAMES E. DALLOS
Treasurer



City of Southgate
NORMA J. WURLINGER
MUNICIPAL BUILDING

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CHRISTOPHER P. ROLLET

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by Joseph Charney on January 11, 2016 at 7:30 p.m. the following resolution was offered:

Moved by Lemerand, supported by Gawlik, to recommend City Council approve the request to Rezone Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office). 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 January 11, 2016.

Chairman

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



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street
Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: January 7, 2016

REZONING ANALYSIS

REVISED

City of Southgate

Applicant: City Initiated

Property Address: 1 Heritage Place

Current Zoning: M-1, Light Industrial-Research

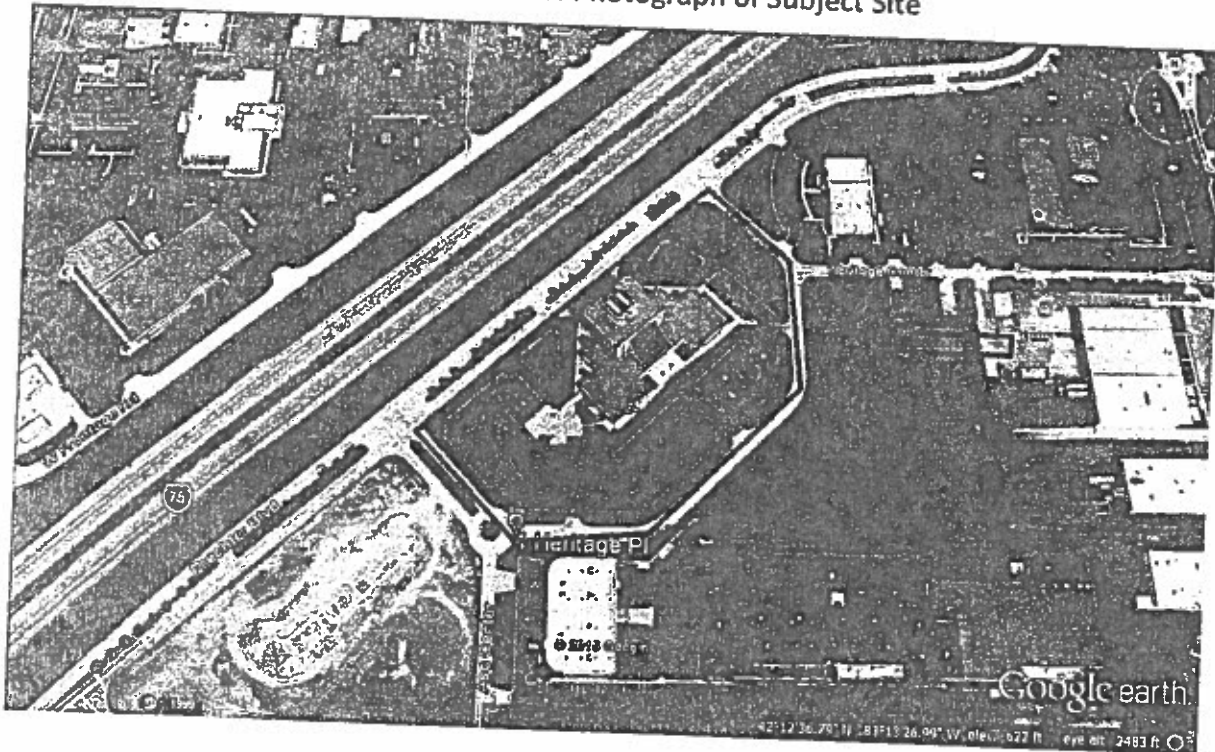
Action Requested: Rezoning of the subject property to RO-1, Restricted Office

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

DESCRIPTION

The City has initiated a rezoning from M-1, Light Industrial-Research to RO-1, Restricted Office. The 6.86 acre horseshoe shaped property is currently developed with a five (5) story office building and significant parking area. The City is requesting the rezoning to better coordinate the existing use on the site with the proposed zoning.

Figure 1. Aerial Photograph of Subject Site



ZONING PROCEDURE

The procedure for processing rezoning requests requires direct notification of adjacent properties as well as publication of the rezoning request prior to the Planning Commission holding a public hearing on the proposed rezoning application. After the public hearing, the Planning Commission will deliberate on the merits of the rezoning request and make a recommendation to the City Council regarding the proposed rezoning.

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	Five (5) story office building	M-1, Light Industrial	Mixed Office and Commercial
North	Office and I-75	M-1, Light Industrial	Mixed Office and Commercial
East	Vacant	M-1, Light Industrial	Mixed Office and Commercial
West	I-75	M-1/RO-1/C-2	Mixed Office and Commercial
South	Church	C-2/RO-1	Mixed Office and Commercial

The primary Master Plan designation on and around the site is Mixed Office and Commercial. This category is characterized by a combination of land use types that complement each other within a specific area. It is intended that the Mixed Office and Commercial category be occupied predominantly by office and commercial establishments. This category allows for flexibility dependent on the proposed uses in the area. This area is evolving into the intended uses as seen by the recent development of the hotels and offices in the area.

Summary of Findings: Planning Commission should determine if proposed rezoning is in keeping with the existing development pattern of this portion of the City.

ANALYSIS OF PROPOSED ZONING

The Restricted Office RO-1 District is designed to accommodate uses, such as offices, banks and personal services, which can serve as transitional areas between residential and commercial districts, and to provide a transition between major thoroughfares and Residential Districts. Based on the proposed location of the rezoning, the intent of the RO-1 District is compatible.

Summary of Findings: None.

NATURAL RESOURCES

The subject parcel is currently developed with a building, parking and landscaping.

Summary of Findings: None.

ESSENTIAL FACILITIES AND SERVICES

The parcel is currently developed and water, sewer and storm sewer is provided.

Summary of Findings: None.

SUMMARY OF FINDINGS

We recommend the Planning Commission approve the proposed rezoning of 1 Heritage Place from M-1 to RO-1. The findings regarding the proposed rezoning are summarized as follows:

1. The rezoning consistent with the goals, policies and Future Land Use Map of the City.
2. The rezoning is consistent and compatible with the existing use on the site.
3. The rezoning is compatibility with the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.

4. The rezoning is compatible with all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City.

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

Cc: Bob Casanova, Building Director

City of Southgate

Planning Commission Meeting

November 9, 2015

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, November 9, 2015 and called to order by Chairman Joseph Charney, at 7:30 p.m.

PRESENT: Patricia Anderson, Ed Gawlick, Anna Renaud, Joseph Charney, Tom Holme, Jason Cashmer, Marie Henegar, Marcy Lemerand

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Attorney Brandon Fournier

Minutes:

The first order of business is approval of the minutes from the July 13, 2015 Planning Commission meeting.

Moved by Anderson, supported by Lemerand, that the minutes of the Planning Commission Meeting dated July 13, 2015 be approved. MOTION APPROVED UNANIMOUSLY.

Persons and/or Petitioners: None.

Public Hearings: None.

Officials' Reports:

Holiday Inn Development moving along.

Correspondence: None.

Old Business:

Moved by Lemerand, supported by Gawlick, to revise the Planning Commission Agenda for tonight's meeting as follows: remove item 1. C-3 Thoroughfare Service Districts/Special Purpose Commercial, and add item 4. City Initiated Rezoning Application. MOTION APPROVED UNANIMOUSLY.

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New Business: None.

Adjournment:

Moved by Gawlik, supported by Lemerand, that this meeting of the Planning Commission be adjourned at 7:49 p.m. MOTION APPROVED UNANIMOUSLY.

Joseph Charney
Chairman, Planning Commission

as

City of Southgate Planning Commission Meeting

January 11, 2016

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 11, 2016 and called to order by Chairman Joseph Charney, at 7:30 p.m.

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ABSENT: Marie Henegar, Sheryl Denman (both excused)

ALSO PRESENT: Council Member Karen George, Council Member John Graziani, Plan Consultant John Enos, Building Inspections Director Bob Casanova, City Administrator Bryce Kelley, City Attorney Ed Zelenak

Agenda:

Moved by Renaud, supported by Gawlick, to accept the Agenda for tonight's meeting as submitted.
MOTION APPROVED UNANIMOUSLY.

Minutes:

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Persons and/or Petitioners: None.

Public Hearings:

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MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos explained the city initiated the proposal to rezone the property at 1 Heritage Place from M-1, Light Industrial-Research to RO-1, Restricted Office. The rezoning is compatible with the Master Plan.

No public comments were offered.

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

Moved by Lemerand, supported by Gawlik, to recommend City Council approve the request to Rezone Property at 1 Heritage Place from M-1 (Light Industrial-Research) to RO-1 (Restricted Office). MOTION APPROVED UNANIMOUSLY.

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MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CITY OF SOUTHGATE
14400 DIX TOLEDO RD

SOUTHGATE, MI 48195-2598
Attention: MICHELLE GENDRON

STATE OF MICHIGAN,
COUNTY OF OAKLAND

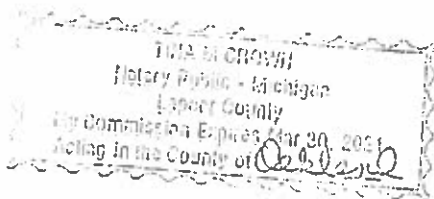
Lynn Dropping
Lynn Dropping

The undersigned _____, 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	12/23/15
thenewsherald.com	12/23/15
thenewsherald.com2	12/23/15



Sworn to the subscribed before me this 24th December 2015

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Oakland

Smart Information

Client Id: 640703

Ad Id: 856185

PO:

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, January 11, 2016, 7:30 P.M. in the Municipal Council Chambers, 14400 Dix Toledo Highway, Southgate, Michigan.

The Purpose of said hearings shall be to consider:

1. Rezoning of property at 1 Heritage Place from M-1 (Light Industrial) to RO-1 (Restricted Office) as requested by Planning Commission.
2. Amending Section 1268.04(3) Requiring that the erection and maintenance of single-family detached dwellings including any additions shall not be grossly dissimilar to the exterior design, appearance and color of existing detached single-family dwellings in the surrounding area. In addition, the painting of face-brick will be prohibited on residential structures.
3. Amending various sections of the Ordinance to mirror Michigan State law allowing adult day care facilities in residential zoning districts. An adult day care home does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility, or any other facilities which do not meet the definition of adult day care center.

A copy of the proposed application and amendments are 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 M. FERENCZ, City Clerk
Southgate, Michigan

Published December 23, 2015

Sales Person: 200307