



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

July 07, 2026

5:15 PM

MINUTES

CALL TO ORDER

Commissioner DeFiore called the meeting to order at 5:15 PM.

ROLL CALL

PRESENT	ABSENT
John DeFiore	Howard Haulotte (Excused)
Sam Hewitt	Jason Leonard (Excused)
Mike Kennedy	Nick Nastoff (Excused)
Jennifer Harding	

Staff Present: Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - May 5, 2026

Motion made by Kennedy, seconded by Harding to approve the Planning Commission Regular Meeting Minutes of May 5, 2026.

Voting Yea: DeFiore, Hewitt, Kennedy, Harding

MOTION CARRIED.

ADDITIONS TO AGENDA

None.

PUBLIC COMMENT

Denise Messina, representing Memorial United Methodist Church, spoke regarding her experience navigating the City's existing sign ordinance and the variance process.

Laurie Kaufman, also representing Memorial United Methodist Church, spoke about the benefits an updated sign would provide in increasing the church's visibility and enhancing its ability to promote the many community services, programs, and events it offers.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2. Proposed Sign Ordinance Review

West reviewed the proposed sign ordinance and highlighted key provisions for the Planning Commission's discussion and consideration.

Commissioner DeFiore inquired about the proposed six-square-foot size limitation for temporary signs. He also questioned the proposed prohibition on future billboards and requested that the subcommittee revisit both items for further discussion before the draft is submitted for legal review.

3. Set Public Hearing for Rezoning Application | 915 Blackwell Ave

Motion made by Hewitt, seconded by Harding to set a public hearing for August 11, 2026 at 5:15 PM to consider the rezoning request for 915 Blackwell Avenue and authorize staff to publish and mail all required notices.

Voting Yea: DeFiore, Hewitt, Kennedy, Harding

MOTION CARRIED.

INFORMATION SHARING

4. 2025 Gladstone Water Quality Report

The water quality report has been published and is available for review on the City of Gladstone website.

5. City Hall Adjusted Summer Hours

Summer hours of operation are now in effect. City Hall will be open Monday through Thursday from 7:30 AM to 5:00 PM and closed on Fridays. Regular business hours will resume following Labor Day.

6. Gladstone Beach is Open

The Gladstone Beach officially opened for the season on Wednesday, June 24.

Beach visitors can enjoy access to the concession stand and public restrooms, which will be open Wednesday through Sunday from 12:00 p.m. to 6:00 p.m.

7. Land Division Presentation to Gladstone's Economic Development Corporation

West shared that a presentation on recent Land Division legislative updates will be shared with the Economic Development Corporation at their meeting on July 14, 2026 in the event any commissioners are interested in attending.

8. New Business Updates

It was noted that Northbound Trucking has recently been purchased and will begin operating under the new business name, North Bound Repair.

9. North Shore Development

City staff are working with Coleman Engineering to develop a conceptual roadway and infrastructure plans for the future North Shore Development.

10. RFP | Real Estate Broker Services

The City of Gladstone is seeking proposals from real estate brokers/firms to market and sell City owned property located within the Escanaba Township of Delta County.

11. Summer Concert Series

A flyer for the Summer Concert Series was provided in the agenda packet.

12. TV6 Around Town Pilot Program

West reported that the City of Gladstone is participating in a promotional marketing campaign titled TV6 Around Town, which will feature an Upper Michigan Today segment encouraging viewers to "Spend a Day in Gladstone." Downtown businesses have also been invited to participate in a companion commercial campaign at a discounted rate. The promotional content is expected to begin airing in mid-July, with specific broadcast dates to be announced.

COMMISSIONER COMMENTS

Commissioners DeFiore and Hewitt thanked the members of the public in attendance for their comments regarding the proposed sign ordinance. Both commissioners also acknowledged the challenges and frustrations that can accompany changes to established public processes.

Commissioner DeFiore inquired about the status of the waterslide at the Gladstone Beach which was recently damaged. West did not have an update at the time of the meeting, but indicated she would follow-up on that item.

Commissioner Harding expressed interest in exploring the importation of additional sand to improve conditions at the Gladstone beach. Commissioner DeFiore noted that the extension of the concrete wall was intended to help reduce sand loss by limiting wind erosion and retaining sand along the waterfront.

ADJOURNMENT

Meeting adjourned at 6:25 PM.