



GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
December 03, 2024
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, December 03, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

- [1.](#) Regular Planning Commission Meeting Minutes of August 13, 2024

ADDITIONS TO AGENDA

PUBLIC HEARINGS

UNFINISHED BUSINESS

NEW BUSINESS

- [2.](#) Planning Commissioner Resignation-Alger Strom
- [3.](#) Planning Commission 2025 Meeting Dates
- [4.](#) Site Plan Review-Choice Propane-8 Robert Hupy Drive

PUBLIC COMMENT

INFORMATION SHARING

COMMISSIONER COMMENTS

CITY CLERK COMMENTS

ADJOURNMENT



GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
August 13, 2024
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, August 13, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commissioner Haulotte called the meeting to order at 5:00PM.

ROLL CALL: Commissioners present: Haulotte, DeFiore, Noreus, Woodworth, Leonard
Excused: Commissioner Strom & Butch

APPROVAL AND/OR CORRECTIONS OF:

1. Approve Minutes from 7-9-24
Moved by Commissioner Noreus; seconded by Commissioner Leonard to approve the meeting minutes of 7-9-24 as presented. **MOTION CARRIED**

ADDITIONS TO AGENDA

PUBLIC HEARINGS

2. Master Plan Revision-Public Hearing 8-13-24

Commissioner Haulotte opened the public meeting at 5:01. Renée Barron gave an overview of the Master Plan process, where the Planning Commission was at in the process and reviewed the staff report that was included in the packet. She also reviewed two public comments that were received after the open comment period. Written public comment received were from: 1) City of Escanaba and 2) John Pickard. Both parties were present at the meeting. Barron directed the Planning Commission that the code allows for the Planning Commission to have final approval of the plan should they decide to move to approve it. She also pointed out that this approval would require an affirmative 2/3 vote. Public was invited to comment on the plan.

John Pickard spoke on behalf of the Train Committee and had concerns about the train priority being removed from the Master Plan. He spoke about the past activities of the Train committee and potential activities for the future. He stated that people stop all day long at the train depot, that the railroad is giving them land for a parking lot and that the state will give them signage. He stated that he wants to retain the current site and they need the blessing from the City for their plan.

Diane Krouth; 1509 2nd Avenue North spoke in favor of the train activities and talked about growing up near the train and that many people are interested in the train. She supports what the committee is doing including the legwork to get established as well as the fundraisers and dreams they have for it. She stated that they are doing these activities so the City doesn't have to.

Commissioner Haulotte closed the Public Hearing at 5:20PM.

Patricia West addressed some of the concerns Mr. Pickard presented in his comments and pointed out that the train activities were not removed from the Master Plan but that they exist in the DDA/TIFF plan. Barron and West outlined how the Master Plan supports the types of activities Mr.

Pickard and Ms. Krouth talked about and that the Master Plan does not hinder any of the proposed activities.

Item 1.

Commissioner Noreus and DeFiore asked questions of Mr. Pickard to clarify his position and Commissioner Noreus directed Pickard to the City for answers to his specific questions about train activities.

Moved by Commissioner Noreus; seconded by Commissioner Woodworth to approve the proposed Master Plan Amendment as presented including the current land use and future land use maps as well as other maps in the plan, along with all the resources utilized within the plan.

Roll Call: Haulotte-Yes DeFiore-Yes Noreus-Yes Woodworth-Yes Leonard-Yes

MOTION CARRIED

3. PUD-80 Delta Avenue

Renée Barron reviewed the application from Josh King regarding his PUD request for 80 Delta Avenue. A site plan was approved for this site at the 9-12-23 meeting with a re-zoning required for the development. Barron reviewed that the Planning Commission may recommend approval of a PUD to the City Commission with or without conditions. The Public Hearing was opened at 5:45PM and was closed as no public made comment. The Planning Commission reviewed the proposal.

Moved by Commissioner Noreus; seconded by Commissioner DeFiore to recommend approval of the rezoning request of I-2 to PUD to accommodate the activities approved in the 9-12-23 site plan with the following condition: work with the City on landscaping and screening to provide safe and convenient circulation of vehicles and pedestrians within the site and as the Northshore develops. **MOTION CARRIED**

UNFINISHED BUSINESS

NEW BUSINESS

4. Site Plan Review-1103 Delta Avenue

Renée Barron reviewed the application submitted by Kyle Bosk for and addition at 1103 Delta Avenue and went over the fact-finding report. The Planning Commission reviewed the application. Moved by Commissioner Woodworth; seconded by Commissioner Leonard to approve the site plan for 1103 Delta Avenue as presented.

MOTION CARRIED

PUBLIC COMMENT: John Pickard asked about the status of Besse Forest Products. Gary Slade of Escanaba representing the train group stated that the committee is made up of good people and they are looking for support to develop their store and business activities.

INFORMATION SHARING: Mayor Joe Thompson talked about the recent ballot initiative to remove the cities ability to special assess. Residents were encouraged to find reputable sources to review prior to going to the poles in November.

COMMISSIONER COMMENTS

COMMUNITY DEVELOPMENT COMMENTS

ADJOURNMENT: Motion made to adjourn at 6:08PM

November 14, 2024

Planning Commissions Members

I have attached for your information my letter of resignation from the Planning Commission. It is with no small regret that I do this but I feel it is the right time for me to do so.

In a few days I will be leaving for the winter to spend 4 months in Gulf Shores, Alabama. This was a last minute decision, so I am sorry I was unable to see you personally before leaving. I have served on and worked with many boards in my career and I can honestly say that none of them worked as well together and with more dedication than this Board, and I will truly miss working with you all.

As I said in my resignation letter Renee is a gem that we were lucky to have, and I hope she will continue to be available to you in the future.

Best Wishes,

A handwritten signature in blue ink that reads "Al Strom". The signature is written in a cursive, flowing style.

November 14, 2024

Dear Mayor Thompson and
City Commissioners

Due to the changed circumstances of my life, I find I must submit my resignation from the Gladstone Planning Commission.

I am pleased and proud to have served on this Board since my initial appointment on September 18, 2000. My time there has been a pleasant and rewarding personal experience. I was born and raised in Gladstone and returned to spend my retirement here, and hope my service has made a positive contribution to my community.

The Planning Commission has been very fortunate to have Renee Barron, your Community Development Director and Zoning Administrator, available to guide us through the issues before us. She has been invaluable in presenting the pertinent facts and provisions of the City Code and state law in a clear and comprehensive manner enabling the Board to make better informed decisions.

Sincerely,



Alger Strom

Planning Commission 2025

Meeting Dates

5:00PM

January 7, 2025

February 4, 2025

March 4th, 2025

April 1st, 2025

May 13th, 2025 (May 5th Election Day)

June 3rd, 2025

July 1st, 2025

August 5th, 2025

September 2nd, 2025

October 7th, 2025

November 11th, 2025 (Nov.4th Election Day)

December 2nd, 2025

Posted:

GLADSTONE

**City of Gladstone, MI****MEETING TYPE
STAFF REPORT**

1100 Delta Avenue
Gladstone, MI 49837
www.gladstonemi.org

Agenda Date: 12/2/24**Eric Buckman, City
Manager:****Department:** Community Development**Department Head Name:****Presenter:** Renée Barron**Kim Berry, City Clerk:**

This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE:

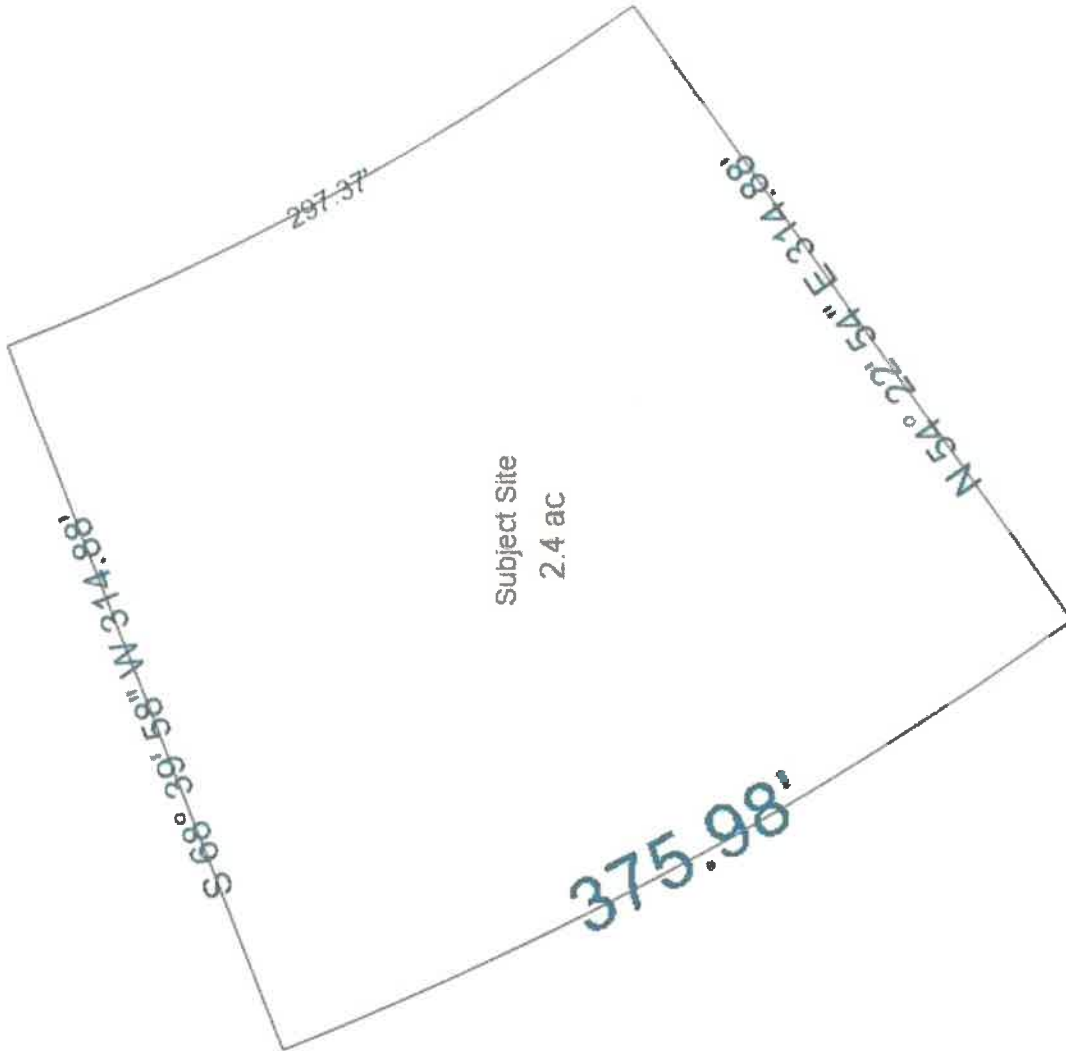
Daryl Lawrence proposed to purchase the last lot the city owns on Robert Hupy Drive for \$38,000. The lot is 2.4 acres. Janice Frizzel, City Assessor placed a value on the property at \$33,000. Mr. Lawrence is the owner of Choice Propane, and his offer came in at \$15,833 an acre. They plan to use the property to have a satellite tank plant in Gladstone as many of the customers they serve are in or near our City. He has provided a site plan and stated that future development could contain more or larger tanks and a small satellite office building.

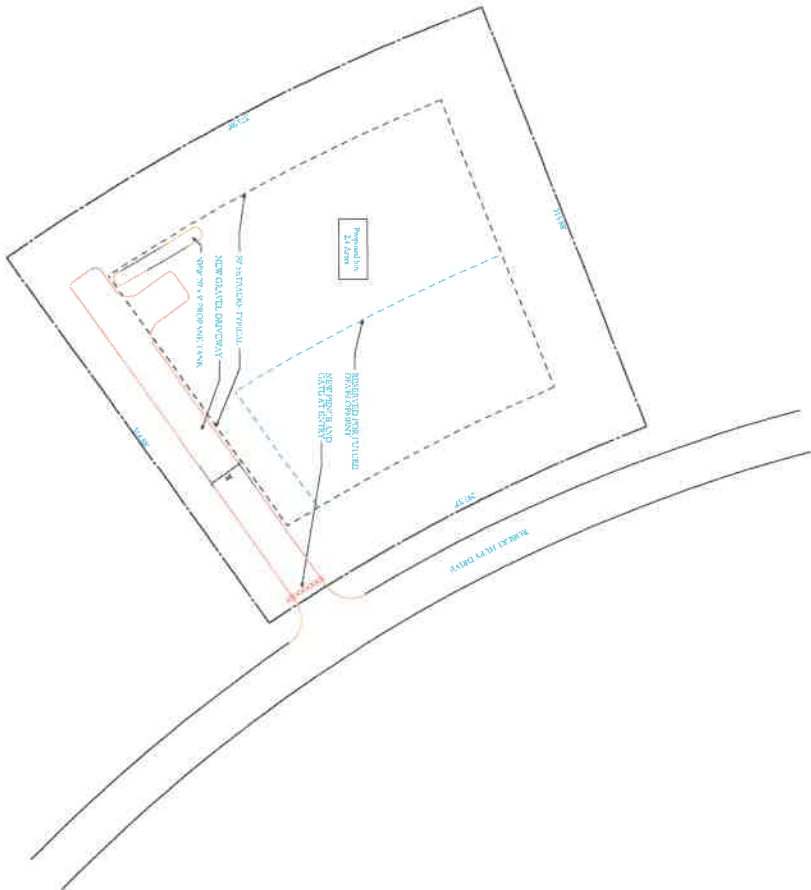
The EDC met on 9/10/24 to review his proposal to purchase land. The EDC approved a counteroffer of \$50,000 due to the lack of job creation and taxes/utilities that this proposal would bring in for the City, the highway frontage of the property and other appraisals that have been done in the industrial park.

Mr. Lawrence accepted the counteroffer on 9/13/24 of \$50,000.

Because the site plan only includes the change in use and the placement of a propane tank, the setbacks were reviewed and were in line with code.

BACKGROUND:**FISCAL EFFECT:****SUPPORTING DOCUMENTATION:** Site Plan**RECOMMENDATION:** Approve site plan as submitted.





This plan shall be used as a reference. It is not to be used for planning, zoning, or other purposes. It is not to be used for planning, zoning, or other purposes. It is not to be used for planning, zoning, or other purposes.

PROPOSED SITE PLAN
SCALE = 1/4" = 1'-0"



Property Information

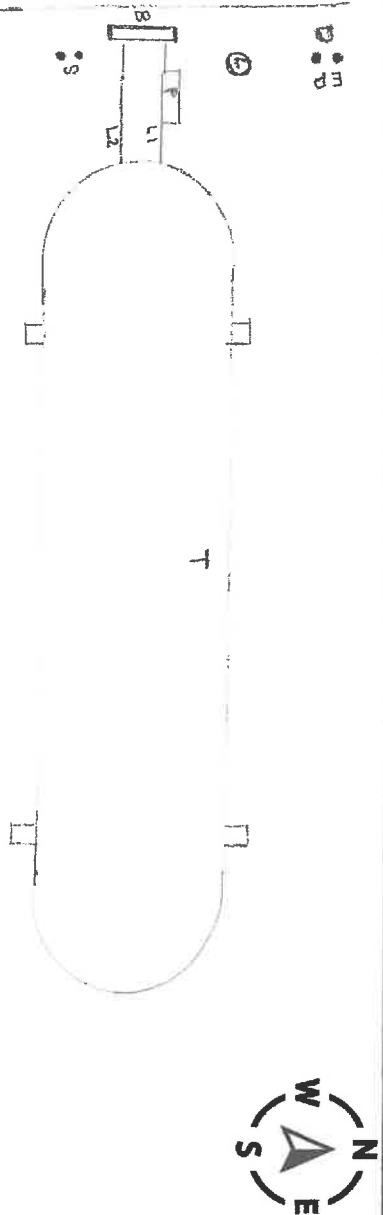
Address: Robert Hilly Drive
Gladstone, MI 49837
Owner: Charles Properties
297 S. M-58
Gladstone, MI 49837
Parcel #: 104-00000000000000000000
Zoned: Delta County

Description	Date	Project Number: 2024-1476	SP
Owner Review	Aug 26 2024	Project Name: C House Property	
		Project Address: Robert Hilly Dr. Gladstone, MI 49837	

Westward Architecture
2036 Fischer Road
Gladstone, Michigan
westwardarchitecture.com

Site Plan

KEY:
T - TANK 30K Propane
EP - Elec. Panel
L - Light Pole
P - 104P-3PH Pump
B - Bulkhead
LI - 3" Liquid line
L2 - 2" Vapor line
S - Pump Switch
D - Elec. Disconnect



Access
Drive

Site Plan

Address: Industrial Park
City/State/ZIP: Gladstone, MI
Owner: Choice Propane
Purpose: Satellite Plant
Date: 6/10/24
Scale:

Electric Rough Estimate Request

- Attached site plan for 30k Propane Satellite Plant
- Electric Service from Panel to explosion proof Switch to control pump.
- Approximately 40' from panel to Switch
- Approximately 25' from panel to Tank
- Approximately 10' to light pole/Dusk Dawn light from panel
- Approximately 20' from panel to pump
- Approximately 15' from Switch to pump



Notes:

- Everything needs to be sealed/explosion proof
- Pump is 12 H.P. - 3 phase
- Light is dusk to dawn
- Elec. disconnect/shutdown on station
- Pump Switch mounted on galvanized steel angle/strut channel

Site Plan

Address:

City State ZIP:

Owner: Choice Propane

Purpose: Satellite plant

Date: 6/10/24

Scale:

