



# **GLADSTONE PLANNING COMMISSION MEETING**

City Hall Chambers – 1100 Delta Avenue  
February 06, 2024  
5:00 PM

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A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, February 06, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

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## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL AND/OR CORRECTIONS OF:**

1. Regular Planning Minutes of January 9, 2024

### **ADDITIONS TO AGENDA**

### **PUBLIC HEARINGS**

2. Rezoning Property-Irish Oaks Parcel 21-052-629-010-73

### **UNFINISHED BUSINESS**

3. Master Plan

### **NEW BUSINESS**

### **PUBLIC COMMENT**

### **INFORMATION SHARING**

### **COMMISSIONER COMMENTS**

### **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

### **ADJOURNMENT**



# GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue  
January 09, 2024  
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, January 09, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

## MINUTES

**CALL TO ORDER:** Commissioner Haulotte called the regular meeting of the Gladstone Planning Commission to order at 5:00PM.

**ROLL CALL:** Commissioners present included: Haulotte, Woodworth, Noreus, Leonards and DeFiore. Commissioners excused: Strom, Commissioners Absent: Butch

### APPROVAL AND/OR CORRECTIONS OF:

- 1. **Regular Meeting Minutes 10-02-23**  
**Motion by Commissioner Noreus; seconded by Commissioner Woodworth to approve the Regular Meeting Minutes of November 2, 2023 as presented.**  
**MOTION CARRIED**

**ADDITIONS TO AGENDA:** None

**PUBLIC HEARINGS:** None

### UNFINISHED BUSINESS

- 2. **Master Plan Update-Map Review**  
 Barron provided an overview of the draft zoning map that she is working with Coleman Engineering on. GIS staff were absent from the city sense last spring, so the mapping process had to be contracted out. Barron hopes to have the map ready for review at the next regular meeting in February.

### NEW BUSINESS

- 3. **Site Plan Review-Bosk 699 Clark Drive-I-2 Zoning**  
 A site plan was reviewed for a new cold storage building to be built at 699 Clark Drive. This building would be used for storage purposes as well as house an office for Mr. Bosk. The building will be 5000SF, have utilities servicing the site and he is hoping to construct in the spring.  
**Motion by Commissioner Woodworth; seconded by Commissioner Leonards to approve the site plan for 699 Clark Drive as submitted. MOTION CARRIED**
- 4. **Planning Commission 2024 Meeting Schedule**  
 Barron presented the 2024 meeting schedule for review.  
**Motion by Commissioner Noreus; seconded by Commissioner Leonards to approve the 2024 meeting schedule as presented. MOTION CARRIED**

**PUBLIC COMMENT:** None

**INFORMATION SHARING:** Barron presented information on the open meeting act and encouraged commissioners to review the information.

**COMMISSIONER COMMENTS:** None

**COMMUNITY DEVELOPMENT COMMENTS:** Barron gave an update of notable items happening in the community.

**ADJOURNMENT:** Haulotte adjourned the meeting at 5:48.

Next regular meeting scheduled for February 6, 2024.



**CITY OF GLADSTONE, MICHIGAN**

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.org

*"Year Round Playground"*

February 1, 2024

Planning Commission  
City of Gladstone  
Gladstone, MI 49837

**Subject: Rezoning Request**

**Location: 21-052-629-010-73**

**Address: 6141 County Road 420**

**Applicant: City of Gladstone**

**Current Zoning: R-4 Mobile Home Residential to B-2 Commercial**

Dear Planning Commission Members:

The applicant above is proposing a rezoning request for the area identified above. This property is currently owned by Tracy Thompson. This parcel is part of a settlement agreement that will be owned by the City of Gladstone and Matt Maranger. This request to rezone to B-2 Commercial in to accommodate the use of the cart shed as a storage facility.

References and resources that were considered regarding this site plan propose include:

**Gladstone Code of Ordinances**

- Section 30-546 R-4 District
- Section 30-548 B-2 District
- Section 30-475 Amendments

**GIS Mapping—City of Gladstone**  
**Google Earth**  
**Existing Land Use Map**  
**Future Land Use Map**

Public notice was provided to those within 300' of the property by mail (25 residents/parcels) on January 22<sup>nd</sup>, 2024. Notice was provided to the Daily Press regarding the public hearing to be held on February 6<sup>th</sup>, 2024.



 The City of Gladstone is an equal opportunity employer and provider.

## SUMMARY AND RECOMMENDATION

Staff reviewed the rezoning application and considered: 1. Is the rezoning consistent with the City's comprehensive plan and the purpose of the Code; 2. Is the rezoning and the uses involved consistent with the purpose of the proposed zoning district; 3. Are there substantial changes in the subject area that warrant a zoning change; 4. Does the development in the proposed zoning district create significant adverse impacts to surrounding properties or the neighborhood and 5) is it a spot zone?

Staff felt confident that the rezoning would not have adverse impacts to the surrounding community and in fact would serve as a resource to the village people who reside around the golf course. Staff also reviewed that the proposed zoning clears up a current spot zoning (restaurant property) and the proposed zoning district will accommodate a conditional use for the cart shed. Because of these reasons staff recommend approval of the rezoning request as submitted.

If you have any questions regarding this information, please don't hesitate to contact me by email at [rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov) or by phone at 428-4586 ext 4.

Respectfully Submitted,



Renée Barron, Zoning Administrator  
City of Gladstone

Cc: City Manager  
Department Heads  
City Assessor  
File

CITY OF GLADSTONE  
COUNTY OF DELTA  
ORDINANCE NO. 629

AN ORDINANCE TO AMEND THE CITY OF GLADSTONE ZONING  
MAP

**The City of Gladstone ordains and is hereby ordained by the authority of the same as follows:**  
Section 1. Section 201 of Ordinance #453 is hereby amended by transferring the zoning of the following parcel as indicated.

**ZONING CHANGE:**            **FROM:** R-4 (Mobile Home)            **TO:** B-2 (Commercial)

**PARCEL NUMBER:** 21-052-629-010-73

**LEGAL DESCRIPTION:** PART OF NW 1/4 OF THE NW 1/4 OF SEC 29 T40N R22W FROM THE NE CORNER OF NW 1/4 OF NW 1/4 OF SEC 29 T40N R22W MEASURE S 0° 6' 23" E ALONG THE SAID E LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 59.40 TO A POINT ON THE S ROW LINE OF CTY RD 420 THENCE MEASURE S 89° 16' 19" W ALONG SAID ROW LINE A DISTANCE OF 658.65' TO THE POB THENCE S 0° 6' 23" E PARALLEL W/ SAID E LINE A DISTANCE OF 300' THENCE S 89° 16' 19" W PARALLEL W/ SAID ROW LINE A DISTANCE 207.68' THENCE N 18° 16' 19" E ALONG SAID ROW LINE A DISTANCE OF 266' TO THE POB 1.72 AC AND FROM THE NW CORNER OF SEC 29 AND 30 MEASURE S 0° 26' 30" E A DISTANCE OF 500.86' THENCE MEASURE N 89° 57' 25" E A DISTANCE OF 406.43' TO THE POB THENCE N 0° 59' 08" W A DISTANCE OF 77.32' THENCE S 89° 0' 52" W A DISTANCE OF 48' THENCE N 0° 59' 08" W A DISTANCE OF 42' THENCE N 89° 0' 52" E A DISTANCE OF 48' THENCE N 0° 59' 08" W A DISTANCE OF 48/54' THENCE N 14° 5' 32" W A DISTANCE OF 176.48' THENCE N 0° 43' 49" W A DISTANCE 107.01' TO A POINT ON THE S ROW OF CTY RD 420 THENCE N 89° 16' 19" E PARALLEL W/ SAID E LINE A DISTANCE OF 65.70' TO A POINT THAT IS 904.66' W OF THE E LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 29 THEN 0° 6' 23" E PARALLEL W/ SAID E LINE A DISTANCE OF 125.92' THEN S 18° 41' 20" E A DISTANCE OF 182.99' TO A POINT THAT IS 300' S OF SAID RIGHT OF WAY LINE THEN S 89° 16' 19" W PARALLEL WITH SAID S ROW LINE A DISTANCE OF 20.08' THENCE S 18° 41' 17" E A DISTANCE OF 89.71' TO THE BEGINNING OF 890' RADIUS CURVE TO THE RIGHT THEN SE'LY ALONG SAID CURVE A CHORD BEARING OF S 8° 37' 32" E A CHORD DISTANCE OF 311.03' THENCE S 1° 21' 16" W A DISTANCE OF 32.21' THENCE N 89° 46' 57" W A DISTANCE OF 9.97' THEN S 0° 13' 57" W A DISTANCE OF 465' THEN S 52° 57' 22" W A DISTANCE OF 187.10' THENCE N 10° 4' 43" E A DISTANCE OF 91.28' TO A POINT ON A 390.54' RADIUS CURVE TO THE LEFT THENCE SW'LY ALONGSIDE CURVY CHORD BEARING OF S 64° 57' 13" W CHORD DISTANCE OF 180.17' TO THE BEGINNING OF A 440.54' RADIUS CURVE TO THE RIGHT THEN SW'LY ALONGSIDE CURVE AT COURT BEARING OF S 71° 44' 28" W A CHORD DISTANCE OF 303.13' THENCE N 50° 43' 52" E A DISTANCE OF 83.82' TO A POINT ON THE LINE COMMON WAS SAID SECTIONS 29 AND 30 THENCE NE'LY ALONG A 390.54' RADIUS CURVE TO THE LEFT THE CHORD BEARING OF N 67° 5' 23" E A CHORD DISTANCE OF 208.38' TO THE BEGINNING OF A 440.54' RADIUS CURVE TO THE RIGHT THENCE NE'LY ALONGSIDE CURVE CHORD BEARING OF N 66° 14' 32" E A CHORD DISTANCE 222.46' THAT'S N 10° 4' 43" EASY DISTANCE OF 112.52' THENCE N 0° 13' 56" E A DISTANCE OF 325' THENCE S 89° 46' 57" E A DISTANCE OF 64.99' THENCE N 1° 26' 16" EASY DISTANCE OF 33.28' TO THE BEGINNING OF AN 840' RADIUS CURVE TO THE LEFT THENCE NW'LY ALONGSIDE CURVY CHORD BEARING OF N 6° 58' 18" W A COURT DISTANCE OF 245.69' THENCE S 89° 57' 25" W A DISTANCE OF 52.94' TO THE POINT OF BEGINNING CONTAINING 2.96 ACRES

Section 2. All of the provisions of said Ordinance, as amended, shall remain in effect.

Section 3. This Ordinance shall become effective ten (10) days after final adoption and publication in accordance with City Charter.

THE CITY OF GLADSTONE

\_\_\_\_\_  
Joe Thompson, Mayor

\_\_\_\_\_  
Kimberly Berry, City Clerk

Planning Commission Public Hearing:            2-6-24  
Introduced City Commission:                    2-12-24  
Public Hearing Notice Published:  
City Commission Public Hearing:                3-11-24

**CITY OF GLADSTONE  
COUNTY OF DELTA  
ORDINANCE NO. 629**

Adopted:  
Published:  
Effective:

## PUBLIC HEARING NOTICE

The Gladstone Planning Commission will be holding a PUBLIC HEARING on Tuesday, February 6<sup>th</sup>, 2024, at 5:00 PM in the Gladstone City Chambers located at 1100 Delta Avenue, Gladstone. The PUBLIC HEARING is to consider a request for property identified as 21-052-629-010-73 located off County Road 420, west of the Caddy Shack and running South towards the cart shed. The request will consider a rezoning of the property from R-4 (Mobile Home) to B-2 (Commercial). The proposed amendment will allow for the consideration of the cart shed being used for private storage and allow for future commercial activities at that location.

You are hereby invited to voice your opinion by attending the public hearing. You may submit a written statement to Renée Barron at [rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov) or by mailing it to 1100 Delta Avenue, Gladstone, Michigan 49837. The statement should include your concerns and any reasons for approval or disapproval, your name and address. Copies of the proposed code amendment and a map of the parcel in consideration are available for review at [www.gladstonemi.com](http://www.gladstonemi.com) under ordinance #629.

Renée Barron  
Zoning Administrator  
City of Gladstone  
428-4586 Ext 4

Please publish by January 23<sup>rd</sup>, 2024—Thank You



GLADSTONE



**City of Gladstone, MI**

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

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** 2-6-24

**Eric Buckman, City  
Manager:**

**Department:** Community Development

**Department Head Name:** \_\_\_\_\_

**Presenter:** Renee 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:**

Master Plan

**BACKGROUND:**

Attached is an updated Master Plan document. We will not be reviewing the entire plan but just the highlighted area which was requested to be added. It encourages and supports outdoor dining areas. The updated map will be presented at the meeting as it is still in production.

**FISCAL EFFECT:**

**SUPPORTING DOCUMENTATION:**

Master Plan

**RECOMMENDATION:**

Schedule a Public Hearing for the next regular meeting to review the Master Plan.

## Goal 2: Downtown Gladstone

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Enhance the quality of life and develop a positive image of Downtown Gladstone to attract businesses, residents, and visitors.	Pursue revenue sources outside of the Tax Increment Financing Plan, such as mill levies, seeking private contributions, utilizing special assessments, considering event revenue sales, purchase, redevelopment of existing properties, and sales of property within the DDA district, grants, sponsorships, and municipal contributions.	Ongoing	City Administration & DDA
	Build upon the Gladstone Farmers Market to encourage foot traffic downtown.	Ongoing	DDA
	Coordinate with city departments on strategized street improvements and utility upgrades within the downtown district.	Ongoing	Multiple
	<u>Encourage alternative and creative dining methods to promote future social districts.</u>	<u>Ongoing</u>	<u>City Administration &amp; DDA</u>
	Implement a program to serve and promote downtown businesses by utilizing our website to provide community resources and marketing our community both locally and regionally.	Mid Term	City Administration & DDA
	Create gateway corridors for visitors from M-35 and our waterfront districts to the downtown district.	Long Term	Multiple
	Work with MDOT to encourage safe and slow access into the City of Gladstone along US 2/41 and encourage beautification efforts on entrances to welcome visitors.	Long Term	Public Works
Increase property valuation by eliminating the causes of deterioration and promote economic growth.	Partner with property owners in the downtown district to promote residential and office space opportunities above downtown businesses.	Ongoing	Community Development & DDA
	Pursue development opportunities for key properties within the downtown district.	Ongoing	City Administration & DDA
	Update the Code of Ordinances to allow for the creation of a registration and inspection process for under-utilized buildings within the downtown district, ensuring property values are maintained, discourage long term vacancy, and identify hazardous conditions which may pose a safety risk to the community.	Mid Term	Community Development /Public Safety
	Secure funding to implement the façade improvement program.	Ongoing	DDA
Support the development of the North Shore waterfront through infrastructure allowing mixed use commercial and residential zoning.	Near Term	Multiple	