



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

May 05, 2026

5:15 PM

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

- [1.](#) Planning Commission Regular Meeting Minutes - April 7, 2026

ADDITIONS TO AGENDA

PUBLIC COMMENT

PUBLIC HEARINGS

UNFINISHED BUSINESS

- [2.](#) Master Plan Annual Review | Sustainability & Services, Marketing, & Wayfinding

NEW BUSINESS

3. Delta County Master Plan Update
- [4.](#) Takeaways & Direction Following Master Plan Review

INFORMATION SHARING

- [5.](#) Business Resource & Opportunity Workshop on May 19, 2026
6. City Clean-Up Vouchers Available Now
7. City Hall Closed for Memorial Day
8. Gladstone Business Updates
- [9.](#) Public Works Seasonal Laborer Part-Time Position Open

COMMISSIONER COMMENTS

ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 05-05-2026 | Patricia West, Zoning Administrator



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
April 07, 2026
5:15 PM

Item 1.

MINUTES

CALL TO ORDER

Commission Chair Haulotte called the meeting to order at 5:12 PM, prior to the scheduled start time due to a clock discrepancy.

ROLL CALL

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

Staff Present: Barry Lund & Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - March 3, 2026

Motion made by Kennedy, seconded by DeFiore to approve the Planning Commission Regular Meeting Minutes of March 3, 2026.

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Harding

MOTION CARRIED.

ADDITIONS TO AGENDA

The Commission approved a modification to the agenda, moving the Site Plan Review (New Business, Item 3) ahead of the Master Plan Annual Review of Complete Streets (Unfinished Business, Item 2) to accommodate the schedule of the applicant in attendance.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

NEW BUSINESS

2. Site Plan Review | Parcel: 052-618-001-70 (3801 Highway M-35)

Zoning Administrator, Patricia West, provided an overview of the staff report for the site plan review of 3801 Highway M-35 for North Bluff Storage. The property owner, Brad Hansen, was in attendance of the meeting.

Motion made by Hewitt, seconded by DeFiore to approve the site plan as submitted for the proposed development in the I-2 Industrial District, based on the findings of fact presented in the staff report, subject to the following conditions:

1. A fence shall be installed at such time that the property is utilized for open-air outdoor storage of trailers and recreational vehicles. A fence permit shall be obtained through the City of Gladstone prior to installation.
2. 2.Site plan approval shall be valid for a period of up to five (5) years from the date of approval.
3. Any changes or modifications to the approved site plan shall be submitted to the Zoning Administrator for review and may require further consideration by the Planning Commission.
4. No recreational vehicles, trailers, or other stored units shall be used for habitation or occupancy on the property.
5. Any signage on the property shall comply with the City of Gladstone's sign ordinance and shall require appropriate permits prior to installation.

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Harding

MOTION CARRIED.

UNFINISHED BUSINESS

3. Master Plan Annual Review | Complete Streets

West introduced Barry Lund, Superintendent of the Department of Public Works, to provide an overview of the Complete Streets section of the Master Plan. Key points included the following:

- The Department of Public Works does not currently maintain a formal Asset Management Plan, as mentioned in the implementation strategies.
- Sidewalks are brought into compliance with ADA standards in conjunction with roadwork and repaving projects; however, the City's authority to issue Special Assessments has slowed progress.
- Pedestrian accessibility standards have not yet been formally established.

No commission action was taken on this agenda item.

INFORMATION SHARING

In addition to the items below, West reported that the DDA and Parks & Recreation were awarded a \$31,000 grant from the Michigan Arts & Culture Council. Approximately \$21,000 of the funding is designated for The Depot project located at 701 Delta Avenue, with the remaining funds allocated for musical entertainment at the Farmers Market, Downtown Day, Fourth of July celebration, and the Summer Concert Series.

4. 2026-2027 Fiscal Year Budget

West reported that the FY 2026–2027 budget was approved by the City Commission and is available on the City of Gladstone's website. Staff are available to answer any questions related to the budget.

5. City Commission Public Hearing | Resolution to Vacate Birch Street

West reported that a Public Hearing is scheduled for Monday, April 13, 2026, to finalize the vacation of the second half of Birch Street.

6. Gladstone Business Changes & Updates

West shared several business updates, including the opening of Yooper Fitness, the relocation of Smart-Shed, a change in ownership of two downtown laundromats, and the addition of VIP Alliance Warehouse in the Industrial Park at the north entrance to downtown Gladstone.

7. Gladstone Farmers Market Update

West reported that vendor space for the Gladstone Farmers Market is currently full, and the DDA anticipates another successful season of increased downtown foot traffic and activity on Monday evenings. Item 1.

8. Local Economics Initiative Program through MML

West reported that the City of Gladstone has been invited to participate in an economic initiative program in partnership with the Michigan Municipal League (MML) and the Central U.P. Small Business Support Hub to better understand the current state of entrepreneurship and small business support in the region. The initiative will assess gaps in areas such as space, funding, and technical assistance. A site visit to Gladstone is scheduled for Wednesday, April 22, 2026, with findings to be shared with City staff to help identify areas for focus and growth.

9. March Dimensional Variance Request Update

West reported that a dimensional variance request related to sign variations was considered by the Zoning Board of Appeals (ZBA) in March and was ultimately denied. West also noted that the applicant reported being contacted by an individual impersonating City staff and incorrectly advised that attendance at the meeting was not required and that the application would be reviewed administratively. Staff are taking precautions to inform future applicants of this issue.

10. North Shore Development Updates

Staff reported that congressional directed funding requests were recently submitted to the offices of Senator Gary Peters and Senator Elissa Slotkin to support North Shore infrastructure improvements. The City partnered with Coleman Engineering on the proposal and anticipates receiving updates on the outcome in May 2026.

11. Winter Parking Restrictions Lifted (Effective April 1)

West reported that winter parking regulations were lifted effective April 1, 2026.

12. Zoning Administrator Certificate

West reported that she successfully completed the Zoning Administrator Certificate Program through Michigan State University Extension.

COMMISSIONER COMMENTS

Commissioner Leonard reported on his attendance at the most recent Delta County Planning Commission meeting, where data centers were a primary topic of discussion. He also noted that the Delta County Planning Commission continues to work through updates to its Master Plan.

ADJOURNMENT

The meeting adjourned at 5:58 PM ET.

Goal 7: Sustainability and Services

GOAL	STRATEGY	PRIORITY	OWNER
Continue implementation of Gladstone's Capital Improvement Plan to ensure city services remain dependable and budgets remain financially sound.	Plan for funding to execute projects outlined in the City's Capital Improvement Plan, including each department's current capital improvement plan.	On-Going	City Manager
	Focus on the extension and maintenance of our public water and sanitary sewer assets outlined in the Water & Wastewater Asset Management Plans.	On-Going	Water Treatment & Wastewater
	Develop an Asset Management Plan (AMP) for Public Works forecasted out four years based on available funding. The AMP will incorporate Pavement Surface Evaluation and Rating (PASER) scores and other required infrastructure maintenance, identifying and correcting existing infrastructure that currently only prioritizes the needs of motorized vehicles to be more inclusive of all transportation based on Complete Street principles. The street maintenance and pavement repairs will also plan for underground utility upgrades.	Near Term	Public Works
Adopt stormwater management best practices, as outlined by the Environmental Protection Agency (EPA).	Establish a new stormwater utility to collect fees related to the control and treatment of stormwater to fund the stormwater management program.	Mid-Term	Public Works
	Build a storm water settling system to treat storm water runoff prior to flowing into our watershed and Little Bay de Noc.	Long-Term	Public Works
Develop a comprehensive street maintenance plan.	Collaborate with the county and surrounding cities to secure federal funding to work towards the completion of the Public Works Asset Management Plan through the facilitated meetings sponsored by CUPPAD.	On-Going	Public Works
Implement a Right of Way Permitting System.	Develop an electronic permit application for data collection which routes to the relevant department for review.	Near-Term	Community Development
	Implement a consistent and timely permit review process following the submission of an application.	Near-Term	Public Works
Ensure the city's public water assets provide a safe, reliable, and sustainable water source to our community residents and surrounding environment.	Replace all service lines connected to lead by 2040, meeting state compliance requirements.	On-Going	Water Treatment
	Annually replace 5% of our water service lines connected to lead, followed by the completion of the Environment, Great Lakes & Energy's (EGLE) Annual Service Line Replacement Report.	On-Going	Water Treatment
	Replace all remaining 4-inch water mains to meet current quality standards for lead and fire hydrant water flow, allowing the city to maintain a favorable	On-Going	Water Treatment

	fire protection rating, as identified in the five-year Insurance Services Office Inc. (ISO) survey findings		
	Replace two nozzle fire hydrants with pumper nozzle hydrants on large water mains to improve the firefighting capabilities of our water system.	On-Going	Water Treatment
	Secure funding for an intake and a second transmission main to the elevated reservoir.	Near-Term	Water Treatment
	Upgrade the city's granular activated carbon (GAC) infrastructure to meet future water quality standards.	Near-Term	Water Treatment
	Inventory all water service lines by 2025 to identify remaining lines connected to lead.	Near-Term	Water Treatment
	Build a new water intake to correct the century old crib and piping found to be in poor condition with the last inspection.	Near-Term	Water Treatment
	Plan for the installation of an emergency backup generator to ensure water production during blackouts.	Mid-Term	Water Treatment
Meet the requirements of the Environment, Great Lakes & Energy's (EGLE)'s Administrative Consent Order.	Pursue facility updates to the wastewater plant to continue to meet water quality standards.	Near-Term	Wastewater
	Systematically upgrade our wastewater collection system's infrastructure based on the criticality and pipe conditions as outlined in the Wastewater Asset Management Plan.	Near-Term	Wastewater
	Relieve the load on the underpass lift station by moving the force main from the Industrial Park Lift Station to connect with Railway Ave.	Mid-Term	Wastewater
	Improve infrastructure to increase pipe reliability by finishing the force main from the underpass lift station to Superior Ave.	Mid-Term	Wastewater
Improve inefficiencies within our Public Works Department to better serve the community.	Secure funding to build the new Public Works facility as outlined in the current Community Improvement Plan.	Near-Term	Public Works
	Secure and prepare land, finalize designs, acquire material, and work with contractors towards the completion of the new Public Works facility.	Near-Term	Public Works

Goal 8: Marketing

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Build recognition for the City of Gladstone as a reputable and respected housing community throughout northern Michigan and Wisconsin.	Delegate ownership to fund and oversee marketing initiatives of the City of Gladstone.	Near-Term	City Manager
	Explore revisions to a new city logo and improve our branding toolkit to be used on future marketing materials and signage, making the community easily identifiable across all mediums and platforms.	Near-Term	City Manager
	Improve the City's communication efforts with its residents to increase awareness, involvement, and buy-in of current initiatives.	On-Going	City Manager
	Partner with Gladstone Area Schools to promote the benefits and strengths of the school system to attract new residents.	On-Going	City Manager
	Position the City of Gladstone as a recreational hub, promoting the outdoor recreational facilities located within our city, as well as the many amenities just a short drive away.	On-Going	City Manager
	Market the expansion of new waterfront housing on the North Shore with public outdoor recreational amenities available within walking distance.	Mid-Term	City Manager
Build a tourism industry to attract visitors to Gladstone.	Build relationships and partner with local visitor bureaus and the Chamber of Commerce to inform them of tourism opportunities within the city and encourage referrals to our community.	On-Going	City Manager
	Promote the city as a weekend get-away by ensuring the quality of short-term rentals are maintained for our visitors through the rental inspection program.	On-Going	City Manager
	Utilize resources from the State of Michigan, such as Pure Michigan and the Department of Natural Resources, to promote the City of Gladstone's waterfront amenities and recreational inventory.	On-Going	City Manager/ Parks & Recreation
	Partner with Midwest marketing publications to write promotional pieces about our community.	Near-Term	City Manager
	Consider billboard advertisements along highway routes leading to Gladstone to encourage visitors to stop at one of our many public assets.	Mid-Term	City Manager
Attract new business to our community to grow our economic base.	Streamline our practices to build a strong foundation of planning, zoning, and economic development by implementing Redevelopment Ready Community (RRC) best practices.	On-Going	City Manager

Goal 9: Wayfinding

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Highlight the location of downtown Gladstone and the city's many recreation facilities to travelers on M-35 and US-2/41.	Ensure all city signage meets Federal Highway Administration (FHA) standards.	On-Going	Public Works
	Identify city owned property to provide directional signage to our city's assets and facilities visible from the highway .	Near-Term	City Administration/ Parks & Recreation/ Public Works
Develop a system of in-town wayfinding and directional signage.	Implement a system so that directional signage is created or replaced to meet FHA standards for both new asset developments and existing assets within the town.	On-Going	City Administration/ Parks & Recreation/ Public Works
	Identify locations where wayfinding signs are appropriate in town and determine the destinations to place on each sign.	On-Going	City Administration/ Parks & Recreation/ Public Works
	Place maps with walking distances in appropriate locations.	Near-Term	Parks & Recreation



Photo Credit: Visit Escanaba



Board:
Agenda
Date:
Presenter:

Planning Commission

May 5, 2026

Patricia West

Item 4.

Staff Report

Agenda Item Title:

Takeaways & Direction Following Master Plan Review

Background:

Since February, the Planning Commission has been engaged in a comprehensive review of the Implementation Section of the City of Gladstone 2024 Amended Master Plan. Concurrently, staff have identified several emerging topics of discussion both within the community and in neighboring jurisdictions. These topics include:

- Data Centers
- Future Land Use Map
- Limitations on Short-Term Rentals
- Potential Amendment to the Sign Ordinance
- Underutilized and Vacant Properties
- Updates to the Land Division Act

This agenda item is intended to provide an opportunity for the Planning Commission to debrief on its Master Plan review, identify areas that may require further attention, and collaboratively establish priorities to help guide future staff efforts.

Fiscal Effect:

None

Supporting Documentation:

MSU Extension | Data Center Resources

Future Land Use Map

Short-Term Rental Policy Options Webinar Flyer

Example of Vacant Property Registration from Cleveland, Ohio

MSU Extension | Land Division Act Amendment Resource

Recommendation:

Staff recommend that the Planning Commission utilize this discussion to identify key focus areas for continued review and establish a general framework for upcoming work. This may include selecting one or two topics for deeper discussion at future meetings, considering the formation of subcommittees to explore more complex issues, and identifying opportunities for professional development or training that align with the Commission's priorities. Staff will use the Commission's feedback to help shape agendas and work plans for the coming months.



Data Center Resources

What is a data center?

Data centers are buildings that house computers, servers, and equipment used to support digital services, and they are built in different ways to serve different needs. They range from hyperscale (the largest) to on-site, retail, or industry specific sites which might be referred to as edge, enterprise, or co-location data centers.

Some data centers are designed for advanced computing, including artificial intelligence (AI). AI data centers handle very intensive computing tasks and require higher levels of electricity and more robust cooling systems. Because of these needs, AI data centers are often located in areas with access to large power supplies and high-capacity data networks, while other types of data centers can be located in a wider range of communities.

Why the focus on data centers now?

Hyperscale data centers are getting a lot of attention in the news right now. These types of data centers can create community and regional concerns around energy consumption, water usage, size, and site location.

The U.S. Department of Energy Advisory Board notes that electric utilities are receiving requests for a single hyperscale campus of between 300-1000MW (2024); 300 MW is enough energy to power about 250,000 homes for a year.¹ All of that energy produces heat, and water is used as a cooling source. A 100 MW facility may consume the same amount of water as 2600 households.² As an example of size, the data center campus proposed in Saline Township was designed for 1.65 million square feet with potential expansion up to 2.2 million square feet (roughly 38 football fields). The size of hyperscale data centers will vary based on location and computing needs.

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Supplemental resources on the second page



Data Center Resources (updated as new resources become available)

Resources

- [Data centers in Michigan, what you need to know](#). Michigan Public Radio. November 2025.
- [What Michigan Local Governments Should Know About Data Centers](#). UM Center for EmPowering Communities. February 2026.
- [A Primer for Local Governments: Understanding Data Centers](#). National League of Cities. 2025.
- [Data Centers and Their Energy Consumption: Frequently Asked Questions](#). Library of Congress. January 2026
- [Local Guidelines for Data Center Development](#). Urban Land Institute. 2024.
- [Local Ordinances for Climate Adaptation & Mitigation » Local Ordinances to Help Bring Data Centers into Alignment with Climate Goals](#). Georgetown Climate Center.
- [Data Center Development in the Great Lakes Region](#). The Joyce Foundation. September 2025.
- [Washtenaw County Data Center Resource Website](#) (*resources below*)
 - [What Happens When Data Centers Come To Town?](#) University of Michigan Ford School of Public Policy. July 2025
 - [Data Centers and the Great Lakes](#). Presentation by Dr. Michelle Martinez. May 2025
 - [At The Crossroads: A Better Path to Managing Data Center Load Growth](#). NRDC. September 2025
- [Catching Heat: Using Waste Heat Generated from Data Centers: Appalachian Responsible Development Opportunities, Challenges, and Policy Options](#). Stine, D., January 2026

American Association of Planning

- [The Physical Footprint of Artificial Intelligence](#) October 2025.
- [Data Centers Evolved: A Primer for Planners](#) July 2021.

Mapping

- [Data Center Demand Mapping Tool](#). National Laboratory of the Rockies (formerly NREL).

Community Benefit Agreements

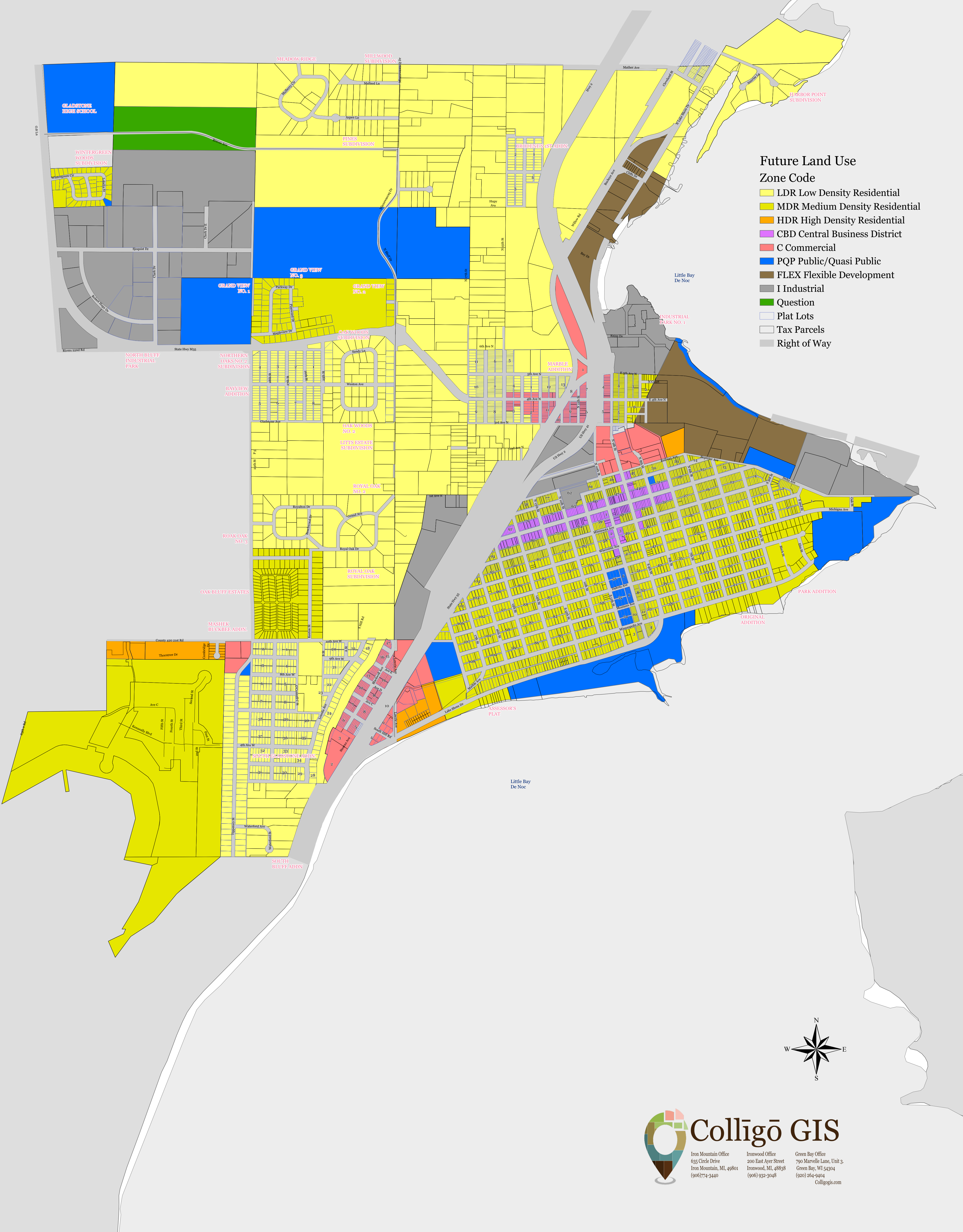
- [Building Community-First AI Infrastructure](#) Microsoft on Issues, January 2026.
- [Community Benefits Brief Final Version](#) MSU Center for Community and Economic Development. 2024.

Disclaimer: MSU Extension provides these resources for reference purposes only. Their inclusion does not constitute an endorsement of the information, interpretations, or conclusions contained within the documents.

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CITY OF GLADSTONE | FUTURE LAND USE ZONING MAP





SHORT-TERM RENTAL (STR) POLICY OPTIONS FOR LOCAL COMMUNITIES

DESCRIPTION

Michigan communities are facing challenges in meeting their housing needs and goals as shown by [Michigan's Statewide Housing Plan](#). For many communities, solving the housing puzzle includes policies to address short-term rentals (STRs). Yet, STRs can fill a local or regional gap in visitor housing and offer an alternative type of lodging that is in demand to leisure and business travelers alike. As the state continues to see increases in the number of dwellings being used for STRs have, some Michigan communities to review their plans and policies around STRs to ensure they reflect the community's vision and needs.

This 90-minute program will begin by exploring trends and research related to STRs as well as where local communities can find data to examine their own local situation. This will be followed by an overview of policy approaches, regulatory tools, enforcement, and key STR court cases. The program will highlight several Michigan examples of community regulatory approaches to STRs and offer time for questions.

This program is being offered via Zoom. The list of offerings is below. All registrants will receive a recording of the program. MCPs can report 1.5 MCP credits for attending.

DATES & TIMES

Wednesday, May 20, 6:30-8:00 PM

Tuesday, October 6, 6:30-8:00 PM

COST

The cost for each session is \$25
(\$20 for Master Citizen Planners)

REGISTRATION

<https://events.anr.msu.edu/STR26/>

CONTACT US:

Tyler Augst
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(269) 657-8213



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In accordance with Ordinance 3106, enacted in February, 2024, all vacant properties are now required to register and pay an annual registration fee of \$70 per unit for 1-3 dwelling units or \$1000 for all commercial (which includes 4+ family residential buildings) and industrial structures.

In addition to the registration fees, a cash bond may be required for commercial and industrial structures. Buildings that are 10,000 square feet or less require a cash bond of \$5000, buildings that are 10,000 square feet or larger, require a cash bond of \$15,000. This cash bond must be maintained throughout the period of vacancy. The funds can be used by the city to abate nuisance conditions at the property. If this occurs, you will be required to replenish the bond. Property owners may apply for an exemption from the bond requirement under certain conditions. Exemptions will be valid until the next annual registration.

Some of these factors include:

- Property is not boarded and is not open or vandalized
- Property has not been boarded by the City within the last 3 years
- Property is not condemned
- No valid complaints received on the property within the last 3 years
- Permits have been obtained to correct violations and there is substantial work being performed
- Property taxes are current

Vacant Property Pre-Sale Inspection Requirement Ending (Effective February 6, 2026)

Effective February 6, 2026, the City of Cleveland no longer requires a mandatory exterior inspection before the sale or transfer of 1–3 unit vacant residential properties.

This means that sellers and buyers of vacant one-, two-, and three-family homes are no longer required to schedule or complete a City exterior inspection before transfer.

What's NOT changing?

- Vacant building registration is still required for all vacant structures in the City of Cleveland.
- The City will continue routine inspections of vacant properties.
- The City will continue enforcement of the Vacant Property Registry and all related ordinances.

Assumption of Violations Form

Registering Your Vacant Property

To comply with the Vacant Property Registry, follow the steps below to register your property through the online portal. Create an account on: <https://aca-prod.accela.com/COC/Default.aspx>.

The following information is required at the time of registration:

- Ownership Information
- Lien Holder Information (if applicable)
- Local Agent in Charge: None residents of Cuyahoga County or the surrounding area, must designate a local agent that will be responsible for the property's condition. Affidavit form is available on the City of Cleveland website.
- Certificate of Good Standing: If property is in LLC ownership
- Property Tax Statement or Payment Plan Schedule
- Governmental Entity Declaration (if applicable to receive exemption)
- Bond Exemptions Condition Form

Applicants will receive a vacant property registration account number and receipt upon completion of the online registration. additional information will be communicated via email.

Tip Sheet: Vacant Property Registration Instructions

For further assistance please contact us at (216) 664-2585 or email at vacantproperty@clevelandohio.gov.

Violation of any provision of this chapter or of the rules and regulations issued hereunder shall be fined not less than two hundred dollars (\$200.00) and not more than one thousand dollars (\$1,000.00) for each offense. Every day that a violation continues shall constitute a separate and distinct offense.

Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

[Brad Neumann](mailto:neuman36@msu.edu)<neuman36@msu.edu>, [Michigan State University Extension](#) - March 24, 2026

With the authority for local governments to allow and approve more divisions of land comes the responsibility to follow the master plan and make environmentally and financially sound infrastructure decisions.



Large lot, single-family suburban homes -- a possible outcome of changes to Michigan law. Photo via iStock.com.

Senate Bill 23 of 2025 was signed into Michigan law by the governor on December 23, 2025, and assigned Public Act 58 of 2025. The stated purpose of the legislation is to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions under the Land Division Act, PA 288 of 1967, as amended. Supporters of the bill state the new law will help address the affordability of new housing.

Public Act 58 of 2025 takes effect on March 24, 2026, and amends Section 108 (MCL 560.108) of the Land Division Act to:

Item 4.

- Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
- Allow a municipality to authorize the further partitioning of land into more parcels than allowed under Section 108 if the land meets standards established by the municipality (per new Sec. 108(6)).

Section 108 of the Land Division Act establishes the formula for dividing parent parcels into “child” parcels and eventually “grandchild” parcels, based on the size of the starting parcel. Among other standards, Section 108 establishes that the first 10 acres or fraction thereof of a parent parcel cannot be divided into more than four separate parcels (see Land Division Act basics for landowners). Under the new law, the first 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most. This increase in division rights by PA 58 begins one year after the effective date of the act – that being March 24, 2027.

Additionally, the new law allows a municipality or county that has authority to approve land divisions under Section 109 (MCL 560.109) to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108. Put differently, a local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow 10 or even more resulting parcels for the first 10 acres of a parent parcel.

With the potential for such a significant increase in the creation of new parcels for development, all municipalities, and the few counties having authority to approve land divisions, should review their land division ordinance immediately. Minimally, by March 24, 2027, local governments will need to modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.

Local governments will also want to carefully consider whether to allow more parcels to be created under the new law or to retain the current system of tracking and approving division and redivision of the parent parcel over time. While the new law has the potential to create more parcels available for sale for new housing, it also has the potential to result in low-density development inconsistent with Smart Growth principles.

In addition to reviewing the land division ordinance, local officials will want to review their community master plan and zoning ordinance. Carefully consider the master plan and where it envisions additional development or increased density. The entire jurisdiction need not be “open” to the added density authorized under PA 58. Then consider current and possible future zoning districts tied to those envisioned growth areas. Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure. The reason to consider these other factors relating to development is that the zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not.

The Land Division Act states in Section 109(6): “Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.” That means if a local government amends the land division ordinance to authorize the additional density of the new Section 108(6), the minimum parcel size of each zoning district will control where that density can be realized. In a rural zoning district with a minimum parcel size of 10 or 20 acres, the added

under the new Section 108(6) is not likely to realize many additional parcels as compared to before Public Act 58 of 2025 (and dependent on the size of the starting parcel). In a zoning district with a smaller minimum parcel size, such as Item 4. or less, the added density under the new Section 108(6) is more likely to be realized.

A closely related consideration is the existing and planned provision of water and sewer service. This is a concern because the likelihood that the land can handle an onsite well and septic system on each resulting parcel decreases as the minimum parcel size decreases. Of course, there is great variation in ground water access and soil type from one area of the state (or county) to another, and local health department sanitary codes generally govern the siting and construction of wells and septic systems.

Considering growth and preservation goals of the local government, the added density envisioned by PA 58 of 2025 is not likely appropriate in a rural area of the community without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing.

Another consideration is access to new parcels, if not fronting on an existing public street or road. Communities will want to review or consider standards and policies related to private road construction and ongoing maintenance. Many new parcels all on a shared private driveway will soon present maintenance challenges if not addressed in a long-term private road maintenance agreement.

Michigan State University Extension encourages local governments to work with an experienced municipal attorney before adopting any land division ordinance or zoning ordinance amendment.

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Looking for resources for your small business?

Join us for this free event:

Discover Resources & Opportunities for Your Business

Join Innovate Marquette to learn how they support businesses across the Upper Peninsula (including Delta County!)

Join us!



Tuesday, May 19



4:30pm - 6:00pm



Saunders Point Brewery
1000 Delta Ave.
Gladstone, MI 49837

Learn about:

- Tailored business resources
- 3D printing and design in Innovate Marquette's Protolab
- Success stories in our entrepreneurial ecosystem

This is a free event, courtesy of:

Scan or visit
marquette.org/thehub
to register





We're Hiring! Public Works Seasonal Part-Time Laborer

This position involves manual labor necessary to install and maintain City Infrastructure. Work is assigned and reviewed for satisfactory performance by the Public Works Director or their designee.

Specific instructions may be given on new duties, but employees are expected to work without constant direction once standard operating procedures are learned.

Essential Job Duties & Responsibilities

Important responsibilities and duties may include, but are not limited to the following:

- Load and unload materials and tools from trucks manually
- Provide traffic control
- Cut grass, bushes, trees, and branches using hand and power tools
- Pick up trash along roads and on City-owned property
- Dig drainage ditches, clean out drains, pipes, streams, and flood control structures manually
- Install and replace signs
- Mix cement manually to repair catch basins
- Provide maintenance such as patching, plastering, painting, and related work within city buildings
- Perform routine washing and cleaning of city-owned vehicles
- Drives and operates pickup trucks and other equipment as necessary
- Perform related work as required



We hope you'll apply!

Review the full job description and download the application using the QR Code.

The City of Gladstone is an equal opportunity employer.