



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 11, 2026
5:15 PM

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

- [1.](#) Planning Commission Regular Meeting Minutes - July 10, 2026

ADDITIONS TO AGENDA

PUBLIC COMMENT

PUBLIC HEARINGS

- [2.](#) Rezoning of 915 Blackwell Ave

UNFINISHED BUSINESS

NEW BUSINESS

- [3.](#) Resignation of Planning Commissioner | Howard Haulotte
- [4.](#) Appointment of Vice-chairperson

INFORMATION SHARING

- [5.](#) City of Escanaba Master Plan Adoption
- [6.](#) Efficiency Unite Rebate & Incentive Program
7. Gladstone's Downtown Day | September 26th
8. Sign Ordinance Update
- [9.](#) Training Resource | Short-Term Rental Policy Options
10. TV6 Around Town Gladstone

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: 08-07-2026 | Patricia West, Zoning Administrator



GLADSTONE PLANNING COMMISSION REGULAR MEETING

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

Item 1.

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.

Item 1.

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.



Board:
Agenda
Date:
Presenter:

Planning Commission

August 11, 2026

Patricia West

Item 2.

Staff Report

Agenda Item Title:

Rezoning Request | 915 Blackwell Ave

Request:

The applicant requests that Parcel 052-515-001-00 be rezoned from a combination of B-2 General Business and I-1 Light Industrial to I-1 Light Industrial across the entire parcel. The property is currently utilized by a self-storage facility and a lawn and landscaping business. This request is intended to eliminate the existing split-zoning condition while maintaining the property's existing business operations.

Existing Conditions

The parcel is currently divided between two zoning districts despite functioning as a single commercial property. Existing uses include a self-storage facility and a lawn and landscaping business.

Staff has determined that the lawn and landscaping business has not received zoning approval under the current ordinance and has never submitted a zoning land use application. This issue predates the current owner's acquisition of the property. The current owner purchased the property within the past year and is working with the City to address longstanding zoning and property maintenance issues associated with the site.

Surrounding Zoning

052-628-002-01 I-1
052-516-001-00 R-1
052-514-004-00 R-1
052-514-001-00 R-1

Master Plan Consistency

The City's Future Land Use Map identifies this area as Commercial. The applicant acknowledges the request is not consistent with the Future Land Use Map but notes the surrounding development pattern is mixed in nature and influenced by the adjacent rail corridor.

While the request is inconsistent with the Future Land Use designation, the Master Plan is intended to serve as a policy guide rather than a regulatory document. Staff believe the existing development pattern and long-standing industrial activity in this area provide sufficient justification to consider the requested zoning classification.

Analysis for Review

Existing Split Zoning

The parcel has long existed with two zoning districts applied to a single property. This creates administrative challenges when evaluating improvements, determining permitted uses, and enforcing zoning standards.

Rezoning the entire parcel to I-1 would eliminate this split-zoning condition and establish a single zoning classification for the property.

Existing Uses

The primary use of the property is self-storage. In addition, a lawn and landscaping business operates from the site.

The applicant has indicated no expansion or change of use is proposed. Rather, the rezoning is intended to bring the zoning classification into alignment with the property's existing operations.

Compatibility

Although residentially zoned properties exist to the east and south, the property has historically operated as a commercial/industrial site. The parcel is adjacent to an active railroad corridor, and industrial zoning already exists immediately north of the property.

Staff believes the requested rezoning more accurately reflects the property's existing character than the current split zoning.

Public Benefit

Approval of the rezoning would:

- Eliminate an unusual split-zoning condition.
- Provide a single zoning classification for future site improvements.
- Better align the zoning district with existing business operations.
- Improve consistency in zoning administration and enforcement.

The applicant further indicates that approval will facilitate future site improvements and improve organization of the property while reducing conditions contributing to blight.

Standards for Consideration

When evaluating a rezoning request, the Planning Commission should consider:

- Consistency with the City's Master Plan.
- Existing zoning and surrounding land use patterns.
- Compatibility with surrounding properties, including the relationship of the proposed zoning district to adjacent residentially zoned land and compliance with applicable development standards, including Section 30-553(g) of the Zoning Ordinance.
- Whether conditions in the area have changed since the current zoning classification was established.
- Whether the proposed district better reflects the current and anticipated character of the property and surrounding area.
- Whether the request promotes the public health, safety, and welfare.

Staff Findings

Staff finds:

- The property currently functions as a single site despite being divided between two zoning districts.
- The requested zoning better reflects the property's existing use and operational character.

- The adjacent railroad corridor and nearby industrial zoning support the requested classification.
- The request will eliminate an unusual split-zoning condition and improve long-term administration of the property.
- The requested rezoning will not create any new nonconforming structures or site conditions and meets the requirements of Section 30-553(g).
- Although the request is inconsistent with the Future Land Use Map designation of Commercial, staff believe the existing land use and elimination of split zoning provide sufficient justification for approval.

Recommended Motion

Motion to recommend approval of the rezoning request for Parcel 052-515-001-00, located at 915 Blackwell Avenue, from B-2 General Business and I-1 Light Industrial to I-1 Light Industrial, based on the findings contained within the staff report and subject to final approval by the Gladstone City Commission.



Rezoning Application Request

This application is required for any request to amend the City of Gladstone Zoning Ordinance, including changes to the zoning map (rezoning of property). In accordance with Sec. 30-475 of the City Code, all proposed amendments must be reviewed through a public process.

Applicant Information

Applicant Name: Dominic Benetti

Phone Number: [REDACTED]

Mailing Address: [REDACTED]

City, State ZIP: [REDACTED]

Email Address: [REDACTED]

Applicant is (check one): ☒ Owner ☐ Authorized Agent

If applicant is an authorized agent, please provide written proof of authorization.

Property Information

Property Address: 915 Blackwell Ave

Parcel Number: 052-515-001-00

Legal Description: See attached.

You may attach a separate document if space provided does not accommodate length of description.

Zoning Information

Current Zoning District(s): B-2 & I-1

Requested Zoning District: I-1

Please describe all current uses on the property: The property is currently utilized by two business operations. The primary use is a self-storage facility consisting of multiple storage unit buildings. In addition, a lawn and landscaping service business operates from the property.

You may attach a separate document if space provided does not accommodate length of description.

Please describe *all intended uses* on the property under requested new zoning: The proposed

rezoning is intended to accommodate the property's existing business operations without any change in use or expansion of activities. The property will continue to be used for a self-storage facility and a lawn and landscaping service business. The rezoning request is being made to resolve a pre-existing zoning issue resulting from multiple zoning classifications being associated with a single parcel and to bring the property's zoning designation into alignment with its current and intended use.

You may attach a separate document if space provided does not accommodate length of description.

Rezoning Justification

Please explain why the rezoning is being requested: This rezoning request was initiated in coordination with City staff to address several long-standing zoning issues affecting the property, some of which resulted from previous City actions and prior ownership of the parcel. While the storage facility is appropriately located, the lawn business operates on the portion of the parcel zoned B-2. Given the nature of operations, this use is more appropriately accommodated within the I-1 Industrial District. The requested rezoning will align the zoning classification with the property's existing and intended uses, eliminating the split-zoning condition.

You may attach a separate document if space provided does not accommodate length of description.

What is the zoning of each adjacent parcel?

Parcel ID 1: 052-628-002-01

Parcel 1 Zoning: I-1

Parcel ID 2: 052-516-001-00

Parcel 2 Zoning: R-1

Parcel ID 3: 052-514-004-00

Parcel 3 Zoning: R-1

Parcel ID 4: 052-514-001-00

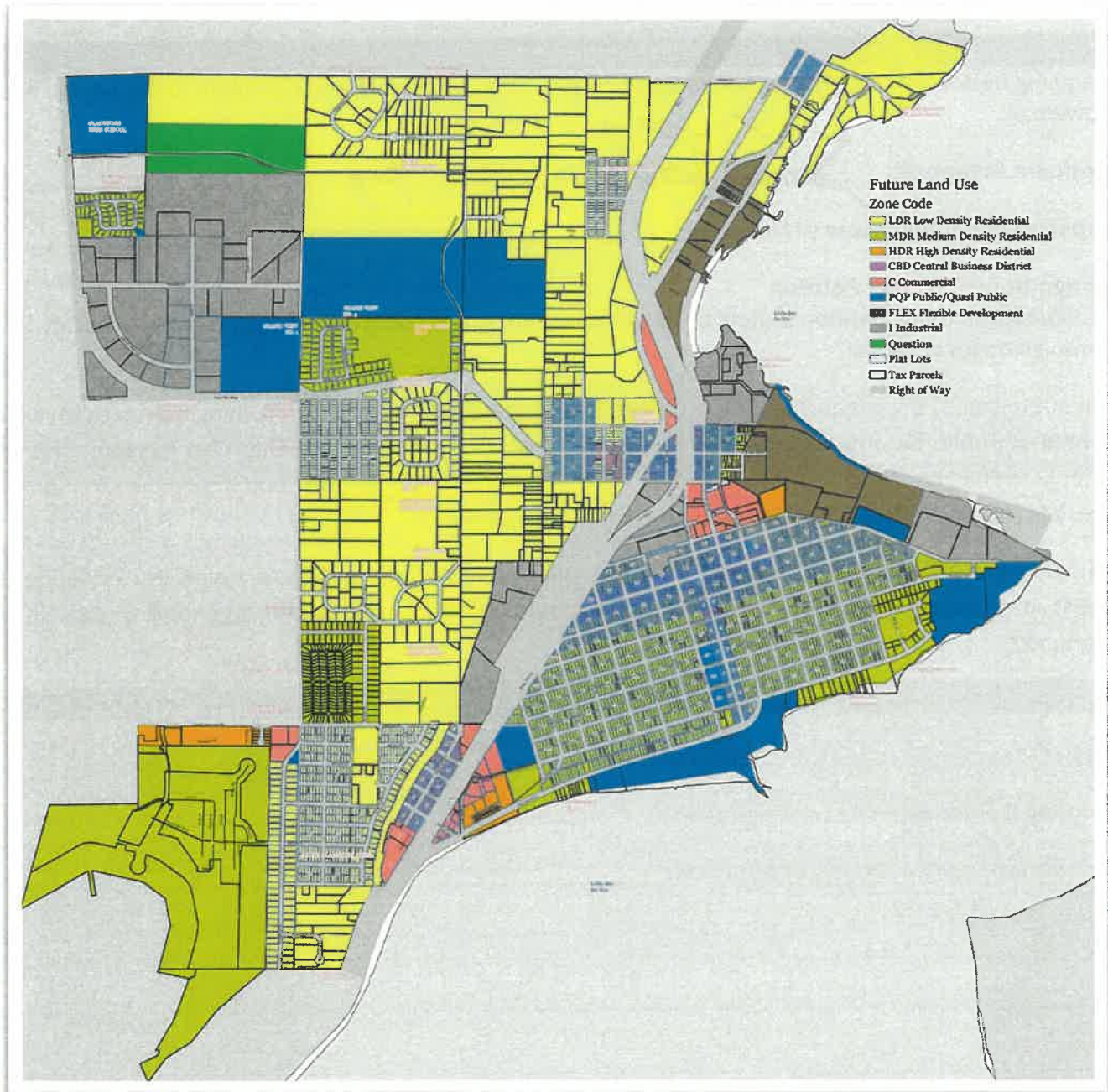
Parcel 4 Zoning: R-1

Please describe the benefit to the public if this parcel is rezoned. Consider including information on how this rezoning will improve the property and reduce impact on blight or traffic.

Approval of this rezoning request will provide a pathway to bring the property into greater compliance with local zoning and property maintenance standards while allowing existing business operations to continue in a zoning district that is more appropriate for their use. This will facilitate future site improvements, including the formal review and approval of existing and proposed structures used to store equipment and materials associated the business. These improvements are expected to enhance the appearance and organization of the property, reduce conditions that contribute to blight, and improve compatibility with surrounding land use.

You may attach a separate document if space provided does not accommodate length of description.

FUTURE LAND USE MAP



Is this request consistent with the City of Gladstone's Future Land Use Map referenced in our Master Plan? (See map above.) ☐ Yes ☒ No

Please explain the need for this request as it relates to your response to the question above.

While the Future Land Use Map currently identifies this area for commercial use, the surrounding development pattern is more mixed in nature, with a significant presence of residential properties in the immediate vicinity.

In addition, the property is located adjacent to an active rail yard and rail corridor, which contributes to the industrial character of the area.

You may attach a separate document if space provided does not accommodate length of description.

Certification & Signature

By signing below, you certify that the information provided is accurate and complete to the best of your knowledge.

Applicant Signature: _____

Date: _____

Property Owner Signature (If Different): _____

Recognition of Protest Petition

☒ I understand that a petition protest by neighboring property owners may require a 2/3 vote of City Commission for approval.

Upon submission, the request will be reviewed by the Planning Commission (zoning committee), which will hold a public hearing and provide a written recommendation to the City Commission. The City Commission has final authority to approve or deny the request by adoption of an ordinance amendment, which will include the legal description of the subject property.

Applicants are encouraged to provide complete and accurate information to assist in evaluating the request in relation to the City's Master Plan, surrounding land uses, and the general welfare of the community.

Office-Use Only

Date of Planning Commission Public Hearing: _____

Planning Commission Recommendation: ☐ Approve ☐ Deny

Recommended Conditions of Approval: _____

Date of City Commission Review: _____

Date of City Commission Public Hearing (Optional): _____

City Commission Decision: ☐ Adopt Ordinance to Amend Zoning Map ☐ Deny Action

Was a protest-petition filed? ☐ Yes ☐ No

Mayor Signature: _____

Date: _____

Zoning Administrator Signature: _____

Date: _____

THE SOUTH HALF (S 1/2) OF LOT THIRTEEN (13) AND THE NORTH HALF (N 1/2) OF LOT FOURTEEN (14), OF BLOCK FIFTY-THREE (53) OF THE ORIGINAL PLAT OF THE CITY ESCANABA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN UBER A OF DEEDS, PAGE 74, DELTA COUNTY RECORDS, IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN.

PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY (40) NORTH, RANGE TWENTY-TWO (22) WEST, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 22 WEST, MEASURE SOUTH 0 DEG. 38 MIN. 15 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 312.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEG. 38 MIN. 15 SEC. EAST ALONG SAID WEST LINE 273.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD; THENCE NORTH 31 DEG. 18 MIN. 20 SEC. EAST ALONG SAID LOTS THREE (3), FOUR (4) AND FIVE (5), OF BLOCK FIFTEEN (15), OF SOUTH GLADSTONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER A OF PLATS, PAGE 15, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN. AND;

LOTS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11), OF BLOCK FIFTEEN (15) OF AMENDED PLAT OF LOTS ONE (1), TWO (2), SIX (6) AND SEVEN (7), OF BLOCK FIFTEEN (15) AND VACATED LOWRIE STREET, OF SOUTH GLADSTONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN UBER D OF PLATS, PAGE 189, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN.

CITY OF GLADSTONE
COUNTY OF DELTA
ORDINANCE NO. 635

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. Pursuant to Article VIII of the City of Gladstone Code of Ordinances, and specifically Section 30-541 establishing the City's Official Zoning Map, the Official Zoning Map is hereby amended by changing the zoning classification of the following parcel:

ZONING CHANGE:

FROM: Split Zoning – B-2 (General Commercial) and I-1 (Light Industrial)

TO: I-1 (Light Industrial)

PARCEL NUMBER:

052-515-001-00

PROPERTY ADDRESS:

915 Blackwell Avenue

LEGAL DESCRIPTION:

PART OF GOV LOT 3 SEC 28 T40N R22W IN THE CITY OF GLADSTONE, DELTA COUNTY MI DESCRIBED AS FOLLOWS:

COM FROM THE NW CORNER OF SEC 28, T40N R22W MEASURE S 0° 38' 15" E ALONG W LINE OF SAD SEC 312.68' TO POB. THENCE S 0° 38' 15" E ALONG W LINE 273.87' TO A POINT ON THE NW'LY ROW LINE OF THE WISCONSIN CENTRAL LTD RAILROAD; THENCE N 31° 18' 20" E ALONG SAID ROW 232.18'; THENCE N 58° 36' 23" W 144.90' TO THE POB

AND;

LOTS 3, 4, 5, OF BLK 15 OF SOUTH GLADSTONE, ACCORDING TO THE PLAT FERE OF AS RECORDED IN LIBER A OF PLATS, PAGE 15, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY

AND;

LOTS 8, 9, 10 & 11, OF BLK 15 OF AMENDED PLAT OF LOTS 1, 2, 6, 7 OF BLK 15 AND VACATED LOWRIE ST, OF SOUTH GLADSTONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER D OF PLATS PAGE 189, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MI.

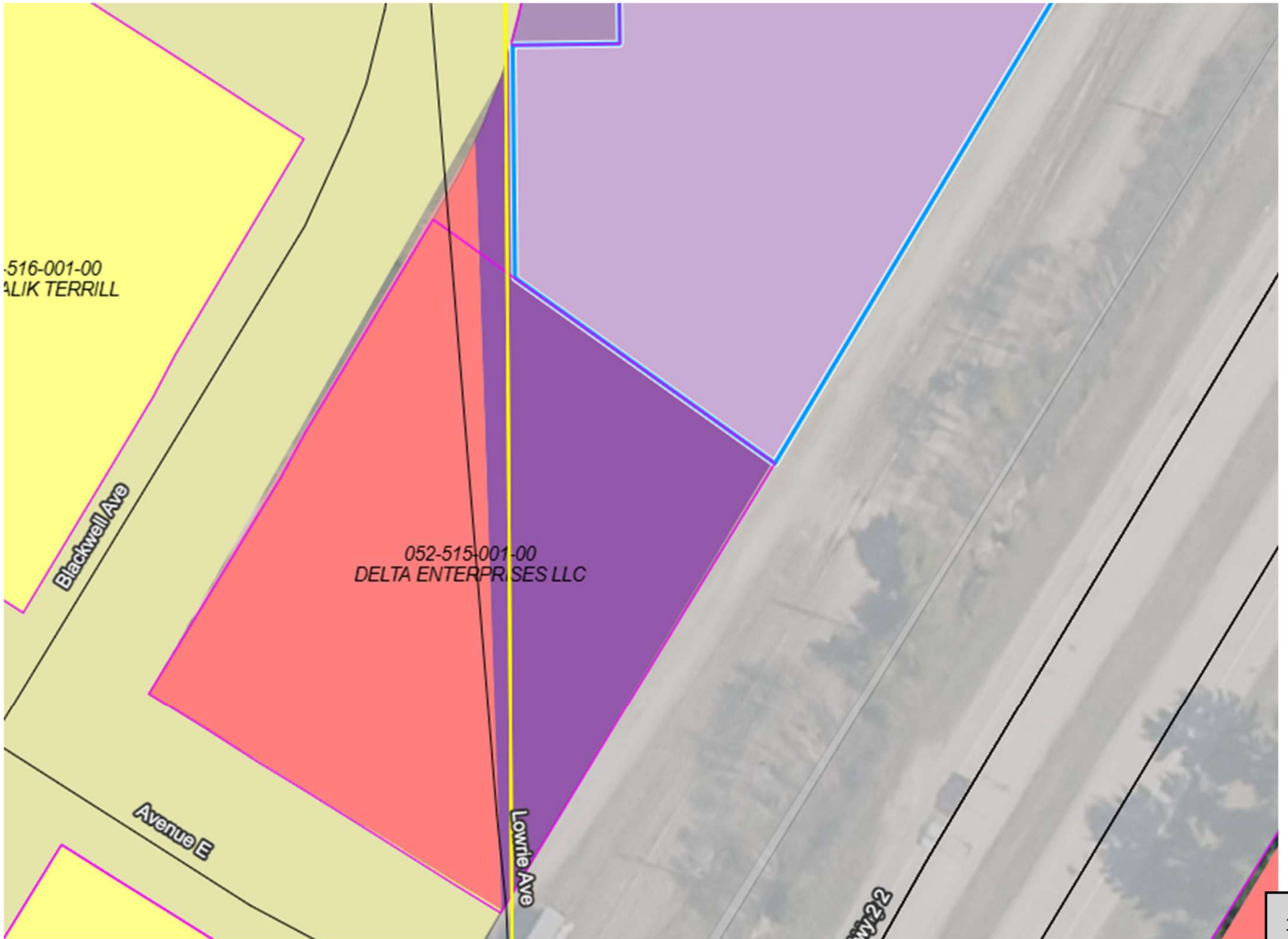
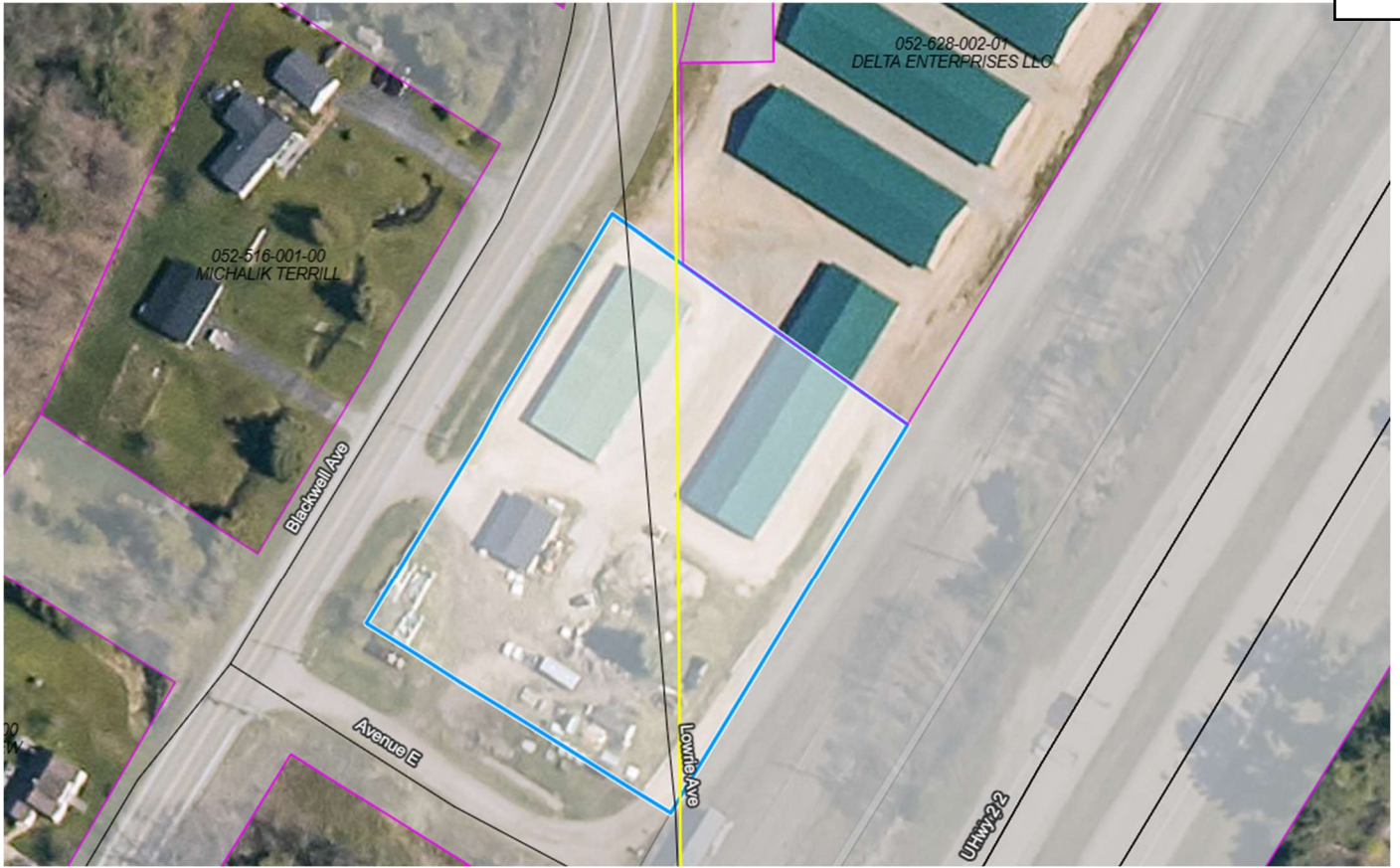
Section 2. All provisions of said Ordinance, as amended, shall remain in full force and effect.

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

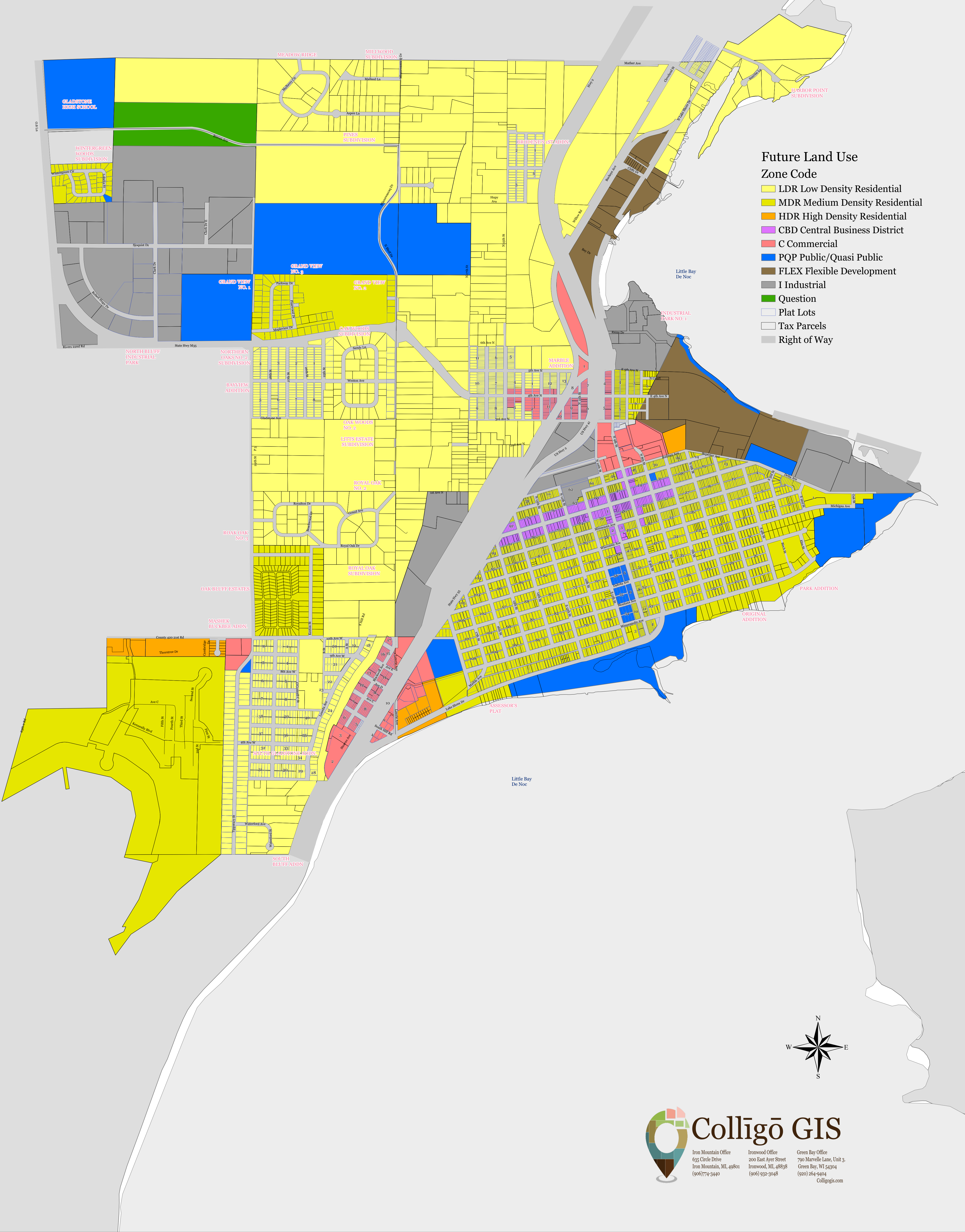
THE CITY OF GLADSTONE

Joe Thompson

Kimberly Berry, City Clerk



CITY OF GLADSTONE | FUTURE LAND USE ZONING MAP



- (a) *Scope and intent.* This section applies to the B-2 district. The intent of the B-2 district is to establish and preserve general commercial areas within the city that are convenient and attractive for a wide range of retail uses and business, government and professional offices. The intent of this district is to encourage the concentration of commercial business to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations.
- (b) *Permitted principal uses.* Permitted principal uses within the B-2 district shall include retail establishments selling gifts, hardware, clothing, drugs, groceries, sporting goods, antiques, baked goods, arts and crafts, studios, beauty shops and barbershops, banks, restaurants, cocktail lounges, offices, clinics, personal service establishments, hotels, motels, funeral homes, theaters (except drive-in), and gas stations. Residential occupancy shall be permitted above the ground floor in the district.
- (c) *Conditional uses.* Conditional uses within the B-2 district shall include open-air business uses, such as sales and rental establishments for trailers, mobile homes, boats, farm equipment, automobile dealers for new or used cars, and the same conditional uses as permitted in the R-3 district.
- (d) *Prohibited uses.* Prohibited uses within the B-2 district shall include junkyards.

(Code 1976, § 150.11; Ord. No. 453, § 207, 12-8-1986; Ord. No. 503, § 207, 2-26-1996)

Cross reference— Businesses, ch. 10.

State Law reference— Mandatory permitted uses, MCL 125.583b, 125.583c.

Sec. 30-550. - I-1 light industrial district.

- (a) *Scope and intent.* This section applies to the I-1 light industrial district. The I-1 district is designed to primarily accommodate wholesale activities, warehouses and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.
- (b) *Principal permitted uses.* Principal permitted uses in the I-1 district shall include any use permitted in the B-2 district; warehousing and wholesale establishments; trucking facilities; the compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food projects, hardware and tool and dye; the manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials; automobile sales for new and used cars; sales and rentals of trailers, mobile homes, boats and farm equipment; planing mills; lumberyards; gas stations; dry cleaning plants and laboratories.

(c) *Conditional uses.* Conditional uses within the I-1 district shall include drive-in theaters, but only where such theaters are designed so that patron entrance and exit drives lead only to streets having a paved surface of at least 44 feet in width for a distance of at least 200 feet on either side of the intersection between the street and driveway and where the theater screen is not visible from any R-1, R-2 or R-3 district. Item 2.

(d) *Prohibited uses.* Prohibited uses within the I-1 district shall include junkyards.

(Code 1976, § 150.13; Ord. No. 453, § 209, 12-8-1986; Ord. No. 503, § 209, 2-26-1996)

Cross reference— Businesses, ch. 10.

Sec. 30-552. - Height and placement regulations.

Except as otherwise specifically provided in this article, no structure shall be erected or maintained within the city between any lot line and the pertinent setback distance, and no structure shall be erected or maintained which exceeds the height limit set forth in the following table:

District	Front Setback (feet)	Side Setback (feet)	
		Minimum	Total Both Sides
R-1	25	5	12
R-1A	75	10	20
R-2	25	5	12
R-3	25	5	12
R-4	25	5	12
B-1	20	0 ¹	0 ¹
B-2	20	0	0
O-S	30	10	20

I-1	25	10	20	Item 2.
I-2	25	10	20	

¹ There shall be a minimum setback of five feet and total of 14 feet for residential dwellings.

District	Rear Setback (feet)	Height Limit (feet)
R-1	35	30
R-1A	30	30
R-2	30	35
R-3	30	40
R-4	30	35
B-1	25	30
B-2	10	40
O-S	35	40
I-1	20	40
I-2	20	40

(Code 1976, § 150.15; Ord. No. 453, § 301, 12-8-1986; Ord. No. 498, § 301, 5-22-1995; Ord. No. 564, § 2, 3-26-2007)

Sec. 30-553. - Additional height and placement regulations.

- (a) Where the average of the then existing front setbacks on the lots adjoining and on either side of a lot to be developed on the same street within the city is more or less than the setback required by section 30-552, then such average, rather than the distance specified in such section, shall apply.
- (b) In the R-1, R-2 and R-3, R-4 districts, garages and other necessary outbuildings, if detached from any other buildings and located at least ten feet from such buildings, may be located in, or partially in, the area to the rear of the rear setback line, provided that such garages and outbuildings do not occupy more than 30 percent of such area, are not located closer than five feet from any lot line and do not exceed 15 feet in height. In the R-1 and R-2, R-4 districts, garages and other accessory buildings shall not exceed 1,040 square feet.
- (c) No buildings, including accessory buildings, shall be constructed closer than five feet to any dedicated public street or alley right-of-way.
- (d) Chimneys, church steeples and radio and television antennas may exceed otherwise established height limits by not more than 25 feet. Elevator housing and cooling equipment may exceed otherwise established height limits by not more than ten feet. In the I-2 district, the height of a structure may exceed the otherwise established height limit, provided that the height of such structure does not exceed its distance to the nearest property line.
- (e) Terraces, patios and porches which are uncovered and unenclosed and stoops may project up to three feet beyond a side setback line, six feet beyond a front setback line and 15 feet beyond a rear setback line, provided that they are not more than three feet above grade. Roof overhangs, bay windows and awnings or canopies may project up to two feet, six inches beyond any setback line; provided, however, that awnings or canopies located in B-1, B-2, and O-3 districts may project from the wall to which it is attached to within two feet of and shall be at least eight feet above the curb line or edge of the street where there is no curb. This subsection shall not authorize the erection or maintenance of any structure, or part thereof, over any public street or alley.
- (f) Where a lot fronts on two streets at their intersection, the required front setback shall be on one of the streets, whichever is selected by the owner, or as defined by section 30-471.
- (g) In the B-1, B-2, I-1 and I-2 districts, structures shall not be erected or maintained within 30 feet of the boundary line of any R-1, R-2 or R-3, R-4 district.

(Code 1976, § 150.16; Ord. No. 453, § 302, 12-8-1986; Ord. No. 521, § 1, 12-28-1998; Ord. No. 564, § 2, 3-26-2007; Ord. No. 570, § 1, 2-25-2008)

Sec. 30-554. - Land use and density and intensity regulations.

Except as otherwise specifically provided in this article, no development, use or structure within the city shall exceed the density and intensity limits set forth in the following table:

District	Minimum Lot ⁶ Area (square feet)	Minimum Lot ^{5,6} Width (feet)	Maximum Ground Coverage Ratio
R-1	9,000 ¹	80	30
R-1A	One acre	See Note ⁷	25
R-2	5,000 ¹	50	35
R-3	9,000 ^{1,2}	<u>50</u> ⁴	<u>35</u> ⁴
R-4	5,000 ¹	50	35
B-1	4,000 ³	40	50
B-2	0	0	60
O-S	0	50	60
I-1	0	0	70
I-2	0	0	70

Item 2.

Notes:

¹ Per dwelling unit.

² For the first dwelling unit, 2,500 for the second dwelling unit and 1,500 for each additional dwelling unit. Each additional building constitutes a separate calculation for minimum lot area.

³ Per dwelling unit. There shall be no minimum for nonresidential use.

⁴ Applies only to residential use.

⁵ Measured at front setback line.

⁶ On lots held under separate and distinct ownership on December 18, 1986, a single-family dwelling may be built, provided that the setback, side and rear yard requirements are met.

⁷ Lot fronting on a curvilinear right-of-way shall have a minimum lot width of 75 feet (chord measurement) as measured along the right-of-way and having a minimum lot width of 100 feet at the front setback line.

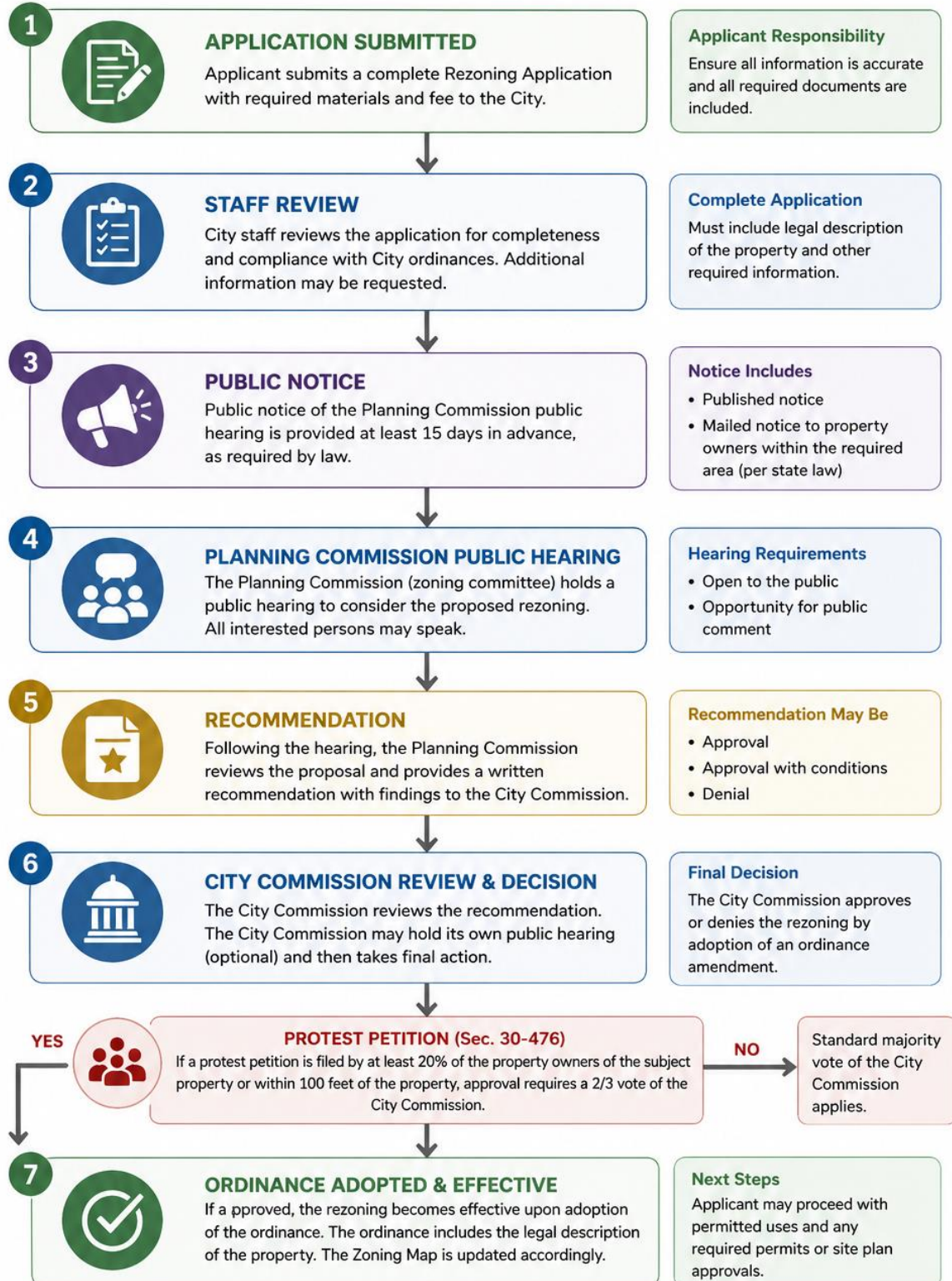
⁸ Lots having 35 percent or less of their width along a curvilinear right-of-way shall have a minimum lot width of 150 feet measured along the right-of-way line.

(Code 1976, § 150.17; Ord. No. 453, § 303, 12-8-1986; Ord. No. 498, § 303, 5-22-1995; Ord. No. 564, § 2, 3-26-2007)

CITY OF GLADSTONE – REZONING PROCESS

A summary of the steps for amending the Zoning Ordinance (rezoning property)

Sec. 30-475 & Sec. 30-476, City Code





Board:
Agenda
Date:
Presenter:

Planning Commission

August 11, 2026

Patricia West

Item 3.

Staff Report

Agenda Item Title:

Resignation of Planning Commissioner | Howard Haulotte

Background:

Howard Haulotte has submitted his resignation to the Planning Commission. Howard Haulotte also served as Chairperson of the Planning Commission. Election of a new Chairperson and Vice Chairperson will be considered under the following agenda item.

Fiscal Effect:

None

Supporting Documentation:

N/A

Recommendation:

Motion to accept the resignation of Howard Haulotte from the Gladstone Planning Commission, effective August 11, 2026, and direct staff to advertise the resulting vacancy in accordance with the City's standard appointment process.

EXCERPT FROM PLANNING COMMISSION BY-LAWS

III. OFFICERS

A. Selection

1. The officers of the Planning Commission shall consist of Chairperson and Vice-Chairperson/Secretary selected from the general membership of the Planning Commission.
2. The election of all officers shall occur at the Planning Commission's first regular meeting after September 30 each year.
3. Nominations of members for an office shall be by a current member of the Planning Commission during the meeting when elections are held.
4. All nominations shall be seconded by another member of the Planning Commission to be considered a valid nomination.
5. All elections shall be conducted by a roll call vote. If there is only one nominee for an office, that nominee shall be assumed to be unanimously elected.
6. To be elected to an office, a nominee must receive a majority of the votes of the full Planning Commission.
7. All terms of office shall be for one year with eligibility for reelection.

B. Resignation of the Officers

1. An officer may resign his/her office by submitting a letter to the Planning Commission Chairperson.
2. The resignation from office will be not become effective until acted upon and accepted by the Planning Commission at its next regularly scheduled meeting.

C. Duties of the Officers

1. The Chairperson shall:
 - (a) Preside at all meetings and shall conduct all meetings in accordance with the Open Meetings Act, (Public Act 267 of 1976, as amended), and the rules provided herein.
 - (b) As appropriate, act as liaison between the Planning Commission and the City staff, consultants and all other pertinent agencies or agents of the City of Gladstone.

- (c) Appoint such committees and subcommittees as the Chairperson deems desirable.
- (d) In cooperation with the Zoning Administration, prepare the agendas for all meetings.
- (e) Be responsible for enforcing these Rules of Procedures and for enforcing orderly conduct at meetings.
- (f) Have the powers and duties set forth in Roberts Rules of Order to the extent that they do not conflict with these Rules of Procedure.
- (g) Have the authority to cancel a scheduled meeting in advance of the meeting date where the Chairperson has determined that quorum will not be available and shall reschedule the meeting as may be required.
- (h) Appoint the recording secretary to record the official record of the meeting.
- (i) The Chairperson shall have the duty to vote in the same manner as members of the planning commission.

2. The Vice-Chairperson/Secretary shall:

- (a) Assume the duties of the Chairperson in the absence of the Chairperson, or when specifically authorized to do so.
- (b) Succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice-Chairperson/Secretary at the earliest practical time.
- (c) Perform such other duties as the Chairperson may assign.
- (d) As Secretary of the Planning Commission shall:
 - (1) Execute documents in the name of the Commission.
 - (2) Review and sign the draft of the minutes.
 - (3) Receive all communications addressed to the Secretary.
 - (4) Delegate to the recording secretary the keeping of attendance records, providing of all required notices, and preparation of a meeting agenda.
 - (5) Perform such other duties as may be ordered by the Chairperson or Planning Commission

3. The recording secretary shall take notes for minutes and prepare a first



draft of minutes for review and signature by the Secretary, perform the duties delegated to the recording secretary by the Secretary, and perform other duties as may be ordered by the Chairperson or Planning Commission.



Board:
Agenda
Date:
Presenter:

Planning Commission

August 11, 2026

Patricia West

Item 4.

Staff Report

Agenda Item Title:

Appointment of Vice-chairperson

Background:

The resignation of Planning Commission Chairperson Howard Haulotte has resulted in a vacancy in the office of Chairperson.

Under Article III of the Planning Commission Rules of Procedure, the Vice-Chairperson/Secretary succeeds to the office of Chairperson when a vacancy occurs. The Planning Commission must then select a successor to the office of Vice-Chairperson/Secretary at the earliest practical time.

Nominations must be made by a current Planning Commission member and seconded by another member. Elections are conducted by roll call vote, with a majority vote of the full Planning Commission required for election. If there is only one nominee, that nominee is considered unanimously elected.

Fiscal Effect:

None

Supporting Documentation:

Excerpt from By-Laws

Recommendation:

Motion to acknowledge the succession of Vice-Chairperson/Secretary John DeFiore, to the office of Chairperson, pursuant to the Planning Commission Rules of Procedure, and to appoint **[NEW VICE-CHAIR NAME]** as Vice-Chairperson/Secretary of the Gladstone Planning Commission.

B R i
Beckett&Raeder

*Landscape Architecture
Planning, Engineering &
Environmental Services*

City of Gladstone
1100 Delta Ave.
Gladstone, MI 49837

July 27, 2026

Regarding: City of Escanaba Master Plan Adoption



initiative

To whom it may concern:

This letter is to provide notification that the City of Escanaba City Council adopted the proposed Master Plan for the City of Escanaba on July 16, 2026, pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act. It may be accessed at the following link:

<https://www.escanaba.org/planning>

Please feel free to contact me with any questions or concerns.

Regards,

John Iacoangeli, PCP, FAICP, LEED AP, CNU - A
jri@bria2.com

Enclosure: List of organizations and entities receiving this notification

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734 **663.2622** ph

www.bria2.com

Petoskey Office
113 Howard St.
Petoskey, MI 49770

231.347.2523 ph

Traverse City Office
148 East Front St.
Suite 207
Traverse City, MI 49684

231.933.8400 ph

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

616.585.1295 ph

Notification of Master Plan Adoption

Organizations and Entities Receiving this Notice:

DTE Energy
Escanaba City Water
Highline
Alger Delta Cooperative Electric Association
Ford River Township
Wells Township
Escanaba Township
City of Gladstone
Delta County Clerk

- District 3
- District 4
- District 5

CUPPAD
MDOT
Delta County Road Commission
Escanaba and Lake Superior Railroad
Canadian National Railway
Escanaba Area Public Schools Board of Education
City of Escanaba Planning
Beckett & Raeder, Inc.

Did You Know?



Ways to save energy and money — brought to you by your local utility

Your local utility provider has partnered with Efficiency United to help all customers use less energy and save more money. Whether you are a residential, commercial, or industrial customer, we offer rebates to help make your home or business more energy efficient.

Residential customers may qualify for:

- Energy efficiency rebates
- Increased incentives for income-qualified customers

Commercial & industrial savings include:

- Rebates for high-efficiency HVAC equipment, HVAC controls, and more
- Custom rebates tailored to your unique needs

APPLIANCE RECYCLING

Need to get rid of an old appliance? Our appliance recycling program makes it easy to dispose of your old equipment. Simply schedule a pickup, and we'll recycle it at NO COST.

And the best part is: YOU GET PAID! If your fridge or freezer is still in working order, we'll pay you a \$50 rebate to recycle it for you.

Recycling rebates include:

- \$50 per refrigerator or freezer
- \$20 per dehumidifier*
- \$20 per room air conditioner*
- \$15 per mini-refrigerator or mini-freezer*

*Room air conditioners, dehumidifiers, mini-refrigerators, and mini-freezers can only be recycled at the same time as a refrigerator or freezer, and all appliances must be in working condition.

SAVE ENERGY. SAVE MONEY.

Take advantage of Efficiency United's rebates and on-line Marketplace to make your home more comfortable and energy-efficient: instant discounts on energy-saving products, rebates for insulation and HVAC upgrades, and lower energy bills year-round. Start saving today.

Shop & Learn More ->

efficiencyunited.clearesult.com/residential/buy-now

SCAN TO SAVE



Visit efficiencyunited.com

for all the ways you can save.

To learn more, call
877.367.3191

or email
info@efficiencyunited.com



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
augsttyl@msu.edu
(269) 657-8213



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