



# GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue  
September 02, 2025  
5:00 PM

---

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL AND/OR CORRECTIONS OF:

- [1.](#) Planning Commission Meeting Minutes - August 5, 2025

### ADDITIONS TO AGENDA

### PUBLIC HEARINGS

### UNFINISHED BUSINESS

### NEW BUSINESS

- [2.](#) Recommendation of Waiver for City Utility Requirement | 209 27th St
- [3.](#) Establishment of Sign Ordinance Subcommittee
- [4.](#) Planning Commission Applications Review

### PUBLIC COMMENT

### INFORMATION SHARING

5. Boo Bash at the Gladstone Campground
6. City of Gladstone's Downtown Day
7. DDA's Facade Grant Application Round
- [8.](#) Downtown Survey Results
9. Grand View Estates Subdivision #4
10. Hot Rods & Harleys
11. IFT District for AMI Industries
12. New Downtown Businesses

### 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:** 08-28-2025 | Patricia West, Community Development Director |  
pwest@gladstonemi.gov

## **RULES FOR PUBLIC COMMENT**

### **(Excerpt from Planning Commission By-Laws)**

1. During this portion of the agenda, a member of the audience may address the Planning Commission on any issue that is not scheduled for a public hearing on that agenda.
2. A member of the audience speaking during this portion of the agenda shall limit his/her remarks to three minutes unless such time limit is extended by the Chairperson.
3. No matters for consideration shall be accepted after the agenda packets have been delivered unless the Planning Commission, by separate action, accepts the matter for discussion/action.



# GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue  
August 05, 2025  
5:00 PM

## MINUTES

### CALL TO ORDER

Commission Chair, Howard Haulotte, called the meeting to order at 5:00 PM ET.

### ROLL CALL

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

**City Commission Present:** Mayor Joe Thompson, Commissioner Judy Akkala

**Staff Present:** Manager Buckman, Renee Barron, Barry Lund, Rob Spreitzer, Patricia West

### APPROVAL AND/OR CORRECTIONS OF:

#### 1. Planning Commission Meeting Minutes - July 1, 2025

Motion made by Noreus, seconded by Leonard to approve the Planning Commission Meeting Minutes of July 1st, 2025.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

**MOTION CARRIED.**

### ADDITIONS TO AGENDA

Chairperson Haulotte informed the Commission of the resignation received from Commissioner John Noreus. He added "Resignation of Commissioner Noreus" to the agenda under New Business as Item 5, bumping the following agenda items down in unison.

### PUBLIC HEARINGS

#### 2. Grand View Estates #4

Dan Block, President and Project Engineer of Dynamic Design Group, Inc., presented an overview of the proposed engineering plans for Grand View Estates #4. Block serves as the lead engineer for the project on behalf of Phil and Lee's Homes, the owner of the vacant property seeking to expand the Grand View Estates subdivision.

Barron and West provided context regarding the internal city review process, noting that the proposed design resulted from collaborative discussions with each department head.

**Chairperson Haulotte opened the public hearing at 5:10 PM ET.**

**Betty Toutloff, 710 N Bluff Dr**, inquired about the project timeline and which lots would be developed first.

*Block responded that development is targeted for summer 2026 and identified the specific section of the proposed plans that comprise Grand View Estates #4.*

**Melissa Pischel, 3 Pinewood Dr**, asked about the anticipated timeline for the development of Lots 5 and 6, as well as questions regarding cul-de-sacs and connectivity.

*Block explained that lot development would depend on individual lot sales. He further noted that internal city feedback advised against cul-de-sacs, and the final plan emphasizes connectivity through outlots.*

**Chairperson Haulotte closed the public hearing at 5:19 PM ET.**

The Commission then entered discussion on the proposal:

**Commissioner DiFiore asked about the inclusion of sidewalks.**

*Block and Public Works Superintendent Barry Lund explained that sidewalks were not included in the design due to the associated need for storm sewer infrastructure. However, to enhance walkability, the roadway was widened to include an additional three feet on each side.*

**Commissioner Hewitt asked whether homes must be purchased directly from Phil and Lee's.**

*It was clarified that this is the developer's intent, with lots to be sold directly through Phil and Lee's Homes.*

**Commissioner Kennedy inquired about the feasibility of constructing basements on the lots.**

*Block confirmed there would be no issue if homeowners desired basements.*

**Commissioner Leonard questioned the minimum easement width reflected in the plans.**

*Block stated that all department heads requested 10-foot easements, which are shown in the proposed plans. Where 5-foot easements are shown on individual parcels, the adjacent lot would contain the remaining 5 feet, achieving the full 10-foot easement width.*

Having received the preliminary plans as presented and finding that the plans meet the existing city policies, motion made by Noreus, seconded by Hewitt to approve the preliminary plans and forward them to the City Commission for their review.

During discussion, Commissioner Hewitt recommended amending the motion to notify all property owners within 300 ft of the proposed development in preparation for the City Commission Public Hearing.

Commissioner Noreus amended his motion to include the recommendation:

Having received the preliminary plans as presented and finding that the plans meet the existing city policies, motion made by Noreus, seconded by Hewitt to approve the preliminary plans and forward them to the City Commission for their review, with the recommendation that all property owners within 300 ft of the proposed

development be notified of the public hearing, in alignment with Sec. 30-513 of the Code of Ordinances. Item 1.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

**MOTION CARRIED.**

## UNFINISHED BUSINESS

*None.*

## NEW BUSINESS

### 3. Sale of City-Owned Property | Escanaba Township Properties

West notified the commission that the City of Gladstone's policy for the sale of city-owned land requires that the Planning Commission review purchase requests to consider zoning and land use considerations before making a recommendation to the City Commission.

The city is seeking bids for two properties in Escanaba Township which were previously utilized by Public Works. Since the Gladstone Planning Commission holds no authority over the zoning of these properties, city staff wanted to ensure we met the requirements of our policy in placing this notification before the Planning Commission, but no recommendation on zoning is required from the commission.

Motion made by Kennedy, seconded by Leonard to place the Escanaba Township properties on the list of city properties for sale.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

**MOTION CARRIED.**

### 4. Sign Ordinance Review

West provided an overview of the limitations within the City of Gladstone's current sign ordinance. She initiated a discussion on the possibility of revisiting the ordinance to better align with evolving trends in the sign industry, while still preserving the quaint character and visual appeal of the community.

Although no formal motion was made, the Commission expressed collective support for West to pursue professional development opportunities aimed at gathering information and best practices for potential ordinance improvements. Chairperson Haulotte requested that the formation of a sign ordinance subcommittee be added to the agenda for the Planning Commission's next meeting.

### 5. Resignation of Commissioner Noreus

Commissioner John Noreus has submitted his written resignation from the Planning Commission. Commissioner Noreus intends to serve until a suitable replacement is found or until the end of his current term.

Motion made by Leonard, seconded by Hewitt to accept the resignation of Commissioner Noreus following the replacement of the seat or the end of his term, and to post the vacancy.

Voting Yea: Haulotte, Noreus, DeFiore, Hewitt, Kennedy, Leonard, Nastoff

**MOTION CARRIED.**

## PUBLIC COMMENT

**Denise Messina, representing the United Methodist Church of Gladstone**, spoke in support of reviewing the City of Gladstone's sign ordinance.

**Barry Lund, Superintendent of Public Works**, proposed the idea of the City of Gladstone exploring the development of a trailer home subdivision in the future to address current housing needs.

## INFORMATION SHARING

### 6. 2025 Downtown Gladstone Survey

West shared that the Gladstone DDA currently has a Downtown Survey open through August 11th to gather feedback from our downtown property owners, business owners, and residents.

### 7. 2025 Facade Grant Program

The facade grant application round will open for applicants within the downtown district beginning September 1st, and close on October 31st. Applicants will be notified by the end of the calendar year on the receipt of funding, to be used in 2026.

### 8. Gladstone Social District

The social district has officially opened in Downtown Gladstone.

### 9. Candidates Announced for Gladstone City Commission Seats

West and Manager Buckman updated the Planning Commission on the four candidates running for City Commission in November:

- Joe Thompson
- Mike O'Connor
- Steve O'Driscoll
- Whitney Maloney

### 10. Industrial Facility Tax (IFT) District Established for AMI Industries

West provided an update on the status of AMI Industries' pursuit of an IFT District.

### 11. Public Safety Drone Purchase Approved

West shared that the City Commission approved the purchase of a new drone for Public Safety, following successful fundraiser efforts by Public Safety Officer, Leif Sjoquist.

### 12. Receipt of Intent to Update Escanaba Township Master Plan

West notified the Commission that the City of Gladstone had received written notice of Escanaba Township's intent to begin the process of updating their Master Plan. She will keep this Commission informed of updates as they come.

## COMMISSIONER COMMENTS

*None.*

## ADJOURNMENT

The meeting adjourned at 6:08 PM ET,



<b>Board:</b>	Planning Commission
<b>Agenda Date:</b>	August 5, 2025
<b>Presenter:</b>	Patricia West

## Staff Report

### Agenda Item Title:

Recommendation of Waiver for City Utility Requirement | 209 27<sup>th</sup> St

### Background:

Preston Strong, the property owner of 209 27<sup>th</sup> St, has expressed interested in building a home on the property. Per city code, *“Any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, shall utilize city water and sanitary sewer services for said improvements.”*

The lot in question presents unique challenges in meeting this code requirement. Both the Water Department and Wastewater Department have reviewed the site and indicated that extension and utilization of city utilities would be significantly difficult due to:

- Existing infrastructure limitations
- Lack of practical easement access
- Lot placement in relation to nearby mains and service lines

### Fiscal Effect:

None

### Supporting Documentation:

Sec. 30-174. – Use of city utilities required; conditions.

GIS Image of Lot Placement

Written Support from Rodney Schwartz, Wastewater Superintendent

Written Support from Rob Sprietzer, Water Treatment Superintendent

### Recommendation:

Motion to recommend a waiver of the requirement for the property owner of 209 27<sup>th</sup> St to utilize city water and sanitary sewer services to the City Commission, with the waiver set to expire within two years if the construction of the home is not completed within that time.

## Sec. 30-171. - Enforcement of state construction code.

In accordance with Public Act No. 230 of 1972 (MCL 125.1501 et seq.), the city building official is designated as the enforcing agency to discharge the responsibilities of the city under such act. The city assumes responsibility for the administration and enforcement of such act throughout its corporate limits.

(Ord. No. 539, § 1, 9-24-2001)

**State Law reference**— Local enforcement of state construction code, MCL 125.1508b.

## Sec. 30-172. - Building permits; fees

(a) The city building official is responsible for issuing building permits for any work to be done on a building or structure, for which work a building permit is required under the provisions of the state construction code which is adopted by reference into this City Code.

(b) Fees for building permits shall be as established by resolution of the City Commission.

(Ord. No. 577, § 2, 5-11-2009)

**Editor's note**— Ord. No. 577, § 2, adopted May 11, 2009, amended § 30-172 in its entirety and enacted a new § 30-172 as set out herein. The former § 30-172 pertained to fees.

## Sec. 30-173. - License to install.

Except as permitted by state law, it shall be unlawful for any person to install any electrical wiring, device, appliance or apparatus for the generation, distribution and utilization of electrical energy within or on any premises within the city without being duly licensed under the provisions of state law.

(Code 1976, §§ 51.07, 51.08)

**State Law reference**— Licensing and regulation of electricians, MCL 338.881 et seq.

## Sec. 30-174. - Use of city utilities required; conditions.

(a) Any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, shall utilize city water and sanitary sewer services for said improvements.

(b) The requirement of subsection (a) shall not apply to improvements to existing principal residences, commercial or industrial buildings, or accessory building.

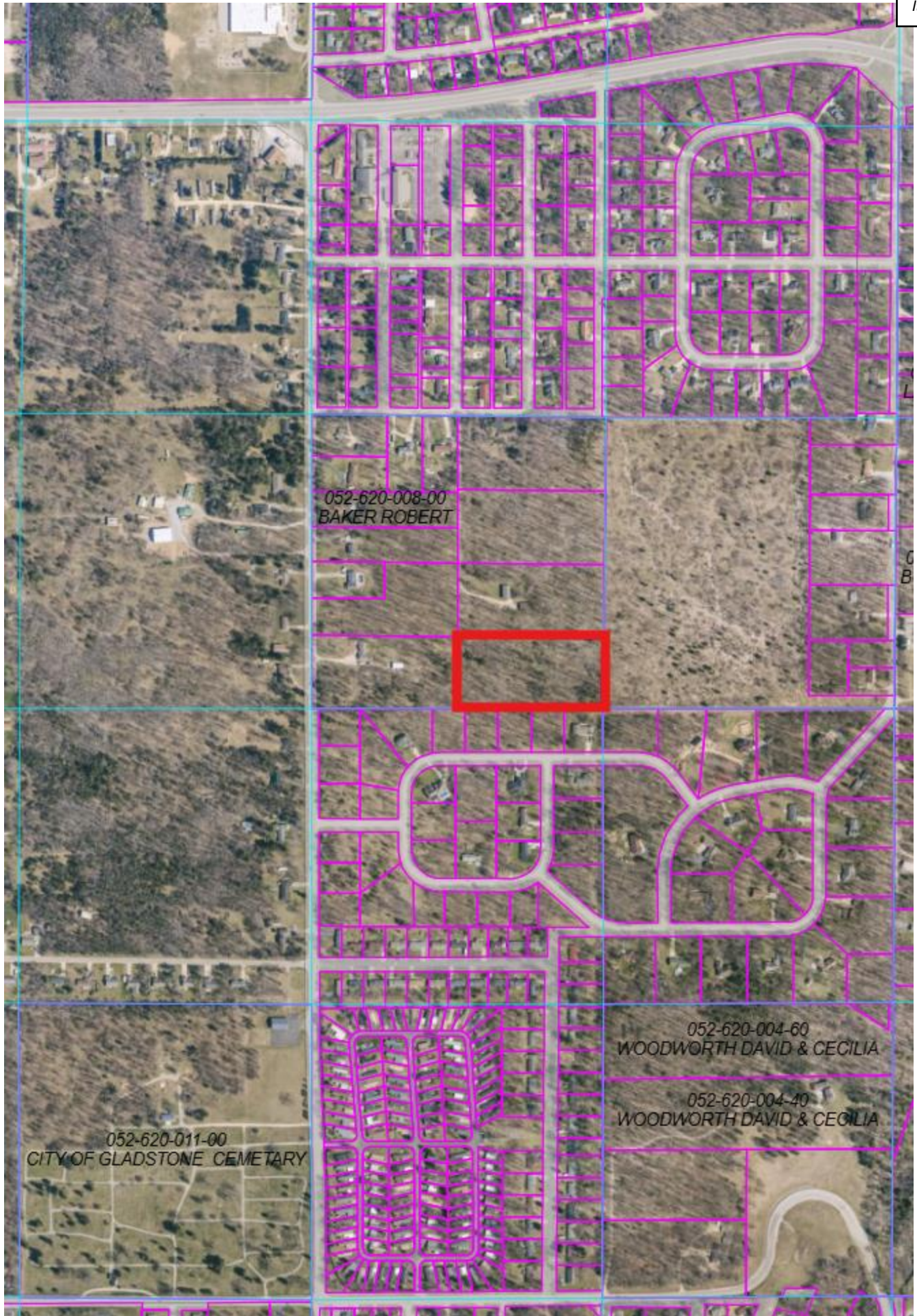
(c) Any property owners seeking to make such improvements may appeal to the planning commission for a waiver of this requirement if adherence to the subsection will cause an undue financial burden to the property owner.

(d) The planning commission is hereby authorized to recommend waiver of the requirement to the city commission, to subsection (a), upon application and showing by a property owner that adherence to the subsection will constitute an undue financial burden in the development and improvement of their real property.

(e) The city commission has final approval on any/or all waivers of this requirement after recommendation by the planning commission.

(Ord. No. 532, §§ 1, 2, 3-27-2000; Ord. No. 577, § 2, 5-11-2009)

## Secs. 30-175—30-200. - Reserved.





---

**RE: New Voice Message from WIRELESS CALLER (906) 221-3541 on 08/18/2025 1:50 PM**

---

**From** Rodney Schwartz <RSchwartz@gladstonemi.gov>

**Date** Tue 8/19/2025 11:51 AM

**To** Patricia West <pwest@gladstonemi.gov>

Patricia,

Sewer is not available, and he will have to go through the health department for a septic system.

Rodney

---

**From:** Patricia West <pwest@gladstonemi.gov>

**Sent:** Tuesday, August 19, 2025 10:48 AM

**To:** Rodney Schwartz <RSchwartz@gladstonemi.gov>; Rob Spreitzer <RSpreitzer@gladstonemi.gov>; James Olson <JOlson@gladstonemi.gov>

**Subject:** Fw: New Voice Message from WIRELESS CALLER (906) 221-3541 on 08/18/2025 1:50 PM

Hello Department Heads,

Before I call Mr. Strong back, could I get some insight from each of your departments on what utility services the city would be able to provide for a future home being built on **209 27<sup>th</sup> St?**

Thank you,  
Tricia



---

**RE: Request for Support Letter | Preston Strong (209 27th St.)**

---

**From** Rob Spreitzer <RSpreitzer@gladstonemi.gov>

**Date** Tue 8/26/2025 1:19 PM

**To** Patricia West <pwest@gladstonemi.gov>

Good Afternoon Patricia,

At the present time there is no City Water that is easily accessible to Mr. Strong's property at 209 27<sup>th</sup> Street. Also there are no plans to bring water mains closer to the property. Due to the location of the property the Water Department would recommend Mr. Strong put in a well. The Delta/Menominee Public Health Department can be contacted regarding all guidelines and permits for wells, their phone # is (906) 789-8134.

---

**From:** Patricia West <pwest@gladstonemi.gov>

**Sent:** Tuesday, August 26, 2025 10:22 AM

**To:** Preston Strong <p\_strong1717@hotmail.com>

**Cc:** Rodney Schwartz <RSchwartz@gladstonemi.gov>; Rob Spreitzer <RSpreitzer@gladstonemi.gov>

**Subject:** Re: Request for Support Letter | Preston Strong (209 27th St.)

Hi Preston,

I have what I need from Wastewater, and I have been in touch with Rob Spreitzer about submitting something to me as well. I anticipate we'll be able to get this on next week's meeting, and I will confirm with you as I finalize the agenda this week. I would encourage you to attend if you are able to answer any questions the commission may have, although I anticipate this will be fairly straightforward.

Thank you!



## Patricia West

Community Development Director

City of Gladstone

1100 Delta Ave | Gladstone, MI 49837

<https://www.gladstonemi.gov/>

---

**From:** Preston Strong <p\_strong1717@hotmail.com>

**Sent:** Tuesday, August 26, 2025 9:24 AM

**To:** Patricia West <pwest@gladstonemi.gov>

**Cc:** Rodney Schwartz <RSchwartz@gladstonemi.gov>; Rob Spreitzer <RSpreitzer@gladstonemi.gov>

**Subject:** Re: Request for Support Letter | Preston Strong (209 27th St.)

Hi Rob/Rodney,

The next planning committee meeting is on September 5th where they would need to review this request. Would you be able to provide the below requested letter prior to this time?

Thank you,  
Preston Strong

On Aug 22, 2025, at 12:05 PM, Patricia West <[pwest@gladstonemi.gov](mailto:pwest@gladstonemi.gov)> wrote:

Hi Rob & Rodney,

I've been working with Preston Strong, who is interested in building on his property located at **209 27<sup>th</sup> St.** I've been in touch with both of you about the feasibility of running city water and sewer, and both of you have indicated challenges due to existing infrastructure, easement access and lot placement.

[Sec. 30-174 of the Code of Ordinances](#) indicates that "any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, *shall utilize city water and sanitary sewer services for said improvements.*" It goes on to **allow property owners to appeal this to the Planning Commission** for a waiver of this requirement if it will cause an undue financial burden to the property owner.

Would you be able to work with Mr. Strong to prepare a brief letter of support outlining:

- The specific reasons why connection to city water and sewer would pose an **undue financial burden** (infrastructure limitations, easement issues, etc.).
- Suggested **alternative options** for water and sewer service that Mr. Strong could pursue instead.

This letter doesn't need to be extensive; just enough to provide the Planning Commission with the necessary context to review his request.

<image.png>

Thank you,

**Patricia West**  
 Community Development Director  
 City of Gladstone  
 1100 Delta Ave | Gladstone, MI 49837  
<https://www.gladstonemi.gov/>

<Outlook-yr0ldbqx.png>



**Board:** Planning Commission  
**Agenda** September 2, 2025  
**Date:** \_\_\_\_\_  
**Presenter:** Patricia West

## Staff Report

### Agenda Item Title:

Establishment of a Sign Ordinance Subcommittee

### Background:

City staff would like to evaluate the current signage ordinance to consider future amendments that allow for modern messaging while preserving the character and integrity of our quaint community.

The subcommittee's responsibilities will include:

- Participating in training and discussions on best practices.
- Reviewing potential updates to the ordinance.
- Establishing a timeline for pursuing possible amendments.

### Fiscal Effect:

None

### Supporting Documentation:

None

### Recommendation:

The chairperson may appoint up to three planning commissioners to the Sign Ordinance Subcommittee.



**Board:** Planning Commission  
**Agenda** September 2, 2025  
**Date:** \_\_\_\_\_  
**Presenter:** Patricia West

## Staff Report

### Agenda Item Title:

Planning Commission Applications Review

### Background:

Enclosed are three applications for candidates seeking the one vacant planning commissioner seat for the City of Gladstone. This seat will replace Commissioner John Noreus.

### Fiscal Effect:

None

### Supporting Documentation:

- [Excerpt on Membership Criteria] Planning Commission By-Laws
- Applications:
  - Natasha Rosebush
  - Jennifer Harding
  - Robert Pontius

### Recommendation:

Determine next steps to make a recommendation to the City Commission for an appointment to the Planning Commission.

## I. AUTHORITY

These By-laws and rules of Procedure are adopted by the City of Gladstone Planning Commission (hereinafter called Planning Commission) pursuant to Public Act 285 of 1931, as amended.

## II. MEMBERSHIP

- A. Except as otherwise provided in this document, the Planning Commission shall consist of seven members who shall be appointed by the mayor, subject to the approval by a majority vote of the members elect of the City Commission.
- B. The term of each Planning Commission member shall be three years. All members shall hold office until their successors are appointed. Members may, be removed from office by the City Commission for misfeasance, malfeasance or nonfeasance upon written charges and after a public hearing.
- C. Vacancies occurring in office other than through the expiration of term shall be filled through appointment by the mayor for the un-expired term.
- D. Members of the Planning Commission shall serve without compensation for their services, unless otherwise provided by the City Commission.
- E. Members of the Planning Commission and staff shall be entitled to receive reimbursement for expenses incurred for travel in the performance of activities authorized by the City Commission, including but not limited to, attendance at conferences, workshops, educational and training programs and meetings. Such reimbursement for expenses shall be at the rates provided by the city for travel by City Staff. However, the following types of travel shall not be eligible for reimbursement:
  1. Travel to and from Planning Commission meetings.
  2. Local Travel for the purpose of viewing sites, which will be the subject of Planning Commission action.
  3. Attendance at conferences, workshops, education and training programs and meetings, which are held within a radius of ten (10) miles from Gladstone City Hall.
  4. Travel for which there is no funds available in the Planning Commission budget.
  5. Travel which the chairperson of the Planning Commission, in his or her sole discretion, determines to be not eligible for reimbursement under these provisions.

## III. OFFICERS



**APPLICATION FORM  
GLADSTONE CITY BOARDS AND COMMITTEES**

Please use this form to express your interest in serving on a particular board/committee or commission. You may attach additional material if you wish. For information on vacancies and board/committee bylaws, please visit [www.gladstonemi.org](http://www.gladstonemi.org), call 906-428-2311 or e-mail [kberry@gladstonemi.org](mailto:kberry@gladstonemi.org). Please note that applications are kept on file for six months. The Gladstone City Commission makes appointments to City Boards at their regular meetings as vacancies occur. Completed applications are public documents and are subject to the Michigan Freedom of Information Act.

**Eligibility Requirements:**

Are you a registered voter in the City of Gladstone?*	Yes	X	No	<input type="checkbox"/>
Have you been a City resident for at least 12 months?	Yes		No	<input checked="" type="checkbox"/>
Are you currently in default to the City of Gladstone?	Yes		No	<input checked="" type="checkbox"/>
Are you related to any elected City Commissioner (including by marriage)?	Yes		No	<input checked="" type="checkbox"/>

\*According to the City Charter, each member appointed by the City Commission shall be a qualified and registered elector of the city on such day and throughout the member's tenure of office.

Name of City Board or Committee: If applying for more than one board/committee, please list order of preference:

- 1) Planning Commission
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

Applicant Name as it Appears on License: Natasha Rosebush

Driver's License Number: R

Home Address: 1216 Delta Ave Phone: 906-450-0447

Occupation: Mechanical Engineering Designer Business: VanAire

Business Address: 840 Clark Dr, Gladstone, MI 49837 Phone: \_\_\_\_\_

E-Mail Address: nrosebush93@outlook.com

Are you currently serving or have you served on any City board or committee? If so, please list and give approximate dates.

No. \_\_\_\_\_

(over)

Education/Credentials: Master Citizen Planner through MSU Extension, Zoning Administrator  
Certificate through MSU Extension, Michigan Certified Assessing Officer (within  
months of being a Michigan Advanced Assessing Officer) through the Michigan  
State Tax Commission

Professional activities that relate to this board/committee: \_\_\_\_\_  
I am the current Zoning Administrator for Luce County and  
was previously the Zoning Administrator for Schoolcraft  
County for 5 years.

Community activities that relate to this board/committee: \_\_\_\_\_  
I just moved to Gladstone and want to get involved in the community. I have no  
current community activities I am a part of.


Why are you interested in serving on this board/committee? \_\_\_\_\_  
As stated above, I am familiar with what a planning commission does for a community, I helped the  
Planning Commission in Schoolcraft County create the new Master Plan that was finalized in 2024. I  
am looking to get involved in my new community and learn what Gladstone is all about.

What talents or experience would you bring to the board/committee? \_\_\_\_\_  
Helping/Drafting the Schoolcraft County Master Plan, Zoning  
positions have given me a lot of insight into  
the planning, as well as my certifications and continuing  
education.

Any other comments or information you wish to provide to the Mayor and City Commissioners? \_\_\_\_\_  
I am a young, dedicated woman who is always looking out for the best interest  
of our property owners and community as a whole.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member of a City advisory board or committee? Yes  No

**Appointed members are expected to attend all meetings of the board/committee. A member who misses more than 3 consecutive meetings or 1/3 of all meetings will tender their resignation to the board/committee chair.** Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings? Yes  No

 08/07/2025  
Signature Date

I certify that there are no misrepresentations, omissions or falsifications on this application and by signing this application I give consent to the City to conduct a background check to verify the information I have provided.

Please return this form with any attachments to:  
kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's  
Office, Gladstone City Hall, Gladstone, MI 49837.  
**Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.**



### APPLICATION FORM GLADSTONE CITY BOARDS AND COMMITTEES

Please use this form to express your interest in serving on a particular board/committee or commission. You may attach additional material if you wish. For information on vacancies and board/committee bylaws, please visit [www.gladstonemi.org](http://www.gladstonemi.org), call 906-428-2311 or e-mail [kberry@gladstonemi.org](mailto:kberry@gladstonemi.org). Please note that applications are kept on file for six months. The Gladstone City Commission makes appointments to City Boards at their regular meetings as vacancies occur. Completed applications are public documents and are subject to the Michigan Freedom of Information Act.

**Eligibility Requirements:**

Are you a registered voter in the City of Gladstone?*	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Have you been a City resident for at least 12 months?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Are you currently in default to the City of Gladstone?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Are you related to any elected City Commissioner (including by marriage)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

\*According to the City Charter, each member appointed by the City Commission shall be a qualified and registered elector of the city on such day and throughout the member's tenure of office.

Name of City Board or Committee: If applying for more than one board/committee, please list order of preference:

- 1)
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

Applicant Name as it Appears on License: Jennifer Harding, my maiden name is Ostlund

Driver's License Number: H900000797096

Home Address: 1204 Lake Shore Drive, Gladstone Phone: 708.860.7800

Occupation: Realtor Business: Coldwell Banker Schmidt

Business Address: 110 N. 13th St, Escanaba Phone: 708.860.7800

E-Mail Address: jen.r.harding@gmail.com

Are you currently serving or have you served on any City board or committee? If so, please list and give approximate dates. No

(over)

Education/Credentials: Michigan State University, BS Packaging  
University of Illinois, Chicago, Juris Doctor, Certificate of Real Estate Law  
Licensed Realtor for 15 years in Illinois, 2 years in Michigan

Professional activities that relate to this board/committee: \_\_\_\_\_

I sell residential and commercial real estate; property development, housing inventory and community prosperity are all integral to my business.

Community activities that relate to this board/committee: \_\_\_\_\_

I volunteered with the La Grange Business Association for many years assisting with community events including art fairs, holiday walks and summer art installations. All of these events promoted the downtown businesses and created community growth.

Why are you interested in serving on this board/committee? \_\_\_\_\_

I am committed to Gladstone. I would like to facilitate growth and development that will have a positive effect on residents and the town. I grew up when Gladstone had a vibrant downtown with multiple retail businesses and restaurants. I think Gladstone has the ability to attract new businesses and residents to build a more robust community while preserving the local lifestyle.

What talents or experience would you bring to the board/committee? \_\_\_\_\_

I have a technical background. I started my career in manufacturing writing ISO compliance documentation. I then went into package design where I was involved in patent creation, which sparked my interest in law. At law school I changed my focus to land development and took extra classes to get the Certificate in Real Estate Law where I wrote master plans, learned about zoning and was introduced to property development. I interned with the city of Niles to address their real estate holdings. The market crashed when I graduated law school sending me into family law rather than development. I became a realtor to learn a few things while I waited for the market to recover, but I really enjoyed real estate sales and have been at it for 15 years.

Any other comments or information you wish to provide to the Mayor and City Commissioners? \_\_\_\_\_

I am very interested in the position. I would bring experience in real estate sales, community involvement and a fresh perspective on development based on traveling and living in multiple cities and towns.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member of a City advisory board or committee? Yes  No

**Appointed members are expected to attend all meetings of the board/committee. A member who misses more than 3 consecutive meetings or 1/3 of all meetings will tender their resignation to the board/committee chair.** Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings? Yes  No

*Jennifer Harding*  
dotloop verified  
08/12/25 8:48 AM CDT  
HHJ4-ZSTR-RUIU-W4RZ

08/12/2025

Signature

Date

I certify that there are no misrepresentations, omissions or falsifications on this application and by signing this application I give consent to the City to conduct a background check to verify the information I have provided.

Please return this form with any attachments to:  
kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's  
Office, Gladstone City Hall, Gladstone, MI 49837.  
**Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.**



**APPLICATION FORM  
GLADSTONE CITY BOARDS AND COMMITTEES**

Please use this form to express your interest in serving on a particular board/committee or commission. You may attach additional material if you wish. For information on vacancies and board/committee bylaws, please visit [www.gladstonemi.org](http://www.gladstonemi.org), call 906-428-2311 or e-mail [kberry@gladstonemi.org](mailto:kberry@gladstonemi.org). Please note that applications are kept on file for six months. The Gladstone City Commission makes appointments to City Boards at their regular meetings as vacancies occur. Completed applications are public documents and are subject to the Michigan Freedom of Information Act.

**Eligibility Requirements:**

Are you a registered voter in the City of Gladstone?*	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Have you been a City resident for at least 12 months?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are you currently in default to the City of Gladstone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are you related to any elected City Commissioner (including by marriage)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

\*According to the City Charter, each member appointed by the City Commission shall be a qualified and registered elector of the city on such day and throughout the member's tenure of office.

Name of City Board or Committee: If applying for more than one board/committee, please list order of preference:

- 1) Planning Commission
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

Applicant Name as it Appears on License: Robert Everett Pontius

Driver's License Number: P 532 745 238 754

Home Address: 18 Weston Ave., Gladstone, MI 49837 Phone: 906.420.8373

Occupation: Investor Business: Self-employed

Business Address: 18 Weston Ave., Gladstone, MI 49837 Phone: 312.882.1474

E-Mail Address: robert.pontius@gmail.com

Are you currently serving or have you served on any City board or committee? If so, please list and give approximate dates.

Gladstone City Commission May 2021-present.

(over)

Education/Credentials: Graduate Certificate, Massachusetts Institute of Technology (MIT)  
Master of Science, Northwestern University, Evanston, Illinois. Bachelor of Arts, Wheaton College, Wheaton, Illinois  
2016 Delta Force - Delta County Community Leadership Academy graduate

Professional activities that relate to this board/committee: Economic and Community Development, Grant-writing  
Advanced manufacturing support, entrepreneurial/startup support, design and urban planning, workforce development,  
technology and new product development, financial analysis.

Community activities that relate to this board/committee: Gladstone City Commission  
Past member, Advisory committee on Efficiency, Renewables and Environment, Alger Delta Electric  
Workforce Development board member, economic development liason - Fincantieri Marinette Marine  
Makerspace/incubator 501(c)(3) board member

Why are you interested in serving on this board/committee? Gladstone is home and I would like to  
contribute my time, talents, and experience to make sure it continues to be a great place for my kids to grow up and flourish.

What talents or experience would you bring to the board/committee? Extensive experience in  
economic and community development - adept at managing complex business-government relationships and developing  
collaborative private-public partnerships. Strong talents and experience in design-thinking with coursework at Illinois Institute of Technology  
and MIT in Industrial Design.

Any other comments or information you wish to provide to the Mayor and City Commissioners?  
Adept in multiple technical subjects including GIS, 3D CAD, Design-Thinking, AI, additive manufacturing, grant-writing, financing, etc.

Are you involved in any personal, professional or business pursuit that would affect your ability  
to make fair and impartial recommendations as a member of a City advisory board or  
committee? Yes  No

**Appointed members are expected to attend all meetings of the board/committee. A member who misses more than 3 consecutive meetings or 1/3 of all meetings will tender their resignation to the board/committee chair.** Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings? Yes  No

*Robert E. Pontius* August 25, 2025  
Signature Date

I certify that there are no misrepresentations, omissions or falsifications on this application and by signing this application I give consent to the City to conduct a background check to verify the information I have provided.

Please return this form with any attachments to:  
kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's  
Office, Gladstone City Hall, Gladstone, MI 49837.  
**Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.**

# Gladstone

DOWNTOWN DEVELOPMENT AUTHORITY

## 2025 Annual Downtown Survey Results

How well did we communicate information on each of these activities or initiatives?

	Downtown Day	Farmers Market	Facade Grant Program	Social District	Old-Fashioned Christmas
I felt adequately informed.	10	13	6	11	15
I did not feel informed.	5	1	3	4	0
This did not apply to me.	1	1	6	0	0

How well are we keeping up with downtown beautification and maintenance?

	Downtown Trash Bins	Farmers Market Square	Flower Baskets	Grass & Weed Maintenance	Sidewalk Snow Removal	Street Snow Removal
Satisfied	9	14	10	9	6	7
Neutral	5	1	4	4	6	4
Unsatisfied	1	0	1	3	3	4

Do you have any suggestions on where we should focus our downtown placemaking and beautification efforts? (Ex. additional trash receptacles, bike racks, picnic tables, etc.)

- More benches, bike racks, trees, plants and pretty things.
- Street plows often push snow into the angle parking in front of the 10th street businesses, making parking and accessing the businesses difficult. occasionally it is pushed to the center of the street, which is much better for business access.
- Weeds in sidewalk then spray
- More places to gather.
- Bench's or picnic tables would be beneficial for people to sit. The flower baskets are beautiful. The large trees on Delta Ave cause an issue with their size as it blocks the businesses signs. Also, the tree roots are starting to grow into the sewer pipes causing plumbing issues. A smaller type of tree or shrub would be better."
- Leadership and administration wastes money and has taxes residents abusively to the point of residents leaving Gladstone
- some benches need sealing. trees are sad, sad, need replacing. painting on side of rialto building should be maintained
- Relevant corners/areas to accent buildings compliment our quaint downtown and small businesses that make our community so wonderful!

**The DDA partners with Community Development to identify code enforcement issues with the downtown. This may be as minor as timely sidewalk snow removal or could be a much larger issue involving blight or unsafe inhabitation of a property. Do you have any code enforcement concerns which you would like to share with the DDA?**

- Have businesses register vacant buildings.
- The sidewalk on 10th Street between Wisconsin Ave and the Baybank (West side of the street) is rarely cleared of snow. This is a main route for kids after school. In heavy snowfalls, people divert to the street, which is obviously more dangerous due to automobile traffic.
- Get rid of the old bus and semi trailer and other junk in the alley behind 817 Delta
- I am not sure if this belongs in the code enforcement area or not, however, when closing down Delta Ave. for events such as "Business after Hours" I believe that entire block should be closed down and not just a small area. The issue arises when travelling down 9th St. when cars turn onto Delta Ave. they do not know the road is closed, and they do not see that the road is closed until they're already on the street. Now the only option for them is to cut through the parking lot next to Walley's which means many cars are now being rerouted through a parking lot that is already compacted and busy. It is very hard to see with the angle parking when turning onto delta what is further up on Delta until you are actually in the road. I know this problem was brought up before and I do not believe it was taken seriously thank you.
- "Snow removal on Delta Avenue has been an issue with some businesses. Also, plowing on the weekends is an issue. There are businesses that open at 8am 7 days a week, and many times Delta hasn't been cleared yet in the parking area prior, which makes it difficult for customers to get out of their vehicles or park. This is especially when it snows over night on Saturday."
- You are over-enforcement minded to the point of stifling growth.
- cars not licensed should be removed

**Please briefly describe your potential [façade grant] project. It is okay if the project changes as you solidify your planning efforts.**

- **Old Glory Firearms** | driveway and sidewalk entrances to our building. I know a few years ago the city did a huge project at 1023 delta ave, but we definitely would like to upgrade some of the work that was done and add a little bit more. A non shared driveway, more sidewalk access, etc..
- **Dew Drop Family Restaurant** | The outdoor patio at the Dewdrop needs to be revamped. I'm looking at replacing the fencing to an aluminum base instead of what is currently there due to upkeep and safety. Currently children like to climb the fence the way it is built. I would also like to have an entrance gate at both the front and back. Fresh paint, décor, speakers, lighting and tables/chairs would also be replaced and upgraded to allow for more seating. A different method of heating, creating a nicer ambiance than the current patio heaters (which don't adequately provide enough heat in the spring and fall). Also would like to consider some sort of protection for when it rains.
- **Rialto Building** | The Rialto would like to use funds as soon as our MEDC project gets approved by MEDC
- **Youth Empowering Services** | If applicable based on future strategies of our organization

**Traverse City has its cherries. Mackinac has its fudge. What iconic signature could Gladstone create that sets us apart from other communities? Get creative! It doesn't have to be food related, either.**

- Happy Rock
- Quaint, quiet and friendly
- I like this idea, but I don't have any great inspiration here. Looking forward to seeing what others come up with.
- Only small town in Michigan that cannot special assess for improvements in the ROW. Or.... I enjoyed it when people were putting hand painted happy rocks around town with little messages on the underside
- Small Town on the Little Bay
- I like the idea of murals. I'd be willing to have my business painted in the back parking lot and on the metal above the rocks in the front. I think its a fun, beautiful piece of art that people would enjoy. I also think that we should be utilizing our farmers market square for other things to increase foot traffic.
- Trains
- The beach. Breweries/wineries. Do a beer and wine festival down by the baseball diamond, have a band and maybe some food vendors.
- A dying destination
- firewood, flannels, waves (both ""Hello"" and the water kind!), trees, fish (walleye), a tent (campground)...how many communities have their quaint downtown, the waterfront and a campground so close to one another!, a smiling rock (gladSTONE/happyROCK), a firework...nothing beats the 4th of july in gladstone

**How can the DDA better support you? Is there anything else you'd like to share that hasn't already been covered?**

- The social district may sound good in theory because most people drink and want to hang out with drinking friends. However, I feel that Gladstone has the small town family charm, and by doing the social district we are losing that family friendly attitude. I have talked to many people about the social district idea and have only had negative comments. For example, dairy flo is the ice cream place where kids go to hang out and get ice cream. But throw in a few adults who can't hold their liquor, and now we've got disorderly conduct and calling the cops. I think it would be best to not have the social district at all. There are plenty of spots for people to get their alcohol, but does it have to be in the hear of the kid section?
- I would appreciate a road sign on the corner of Delta and 10th street. I'm not sure why there is not one there. It would help my customers that aren't familiar with Downtown Gladstone find there way to my 10th street business.
- We need a downtown clock and message board.
- Let's get involved with community events to create foot traffic! Look at all Escanaba does!
- Just more family activities would be awesome but they need to be at a time where working parents can go. I would love to go to the farmers markets but the hours dont work. It would be great if it could go to even 630
- It's on me! A recurring touch base to do just that...stay in touch and plan ahead!