

GLADSTONE



GLADSTONE PLANNING COMMISSION SPECIAL MEETING

City Hall Chambers – 1100 Delta Avenue

May 09, 2024

1:00 PM

A Special Meeting of the Gladstone Planning Commission will be held on Thursday, May 09, 2024 at 1:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

1. Regular Planning Minutes April 9, 2024

ADDITIONS TO AGENDA

PUBLIC HEARINGS

UNFINISHED BUSINESS

NEW BUSINESS

2. Site Plan Review-920 Delta Avenue

PUBLIC COMMENT

INFORMATION SHARING

COMMISSIONER COMMENTS

CITY CLERK COMMENTS

ADJOURNMENT

Posted: 05-08-2024 4:00 PM



GLADSTONE PLANNING COMMISSION SPECIAL MEETING

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

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

MINUTES

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

ROLL CALL: Commissioners Present: Haulotte, Woodworth, DeFiore & Leonard

Commissioners Excused: Strom, Butch, Noreus

APPROVAL AND/OR CORRECTIONS OF:

1. Regular Planning Minutes of March 5, 2024

Motion by Commissioner Woodworth; seconded by Commissioner DeFiore to approve the Regular Meeting Minutes of March 5, 2024 & Regular Meeting Minutes of April 2, 2024. MOTION CARRIED

ADDITIONS TO AGENDA: Commissioner Haulotte added Regular Meeting Minutes of April 2, 2024 to the agenda for approval.

PUBLIC HEARINGS: None

UNFINISHED BUSINESS

2. Master Plan Amendment

Patricia West & Renée Barron reviewed the proposed changes to the Master Plan. The process has taken almost two years to complete with the Planning Commission Sub-Committee and department heads. The Commissions asked for clarification on a few categories and Patricia reviewed the timeline and next steps.

Motion by Commission Leonards; seconded by Commissioner Woodworth to submit the proposed master plan amendment to the legislative body for review and comment.

NEW BUSINESS: None

PUBLIC COMMENT: None

INFORMATION SHARING: None

COMMISSIONER COMMENTS: None

CITY CLERK COMMENTS: None

ADJOURNMENT: Meeting adjourned at 5:25PM



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

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May 3, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Site Plan Review –Addition

Location: 920 Delta Avenue

Applicant: Durward & Debra Chase

Zoning: B-2 Commercial

Owner: Durward & Debra Chase

Dear Planning Commission Members:

This site plan review process is triggered because of a change in footprint in the B-2 District.

The applicant above is proposing to remove an old garage and add a 12’ wide X 24’ long addition to be utilized for storage. This new addition will also have a back entrance for the business and allow for additional parking in the back.

Any development or change in footprint in a B-2 Commercial zoning area requires a site plan review per section 30-509 Site Plan Review of the code. The purpose of the site plan review is to determine if this change in use will be approved and to determine if the proposal will have any adverse effects upon adjoining residents or owners and try to address those effects if possible.



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

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

Gladstone Code of Ordinances

- Section 30-509 Site Plan Review
- Section 30-548 Permitted Uses in the B-2 District
- Section 30-552 Height & Placement Regulations
- Section 30-553 Additional Height & Placement Reg.
- Section 30-554 Land Use and Density & Intensity Reg.
- Section 30-583 Off Street Parking

GIS Mapping—City of Gladstone
Google Earth

Staff Report/Fact Finding Results

A. Proposed Use and Zoning: The site is zoned B-2 Business/Commercial District and the use is consistent with the zoning district.

B. Lot Area Requirements: The minimum lot size in B-2 is 0 square feet and the minimum lot width is 0'. There is a maximum ground coverage ratio of 60% in B-2, the front setback in B-2 is 20', side setbacks are 0', the rear setback is 10' and the height limit is 40'. The site reduces the build footprint of the property and the setbacks have been met.

C. Off Street Parking: Off street parking requirements were not reviewed as the footprint has decreased and the new footprint creates additional parking.

D. Other: Signs: Any signs permitted in the B-2 district shall comply with section 30-601 and will be considered for approval by the Zoning Administrator.

SUMMARY AND RECOMMENDATION

Staff recommendation is for approval of the zoning use as submitted.

If you have any questions regarding this information please don't hesitate to contact me by email at rbarron@gladstonemi.com or by phone at 428-4586.

Respectfully Submitted,



Renée Barron, Zoning Administrator
 City of Gladstone

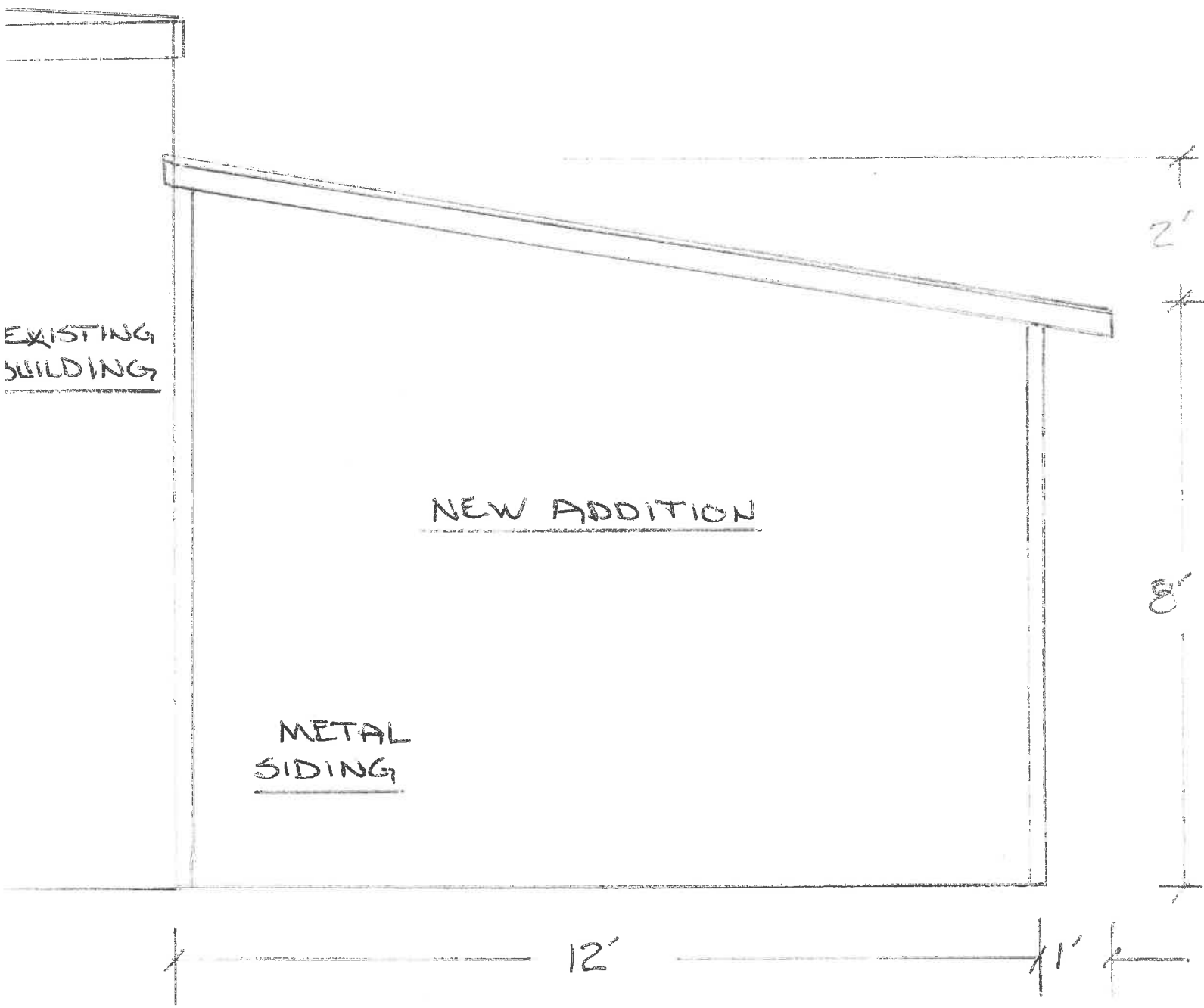
EXISTING BUILDING

1' OVERHANG

NEW ADDITION

NORTH VIEW





EAST VIEW

