



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

April 07, 2026

5:15 PM

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

- [1.](#) Planning Commission Regular Meeting Minutes - March 3, 2026

ADDITIONS TO AGENDA

PUBLIC COMMENT

PUBLIC HEARINGS

UNFINISHED BUSINESS

- [2.](#) Master Plan Annual Review | Complete Streets

NEW BUSINESS

- [3.](#) Site Plan Review | Parcel: 052-618-001-70 (3801 Highway M-35)

INFORMATION SHARING

4. 2026-2027 Fiscal Year Budget
5. City Commission Public Hearing | Resolution to Vacate Birch Street
6. Gladstone Business Changes & Updates
7. Gladstone Farmers Market Update
8. Local Economics Initiative Program through MML
9. March Dimensional Variance Request Update
10. North Shore Development Updates
11. Winter Parking Restrictions Lifted (Effective April 1)
12. Zoning Administrator Certificate

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: 04-02-2026 | Patricia West, Zoning Administrator



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
March 03, 2026
5:15 PM

Item 1.

MINUTES

CALL TO ORDER

Commission Chairperson, Howard Haulotte, called the meeting to order at 5:15 PM.

ROLL CALL

PRESENT	ABSENT
Howard Haulotte	
John DeFiore	
Sam Hewitt	
Mike Kennedy	
Jason Leonard	
Nick Nastoff	
Jennifer Harding (Arrived at 5:16)	

Staff Present: Patricia West, Wendy Taavola, Rob Spreitzer

WPPI Present: Brett Niemi

APPROVAL AND/OR CORRECTIONS OF:

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

Motion made by Leonard, Seconded by Nastoff to approve the Planning Commission Regular Meeting Minutes of February 3, 2026.

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

MOTION CARRIED.

ADDITIONS TO AGENDA

West distributed a summary of the sign survey feedback which was not included in the packet for review during agenda item number 6.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

2. Master Plan Annual Review

Goal 5: Environment & Recreation

West introduced Wendy Taavola, Director of Parks and Recreation, who provided a line-by-line update on each objective and strategy. Many of the initiatives are ongoing; however, Taavola highlighted several key efforts, including planned harbor improvements, continued pursuit of ADA accessibility, campground upgrades, completion of the pickleball court at the Sports Park, and reconfiguration of the tubing runs at the ski hill. She also discussed the removal of the previous boardwalk and the

continued pursuit of grant funding for its replacement, as well as a pram rental program in partnership with the Gladstone Sail School. The Recreation Plan is a five-year plan implemented in 2022, and it is anticipated that it will be reviewed again in 2027.

Item 1.

No action was taken on this agenda item. Discussions and updates on the Master Plan for the additional goals will be planned for in the next Planning Commission Meeting.

NEW BUSINESS

None.

INFORMATION SHARING

3. Data Centers & Cryptomining Presentation by WPPI Energy

West introduced Brett Niemi, Senior Energy Services Manager for WPPI Energy, who provided a presentation on data centers and crypto-mining operations. Niemi outlined the differences between traditional data centers and crypto-mining facilities and discussed the potential benefits and challenges communities may face when considering these types of developments. He also noted that non-disclosure agreements (NDAs) can sometimes complicate the public process and limit opportunities for community input. Niemi further explained that, on a national scale, current energy supply is not sufficient to meet the growing demand from proposed data center developments.

Commissioner Haulotte asked whether Gladstone's proximity to water would make the community attractive for these types of operations. Niemi responded that while the location could be appealing, the City currently lacks the electrical infrastructure needed to support the estimated 5–20 megawatts required for such facilities without constructing a new substation.

Commissioner Leonard inquired about potential sound impacts on surrounding areas. Niemi indicated he was not able to speak to that topic.

Commissioner DeFiore asked for clarification regarding the need for a new substation versus a new power plant. It was clarified that the City would be responsible for constructing a new substation if required, while WPPI Energy would be responsible for securing the necessary power supply.

4. Leading Rural Michigan Program Updates

West provided an update on the leadership program she is participating in, noting that she attended an in-person workshop in Gaylord the previous month.

5. North Shore Development Updates

West provided several updates on the North Shore Development, noting that the City Commission approved proceeding with engineering plans for infrastructure improvements, including water, sewer, and road systems.

Additionally, the staff will be requesting permission from the City Commission to pursue Congressional Directed Spending through the office of Senator Gary Peters to support infrastructure for the project.

6. Sign Ordinance Survey Feedback

West distributed and summarized sign survey feedback, which is included as an attachment to the meeting minutes.

Item 1.

7. Planning Commission Training Opportunities

West shared several Planning Commission training opportunities for consideration.

8. Upcoming Dimensional Variance Request

West shared that a dimensional variance request for the United Methodist Church (1920 Lake Shore Dr.) will be considered by the Zoning Board of Appeals on Monday, March 23 at 5:00 p.m. in the City Hall Chambers. Notice of the public hearing has been distributed to the required entities.

COMMISSIONER COMMENTS

Commissioner Hewitt thanked Brett Niemi for the information he provided on data centers and crypto-mining.

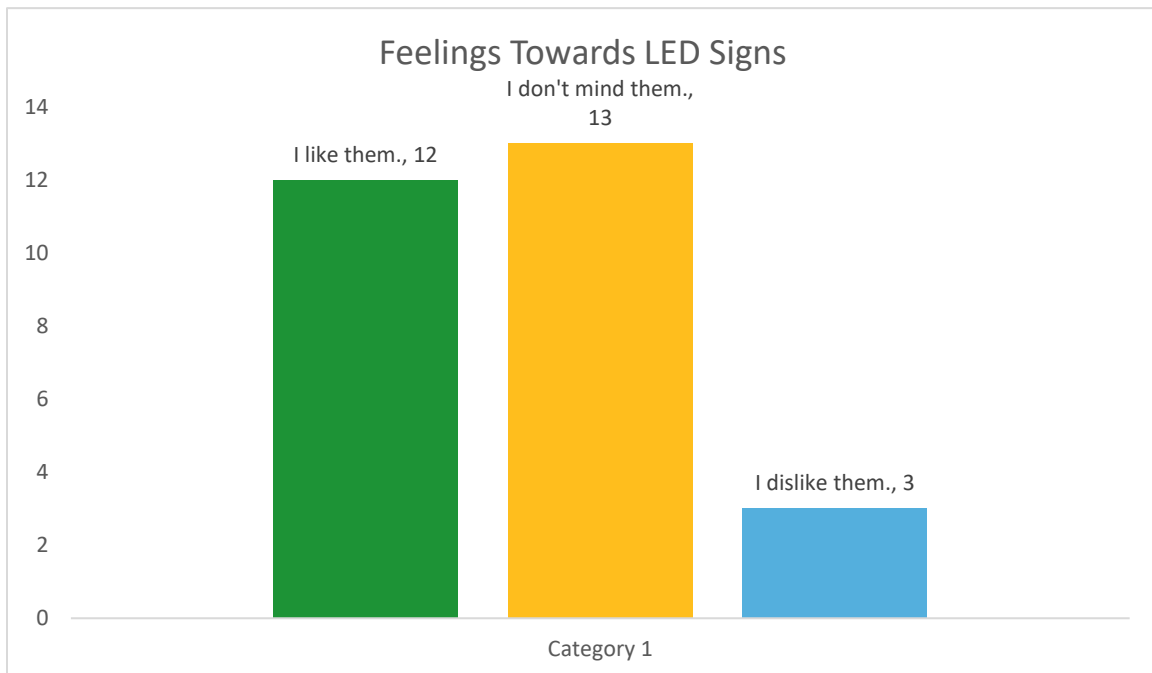
ADJOURNMENT

The meeting adjourned at 6:09 PM ET.

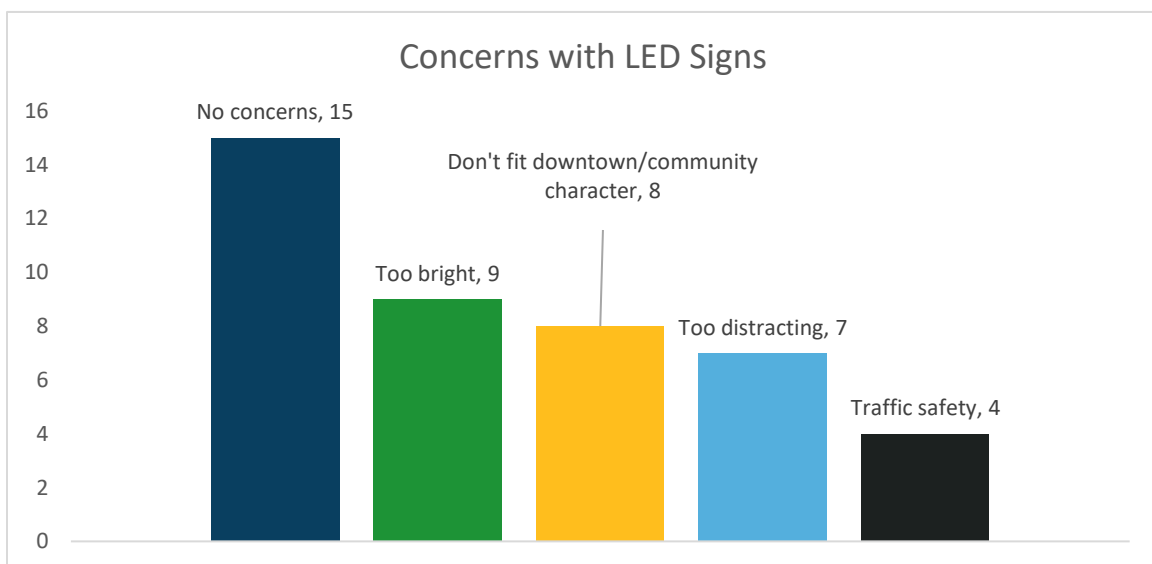
Sign Survey Feedback

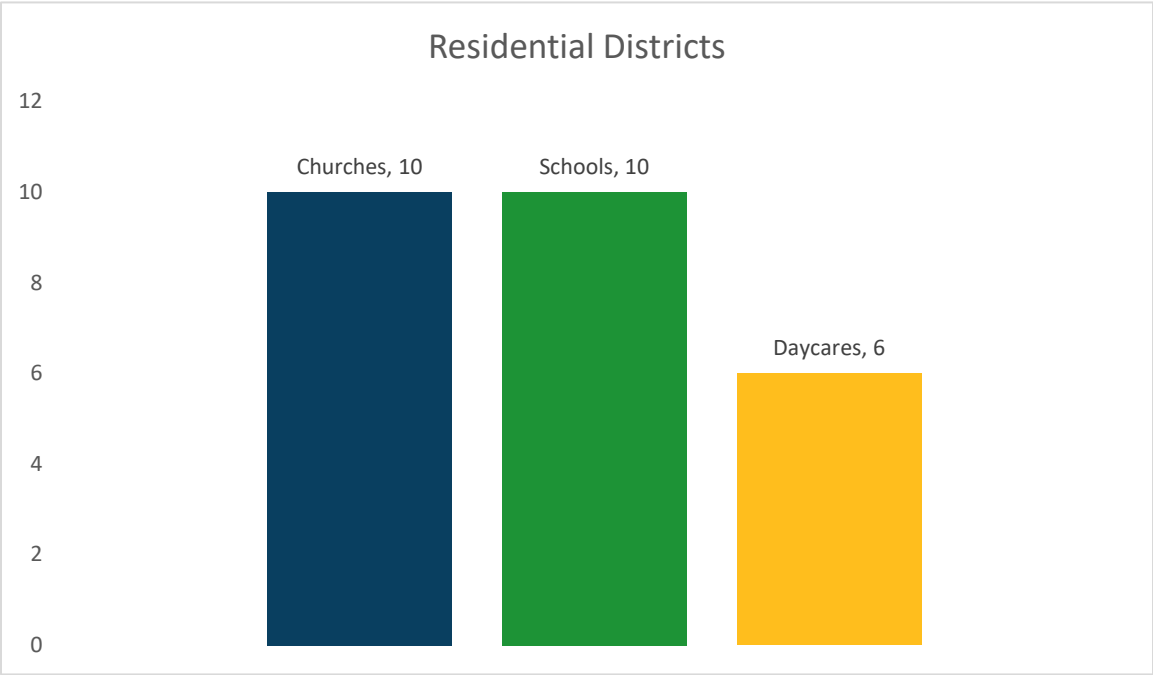
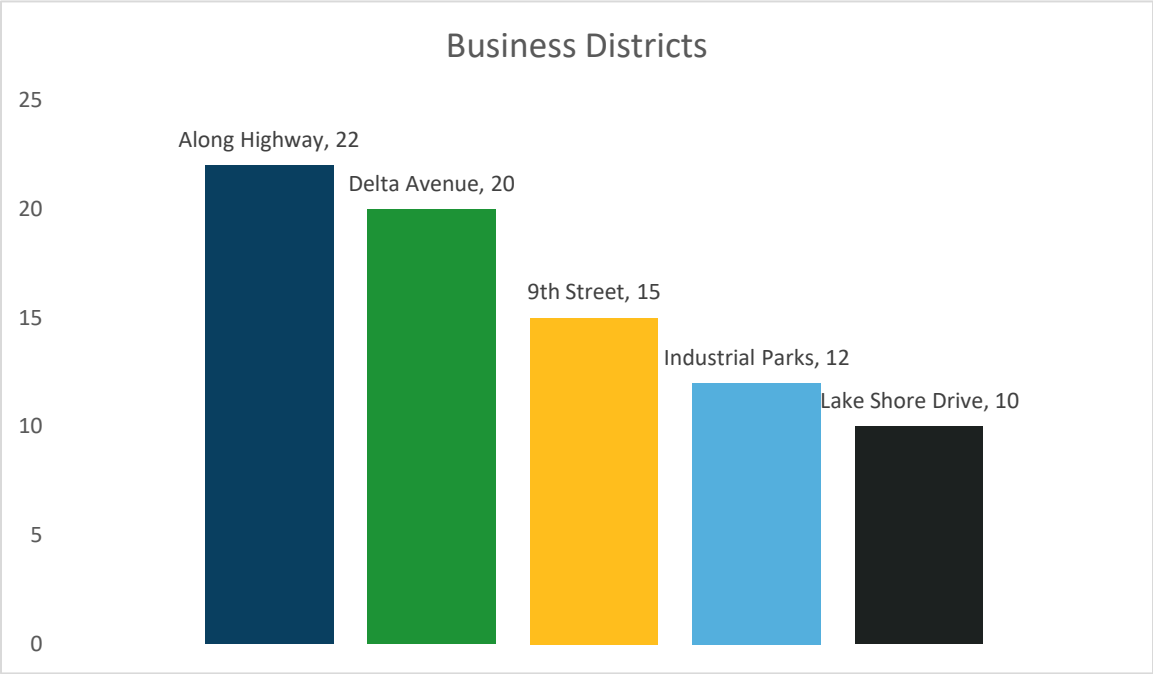
Total Responses: 29

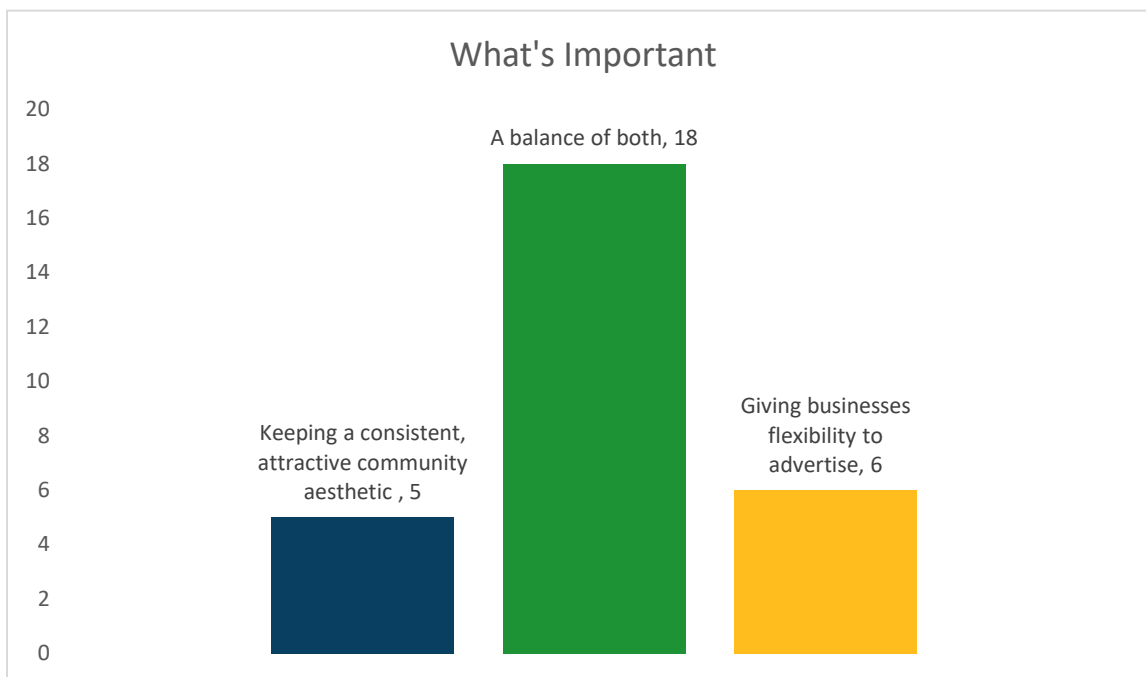
What best describes your feelings about LED or electronic signs in the Gladstone community?



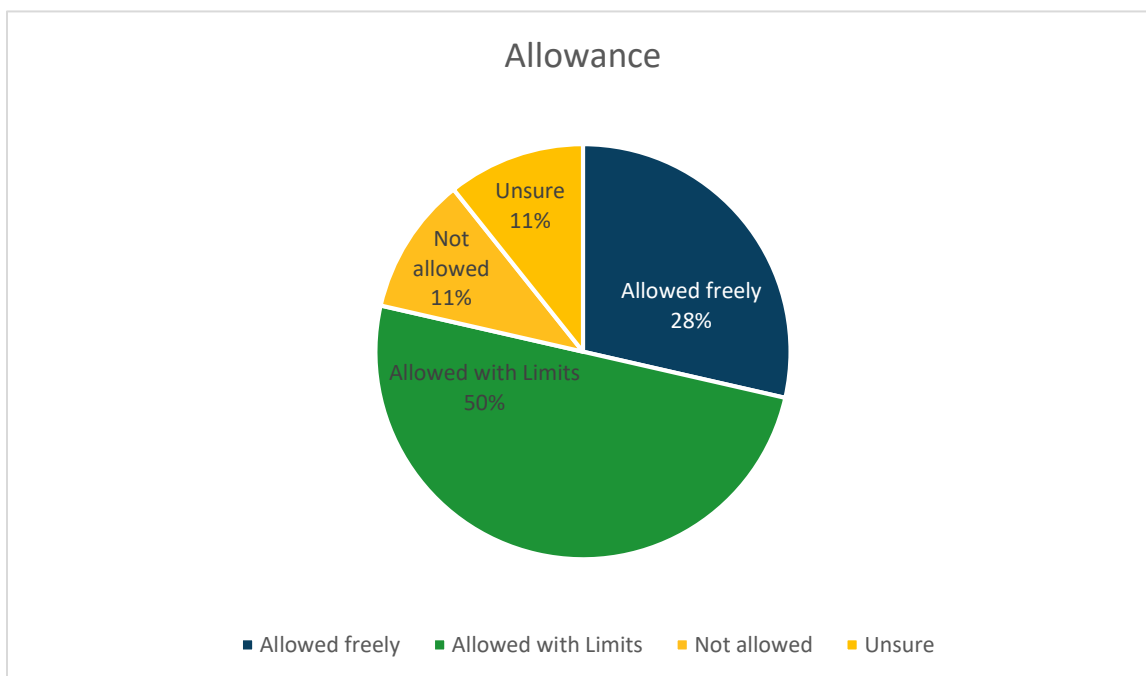
What concerns, if any, do you have about LED signs and digital message boards? (Check all that apply)







In your opinion, LED signs and digital message boards should be...



Is there anything you'd like the City of Gladstone to consider when it comes to signage, especially LED and digital message boards?

- My only real concern is illuminated signs being too bright in residential areas. There should be a time limit to use them or a way to limit brightness to under a certain candlepower etc.
- How much would it cost to implement this project, cost to post messages or should it be only for sharing community information and who would determine what can be posted?
- Being able to have digital signs that can be updated with current information (change of hours, closed for weather, special events, etc.) seems better than a stagnant printed sign. City leaders should have some

rules about the signs to help the community keep its character, but they can be useful technology when used properly.

Item 1.

- Gladstone is a historical community. Maintaining this integrity is vital.
- Where they should be allowed is where signs are permitted. I feel the restrictions should be based on other things such as speed and brightness of messages.
- Each business has its own financial amounts. Allowing the. Business to decide on the size, shape, and color of the sign would be most helpful. I understand making sure the sign is high enough over the sidewalk to avoid pedestrians hitting it, but there doesn't need to be a rule for how big or small it should be. Let the business decide that.
- Signage is every thing
- I dislike the type of movable letter message boards that have letters that fall off. They are dated and now look very unprofessional.
- Personally I think they bring a lot of attention to businesses in a positive way! It catches people's attention whether they are walking or driving a scenic route to that specific business.
- The First Lutheran Church on Minneapolis Ave. put one in without asking and it can be awful at night. Every 10 seconds a new color scheme, message and image changes and it flickers down the street through the windows. I really wish these were banned within the city residential areas. They are so bright they light up bedrooms at night trying to sleep. I wish they had hour limits, like 8am to 8pm. At night they should be turned off or dimmed.
- surveys should be done more often
- Businesses need to advertise. If you live in a business district/DDA you should expect signage.

Continue to improve the waterfront assets to encourage water activities.			
	Encourage and support dining experiences along the waterfront.	On-Going	Parks & Recreation
	Expand our head pier, adding additional docks, replacing gas pumps, updating the harbormaster building, and expanding the break-wall.	Mid-term	Parks & Recreation
	Explore plans to build a motorized bridge over the lagoon to increase safe options for pedestrians along the waterfront.	Long-term	Parks & Recreation
	Improve the city's stormwater water filtration and algae buildup within the lagoon by securing funding to build a temporary dike, circulating the water and dredging the lagoon deeper.	Long-term	Parks & Recreation

Goal 6: Complete Streets

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Implement Complete Street strategies and principles to both existing and new developments.	Maintain a set of standards for both existing and new developments to allow and encourage all modes of transportation to exist within the city safely and cohesively.	On-Going	Parks & Recreation/ Public Works
	Identify and correct existing infrastructure in the Public Works Asset Management Plan that currently only prioritizes the needs of motorized vehicles to be more inclusive of all transportation.	On-Going	Parks & Recreation/ Public Works
Improve our pedestrian walking experience to enhance accessibility and safety, while also encouraging physical activity.	Replace existing sidewalk curbs not yet compliant with ADA regulations to improve accessibility.	On-Going	Public Works
	Create a set of standards for pedestrian accessibility in new developments.	Near-Term	Community Development/ Parks & Recreation/ Public Works
	Implement a system to improve the walking connectivity of existing developments within the city limits that were developed prior to the Complete Street initiatives.	Mid Term	Community Development/ Parks & Recreation/ Public Works
Prioritize the safety of our community's cyclists who share the road with motorized vehicles.	Ensure bike lane consideration is factored into new developments.	On Going	Community Development
	Work with the Parks & Recreation Board and downtown businesses to establish funding partnerships and determine the best locations for bicycle parking.	On Going	Parks & Recreation
	Establish bike routes to focus cycling traffic on roads with Complete Street principles in place.	Mid Term	Parks & Recreation

PLANNING COMMISSION SITE PLAN REVIEW

Meeting Date:	Tuesday, April 7, 2026	Parcel Number:	052-618-001-70
Applicant/Owner:	Brad Hansen, North Bluff Storage	Parcel Size:	6.84 Acres
Property Address:	3801 Highway M-35 Gladstone, MI 49837	Prepared By:	Patricia West Zoning Administrator

Legal Description: SEC 18 T40N R 22 W 7.42 A M/L PT OF SE 1/4 OF SE 1/4 FROM SE COR OF SE 1/4 W ALG S LN 200'; TH N 1*21'59" E PARL WITH E LN OF SE 1/4 OF SE 1/4 42.13' TO N ROW LN OF CNTY ROAD D-8 AS NOW LOCATED AND POB; TH CONT N 1*21'59"E PARL WITH E LN ALG W LN OF A MI STATE HWY DEPT CLEAR VISION AREA, AS DESCRIBED IN L215 OF PG 287, 162.19' TO S ROW LN OF ST HWY M-35 AS NOW LOCATED; TH NW'LY ALG S ROW LN ON A 1697.02' RADIUS CURVE TO RIGHT, A CHORD BEARING OF N 46*05'24"W A CHORD DISTANCE OF 812.28' TO S LINE OF A MI STATE HWY DEPT CLEAR VISION AREA AS DESCRIBED IN L215 PG287; TH S 88*15'55"W PARL WITH S LN 115.11' TO E ROW LN OF CNTY RD D-1; TH S 4*20' E ALG E ROW LN 739.86' TO N ROW LN OF CNTY RD D-8; TH N 83*28'33"E 78.39'; TH N 88*43'43"E 427.13'; TH S 89*07'05"E ALL BEING ALG N ROW LINE 135.56' TO POB.



NORTH BLUFF
S T O R A G E
WWW.NORTHBLUFFSTORAGE.COM
906-280-2415

1. Project Overview

Zoning District: I-2 Industrial District (*Code of Ordinances: Sec. 30-551*)

(a) Scope and intent. This section applies to the I-2 industrial district. The Intent of the I-2 district is to permit certain industrial uses to locate in desirable areas of the city, which uses are primarily of a manufacturing, assembling and fabricating character, including large-scale or specialized industrial operations requiring good access by road and/or railroad, needing special sites of public utility services, and whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is structured to permit the manufacturing, processing and compounding of semi-finished products from raw materials as well as from previously prepared materials.

(b) Permitted principal uses. Permitted uses within the I-2 district shall include manufacturing, processing and compounding of semi-finished or finished products from raw materials or previously prepared materials and junkyards, any use permitted in the I-1 district, except uses identified as businesses in the B-2 district.

(c) Conditional uses. Conditional uses within the I-2 district shall include kennels as defined in [chapter 6](#), animals.

Project Request

The applicant is requesting authorization to construct one (1) additional storage building (Building #4) on the subject property, consistent with the site plan originally approved by the Planning Commission on April 6, 2021.

In addition, the applicant is requesting that the Planning Commission grant an extension of site plan approval for a period of five (5) years to allow for the continued phased development of the remaining storage units identified on the approved plan. The original site plan included a total of twelve (12) storage buildings, of which three (3) have been constructed to date. The site plan proposal also includes up to 40 RV/Trailer parking stalls which has not yet been developed.

continue to be developed must be revisited by the Planning Commission.

Any changes to the plan shall be submitted to the Zoning Administrator for consideration prior to construction.

An approved fence permit and sign permit are required for the site prior to these activities commencing.

Met

Fence – N/A

Sign – Met (Permit Approved on 05/06/21)

3. Zoning Compliance & Site Plan Review Standards

Is the intended use appropriate within the zoning district?

Zoning Administrator Comments:

The I-2 district is intended to accommodate a range of industrial uses, including manufacturing, processing, and other industrial operations that may have external impacts and require access to transportation and utilities. In addition to these uses, the ordinance permits any use allowed in the I-1 Industrial district, except those classified as B-2 (general business) uses.

Self-storage facilities are generally recognized as a low-impact industrial or warehouse-type use and are permitted within industrial zoning districts. The proposed storage units function as enclosed storage for personal or commercial goods and do not involve retail activity or on-site sales, which would otherwise classify the use as a business use under the B-2 district.

Based on the above, the proposed development is consistent with the intent and permitted uses of the I-2 Industrial district.

Are the Dimensional Requirements Met? (Code of Ordinances: Sec. 30-552)

Ground Coverage Allowed:	70%	Ground Coverage Proposed:	24.7%
Minimum Front Setback:	25 ft	Front Setback Proposed:	30 ft
Minimum Side Setback:	10 ft	Side Setback Proposed:	30 ft
Minimum Rear Setback:	20 ft	Rear Setback Proposed:	30 ft
Maximum Height Allowed:	40 ft	Height Proposed:	8 ft 4 in

Environmental Constraints

Is the property in a 100-year flood plain?

No

Drainage Considerations: The Delta County Drain Commissioner, Dean Auger, was consulted regarding the proposed development and indicated no initial concerns with the site. The Drain Commission will be formally notified if the site plan is approved and intends to conduct a site visit during construction to verify drainage conditions.

The submitted site plan incorporates a drywell system to manage on-site stormwater runoff. The City's Public Works Department has reviewed the proposal and expressed no concerns, noting that the Delta County Drain Commission is the agency with primary jurisdiction and interest in drainage matters.

Furthermore, the engineered plans indicate the following:

"Some site water is directed to be dissipated within the 5ft wide grass strip around the perimeter of the property. The remainder of the runoff will be handled internally with perforated drywells."

Additionally, the subject property is not located in proximity to any rivers or significant water source.

Access, Circulation, Right-of-Way & Parking Considerations

Zoning Administrator Comments: The Delta County Road Commission has been contacted and provided with the proposed site plan for review. Should the site plan be approved, the applicant will be responsible for coordinating with the Jody Norman from the Delta County Road Commission on obtaining all required permits,

Zoning Administrator Comments: City utility department heads were consulted in review of the proposed site. Based on available information, there is no existing public utility infrastructure located beneath the subject property. Additionally, the proposed development does not anticipate the use of municipal utilities, including water, sanitary sewer, or electric service.

Zoning Administrator Comments: The Michigan Department of Transportation (MDOT) was consulted and provided mapping of the clear vision areas referenced in the property's legal description. Based on review of the legal description and accompanying survey, the property lines are situated along, rather than within, the designated MDOT clear vision areas. As such, development that complies with the required setbacks from the property lines will not encroach upon or interfere with these clear vision areas.

SEC. COR. IS 27'
P.I. OF STA. 346+77.59
CONST. TAN.

200'

103

60' ROW

350

355

35

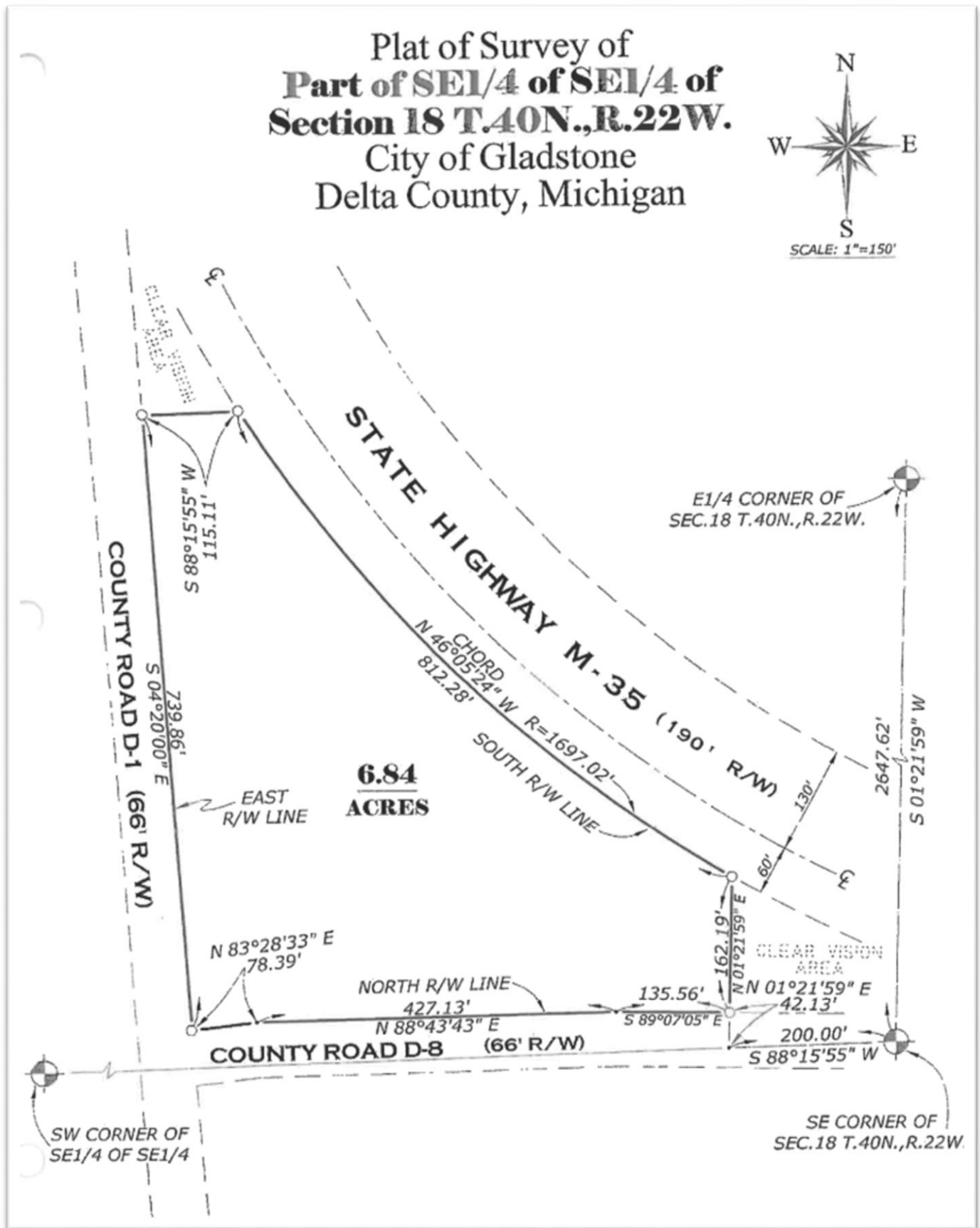
100' RR ROW

SE-SE Sec. 18

APPROX. OLD M-35
ABANDONED 12-12-66

Figure 3: Survey Identifying Clear Vision Area

Item 3.



4. Staff Findings & Recommendations

The Zoning Administrator found that the proposed development is consistent with the intent and permitted uses of the I-2 Industrial District. The applicant has submitted an engineered site plan that meets applicable land use and zoning requirements. Additionally, the applicant appears to be in good standing with both the City of Gladstone and Delta County.

Based on the information provided and agency input received, staff supports approval of the site plan, subject to the following conditions:

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

Recommended Motion:

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

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

PROJECT TITLE:

HANSEN STORAGE STORAGE UNITS GLADSTONE, MI

OWNER:

HANSEN STORAGE
2328 LUDINGTON ST.
ESCANABA, MI 49829

DESIGNER:



Engineers—Architects—Project Managers

ddm design document manage

Dynamic Design Group, inc.
P.O. Box 1064
900 1st Ave. So., Ste. A Escanaba, MI
ph.: 906.786.3300 fax: 906.233.7391
email: gen@ddgi-ddm.com
www.ddgi-ddm.com

LOCATION MAP



THREE FULL WORKING DAYS
BEFORE YOU DIG, CALL THE
"MISS DIG" SYSTEM AT
1-(800)-482-7171 OR 811



REVISION 4 - 01-11-2021:
1. ADDED SHEET C3.1 PROPOSED LANDSCAPE PLAN.

REVISION 3 - 11-10-2020
1. ELIMINATED ALL DRIVEWAY ENTRANCES EXCEPT ONE ON THE SOUTH SIDE.
2. RELOCATED THE SOUTH DRIVEWAY ENTRANCE AS SHOWN.
3. RELOCATED THE SOUTH BUILDINGS AS SHOWN TO PROVIDE A WIDER PATH BETWEEN BUILDINGS TO GET TO THE OUTSIDE PARKING FROM THE DRIVEWAY ENTRANCE. ADDED DETAIL 4.

REVISION 2 - 09-04-2020:
1. CHANGED ORIENTATION OF BUILDINGS ON THE SITE TO NORTHSOUTH VERSUS THE ORIGINAL EASTWEST.

REVISION 1 - 01-23-2020:
1. INCLUDE CENTER BEARING TRUSSES FOR THE AREAS OVER THE RAISED CEILING OF THE 10X30 BAYS.
2. INCLUDE 2X6 INTERIOR BEARING WALLS BETWEEN THE 10X30 BAYS.
3. INCLUDE THICKENED SLAB UNDER INTERIOR BEARING WALLS.
4. MODIFY CONTROL JOINT/EXPANSION JOINTS AT THICKENED SLAB.

CONTRACTOR AND/OR OWNER SHALL CONTACT THE ENGINEER WITH ANY QUESTIONS OR TO COORDINATE ANY MODIFICATIONS TO THIS DESIGN PRIOR TO COMPLETING ANY WORK OR ORDERING ANY MATERIALS

SHEET INDEX

SHEET NO.	TITLE SHEET	DATE
G0.1	TITLE SHEET	11-10-2020
G0.2	GENERAL NOTES AND ABBREVIATIONS	11-20-2019
C1.1	SURVEY AND BASIC SITE PLAN	11-10-2020
C2.1	EXISTING GRADES PLAN	11-10-2020
C2.2	PROPOSED GRADES PLAN AND DETAILS	11-10-2020
C3.1	PROPOSED LANDSCAPE PLAN	01-11-2021
A1.1	FLOOR PLANS	01-23-2020
A2.1	ENLARGED FLOOR PLAN AND DETAILS	01-23-2020
A1.2	BUILDING SECTIONS AND DETAILS	01-23-2020
S1.1	SLAB/CONTROL JOINT PLAN AND DETAILS	01-23-2020
S1.2	SHEAR WALL DETAILS	01-23-2020

BIDDING NOTE:
1. PRIOR TO BIDDING, THE FOLLOWING IS EXPECTED:
A. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE AND BECOME COMPLETELY AWARE OF THE EXISTING CONDITIONS.
B. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL COMPLETELY REVIEW EVERY SHEET OF THIS SET OF PLANS. SHEETS SHALL NOT BE SEPARATED FROM THE SET OF PLANS AND PROVIDED INDIVIDUALLY TO SUBCONTRACTORS. A BID PROVIDED BY THE GENERAL CONTRACTOR IS ACKNOWLEDGEMENT THAT THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS HAVE FULFILLED THESE REQUIREMENTS. CHANGE ORDERS WILL NOT BE ACCEPTED OR APPROVED DUE TO THE LACK OF UNDERSTANDING OF THE ENTIRE PROJECT.

BUILDING AND CODE DATA

CODES REFERENCED:
• 2015 MICHIGAN BUILDING CODE

BUILDING DATA:

AREA = 8,000 SF

Change	Revised/Date	Alloable	Actual	Remarks
3	302 Classification		302-Storage	
Table 503		13,500 SF	5,800 SF	
5	Area			
5	Table 503 - Height	2	1	
5	505 Bldg. Area Modification		not req'd	
5	Table 505.4 - Req'd		not req'd	
6	602 Separation of Occupancies		1/B	
6	602 Types of Construction		not req'd	
9	903 Auto. Sprinkler Systems		not req'd	
9	906 Fire Extinguishers	1 per level	not req'd	
10	Table 1004.1.2	200 SF per 1000 sq. ft.	200 SF per 1000 sq. ft.	

JOB NO.: 16-4274

11-20-2019

FOR REVIEW FOR CONSTRUCTION

G0.1

Z:\03\030104\4-12 Hansen Storage - Storage Building - 03/01/2019 - 11:20:20 AM

NOTES & GENERAL NOTES

1. GENERAL
- 1.1. THE WORD "CONTRACTOR" MEANS THE PRIME CONTRACTOR OR THE CONTRACTOR SCHEDULED TO PERFORM THE WORK.
- 1.2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND MAKE HIMSELF AWARE OF OTHER DISCIPLINE WORK THAT MAY AFFECT HIS.
- 1.3. CONTRACTOR SHALL VISIT THE BUILDING SITE AND MAKE HIMSELF AWARE OF CONDITIONS THAT MAY AFFECT HIS WORK.
- 1.4. CONTRACTOR SHALL INCLUDE PROVISIONS IN HIS BID FOR COORDINATING WORK BETWEEN OTHER TRADES.
- 1.5. DO NOT SCALE DRAWINGS. USE DIMENSIONS AND ELEVATIONS PROVIDED. IF DIMENSIONS AND ELEVATIONS ARE IN QUESTION, CONTRACTOR SHALL CONTACT THE OFFICE OF THE ENGINEER BEFORE CONTINUING WITH WORK.
- 1.6. EACH CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND ELEVATIONS AT THE SITE. NEITHER THE OWNER NOR DYNAMIC DESIGN GROUP, INC. ASSUMES RESPONSIBILITY FOR CONDITIONS OR DIMENSIONS THAT ARE EXISTING OR SHOWN AS EXISTING. IF EXISTING ITEMS ARE DIMENSIONED - DIMENSIONS ARE FOR BIDDING PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTOR.
- 1.7. HOLES IN WALLS OR FLOORS SHALL BE PROPERLY SEALED.
- 1.8. FIELD VERIFY ALL DOOR ROUGH OPENING SIZES PRIOR TO ORDERING OR INSTALLING ANY MATERIALS.
- 1.9. WHEN CONTRADICTIONS OCCUR IN THESE PLANS AND/OR ELEVATIONS ARE FOUND, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE OFFICE OF THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
- 1.10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CURRENT MICHIGAN BUILDING CODES, ALL LOCAL ORDINANCES AND NORMAL INDUSTRY STANDARDS.
- 1.11. CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, INSPECTIONS, ETC. AS MAY BE REQUIRED FOR HIS CONTRACTED WORK FOR COMPLETION OF HIS OWN PORTION OF THE PROJECT.
- 1.12. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS DIG" PRIOR TO PERFORMING ANY EXCAVATION.
- 1.13. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RUBBISH AND DEMOLISHED MATERIALS GENERATED UNDER HIS CONTRACTED PORTION OF THE WORK FROM THE SITE ON A WEEKLY BASIS AND AT THE END OF THE JOB AND SHALL DISPOSE OF APPROPRIATELY. THE ENTIRE PROJECT SHALL BE LEFT BROOM CLEAN.
- 1.14. CONTRACTOR SHALL FOLLOW "OCCUPATIONAL SAFETY AND HEALTH ACT" REQUIREMENTS ISSUED BY THE STATE AND LOCAL LAWS, RULES AND REGULATIONS AS THEY APPLY.
- 1.15. ALL MATERIALS AND EQUIPMENT INCORPORATED INTO THE WORK SHALL BE NEW, UNLESS OTHERWISE APPROVED BY THE OWNER AND ENGINEER.
- 1.16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF ALL BARRICADES, GUARDRAILS, LIGHTS AND SIGNS NECESSARY FOR PUBLIC SAFETY.
- 1.17. CONTRACTOR SHALL PROVIDE PROTECTION AGAINST RAIN, WIND, STORMS, COLD OR HEAT SO AS TO MAINTAIN ALL WORK MATERIALS, APPARATUS, EQUIPMENT AND FIXTURES UNDER HIS CONTRACT, INCORPORATED IN THE WORK OR STORED ON SITE FREE FROM INJURY OR DAMAGE. COVER ALL NEW WORK LIKELY TO BE DAMAGED ON A DAILY BASIS.
2. CIVIL
- 2.1. CONTRACTOR IS RESPONSIBLE FOR PERFORMING STANDARD MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL AS REQUIRED BY CODE AND LOCAL ORDINANCES PRIOR TO PERFORMING ANY SITE WORK.
- 2.2. SOIL SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING. MAINTAIN THE GRADE LEVELS SHOWN ON THE PLANS AROUND THE BUILDING PERIMETER.
3. STRUCTURAL - GENERAL
- 3.1. DESIGN LOADS
- 3.1.1. FLOOR LIVE LOADS = 100 PSF
- STORAGE
- GROUND SNOW LOAD P_g = 60 PSF
- ROOF SNOW LOAD PER ASCE 7-10 = 50 PSF
- EXPOSURE FACTOR, C_e = 1.0
- THERMAL FACTOR, C_t = 1.2
- IMPORTANCE FACTOR, I = 1.0
- UNBALANCED CONDITIONS SHALL BE APPLIED.
- 4.1.3. WIND LOADS: ASCE 7-10
- BASIC WIND SPEED = 115 MPH
- IMPORTANCE FACTOR, I = 1.0
- EXPOSURE = C
- EXPOSURE FACTOR, C_e = 1.0
- THERMAL FACTOR, C_t = 1.2
- 4.2 ROOF TRUSS LOADS
- 4.2.1 ROOF TOP CHORD DEAD LOAD = 6 PSF
- 4.2.2 ROOF BOTTOM CHORD DEAD LOAD = 5 PSF
- 4.2.3 SEE ROOF FRAMING PLAN FOR ADDITIONAL DATA.
4. STRUCTURAL - FOUNDATIONS
- 4.1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SOIL CONDITIONS DESCRIBED IN THE DRAWINGS.
- 4.2. ALL FOOTINGS AND CONCRETE SLABS SHALL BE PLACED ON WELL COMPACTED UNDISTURBED VIRGIN SOIL OR APPROVED STRUCTURAL FILL AND IT SHALL BE 95% PROCTOR DENSITY OR BETTER. REFER TO SPECIFICATIONS, REPORT/SOIL BORINGS (IF PROVIDED).
- 4.3. THE OWNER IS ENCOURAGED TO OBTAIN A GEOGRAPHICAL REPORT/SOIL BORINGS ARE PROVIDED 2000 PSF SOIL BEARING CAPACITY IS PRESUMED. IF SOILS OTHER THAN SANDY SANDY GRAVEL, GRAVEL OR (RW, SP, IM, SC, CM, W, GC) AS DEFINED BY THE 2009 MICHIGAN BUILDING CODE ARE ENCOUNTERED NOTIFY THE OFFICE OF THE ENGINEER.
- 4.4. NO FOUNDATIONS SHALL BE PLACED ON FROZEN SOIL.
- 4.5. PROTECT IN-PLACE FOUNDATIONS AND SLABS ON GRADE FROM FROST PENETRATIONS AND UNDERMINING UNTIL PROJECT IS COMPLETE.
- 4.6. CONTRACTOR SHALL EMPLOY MEANS OF CONTROLLING SURFACE AND SUBSURFACE GROUND WATER SO ALL FOUNDATION WORK IS INSTALLED ON DRY SUBGRADE.
- 4.7. BACKFILL
- 4.7.1. PLACE AND COMPACT AT 12" LIFTS.
5. STRUCTURAL - CONCRETE
- 5.1. CONCRETE WORK SHALL CONFORM TO THE LATEST STANDARDS OF THE ACI/ASTM CODE.
- 5.2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF:
- 5.2.1. SLABS-ON-GRADE (EXTERIOR) = 4000 PSI
- 5.2.2. SLABS-ON-GRADE (INTERIOR) = 4000 PSI
- 5.2.3. FOOTINGS = 4000 PSI
- 5.2.4. FOUNDATION WALLS & PIERS = 3500 PSI
- 5.3. ALL EXPOSED EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED.
- 5.4. ALL INTERIOR CONCRETE SLABS SHALL HAVE A 10 mil poly VAPOR BARRIER (MIN) BELOW THE SLAB.
- 5.5. PLACE EXPANSION JOINTS AS SHOWN ON DRAWINGS.
- 5.6. CUT SLAB CONTROL JOINTS WITH A DEPTH OF 1/4 OF SLAB THICKNESS IN LOCATIONS SHOWN ON DRAWINGS. IF LOCATIONS ARE NOT INDICATED ON DRAWINGS LOCATE CONTROL JOINTS AT THE FOLLOWING SPACINGS:
- CONTROL JOINT SPACING = MAXIMUM OF 38 TIMES THE CONCRETE THICKNESS. LENGTH OF SLAB SHALL NOT EXCEED 1 TO 2 TIMES THE WIDTH.
6. STRUCTURAL - REINFORCEMENT
- 6.1. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 - GRADE 60 (60,000 PSI)
- 6.2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A191
- 6.3. CLEARANCES (COVER) FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE:
- 6.3.1. CONCRETE PLACES ON EARTH OR CAST AGAINST EARTH = 3"
- 6.3.2. ALL OTHERS:
- 6.3.2.1.1. NO. 5 BAR AND LESS = 1 1/2"
- 6.3.2.1.2. NO. 6 BAR AND LARGER = 2"
- 6.4. LAP SPICE BAR LENGTH = 48 X BAR DIA. UNLESS NOTED OTHERWISE
7. STRUCTURAL - STEEL
- 7.1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING:
- 7.1.1. AISC - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- 7.1.2. AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- 7.1.3. AWS - "STRUCTURAL WELDING CODE - STEEL"

ABBREVIATIONS

#	POUND OR NUMBER	CONC.	CONCRETE	FE	FIRE EXTINGUISHER	LANDS	LANDING	RAD.	RADIUS	THRU	THROUGH
5	AND	CONT.	CONTINUOUS	FEC	FIRE EXTINGUISHER & CABINET	MAX.	MAXIMUM	RD	ROOF DRAIN	TLT.	TOILET
6	AT	CTV	CONTRACTOR TO VERIFY	FIN.	FINISH	MECH	MECHANICAL	REBAR	REINFORCING BAR	T.O.	TOP OF
10	PERCENT	FLR	FLOOR	FLR	FLOOR	MEZZ.	MEZZANINE	REFRIG.	REFRIGERATOR	TOS	TOP OF CONCRETE
16	ANCHOR BOLT	FO	FACE OF	MIN.	MINIMUM	REINP.	REINFORCEMENT OR REINFORCE	REQD.	REQUIRED	TOS	TOP OF STEEL
16	ANCHOR BOLT	DEM.	DEMOLISH OR DEMOLITION	MR.	MIRROR	REQD.	REQUIRED	TP	TOILET PAPER DISPENSER	TYP.	TYPICAL
ACT	ACoustICAL CEILING TILE	DM	DRINKING FOUNTAIN	FTG.	FOOTINGS	MISC.	MISCELLANEOUS	RM	ROOM	UNO	UNLESS NOTED OTHERWISE
AFB	ABOVE FINISHED FLOOR	DI	DIMENSION	CA	CALUSE	MO.	MOUNTED	RWL	RIGHT OF WAY	UR	UPRNL
INF.A	NET FREE AREA	ALUM.	ALUMINUM	GALV.	GALVANIZED	MTD.	MOUNTED	SAN.	SANITARY	VERT.	VERTICAL
APPROX.	APPROXIMATE	DMS.	DIMENSIONS	GB	GRAB BAR	NFA	NET FREE AREA	SCHD.	SCHEDULE	SF	SQUARE FOOT
ARC	AIR CONDITIONING	COIN.	COIN	GC	GENERAL CONTRACTOR	NIC.	NOT IN CONTRACT = (SUPPLIED BY OWNER INSTALLED BY OWNER)	SCHD.	SCHEDULE	SHTRD.	SHEDDING
BET.	BETWEEN	DR.	DOOR	GEN.	GENERAL	NOM.	NOMINAL	SHR.	SHOWER	SW	SWITCH
BO	BY OWNER	DT	DRAIN TILE	HL	HOLE	NTS	NOT TO SCALE	SN	SIMILAR	WC	WATERCLOSET
BOT.	BOTTOM	DWG.	DRAWING	HDR.	HEADER	OC	ON CENTER	SPEC.	SPECIFIED OR SPECIFICATION	WO.	WOOD
BSMT.	BASEMENT	EA	EACH	HS	HORSE BIB	OVERHEAD	OVERHEAD	STSL.	STAINLESS STEEL	WH.	WATER HEATER
BY OWNER SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR		EJ	EXPANSION JOINT	HPDL	HIGH PRESSURE DECORATIVE LAMINATE	PJP	PARTIAL JOINT PENETRATION	STD.	STANDARD	WPT.	WORKING POINT
BW	BETWEEN	EL	ELEVATION	HL	HOLE	P.LAM	PLASTIC LAMINATE	STL	STEEL	WT.	WEIGHT
CAB.	CABINET	ELEV.	ELEVATOR	INSUL.	INSULATED OR INSULATION	P.LAM	PLASTIC LAMINATE	STOR.	STORAGE	WVW	WELDED WIRE FABRIC
CB	CATCH BASIN	EQ	EQUAL	INT.	INTERIOR	PLUMB.	PLUMBING	STRUCT.	STRUCTURE OR STRUCTURAL		
CJ	CONTROL JOINT	EXP.	EXPANSION	INT.	INTERIOR	PLUMB.	PLUMBING	SUPP.	SUPPORT		
CP	COMPLETE JOINT PENETRATION	EXT.	EXISTING	INT.	INTERIOR	PLUMB.	PLUMBING	T.D.	TRENCH DRAIN		
CL	CEILING OR CLOSET	EXP.	EXPANSION	JAN.	JANITOR	PSF	POUNDS PER SQUARE FOOT	T.D.	TRENCH DRAIN		
CLR.	CLEAR	EXT.	EXTENSION	JAN.	JANITOR	PSF	POUNDS PER SQUARE FOOT	T&G	TONGUE AND GROOVE		
CMU	CONCRETE MASONRY UNIT	FB	FACE BRICK	LAV.	LAVATORY	PT	PRESSURE TREATED	TELE	TELEPHONE		
COL.	COLUMN	FD	FLOOR DRAIN	LL	LIVE LOAD	PVC	POLYVINYL CHLORIDE	THK.	THICK, THICKNESS		

DRAWING SYMBOLS KEY

SECTION CALLOUT



DETAIL CALLOUT



DETAIL BLOMP



FOR REVIEW FOR CONSTRUCTION

DATE	11-20-2019
REVISION	DSB
Project No.	19-4412
Drawn By	DSB
Checked By	DSB
Job No.	19-4412

© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC., ESCANABA, MI. This document is not to be used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc.

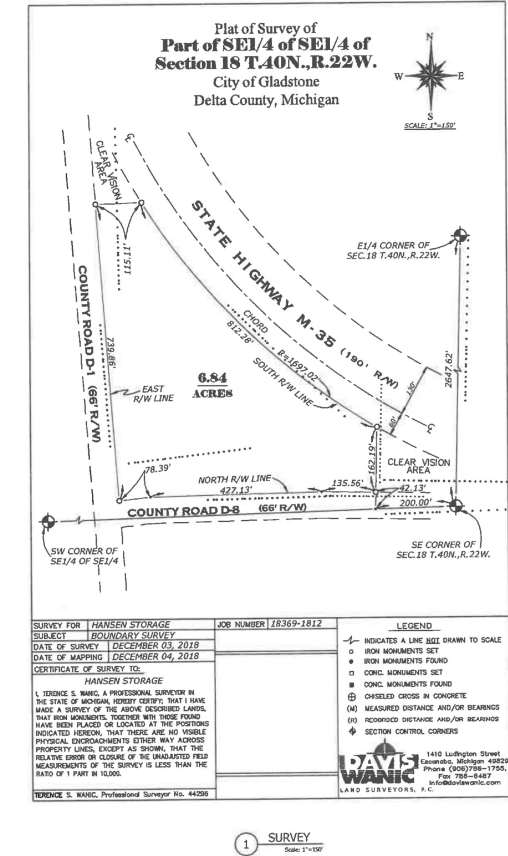
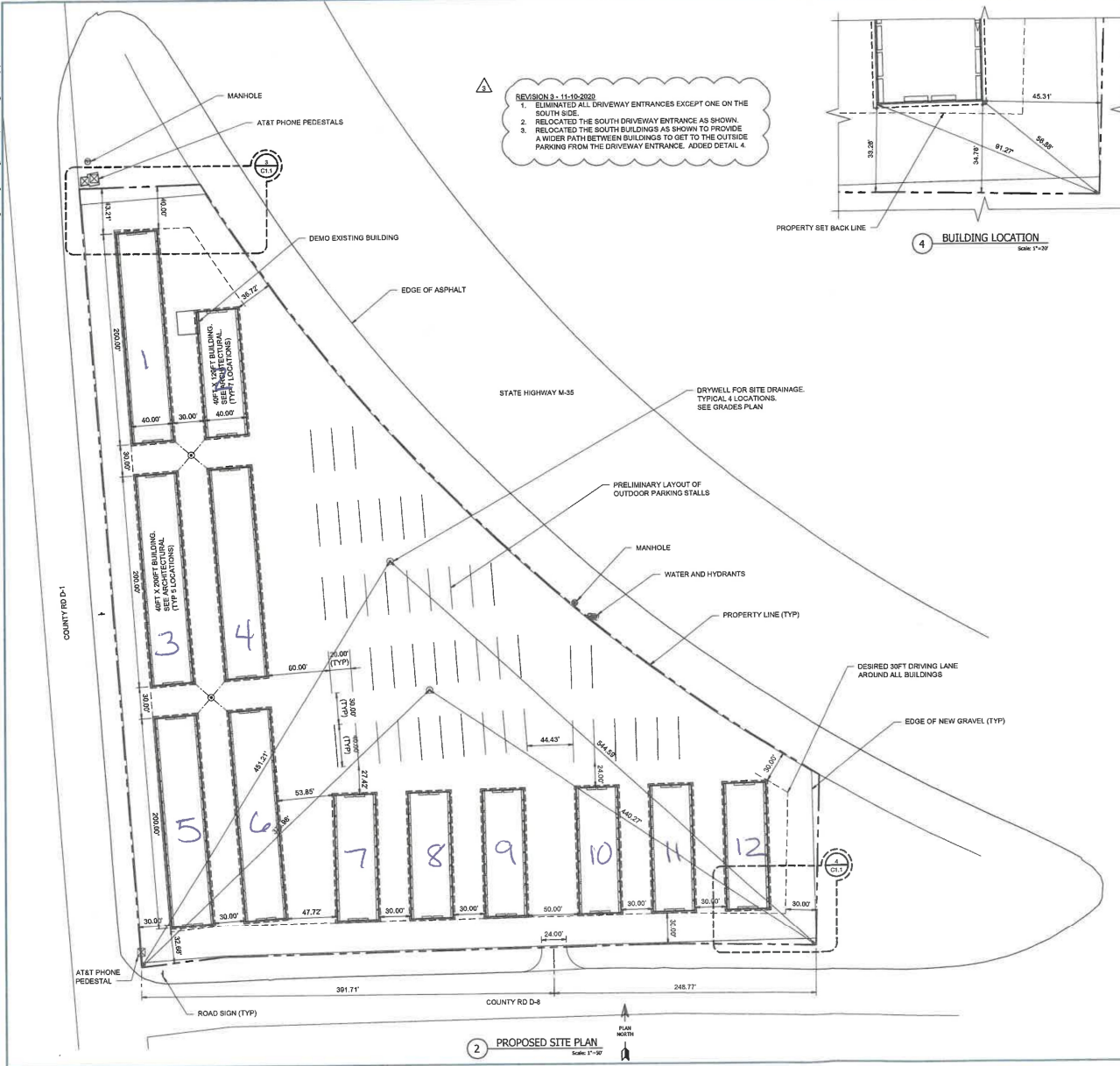
Dynamic Design Group, Inc.
100 1st Ave. S., Ste. A
Escanaba, MI
ph: 904.788.3300
email: gnd@ddg-ddm.com
www.ddg-ddm.com

Dynamic Design Group, Inc.
Engineers—Architects—Interior Designers
ddg4 design document manager

STORAGE BUILDINGS
HANSEN STORAGE
GLADSTONE, MICHIGAN

G0.2

2506-000000-0012 Hansen Storage - Storage Building, Gladstone, MI 48134, 2/20/18, dwg 1 11/20/2018 4:43:37 PM



FOR REVIEW FOR CONSTRUCTION

DATE	09-04-2020
REVISION	2
	11-10-2020
© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC., ESCANABA, MI. The document is not to be used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc. Dynamic Design Group, Inc. 600 1st Ave. Ste. 300-A Escanaba, MI ph: 100.738.3300 email: gdm@dgg-ddm.com www.dgg-ddm.com	
Dynamic Design Group, Inc. Engineers—Architects—Project Managers ddg taken document manages	
Project Title	STORAGE BUILDINGS HANSEN STORAGE GLADSTONE, MICHIGAN
Date	11-20-2019
Drawn By	DSB
Checked By	DSB
	C1.1
Job No.	19-4412

Z:\04\DWG\18-4412 Hansen Storage - Storage Buildings.dwg | 1/24/2020 3:03:09 PM

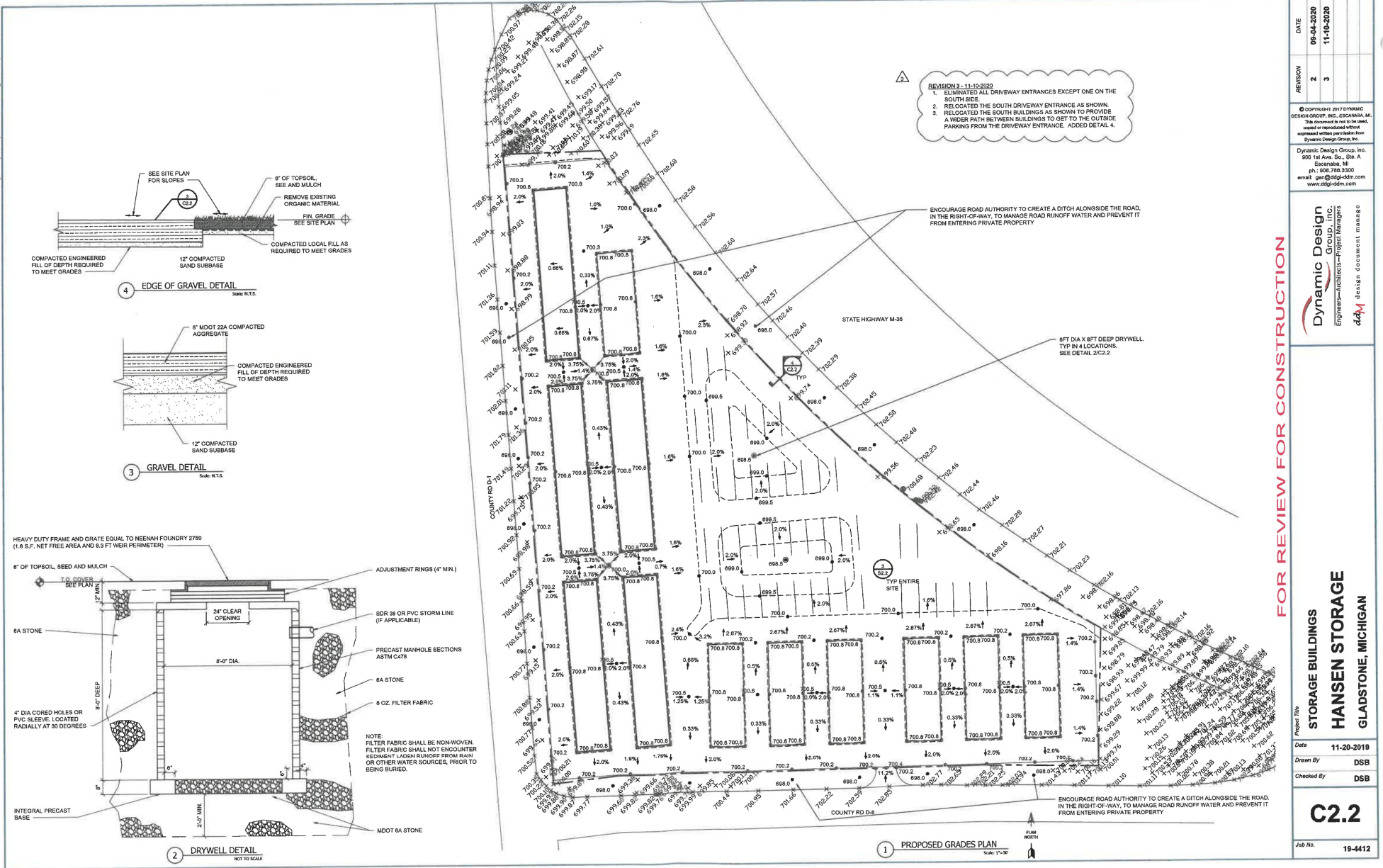


1 EXISTING GRADES PLAN
Scale: 1"=20'

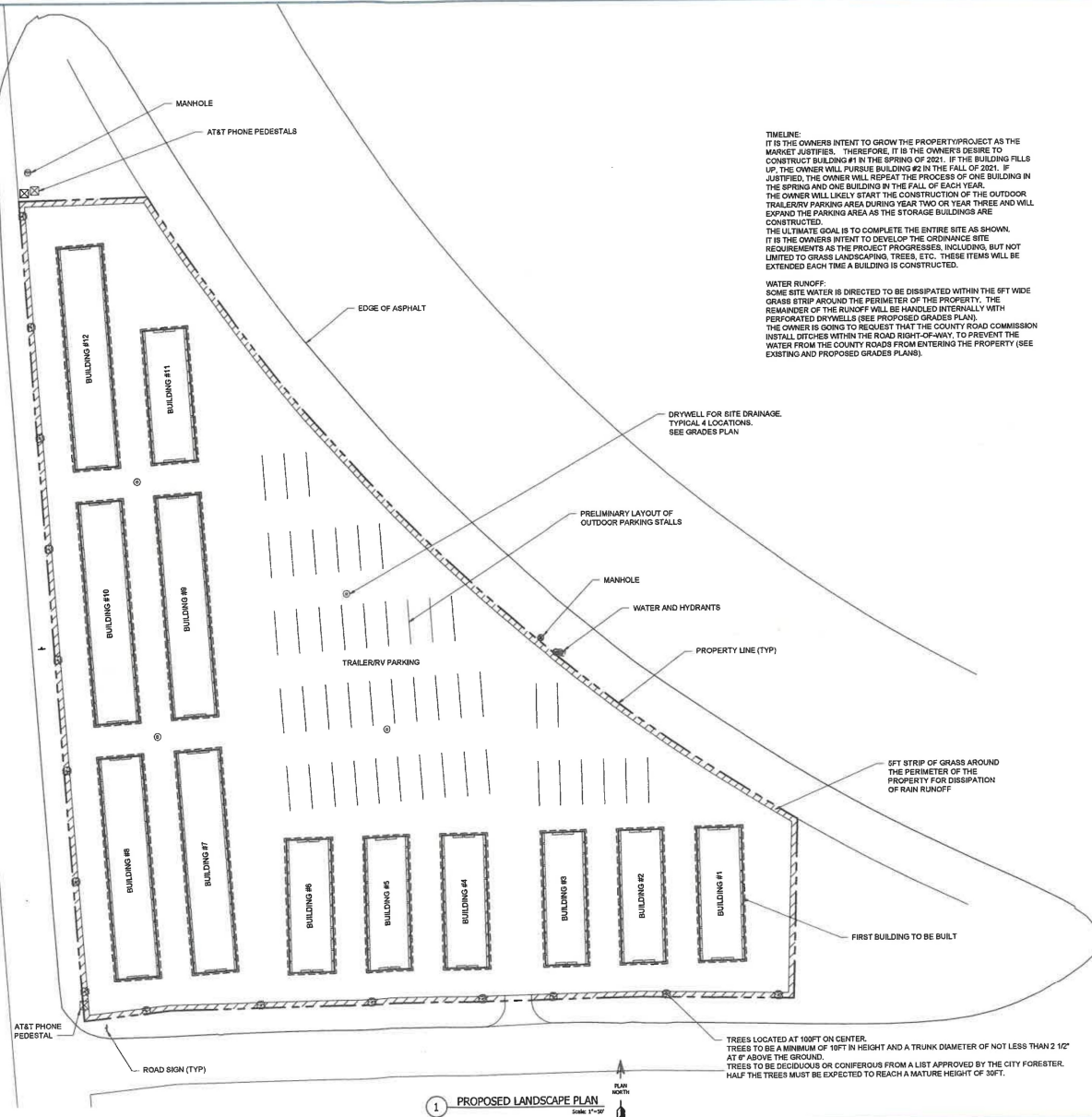
FOR REVIEW FOR CONSTRUCTION

REVISION		DATE
© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC., ESCANABA, MI. This document is not to be used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc.		
Dynamic Design Group, Inc. 500 1st Ave. So., Ste. A Escanaba, MI ph: 800.780.3300 email: gen@ddg-dgm.com www.ddg-dgm.com		
Dynamic Design Group, Inc. Engineers—Architects—Project Managers		ddg design document manager
STORAGE BUILDINGS HANSEN STORAGE GLADSTONE, MICHIGAN		
Project Title		Job No.
Date	11-20-2019	19-4412
Drawn By	DSB	
Checked By	DSB	
C2.1		

2:00:00 PM 11/10/2019 11:10:00 AM 11/10/2019 11:10:00 AM



Z:\02\DWG\19-4412\Drawings\Site\19-4412_C301.dwg 1/11/2021 4:03:36 PM



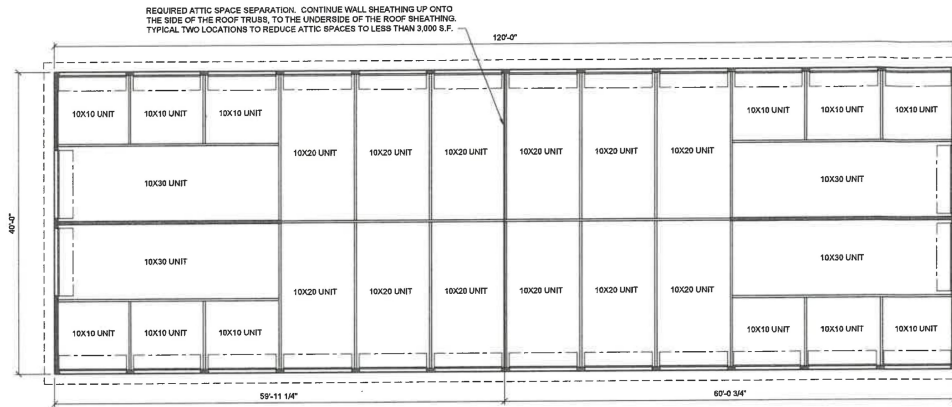
TIMELINE:
IT IS THE OWNERS INTENT TO GROW THE PROPERTY/PROJECT AS THE MARKET JUSTIFIES. THEREFORE, IT IS THE OWNERS DESIRE TO CONSTRUCT BUILDING #1 IN THE SPRING OF 2021. IF THE BUILDING FILLS UP, THE OWNER WILL PURSUE BUILDING #2 IN THE FALL OF 2021. IF JUSTIFIED, THE OWNER WILL REPEAT THE PROCESS OF ONE BUILDING IN THE SPRING AND ONE BUILDING IN THE FALL OF EACH YEAR. THE OWNER WILL LIKELY START THE CONSTRUCTION OF THE OUTDOOR TRAILER/RV PARKING AREA DURING YEAR TWO OR YEAR THREE AND WILL EXPAND THE PARKING AREA AS THE STORAGE BUILDINGS ARE CONSTRUCTED. THE ULTIMATE GOAL IS TO COMPLETE THE ENTIRE SITE AS SHOWN. IT IS THE OWNERS INTENT TO DEVELOP THE ORDINANCE SITE REQUIREMENTS AS THE PROJECT PROGRESSES, INCLUDING, BUT NOT LIMITED TO GRASS LANDSCAPING, TREES, ETC. THESE ITEMS WILL BE EXTENDED EACH TIME A BUILDING IS CONSTRUCTED.

WATER RUNOFF:
SOME SITE WATER IS DIRECTED TO BE DISSIPATED WITHIN THE 5FT WIDE GRASS STRIP AROUND THE PERIMETER OF THE PROPERTY. THE REMAINDER OF THE RUNOFF WILL BE HANDLED INTERNALLY WITH PERFORATED DRYWELLS (SEE PROPOSED GRADES PLAN). THE OWNER IS GOING TO REQUEST THAT THE COUNTY ROAD COMMISSION INSTALL DITCHES WITHIN THE ROAD RIGHT-OF-WAY, TO PREVENT THE WATER FROM THE COUNTY ROADS FROM ENTERING THE PROPERTY (SEE EXISTING AND PROPOSED GRADES PLANS).

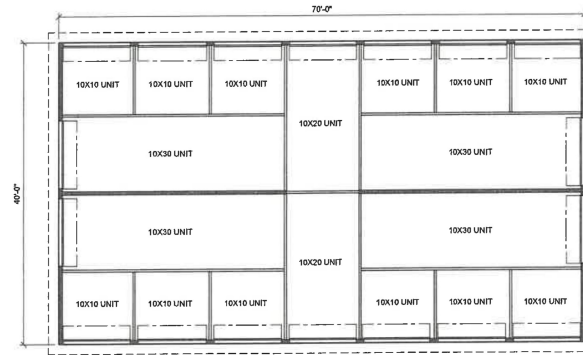
FOR REVIEW FOR CONSTRUCTION

REVISION	DATE
4	01-11-2021
© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC., GLADSTONE, MI. This document is not to be re-used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc. Dynamic Design Group, Inc. 800 1st Ave., Ste. A Escanaba, MI ph: 906.788.3300 email: gdm@dsg-ddm.com www.dsg-ddm.com	
Dynamic Design Group, Inc. Engineers-Architects-Project Managers dsg design document manager	
Project Title STORAGE BUILDINGS HANSEN STORAGE GLADSTONE, MICHIGAN	
Date	11-20-2019
Drawn By	DSB
Checked By	DSB
C3.1	
Job No.	19-4412

Z:\000\0104-4412 Hansen Storage - Storage Buildings - 01-23-2020 3:03:31 PM



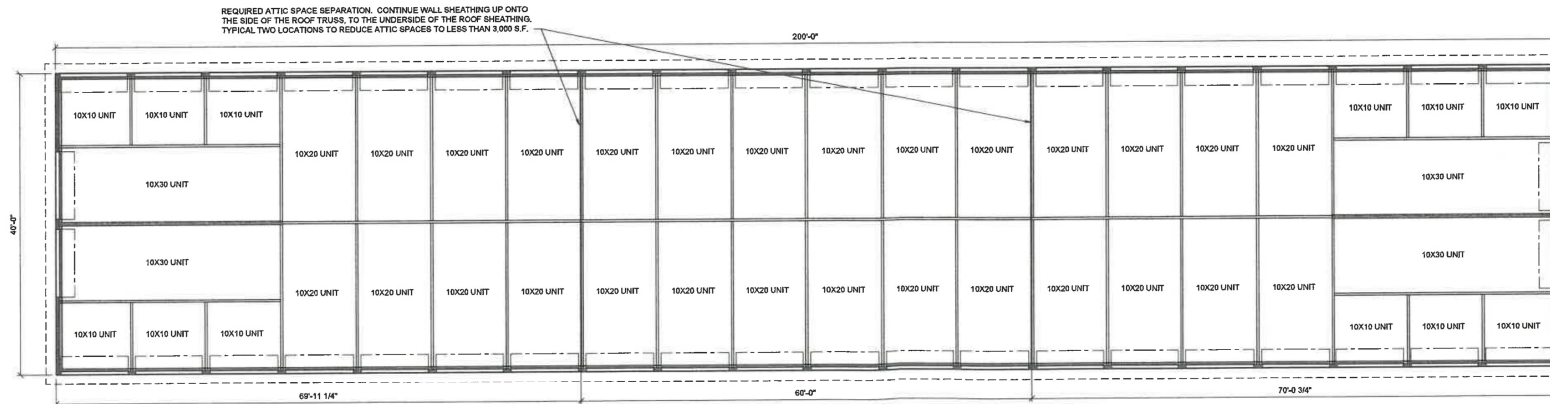
2 FLOOR PLAN 120
Scale: 3/16"=1'-0"



3 FLOOR PLAN 70
Scale: 3/16"=1'-0"



- REVISION 1 - 01-23-2020:
1. INCLUDE CENTER BEARING TRUSSES FOR THE AREAS OVER THE RAISED CEILING OF THE 10X30 BAYS.
 2. INCLUDE 2X6 INTERIOR BEARING WALLS BETWEEN THE 10X30 BAYS.
 3. INCLUDE THICKENED SLAB UNDER INTERIOR BEARING WALLS.
 4. MODIFY CONTROL JOINTS/EXPANSION JOINTS AT THICKENED SLAB.



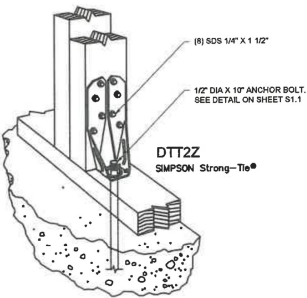
1 FLOOR PLAN 200
Scale: 3/16"=1'-0"



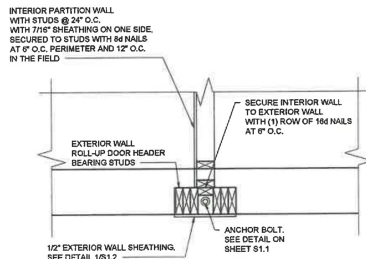
FOR REVIEW FOR CONSTRUCTION

REVISION	DATE
1	01-23-2020
© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC. ESCANABA, MI. This document is not to be used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc. Dynamic Design Group, Inc. 900 1st Ave. SE, Ste. A Escanaba, MI ph: 906.768.3300 email: gary@ddgi-ddm.com www.ddgi-ddm.com	
Dynamic Design Group, Inc. Engineers-Architects-Project Managers ddgi design document manager	
Project Title	STORAGE BUILDINGS HANSEN STORAGE GLADSTONE, MICHIGAN
Date	11-20-2019
Drawn By	DSB
Checked By	DSB
A1.1	
Job No.	19-4412

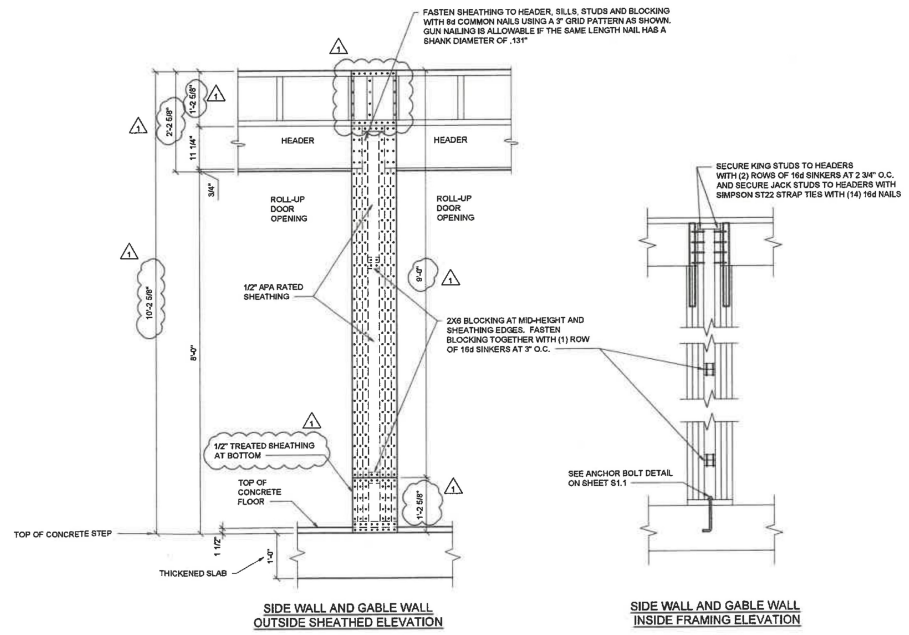
Z:\000\0518-4412 Hansen Storage - Storage Building, Gladstone, MI\18-4412_dwg.dwg | 1/25/2023 3:54:09 PM



3 HOLD DOWN DETAIL
Scale: N.T.S.



2 SHEAR WALL DETAIL
Scale: 3/16\"/>



1 SHEAR WALL DETAILS
Scale: 3/16\"/>

FOR REVIEW FOR CONSTRUCTION

REVISION	DATE
1	01-23-2020

© COPYRIGHT 2017 DYNAMIC DESIGN GROUP, INC., ESCANABA, MI. This document is not to be used, copied or reproduced without expressed written permission from Dynamic Design Group, Inc.

Dynamic Design Group, Inc.
900 1st Ave. So., Ste. A
Escanaba, MI
Ph: 906.786.3300
email: gmg@ddgi-dgm.com
www.ddgi-dgm.com

Dynamic Design
Group, Inc.
Engineers—Architects—Project Managers
ddgi design document manager

Project Title
**STORAGE BUILDINGS
HANSEN STORAGE
GLADSTONE, MICHIGAN**

Date 11-29-2019
Drawn By DSB
Checked By DSB

S1.2

Job No. 19-4412

**Regular Meeting
Gladstone Planning Commission
April 6th, 2021
5:00 PM**

A REGULAR MEETING OF THE GLADSTONE PLANNING COMMISSION

PRESENT: Commissioner: Butch, Woodworth, Strom and Ross

ABSENT: Commissioner Haulotte-Excused and Commissioners Granger and Nelson

- I. **Call to Order** – Commissioner Woodworth called the regular meeting of the Gladstone Planning Commission to order at 5:01PM.
- II. **Roll Call** –Roll Call was noted by Zoning Administrator; Renée Barron
- III. **Approval and/or corrections of September 1st, 2020 Regular Meeting Minutes and the October 13th, 2020 Special Meeting Minutes:**
Motion by Commissioner Butch; seconded by Commissioner Strom to approve the October 13th, 2020 Regular Meeting Minutes and October 13th, 2020 Special Meeting Minutes as presented. MOTION CARRIED
- IV. **Additions to the Agenda:** None
- V. **Public Hearings:** None
- VI. **Unfinished Business:** None
- VII. **New Business**
 - A. **Site Plan Review: Payne & Dolan (801 Clark Drive) Parcel 052-459-002-00**
Barron reviewed a site plan application submitted by Payne & Dolan for a new office building at their location on Clark Drive. The site is zoned I-2 Heavy Industrial. Barron stated the 7 acre property has existing buildings and the proposed building will be 5,183 SF in size and be utilized as an office building for various staff. Setbacks, lot requirements, parking and land use were evaluated by staff. Staff recommended approval of the plan as submitted. Barry Lund was present at the meeting and discussed including a french drain or swail on the property to ensure proper water drainage.
Motion by Commissioner Strom; seconded by Commissioner Butch to approve the Site Plan as submitted with a condition to add a french drain or swail as recommended by staff to ensure proper water drainage at this location. MOTION CARRIED
 - B. **Site Plan Review: Bradley Hansen (3801 Hwy M-35) Parcel 052-618-001-70**
Barron reviewed the Site Plan Application for storage units to be developed at 3801 Hwy M-35. This site is zoned I-2 Heavy Industrial and is just under 7 acres. The proposal was reviewed with staff and the following recommendations were made:

- Outdoor storage of trailers/rvs will trigger a fence to be required around the perimeter of the area where outdoor storage is utilized.
- Upon site plan approval the owner has 3 years to develop the site as submitted. After 3 years any undeveloped portion of the plan that wishes to continue to be developed must be revisited by the Planning Commission for consideration.
- Any changes to the plan shall be submitted to the Zoning Administrator for consideration prior to construction.
- An approved fence permit and sign permit are required for the site prior to these activities commencing.

Motion by Commissioner Butch; seconded by Commissioner Ross that the site plan be approved as presented with the recommendations from staff noted as a required part of the proposal.

Discussion: Commissioners and Staff discussed water drainage and driveway entrances that are going to be governed by the county as that area is in their jurisdiction.

MOTION CARRIED

C. Site Plan Review: Charles Kang (400 N. 10th Street) Parcel 052-621-005-20

Barron reviewed a site plan application submitted by Charles Kang for storage units at his location on 10th Street. The site is zoned I-1 Light Industrial and is slightly over 3 acres in size. Staff reviewed the proposal and recommended approval of the site plan as submitted with a recommendation to ensure that water drainage be directed away from 10th Street as water issues already exist in that area.

Motion by Commissioner Strom; seconded by Commissioner Woodworth to approve the site plan as presented with the recommendation from staff noted as a required part of the proposal.

MOTION CARRIED

D. Gladstone Planning Commission 2021 Regular Meeting Schedule

Motion by Commissioner Butch; seconded by Commissioner Ross to approve the meeting schedule as presented.

MOTION CARRIED

E. Storage/Shipping Container Ordinance

A proposed draft ordinance was presented to the Planning Commission to review for discussion on this issue. Barron presented information that the city has long been thinking about implementing this type of ordinance and stated that a company used to sell shipping containers in Gladstone's Industrial Park. She also reported that there are a few of this type of containers around the city and currently the only thing that regulates them can be found in the definition section of the code under accessory buildings which states that accessory buildings have to look like the primary building. A more detailed ordinance would help firm up the guidelines and provide better language when it comes to these types of buildings.

Commissioner Strom presented a sample ordinance he would like the Planning Commission to consider that is tailored to our current code. A resident was available

at the meeting that spoke in favor of utilizing shipping containers as accessory building. She stated they can be painted to match home, have windows and garage doors installed and as building prices are high the shipping containers become a viable option and can be made to look like the home.

The Planning Commission directed staff to look into what other cities are doing and to place the item on the next agenda as unfinished business.

VIII. Public Comment: None

IX. Information Sharing:

- A. City Manager; Eric Buckman was present and reviewed final activities with the 4th and 9th Street project. Everything finished within budget and on time. He reviewed the new 15th Street project.
- B. Community Development: Barron shared updates on building development and the DDA activities.

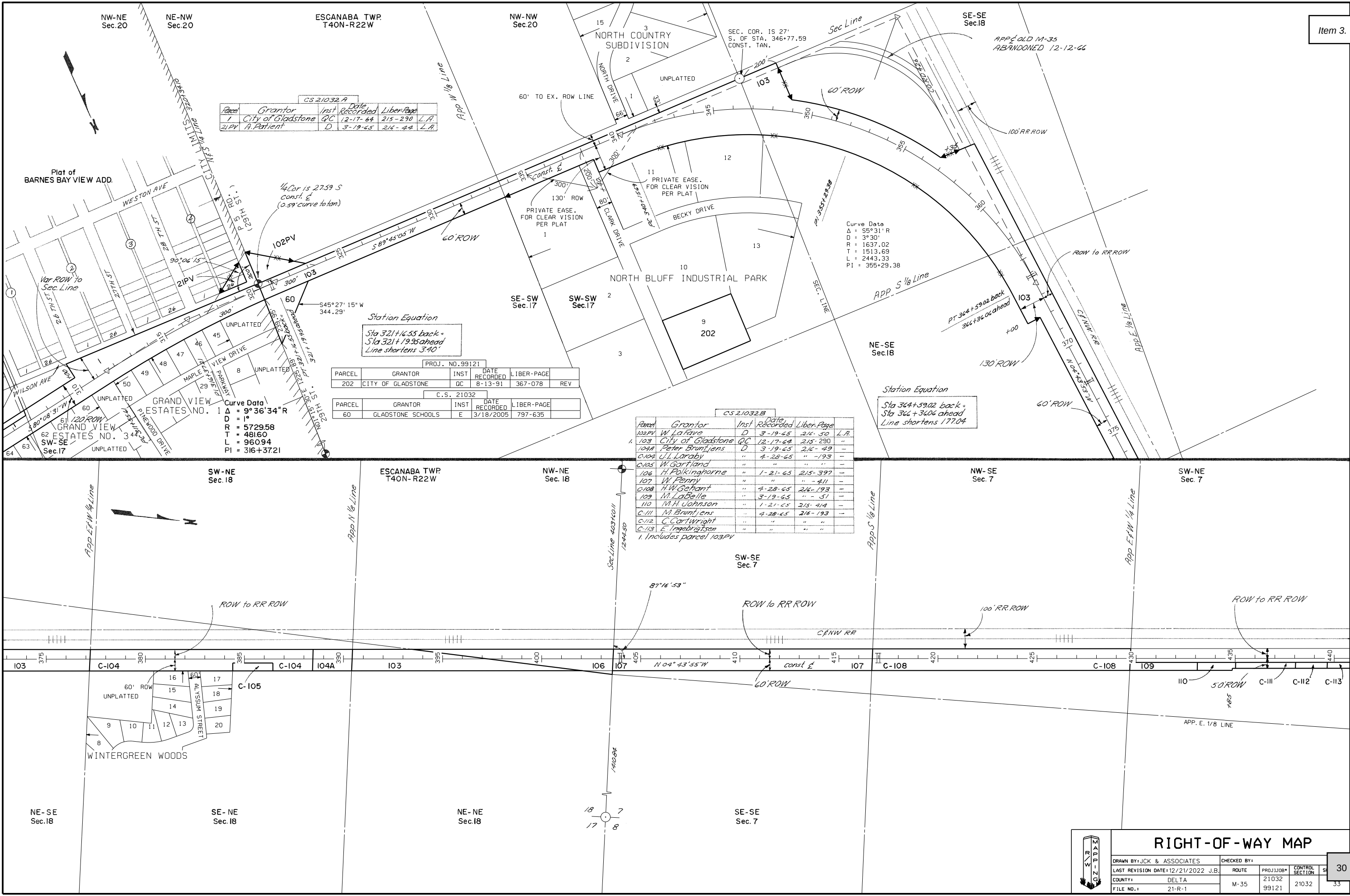
IX. Commissioner Comments: None

XI. Adjournment – *With no further business the meeting adjourned at 6:43PM.*
MOTION CARRIED

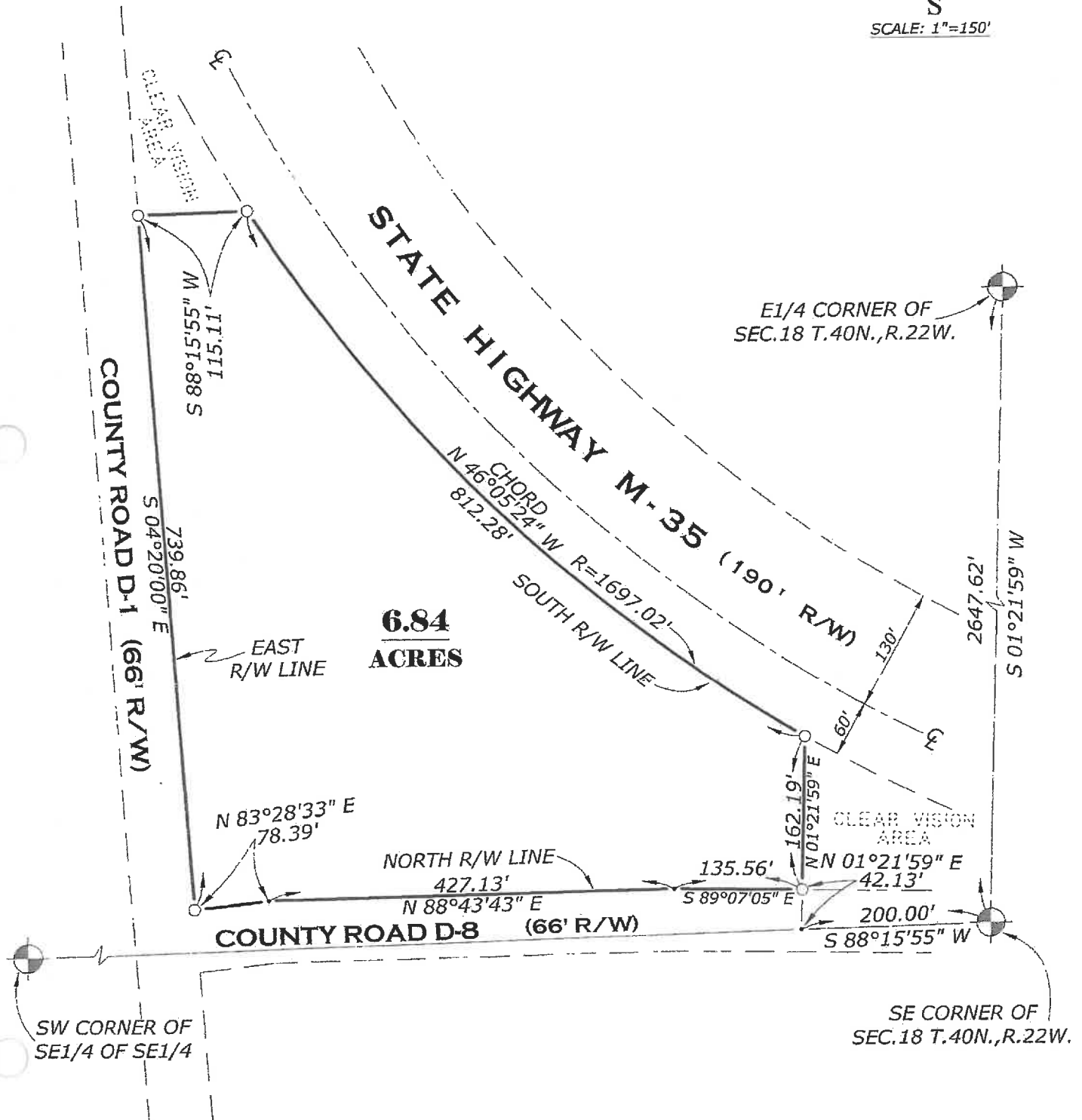
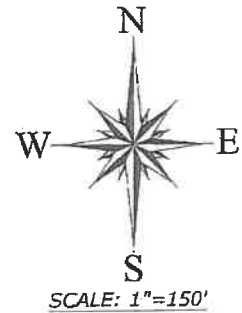
NEXT REGULAR MEETING SCHEDULED FOR May 4th, 2021 at 5:00PM.

Renée Barron
Recording Secretary

Howard Haulotte, Chairman



Plat of Survey of
Part of SE1/4 of SE1/4 of
Section 18 T.40N., R.22W.
 City of Gladstone
 Delta County, Michigan



SURVEY FOR **HANSEN STORAGE**
 SUBJECT **BOUNDARY SURVEY**

JOB NUMBER **18369-1812**

LEGEND