



# **GLADSTONE CITY COMMISSION REGULAR MEETING**

City Hall Chambers – 1100 Delta Avenue  
August 26, 2024  
6:00 PM

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## **AGENDA**

### **CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Roll Call

### **PUBLIC HEARINGS**

### **PUBLIC COMMENT**

### **CONFLICTS OF INTEREST**

### **CONSENT AGENDA**

- [4.](#) Planning Commission Meeting Minutes of July 9, 2024
- [5.](#) DDA Regular Meeting Minutes - July 16, 2024
- [6.](#) City Commission Regular Meeting Minutes of August 12, 2024
- [7.](#) Payment of Bills - Northern Machining & Repair - Sport Park Pump

### **UNFINISHED BUSINESS**

8. ATC Offer for Easement - Table to 08/26/2024

### **NEW BUSINESS**

- [9.](#) Introduction of PUD 80-Delta Avenue
- [10.](#) DNR Land Acquisition Request

### **CITY MANAGER'S REPORT**

### **CITY COMMISSION & COMMITTEE REPORTS**

### **BOARDS & COMMISSIONS REPORTS**

- [11.](#) Approved Master Plan Amendment - Information

### **CITY COMMISSIONER COMMENTS**

### **CITY CLERK COMMENTS**

### **CLOSED SESSION**

- [12.](#) Closed Session - City Assessor Evaluation
- [13.](#) Closed Session: Discuss Miller Canfield letter to descendants of James T. Jones regarding leased park property on Lakeshore Drive.

### **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: 08-22-2024

Kimberly Berry, MiPMC  
906-428-2311  
[kberry@gladstonemi.gov](mailto:kberry@gladstonemi.gov)

## **RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS**

### **(Excerpt from City Commission Rules of Procedure Adopted: 11-25-2019)**

#### **A. Public Comment / Public Hearings**

At regular and special meetings of the commission, individuals wishing to be heard may address the commission during the public comment/public hearing periods as set forth in the agenda under the following rules:

1. Each speaker shall state name and address for the record.
2. Each speaker is limited to three (3) minutes of comment unless the presiding officer decides more time is necessary
3. Each speaker shall try to be concise and refrain from repeating comments already addressed by the commission.
4. Speakers who do not cease speaking when asked to do so will be deemed out of order and will not be allowed to address the commission again for the remainder of the meeting; continued disruption will warrant removal from the meeting.
5. The commission shall not decide issues that arise during public comment.
6. Speakers should address the commission through the presiding officer.
7. Commissioners and staff will not debate with the public.
8. Speakers will not verbally attack City Commissioners, City Staff or members of the public attending the meeting. Any such behavior will not be tolerated and any person presenting in this manner will be warned by the Mayor and shall be removed by Public Safety for noncompliance.
9. No vulgar or obscene language will be used by the speakers.
10. Any information the speaker wants to distribute to the Commission must first ask the Chair (Mayor) if they may present the Commission written comments at the meeting.
11. Speakers may not ask questions of the board during this time as the Commission or Staff will not address them during this public comment period.



# GLADSTONE PLANNING COMMISSION MEETING

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

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

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## MINUTES

**CALL TO ORDER:** Chairman, Howard Haulotte called the regular meeting to order at 5:00PM.

**ROLL CALL:** Renée Barron called the roll:

**PRESENT:** John DeFiore, Howard Haulotte, John Noreus, Dave Woodworth, Jason Leonard and Alger Strom. **EXCUSED:** Thomas Butch

### APPROVAL AND/OR CORRECTIONS OF:

1. Regular Planning Minutes of May 9, 2024

**Motion by Commissioner Noreus; supported by Commissioner Woodworth to approve the Special Planning Meeting Minutes of May 9, 2024. MOTION CARRIED**

**ADDITIONS TO AGENDA:** None

**PUBLIC HEARINGS:** None

**UNFINISHED BUSINES:** None

### NEW BUSINESS

2. Master Plan Revision-Set Public Hearing 8-13-24

**Motion by Commissioner Strom; supported by Commissioner DeFiore to set Public Hearing for August 13, 2024 to review the revised Master Plan and direct staff to send notice to proper entities and to provide proper notice for the Public Hearing in the Daily Press. MOTION CARRIED**

**PUBLIC COMMENT:** None

**INFORMATION SHARING:** None

**COMMISSIONER COMMENTS:** Alger Strom will not be available for the August meeting.

**COMMUNITY DEVELOPMENT COMMENTS:** None

**ADJOURNMENT:** Meeting adjourned at 5:04 PM.



# GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

City Hall Chambers – 1100 Delta Avenue  
 July 16, 2024  
 8:15 AM

## MINUTES

### CALL TO ORDER

Board Chair, Jay Bostwick, called the meeting to order at 8:16 AM ET.

#### 1. Roll Call

Present	Absent
Daniel Becker	Joe Thompson (Excused)
Jacob Taylor	Kyle Closs (Excused)
Jay Bostwick	
Jason Lippens	
Melissa Silta	
Nathan Neumeier	
Robert LeDuc	

**Staff Present:** Eric Buckman, Patricia West, Renee Barron

### PUBLIC COMMENT

None.

### APPROVAL OF MINUTES

2. Regular Meeting Minutes - June 11th, 2024
3. Special Meeting Minutes - July 2, 2024

Motion made by Neumeier, Seconded by Taylor to approve the regular meeting minutes from June 11, 2024 and the special meeting minutes from July 2, 2024.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

### FINANCIALS

#### 4. May Revenue & Expenditure Report

The June Financials were finalized after the agenda packet was published, and they were provided to the board at the meeting.

City Manager, Eric Buckman, stated that we can expect the revenue sharing to increase from the state.

### CONFLICTS OF INTEREST

### ADDITIONS TO THE AGENDA



Motion made by Neumeier, Seconded by Becker to add Farmers Market Canopies under New Business.

Item 5.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

**5. Proposal to Move Unfinished Business Item: North Shore Development | Walking Tour to follow Public Comment at the end of the agenda.**

Motion made by Silta, Seconded by Neumeier to move the unfinished business item: North Shore Development | Walking Tour to follow Public Comment at the end of the agenda.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

**UNFINISHED BUSINESS**

**6. FY25 MACC Grant Application**

Motion made by Neumeier, Seconded by LeDuc to overturn the support of the MACC FY25 Grant application established during the June 11, 2024 meeting so that the DDA Director can instead focus their attention on the downtown action plan to better position the board for future grant opportunities. As a result, the board intends to commit to funding the Farmers Market Bands up to \$5000 during the 2025 Farmers Market Season.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

**7. North Shore Development | Walking Tour**

City Manager, Eric Buckman, provided the board with an overview of some initial concepts on what future development of the property could look like, prior to the working session.

**NEW BUSINESS**

**8. Resignation of Old-Fashioned Christmas Coordinator**

Motion made by Neumeier, Seconded by Silta to accept the resignation of Shelly Claycomb as the Old-Fashioned Christmas Coordinator at the end of 2024.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

**9. Coordinating DDA Events**

Motion made by Silta, Seconded by Neumeier to combine the Farmers Market Coordinator and the Old-Fashioned Christmas Coordinator positions into one position, posting the position as soon as possible, at a budget of \$5000 annually.

Voting Yea: Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

**12. Farmers Market Canopies**

Motion made by Bostwick, Seconded by Taylor to have the DDA Director research and seek out funding resources, including the approval of up to \$4000 in DDA funding to invest in stronger/higher quality canopies at the Farmers Market.

Item 5.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc  
**MOTION CARRIED.**

## **CITY COMMENTS & REPORTS**

### **10. City Manager**

City Manager, Eric Buckman, provided an update on the items below.

- August Tax Tribunals
- City Auditors
- Correcting Previously Laid Fiber Cable
- Fire Marshall Recommendations for City Hall
- School Resource Officer Contract
- State Primary Election on August 6th

### **11. DDA Director**

DDA Director, Patricia West, provided an update on the items below:

- Business After Hours on July 31<sup>st</sup>
- Downtown Day on September 28<sup>th</sup>
- Facade Grant Application Timeline
- Farmers Market Coordinator has been hired
- Orange Cat Media
- Vacation on 07/17 - 07/22
- Vision & Opportunity Subcommittee focus in the fall

## **BOARD COMMENTS & REPORTS**

Nathan Neumeier provided school board updates on the items below:

- School funding available to assist with the banners previously discussed on 10<sup>th</sup> Street in partnership with Parks & Recreation
- Pitched an idea to explore the idea of coordinating with the school on printing senior banners each year to hang on light posts along a city corridor
- The school intends to move forward on making ADA improvements to the athletic field.

## **PUBLIC COMMENT**

## **ADJOURNMENT**

Motion made by Bostwick, Seconded by Neumeier to adjourn the meeting at 9:26 AM.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Silta, Neumeier, LeDuc

**MOTION CARRIED.**

A working session at the North Shore Development immediately followed.

**GLADSTONE**



# **GLADSTONE CITY COMMISSION REGULAR MEETING**

City Hall Chambers – 1100 Delta Avenue

August 12, 2024

6:00 PM

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## **MINUTES**

Mayor Joe Thompson called the meeting to order; Commissioner Steve O'Driscoll gave the Invocation and Clerk Kimberly Berry called the roll:

### **PRESENT**

Mayor Joe Thompson  
Mayor Pro-Tem Brad Mantela  
Commissioner Robert Pontius  
Commissioner Steve O'Driscoll

### **ABSENT - EXCUSED**

Commissioner Judy Akkala

No public was present at the meeting.

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to approve the consent agenda as presented and include the approval of Electric Power Systems International Invoice #00155163 for \$25,119.49 for inspection of half of the North Bluff Substation and Hawkins, Inc. Invoice #6813517 \$6396.66 and Chemtrade Chemicals Invoice #9012853 \$5626.35 for treatment chemicals for the Water & Wastewater Departments.

**MOTION CARRIED.**

Motion made by Mayor Thompson, Seconded by Commissioner O'Driscoll to table the ATC Offer for Easement to the August 26, 2024 regular meeting.

**MOTION CARRIED**

Motion by Mayor Thomspson, Seconded by Commissioner Pontius to add to the New Business Agenda Item #18 Resolution No. 2024-07 approving Ballot Language for Petition of Charter Amentment.

**MOTION CARRIED**

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve Change Order No. 11 as recommended by C2AE Engineering for a net increase to the contract price of \$13,102.25 for the Wastewater Treatment Plant Improvements Project.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to approve Request for Disbursement of Funds Draw #25 totaling \$918,386.00.

MOTION CARRIED.

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to authorize the purchase of a 2018 Doosan Model P185 compressor from Midway Rentals in the amount of \$18,600.00.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to appoint Commissioner Pontius as the MML Voting Delegate for Gladstone and appoint Commissioner O'Driscoll as the alternate.

MOTION CARRIED

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the MERS Administrative Services Agreement for the POLC Command Officers Division and authorize Manager Eric Buckman and Mayor Joe Thompson to sign.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve the MERS Administrative Services Agreement for the PSO Division and authorize Manager Eric Buckman and Mayor Joe Thompson to sign.

MOTION CARRIED

Motion by Commissioner O'Driscoll; seconded by Commissioner Pontius to table Resolution No. 2024-07 Approving Ballot Language for Petitioned Charter Amendment to the August 26, 2024 meeting.

Commissioner O'Driscoll	Yes
Commissioner Pontius	Yes
Commissioner Mantela	No
Commissioner Akkala	Absent - Excused
Mayor Thompson	No

MOTION FAILED

**RESOLUTION 2024-07  
APPROVING BALLOT LANGUAGE FOR  
PETITIONED CHARTER AMENDMENT**

**CITY OF GLADSTONE**  
County of Delta, State of Michigan

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Minutes of a regular meeting of the City Commission of the City of Gladstone, County of Delta, State of Michigan, held on the 12th day of August, 2024, at 6:00 p.m. Eastern Daylight Time.

PRESENT: Mayor Joe Thompson, Commissioners Brad Mantela, Stephen O’Driscoll and Robert Pontius

ABSENT: Commissioners Judy Akkala - Excused

The following resolution was offered by Commissioner Brad Mantela and supported by Mayor Joe Thompson:

WHEREAS, Chapter XI, Special Assessments, of the City Charter of the City of Gladstone, County of Delta, State of Michigan (the “City”) authorizes the City to levy and collect special assessments upon property specially benefitted from certain public improvements; and

WHEREAS, the City Clerk has received an initiatory petition proposing an amendment to the charter to remove the City’s authority to levy and collect special assessments by abrogating Sections 2 through 28 and amending the text of Section 1 to read: “The commission shall not have the power to levy and collect special assessments. The City of Gladstone shall immediately cease all actions to collect any special assessment.”; and

WHEREAS, a copy of the initiatory petition, which has no reverse side, is attached hereto at Exhibit A; and

WHEREAS, the City Clerk has certified the sufficiency of the petition; and

WHEREAS, the initiatory petition does not set forth the question on the proposed amendment to be submitted to the voters, and, therefore, it is appropriate for the City Commission to approve the ballot question for the proposed amendment; and

WHEREAS, the proposal is required to be submitted to the qualified electors of the City at the 2024 general election to be held in the City on Tuesday, November 5, 2024 (the “2024 General Election Date”).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Proposed Amendment; Chapter XI, Section 1. The initiatory petition proposes that Chapter XI, Section 1 of the Charter, be amended to read as follows:

Section 1 – [Power to levy and collect.]  
The commission shall not have the power to levy and collect special assessments. The City of Gladstone shall immediately cease all actions to collect any special assessment.

2. Proposed Amendment; Existing Provisions. The existing Charter provisions, Chapter XI, Sections 1-28 which would be altered or abrogated by the proposed charter amendment, if adopted, now read as shown on Exhibit B, attached hereto and incorporated herein by reference.

3. Form of Ballot Proposal. The proposed amendment shall be submitted to the electors in the following form:

**PROPOSED GLADSTONE CHARTER AMENDMENT TO REMOVE  
THE CITY’S POWER TO LEVY AND COLLECT SPECIAL  
ASSESSMENTS**

It is proposed by an initiative petition that Chapter XI, Special Assessments, be amended to remove the city’s authority to levy and collect special assessments by abrogating Sections 2 through 28 and replacing the text of Section 1 with: “The commission shall not have the power to levy and collect special assessments. The City of Gladstone shall immediately cease all actions to collect any special assessment.”

Shall the proposed amendment be adopted?

YES

NO

3. Submission to the Governor and Attorney General. The City Clerk shall transmit copies of this resolution to the Governor of the State of Michigan for approval of the proposed amendment and to the Attorney General of the State of Michigan for approval of the proposed ballot language, as required by law.

4. Submission at the General Election. The proposal shall be, and the same is hereby ordered to be, submitted to the qualified electors of this City at a general election to be held on November 5, 2024, and the City Clerk is hereby directed to give notice of the election and notice of registration thereof in the manner prescribed by law and to do all things and to provide all supplies necessary to submit the charter amendment to the vote of the electors as required by law.

5. Publication. The proposed charter amendment shall be published in full together with the existing charter provisions altered or abrogated thereby as part of the notice of election.

6. Canvass. The canvass and determination of votes of said question shall be made in accordance with the laws of the State of Michigan and the City Charter of the City of Gladstone.

7. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

The foregoing resolution was offered by Commissioner Brad Mantela and supported by Mayor Thompson.

AYES: Commissioners Brad Mantela, Stephen O’Driscoll, Robert Pontius and Mayor Joe Thompson

NAYS: None

ABSENT: Judy Akkala - Excused

**RESOLUTION DECLARED ADOPTED.**

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Kimberly Berry  
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Gladstone, County of Delta, State of Michigan, at a regular meeting held on the 12th day of August, 2024, and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by said Act.

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Kimberly Berry  
City Clerk

**EXHIBIT A**

**INITIATORY PETITION**

**INSTRUCTIONS ON REVERSE SIDE**

The circulator of this petition is (check one)  
 A paid signature gatherer  
 A volunteer signature gatherer

**LOCAL PROPOSAL PETITION**

If the petition circulator does not comply with all of the requirements of the Michigan election law for petition circulators, any signature obtained by that petition circulator on that petition is invalid and will not be counted.

We, the undersigned qualified and registered electors, residents in the City of Gladstone in the County of Delta, State of Michigan, respectively petition for: Michael O'Connor is interested in and responsible for the circulation of the petition and the securing of the amendment to: Kim Berry, Gladstone City Clerk.  Village of \_\_\_\_\_  City of \_\_\_\_\_

hall the City of Gladstone Charter Chapter XI - Special Assessments be amended by replacing Sections 1-28 with Section 1, [Power to levy and collect.] The commission shall not have the power to levy and collect special assessments. The City of Gladstone shall immediately cease all actions to collect any special assessment.

**WARNING - A PERSON WHO KNOWINGLY SIGNS THIS PETITION MORE THAN ONCE, SIGNS A NAME OTHER THAN HIS OR HER OWN, SIGNS WHEN NOT A QUALIFIED AND REGISTERED ELECTOR, OR SETS OPPOSITE HIS OR HER SIGNATURE ON A PETITION, A DATE OTHER THAN THE ACTUAL DATE THE SIGNATURE WAS AFFIXED, IS VIOLATING THE PROVISIONS OF THE MICHIGAN ELECTION LAW.**

SIGNATURE	PRINTED NAME	STREET ADDRESS OR RURAL ROUTE	ZIP CODE	MONTH	DAY	YEAR
<i>[Signature]</i>	Rick Harsie	309 Wisconsin Ave	49837	6	2	2024
<i>[Signature]</i>	GARY GRAY	804 SOUTH 3RD ST	49837	6	2	2024
<i>[Signature]</i>	Linda Black	2065 3RD ST	49837	6	2	2024
<i>[Signature]</i>	Heidi Wilber	215 Wisconsin Ave	49837	6	2	2024
<i>[Signature]</i>	Joe Valerice	1784 Montana Avenue	49837	6	4	2024
<i>[Signature]</i>	Eileen M. Valerice	9431 Bayside Dr Gladstone	49837	6	4	2024
<i>[Signature]</i>	Isaac Veen	1715 Dakota Ave	49837	6	4	2024
<i>[Signature]</i>	Stephyn Veen	1685 Dakota Ave	49837	6	4	2024
<i>[Signature]</i>	Adrian Collins	1407 Dakota Ave	49837	6	4	2024

**CIRCULATOR - DO NOT SIGN OR DATE CERTIFICATE UNTIL AFTER CIRCULATING PETITION.**

(Signature of Circulator) Michael O'Connor (Date) 6 4 24

(Printed Name of Circulator) Michael O'Connor

(Complete Residence Address [Street and Number or Rural Route]) - [Do not enter a post office box] 526 Northwest Ave

(City or Township, State, Zip Code) Gladstone MI 49837

(County of Registration, if Registered to Vote, of a Circulator who is not a Resident of Michigan)

If the circulator is not a resident of Michigan, the circulator shall make a cross (X) or check mark (✓) in the box provided, otherwise each signature on this petition sheet is invalid and the signatures will not be counted by a filing official. By making a cross or check mark in the box provided, the undersigned circulator asserts that he or she is not a resident of Michigan and agrees to accept the jurisdiction of this state for the purpose of any legal proceeding or hearing that concerns a petition sheet executed by the circulator and agrees that legal process served on the Secretary of State or a designated agent of the Secretary of State has the same effect as if personally served on the circulator.

**WARNING-A CIRCULATOR KNOWINGLY MAKING A FALSE STATEMENT IN THE ABOVE CERTIFICATE, A PERSON WHO SIGNS AS A CIRCULATOR, OR A PERSON WHO SIGNS A NAME OTHER THAN HIS OR HER OWN AS CIRCULATOR IS GUILTY OF A MISDEMEANOR.**



**EXHIBIT B**

**EXISTING CHARTER PROVISIONS**

Section 1 – [Power to levy and collect.]

The commission shall have the power to provide for the payment of all or any part of the cost of construction, reconstruction, repairs, operation or maintenance of any structure or work in the nature of public improvements by levying and collecting special assessments upon property specially benefitted. Such special assessments may be made payable in yearly installments for a period not exceeding 20 years.

Section 2 – [Public Improvements]

When the owners of the majority of the frontage of land are liable to be assessed in any special assessment district, or part of the city which may be constituted a special assessment district, the commission may order such improvements to be made. In other cases public improvements shall be made in the discretion of the commission.

Section 3 – [Costs and expenses approved to be defrayed by special assessment; exception.]

The cost and expense of any improvements which may be defrayed by special assessment shall include the cost of survey, plans, assessments, and cost of construction. In no case shall the whole amount to be levied by special assessment upon any lot or premises for any one improvement exceed fifty percent of the value of such lot or land as last before valued and assessed by the state and county taxation in the general tax roll; any cost that would exceed that percent which would otherwise be chargeable upon that lot or premises shall be paid from the general funds of the city. The commission shall prescribe the fees that may be charged in the work of making any special assessment as a part of the assessment.

Section 4 – [Declaration by resolution of determination.]

When the commission shall determine to make any public improvement or repairs and defray the whole or part of the cost and expense thereof by special assessment, they shall so declare by resolution, stating the nature of the improvement and what part or proportion of the expenses thereof shall be paid by special assessment and what part, if any, shall be paid by the general funds of the city, and shall designate the district or lands and premises upon which the special assessment shall be levied.

Section 5 – [Estimates of expense; publication of notice.]

Before ordering any public improvements or repairs, any part of the expenses of which is to be defrayed by special assessment, the commission shall cause estimates of the expense thereof to be made, and also plat and diagram, when practicable, of the work and of the locality to be improved, and deposit the same with the clerk for public examination, and they shall give notice thereof, and of the proposed improvements, and of the district to be assessed, and of the time and place when the

commission will meet and consider any objections thereto, by publication at least once five days prior to such meeting, in a newspaper published and circulated in the city.

Section 6 – [When made according to frontage or benefits.]

When any special assessment is to be made pro rata upon lots and premises in any special assessment district, according to frontage or benefits, the commission shall, by resolution, direct the same to be made by the assessor, and shall state therein the amount to be assessed and whether according to frontage or benefits, and describe or designate an assessment district comprising the lands to be assessed.

Section 7 – [Assessment roll.]

Upon receiving such orders and directions, the assessor shall make out an assessment roll, entering and describing therein all the lots, premises and parcels of land to be assessed, with the names of the persons, if known, chargeable with the assessments thereon, and shall levy thereon and against such property the amount to be assessed, in the manner directed by the commission and provisions of this Charter applicable to the assessment. In all cases where the ownership of any description is unknown to the assessor, he shall, in lieu of the name of the owner, insert the word "unknown," and if by mistake or otherwise any person shall be improperly designated as the owner of any lot or parcel of land or premises, or if the same shall be assessed without the name of the owner, such assessment shall not for any cause be vitiated, but shall in all respects be as valid upon and against such lot, parcel of land or premises as though assessed in the name of the owner, and when the assessment shall have been confirmed it shall be a lien on such lot, parcel of land or premises, and collected as in this Charter provided.

Section 8 – [Division between each lot or parcel.]

If the assessment is required to be according to frontage, the assessor shall assess to each lot or parcel of land such relative portion of the whole amount to be levied as the length or front of such premises abutting upon the improvement bears to the whole frontage of all lots to be assessed, unless on account of the shape or size of any lot, an assessment for a different number of feet would be more equitable. If the assessment is directed to be according to benefits, they shall assess upon each lot such relative portion of the whole sum to be levied as shall be proportioned to the estimated benefits resulting to such lot improvement. When he shall have completed the assessment roll, he shall report the same to the commission. Such report shall be signed by the assessor and may be in the form of a certificate, endorsed on the assessment roll, as follows:

State of Michigan,  
City of Gladstone  
ss.

TO THE COMMISSION OF THE CITY OF GLADSTONE

I hereby certify and report that the foregoing is a special assessment roll and the assessment made by me, pursuant to a resolution of the commission of the said city, adopted on the \_\_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, A.D. 19 \_\_\_\_\_, for the purpose

of paying that part of the cost which the commission decided should be paid and borne by special assessment for the (insert here object of the assessment) and in making such assessment I have, as near as may be according to my best judgment, conformed in all things to the direction contained in the resolution of the commission hereinbefore referred to and the Charter of the city, relating to such assessment.

Dated

	_____ Assessor
--	----------------

Section 9 – [Expense incurred for separate or single lot, parcel or premises.]

When any expense shall be incurred by the city upon or in respect to any separate or single lot, parcel of land or premises which, by the provisions of this Charter, the commission is authorized to charge and collect as a special assessment against the same, and not being that class of special assessments required to be made pro rata upon several lots or parcels of land in a special assessment district, an account of the labor, material or services for which such expense was incurred, verified by the manager, with a description of the lot or premises upon or in respect to which the expense was incurred, and the name of the owner or person, if known, chargeable therewith, shall be reported to the commission in such manner as they shall prescribe. The provisions of the preceding section of this Charter with reference to special assessments generally, and the proceedings necessary to be had before making the improvements, shall not apply to assessments to cover the expenses incurred in respect to that class of improvements contemplated in this section.

Section 10 – [Determination of expense amount chargeable.]

The commission shall determine what amount or part of every such expense shall be charged, and the person, if known, against whom, and the premises upon which the same shall be levied as a special assessment, and as often as the commission shall deem it expedient, they shall require all of the several amounts so reported and determined and the several lots or premises, and the persons chargeable therewith, respectively, to be reported by the clerk to the assessor for assessment.

Section 11 – [Special roll and levy.]

Upon receiving the report mentioned in the preceding section [10], the assessor shall make a special roll and levy as a special assessment therein upon each lot or parcel of land so reported to him and against the person chargeable therewith, if known, the whole amount or amounts of all the charges so directed as aforesaid, to be levied upon each of such lots or premises respectively, and when completed, he shall report the assessment to the commission, and all the several assessments shall be kept separated.

Section 12 – [Filing and numbering of roll; publication of notice.]

When any special assessment roll shall be reported by the assessor to the commission, as in this Charter directed, the same shall be filed in the office of the clerk and numbered consecutively. Before adopting such assessment roll, the commission shall cause five days' notice to be published in some newspaper of the city of the filing of the same with the clerk, and appointing a time when

the commission and the assessor will meet to review said assessment. Any person objecting to the assessment may file his objections thereto in writing with the clerk. The notice provided for in this section may be addressed to the persons whose names appear upon the special assessment roll and to all others interested therein, and may be in the following form:

"Notice of Special Assessment."

To (insert the names of the persons against whom the assessment appears) and to all other persons interested:

Take notice, that the roll of the special assessment heretofore made by the assessor for the purpose of defraying that part of the cost which the commission decided should be paid and borne by special assessment for the (insert the object of the assessment and the locality of the proposed improvement in general terms) is now on file in my office for public inspection. Notice is also hereby given that the commission and the assessor of the City of Gladstone will meet at the city hall in said city on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ to review said assessment, at which time and place opportunity will be given all persons interested to be heard.

Dated _____	
	____ City Clerk

Section 13 – [Meeting to review roll.]

At the time and place appointed for the purpose as aforesaid, the commission and assessor shall meet and there, or at some adjourned meeting, review the assessment roll, and shall hear any objections to any assessments which may be made by any person deeming himself aggrieved thereby, and the commission may correct said roll as to any assessment, or description of premises appearing therein, and may confirm it as reported, or as corrected, or they may refer the assessment back to the assessor for revision, or annul it and direct a new assessment, in which case the same proceeding shall be held as in respect to the previous assessment. When a special assessment shall be confirmed, the clerk shall make an endorsement upon the roll, showing the date of confirmation.

Section 14 – [Confirmation.]

When any special assessment roll shall be confirmed by the commission it shall be final and conclusive.

Section 15 – [Lien upon lot or parcel of land after confirmation.]

All special assessments shall, from the date of confirmation thereof, constitute a lien upon the respective lots or parcels of land assessed, and shall be a charge against the respective owners of the several parcels as assessed until paid.

Section 16 – [Division into installments; due annually.]

Upon the confirmation of any special assessments, the amount thereof may be divided into not more than 20 installments, one of which shall be collected each year, at such times as the commission shall determine, with annual interest at a rate not [to exceed the lawful interest rate], but the whole assessment after confirmation may be paid to the city treasurer at any time in full, with the accrued interest thereon, provided that no interest shall be charged until twenty days after confirmation.

Section 17 – [Due and payable upon confirmation; exception.]

All special assessments, except such installments thereof as the commission shall make payable at a future time, as provided in the preceding section, shall be due and payable upon confirmation.

Section 18 – [Invalidity; reassessment.]

In all cases of special assessments of any kind against any property where such assessments have failed to be valid in whole or in part, the commission shall be and they are hereby authorized to cause to be reassessed such special taxes or assessment, and to enforce their collection, and it is further provided that whenever, for any cause, mistake or inadvertence, the amount assessed shall not be sufficient to pay the cost of such improvements made and enjoined on the property, or on the owners of property in the local assessment district where the same are made, that it shall be lawful, and the commission is hereby directed and authorized to cause to be made, a reassessment upon all the property in each local assessment district to pay for such improvements and to continue requiring such reassessments until a valid and sufficient assessment shall have been made.

[Section 19 – Reserved.]

Section 20 – [Description of lots and premises contained in roll, names of owners and occupants; levy; collection.]

Whenever any special assessment shall be confirmed and be payable, the commission may direct the clerk to report to the assessor a description of such lots and premises as are contained in said roll, with the amount of the assessment levied upon each and the name of the owner or occupant against whom the assessment was made, and direct said assessor to levy the several sums so assessed respectively. The assessor shall levy the sum therein mentioned upon the respective lots and premises to which they are specially assessed and against the persons chargeable therewith, as a tax, in the general tax roll next thereafter to be made in a column for special assessments, and thereupon the amount so levied in said tax roll shall be enforced and collected with the other taxes in the tax roll and in the same manner, and shall continue to be a lien upon the premises assessed until paid, and when collected shall be paid into the city treasury.

Section 21 – [Warrant for collection.]

Whenever any special assessment shall be confirmed and be payable as hereinbefore provided, the commission instead of requiring assessments to be reported to [sic] the assessment so made in the special assessment roll to be collected directly therefrom, and thereupon the clerk shall attach his warrant to a certified copy of said special assessment roll, therein commanding the treasurer to collect from each of the persons assessed in said roll the amount of money assessed to and set opposite his name therein, and in case any person named in said roll shall neglect or refuse to pay

his assessment, upon demand, then to levy and collect the same by distress and sale of the goods and chattels of such person and return said roll and warrant, together with his doing thereon, within sixty days from the date of such warrant.

Section 22 – [Responsibility for collection; nonpayment.]

Upon receiving said special assessment roll and warrant, the treasurer shall proceed to collect the amount assessed therein. If any person shall neglect or refuse to pay his assessment upon demand, the treasurer shall seize and levy upon any personal property found within the city or elsewhere within the State of Michigan belonging to such person and sell the same at public auction, first giving six days' notice of the time and place of such sale, by posting such notice in three public places in the city or township where such property may be found. The proceeds of such sale, or so much thereof as may be necessary for that purpose, shall be applied to the payment of the assessment, the costs and expenditures of seizure and sale, and the surplus, if any, shall be paid to the person entitled thereto.

Section 23 – [Return of roll and warrant to clerk; list of delinquencies.]

The treasurer shall make return of said assessment roll and warrant to the clerk, according to the requirements of the warrant, and if any of the assessments in said roll shall be returned unpaid, the treasurer shall attach to his return a statement, verified by affidavit, containing a list of the persons delinquent and a description of the lots and premises upon which the assessment remains unpaid, and the amount unpaid by each.

Section 24 – [Renewal of warrant.]

Said warrant may be renewed from time to time by the clerk if the commission shall so direct, and for such time as they shall determine, and during the time of such renewals the warrant shall have the same force and the treasurer shall perform the same duties and make the like returns as above provided. In case any assessment shall be finally returned by the treasurer unpaid, as aforesaid, the name shall be certified to the assessor, in the manner provided in section 19 of this chapter, and shall then be levied, together with the penalty of ten percent of the amount of said assessment, in the next tax roll, and be collected and paid in all respects as provided in section 19 of this chapter.

Section 25 – [Collection of delinquencies by suit.]

At any time after a special assessment has become payable, the same may be collected by suit, in the name of the city, against the person assessed, in an action of assumpsit in any court having jurisdiction of the amount. In every such action a declaration upon the common counts for money paid shall be sufficient. The special assessment roll and a certified order or resolution confirming the same shall be prima facie evidence of the regularity of all the proceedings in making the assessment of the whole amount due, and of the right of the city to recover judgment therefor.

Section 26 – [Assessments not properly made.]

If, in any such action, it shall appear that, by reason of any irregularities or informalities, the assessment has not been properly made against the defendant, or upon the lot or premises sought to be charged, the court may never-the-less on satisfactory proof that expenses have been incurred by

the city which are a proper charge against the defendant or the lot or premises in question, render judgment for the amount properly chargeable against such defendant, or upon such lot or premises.

Section 27 – [Sidewalks to be kept free of obstructions, etc.]

If the owner or occupant of any lot or premises shall fail to remove the snow, ice and filth from the sidewalk upon which such property abuts, or to remove and keep the same from obstruction, encroachments, encumbrances or other nuisances, or fail to perform any other duties required by the city in respect to such sidewalks or the premises of any person, within such time and in such manner as the city shall require, the city may cause the same to be done, and the expenses or such part thereof as the city shall have determined, together with a penalty of ten per centum, may be charged and collected as a special assessment against such property as in this Charter provided.

Section 28 – [Crediting and use of revenues and moneys raised; surplus.]

Revenues and moneys raised by taxation in every special assessment district in the city shall be credited to separate special assessment funds, and money so raised shall be used solely for the purpose specified. Provided, if there be a surplus after paying for the specified improvements, such surplus shall be refunded pro rata, as follows: by refund where the tax has been paid in full, and by credit on the assessment roll where the tax has not been fully paid.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 7:48 PM.

MOTION CARRIED

\_\_\_\_\_  
Mayor Joe Thompson

\_\_\_\_\_  
City Clerk Kimberly Berry



**NORTHERN MACHINING & REPAIR, INC.**

1701 N 26th Street - Escanaba, MI 49829

Phone (906) 786-0526 or 1-800-397-6632  
www.northernmachining.com

DATE	INVOICE #
7/18/2024	0009030

SOLD TO:
CITY OF GLADSTONE 1100 DELTA AVE GLADSTONE, MI 49837

SHIP TO:
CITY OF GLADSTONE 1100 DELTA AVE GLADSTONE MI 49837

P.O. NO.	TERMS	ACCOUNT #	Sales Tax Exemption #	Job#
	Net 30	GLDCTY		

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PUMP PN: REPAIR SO: 17322 Ship Code: 00009340  <i>CC 8-12-24</i> <i>RAB check Run 8-15-24</i>	19,896.00	19,896.00



Email: [melisaj@northernmachine.us](mailto:melisaj@northernmachine.us)

This purchase is subject to the terms of the issuer's Condition of Sale.

**Total Due \$19,896.00**



GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** August 26, 2024

**Eric Buckman, City  
Manager:**

**Department:** Community Development

**Department Head Name:**

**Presenter:** Renée Barron

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Introduction of PUD 80-Delta Avenue

**BACKGROUND:** The Planning Commission met on 8/13/24 and moved to favorably recommend the Planned Unit Development (PUD) for 80-Delta Avenue. Josh King submitted a site plan for approval to the Planning Commission on 9-12-23. Within that plan it was required that the Heavy Industrial property be rezoned to accommodate his site plan. The plan included a restaurant, harbor, retail/restrooms and a parking lot. The PUD designation would allow a mix of uses at that site and matches nicely with the proposed future for the Northshore. The Planning Commission reviewed the approval standards found in section 30-555 (g) of the code and moved to favorably recommend the PUD with the following condition: the Developer will work with the City on landscaping and screening to provide safe and convenient circulation of vehicles and pedestrians within the site and as the Northshore develops. The Planning Commission held a public hearing with notice given to property owners within 300' of the site and published the hearing in the Daily Press. No Public Comment was received.

The City Commission shall, in accordance with the enabling statute, make the final decision to rezone the property to PUD and shall follow the same procedure used for zoning amendments under section 30-475 of the code. Item (b) of that section allows for the City Commission to hold a public hearing if it considers it necessary or if it is otherwise required. The charter does not allow for an ordinance amendment to be approved without first being introduced.

**FISCAL EFFECT:**

**SUPPORTING DOCUMENTATION:**

- Staff Findings Presented to the Planning Commission on 8/13/24
- Survey of Property
- Architectural Plan
- Section 30-555 of Gladstone City Ordinance
- Section 30-475 of Gladstone City Ordinance
- Minutes from Planning Commission 8-13-24

**RECOMMENDATION:** Staff recommend setting this PUD for the next regular meeting of September 9<sup>th</sup>, 2024 for consideration with no Public Hearing required.



**CITY OF GLADSTONE, MICHIGAN**

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.gov

*"Year Round Playground"*

August 8<sup>th</sup>, 2024

Planning Commission  
City of Gladstone  
Gladstone, MI 49837

**Subject: PUD**

**Location: 80 Delta Avenue  
Gladstone, MI 49837**

**RE: New Restaurant/Retail-Queen City**

**Applicant: Josh King**

**Zoning: I-2 Heavy Industrial**

Dear Planning Commission Members:

The applicant above is requesting a PUD to consider a unique opportunity for a new restaurant on the lake at property located at 80 Delta Avenue. He is proposing 2800 SF of restaurant space via a barge on the lake, a future harbor space and to build a new structure on land that would house 2400 SF of retail space. The building on shore will also serve as restrooms for the restaurant and provide retail space for customers and residents. The site plan for this project was originally approved at the 9-12-23 Planning Commission meeting.

**Gladstone Code of Ordinances Reviewed**

- Section 30-509 Site Plan Review
- Section 30-555 Planned Unit Development
- Section 30-551 Industrial District
- Section 30-583 Off Street Parking
- Section 30-601—30-610 Signs

**Staff Report/Fact Finding Results**

**A. Proposed Use and Zoning:** The site is zoned I-2 Heavy Industrial. The proposed uses for this review are not permitted within the I-2 district and a PUD is requested. For the site to be developed in the proposed way the zoning classification would have to be changed. A large parcel of property to the west of this development is owned by the city and is planned to be developed in a PUD district which would allow for a mix of business/retail/commercial and housing.



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

## **B. PUD Approval Standards:**

Based upon the standards set forth in this subsection, the zoning committee may recommend denial, approval or approval with conditions, and the city commission may deny, approve or approve with conditions a proposed planned unit development. In making such a decision, the zoning committee shall rely upon the following standards:

- (1) The uses proposed within the planned unit development will have a beneficial effect, in terms of public health, safety, welfare or convenience, on present and future potential land uses. The uses shall not adversely affect, in a material manner, the public utility and circulation system, surrounding properties or the environment.
- (2) Off-street parking within the planned unit development shall be sufficient to meet the minimum parking required by [section 30-583](#); however, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require more or less parking than that required by such section.
- (3) All streets and parking areas within the planned unit development shall meet the minimum requirements set forth in city ordinances, unless modified by the zoning committee to achieve the purposes set forth in subsection (b) of this section.
- (4) Landscaping or screening shall be provided, if necessary, within the planned unit development in order to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.
- (5) Effort shall be made to ensure the preservation of natural and architectural features, trees, hedge rows, wood lots and the integrity of the land within the planned unit development.
- (6) The site for the planned unit development shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material.
- (7) Public water, sewer and electrical facilities shall be available within the planned unit development or shall be provided by the developer as part of the site development.
- (8) The proposed density, setbacks and heights of the planned unit development shall be no different than the density, setbacks and heights which would be required for each of the component uses of the development. However, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require greater or lesser density, setbacks or heights within such planned unit development than those required by this article.
- (9) Traffic and accessory conditions regulations shall be as follows:
  - a. Safe, convenient, uncongested and well defined vehicular and pedestrian circulation within and to the planned unit development district shall be provided.
  - b. Drives and streets shall not be laid out so as to encourage outside traffic to traverse the planned unit development, nor to create unnecessary fragmentation of the development into small blocks.
  - c. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.
- (10) All buildings shall conform to city codes and ordinances.

**C. Approval Standard Recommendation:**

- (1) The proposed use will complement the future North Shore development and compliment the residential area by providing a point of interest and destination along the shoreline.
- (2) Off street parking requirements for this type of development was determined at 1.2 per 100 square feet of floor space for the restaurant and 1 per 150 square feet of retail space for the commercial building. The formula used would require 50 parking spaces. The plan provides for 88 spaces for parking and includes 4 handicap parking areas of which 1 is required to be van accessible. The interior landscaping rules apply so a minimum of 10% of the parking lot will provide green space as well a 5' buffer of green space along the perimeter of the lot and trees not more than 35' apart. 6' of green space between every 12 parking spaces is also provided to meet code.
- (3) See #2
- (4) Landscaping and screening will be an ongoing project as the North Shore area develops.
- (5) As this is an industrial site, these features do not currently exists, however as the area develops out these types of amenities will be considered.
- (6) All soil erosion and other shoreline/water permits shall be secured.
- (7) Adequate public water, sewer and electrical facilities shall be provided by the developer.
- (8) The site meets all setback, density and height requirements. Future walking paths will connect the Northshore & campground through this site. Developer has reviewed proposed Northshore plans and is committed to working with the City to ensure that as these development occurs connections will be made through his site.
- (9) Mr. King has reviewed future Northshore plans both for streets and pedestrian flow through the area and is committed to working with the City and future developers to make this work as it will benefit both sites.
- (10) All buildings and facilities must meet state and national building codes and permitting requirements.

**D. Other: Signs:** Any signs permitted in the B-2 district shall comply with section 30-610 of the ordinance and will be considered for approval by the Zoning Administrator. Signage is not noted within the plan and any signage will require approval prior to installation.

**EAGLE:** All conservation permits must be secured by developer. When land to be developed disturbs one or more acres of land and is within 500' of a lake and a stream and it is the owner's responsibility to comply with any requirements; the owner has been made aware of this requirement.

**PUBLIC HEALTH:** A food license is generally required from PHDM for restaurants. Because this property is located on the lake it is not yet determined who the appropriate entity is to issue this permit. The owner has been made aware that a food service facility is required to provide a license to the city prior to operations.

**TIMELINE & CHANGES:** Timeline for starting development for PUDS is 18 months. As the activities have already started as approved with the previous site plan this requirement has been met. Work is to continue in a reasonable diligent manner and be finalized within a 3-year period. Any changes to the plan shall be brought to the Zoning Administrator for consideration. Minor changes can be approved administratively, major changes will require Planning Commission review.

## **SUMMARY AND RECOMMENDATION**

Recommend motion of favorable PUD review and to move the PUD on to the City Commission for approval. Recommendations and standards to be met as outlined in Section C Any deviation from the PUD guidelines will cause the PUD designation to be halted and the property owner is directed to work with City staff to resolve issues.

If you have any questions regarding this information, please don't hesitate to contact me by email at [rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov) or by phone at 428-2311.

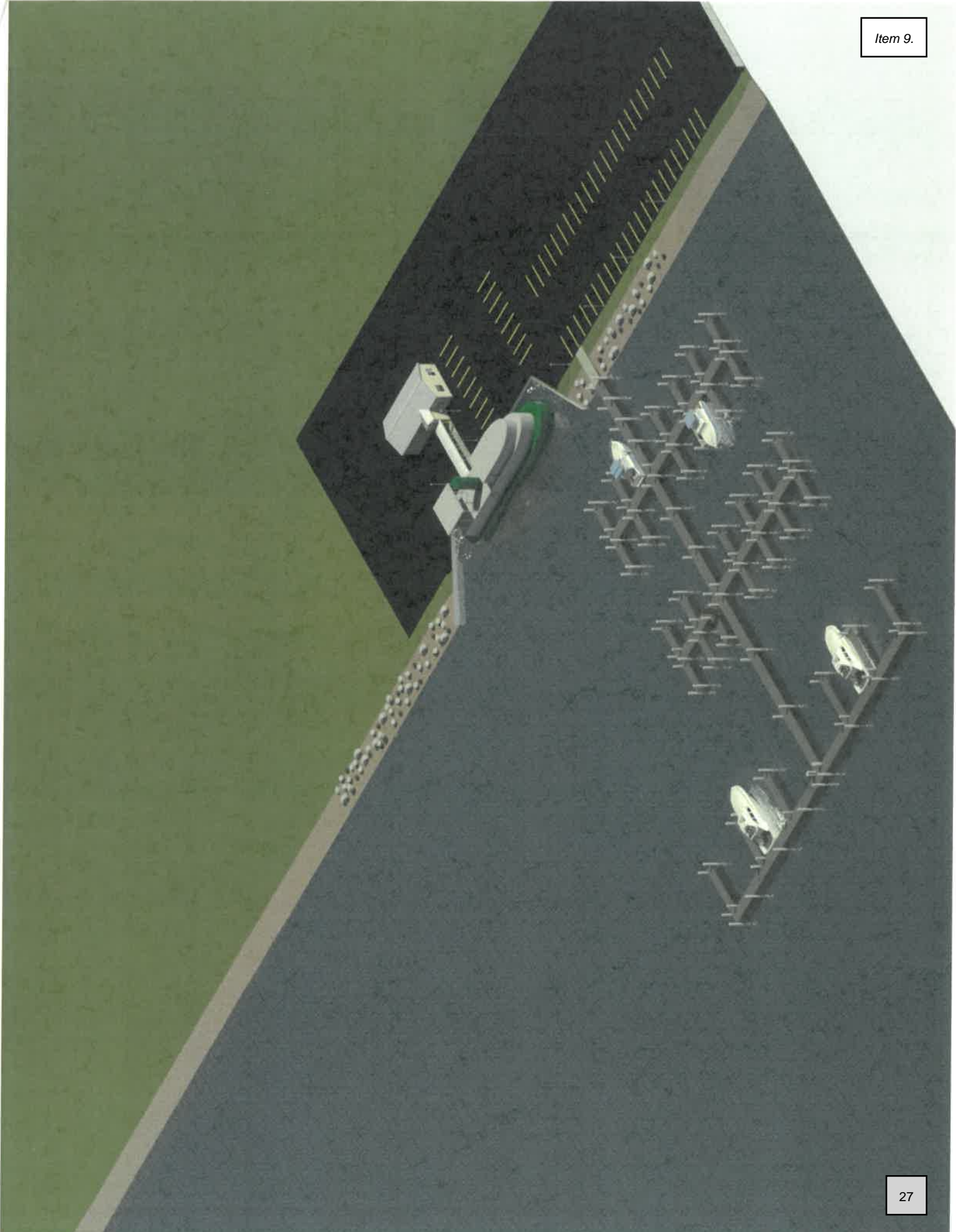
Respectfully Submitted,



Renée Barron, Zoning Administrator  
City of Gladstone







## Sec. 30-555. - Planned unit development.

- (a) *Established.* A district known as the "planned unit development district," also referred to as the "PUD district," is established and as used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.
- (b) *Purpose.* The purpose of the planned unit development district is to permit flexibility in the regulation of land development; encourage innovation in land use and variety and design, layout and type of structures constructed; achieve economy and efficiency in the use of land, natural resources and the provision of public services and utilities; provide adequate housing, additional commercial establishments and new employment or maintain current employment; encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts do not provide adequate protection and safeguards for the site or its surrounding areas; encourage the provision of open spaces and the development of recreational facilities in a location within reasonable distance of planned living units; and minimize the adverse impact that new development may have on the natural environment or public facilities, such as drainage systems, sewage disposal systems, water systems and other publicly provided systems, services and facilities. All such development shall be consistent with the public health, safety, convenience and welfare.
- (c) *Principal permitted uses.* Principal permitted uses within the planned unit development district shall be all residential uses, including multiple-family apartments, or a mixture of single-family and multiple-family units on a planned basis, through the use of cluster homes, row houses, townhouses and/or apartment houses; all business, service and professional offices; all manufacturing or industrial uses; all commercial uses; or any combination of such uses.
- (d) *Permitted accessory uses.* Accessory uses permitted in the planned unit development district shall include any accessory uses, which are permitted in any residential, commercial, office and/or industrial district in accordance with the regulations set forth in this article.
- (e) *Site plan submission.* All owners, or the holders of a lawful option, within the planned unit development district shall file with the zoning administrator a proposed site plan and detailed description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, such owners, or the holders of a lawful option, shall furnish such other information as the zoning administrator and/or the zoning commission may reasonably require, consistent with the purposes set forth in subsection (b) of this section.

(f)



*Applicability of section.* The provisions of this section may be applied, upon application of a proper person to any parcel exceeding one-half acre in size, except where the parcel is located in the R-1 district.

- (g) *Approval standards.* Based upon the standards set forth in this subsection, the zoning committee may recommend denial, approval or approval with conditions, and the city commission may deny, approve or approve with conditions a proposed planned unit development. In making such a decision, the zoning committee shall rely upon the following standards:
- (1) The uses proposed within the planned unit development will have a beneficial effect, in terms of public health, safety, welfare or convenience, on present and future potential land uses. The uses shall not adversely affect, in a material manner, the public utility and circulation system, surrounding properties or the environment.
  - (2) Off-street parking within the planned unit development shall be sufficient to meet the minimum parking required by section 30-583; however, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require more or less parking than that required by such section.
  - (3) All streets and parking areas within the planned unit development shall meet the minimum requirements set forth in city ordinances, unless modified by the zoning committee to achieve the purposes set forth in subsection (b) of this section.
  - (4) Landscaping or screening shall be provided, if necessary, within the planned unit development in order to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.
  - (5) Effort shall be made to ensure the preservation of natural and architectural features, trees, hedge rows, wood lots and the integrity of the land within the planned unit development.
  - (6) The site for the planned unit development shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material.
  - (7) Public water, sewer and electrical facilities shall be available within the planned unit development or shall be provided by the developer as part of the site development.
  - (8) The proposed density, setbacks and heights of the planned unit development shall be no different than the density, setbacks and heights which would be required for each of the component uses of the development. However, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require greater or lesser density, setbacks or heights within such planned unit development than those required by this article.
  - (9) Traffic and accessory conditions regulations shall be as follows:
    - a. Safe, convenient, uncongested and well defined vehicular and pedestrian circulation within and to the planned unit development district shall be provided.
    - b.

Drives and streets shall not be laid out so as to encourage outside traffic to traverse the planned unit development, nor to create unnecessary fragmentation of the development into small blocks.

- c. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.

(10) All buildings shall conform to city codes and ordinances.

- (h) *Procedural requirements.* Upon receipt of a planned unit development application and site plan, the zoning administrator shall transmit the application and plan to the zoning committee. The zoning committee shall hold a public hearing in the same manner and give notice of such hearing as required for zoning amendments under section 30-475.
- (i) *Rezoning of parcel.* Approval of the planned unit development by the zoning committee shall be a recommendation to the city commission to rezone the property to a planned unit development zoning classification for the uses as shown on the planned unit development application and site plan.
- (j) *Time for completion of development.* Within 18 months of the approval of an application and site plan for a proposed planned unit development, or for a phase of such development, all proposed buildings, parking spaces, landscaping, usable open spaces and amenities included in the site plan shall be started or the planned unit development district will revert to its previous zoning. Work shall be continued in a reasonably diligent manner and completed within three years of the approval by the city commission. Such 18-month and three-year periods may be extended if applied for by the applicant and granted by the city commission in writing following a public notice and public hearing. Failure on the part of the owner to secure the applicable written extension shall result in a stoppage of all construction.
- (k) *Consequences of approval.* After approval of a planned unit development, the parcel to which it pertains shall be developed and used in its entirety only as authorized and described in the resolution approving the planned unit development.
- (l) *Changes.* Minor changes to a previously approved planned unit development site plan may be approved without the necessity of action by the zoning committee or city commission if the zoning administrator certifies in writing that the proposed revision does not alter the basic design, nor any specified conditions of the site plan as approved by the city commission. Any changes or alterations, other than minor changes as set forth in this section, may be made only by following the same procedures as required for the adoption of a planned unit development in the first instance.
- (m) *Appeal.* A party aggrieved by the decision of the city commission may appeal to the circuit court for the county in which the property is located as provided under subsection 30-511(g) of this Code.

(Code 1976, § 150.22; Ord. No. 453, § 308, 12-8-1986; Ord. No. 470, § 2, 5-28-1991; Ord. No. 564, § 2, 3-2007)

Item 9.

**State Law reference**— Planned unit developments, MCL 125.3503.

## Sec. 30-475. - Amendments.

- (a) Proposals for amendments to the text or zoning maps of this article shall be presented to the zoning committee, which shall hold a public hearing to discuss the proposals. The zoning committee shall be guided in its decisions by the plan and the provisions and zoning maps of this article. Any decision of the zoning committee relating to proposed amendments shall be set forth in writing and in detail and shall be transferred to the city commission as the recommendation of the zoning committee. The city commission shall, in accordance with the enabling statute, make the final decision regarding proposed amendments. Any amendment shall be set forth as an ordinance amending this article, and all amendments rezoning land shall include legal descriptions of the land involved, provided, however, that an amendment to conform a provision of the zoning ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the city commission and the notice of the adopted amendment published without referring the amendment to the planning commission or any other board.
- (b) After receiving a zoning ordinance or an amendment thereto the city commission may hold a public hearing if it considers it necessary or if otherwise required, as provided in MCL 125.3401.
- (c) The city commission shall grant a hearing on a proposed ordinance provision to an interested property owner who requests a hearing by certified mail, addressed to the city clerk. A hearing under this subsection is not subject to the requirements of section 30-513, except that notice of the hearing shall be given to the interested property owner in the manner required in subsections 30-513(b)(3) and (4).

(Code 1976, § 150.34; Ord. No. 453, § 508, 12-8-1986; Ord. No. 564, § 2, 3-26-2007; Ord. No. 574, 10-27-2008)

**State Law reference**— Amendments, MCL 125.3202.



# GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue  
August 13, 2024  
5:00 PM

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A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, August 13, 2024 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

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## MINUTES

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

**ROLL CALL:** Commissioners present: Haulotte, DeFiore, Noreus, Woodworth, Leonard  
Excused: Commissioner Strom & Butch

### APPROVAL AND/OR CORRECTIONS OF:

1. Approve Minutes from 7-9-24  
Moved by Commissioner Noreus; seconded by Commissioner Leonard to approve the meeting minutes of 7-9-24 as presented. **MOTION CARRIED**

### ADDITIONS TO AGENDA

#### PUBLIC HEARINGS

2. Master Plan Revision-Public Hearing 8-13-24

Commissioner Haulotte opened the public meeting at 5:01. Renée Barron gave an overview of the Master Plan process, where the Planning Commission was at in the process and reviewed the staff report that was included in the packet. She also reviewed two public comments that were received after the open comment period. Written public comment received were from: 1) City of Escanaba and 2) John Pickard. Both parties were present at the meeting. Barron directed the Planning Commission that the code allows for the Planning Commission to have final approval of the plan should they decide to move to approve it. She also pointed out that this approval would require an affirmative 2/3 vote. Public was invited to comment on the plan.

John Pickard spoke on behalf of the Train Committee and had concerns about the train priority being removed from the Master Plan. He spoke about the past activities of the Train committee and potential activities for the future. He stated that people stop all day long at the train depot, that the railroad is giving them land for a parking lot and that the state will give them signage. He stated that he wants to retain the current site and they need the blessing from the City for their plan.

Diane Krouth; 1509 2<sup>nd</sup> Avenue North spoke in favor of the train activities and talked about growing up near the train and that many people are interested in the train. She supports what the committee is doing including the legwork to get established as well as the fundraisers and dreams they have for it. She stated that they are doing these activities so the City doesn't have to.

Commissioner Haulotte closed the Public Hearing at 5:20PM.

Patricia West addressed some of the concerns Mr. Pickard presented in his comments and pointed out that the train activities were not removed from the Master Plan but that they exist in the DDA/TIFF plan. Barron and West outlined how the Master Plan supports the types of activities Mr.

Pickard and Ms. Krouth talked about and that the Master Plan does not hinder any of the proposed activities.

Item 9.

Commissioner Noreus and DeFiore asked questions of Mr. Pickard to clarify his position and Commissioner Noreus directed Pickard to the City for answers to his specific questions about train activities.

Moved by Commissioner Noreus; seconded by Commissioner Woodworth to approve the proposed Master Plan Amendment as presented including the current land use and future land use maps as well as other maps in the plan, along with all the resources utilized within the plan.

Roll Call: Haulotte-Yes DeFiore-Yes Noreus-Yes Woodworth-Yes Leonard-Yes

**MOTION CARRIED**

### 3. PUD-80 Delta Avenue

Renée Barron reviewed the application from Josh King regarding his PUD request for 80 Delta Avenue. A site plan was approved for this site at the 9-12-23 meeting with a re-zoning required for the development. Barron reviewed that the Planning Commission may recommend approval of a PUD to the City Commission with or without conditions. The Public Hearing was opened at 5:45PM and was closed as no public made comment. The Planning Commission reviewed the proposal.

Moved by Commissioner Noreus; seconded by Commissioner DeFiore to recommend approval of the rezoning request of I-2 to PUD to accommodate the activities approved in the 9-12-23 site plan with the following condition: work with the City on landscaping and screening to provide safe and convenient circulation of vehicles and pedestrians within the site and as the Northshore develops. **MOTION CARRIED**

## UNFINISHED BUSINESS

### NEW BUSINESS

#### 4. Site Plan Review-1103 Delta Avenue

Renée Barron reviewed the application submitted by Kyle Bosk for and addition at 1103 Delta Avenue and went over the fact-finding report. The Planning Commission reviewed the application. Moved by Commissioner Woodworth; seconded by Commissioner Leonard to approve the site plan for 1103 Delta Avenue as presented.

**MOTION CARRIED**

**PUBLIC COMMENT:** John Pickard asked about the status of Besse Forest Products. Gary Slade of Escanaba representing the train group stated that the committee is made up of good people and they are looking for support to develop their store and business activities.

**INFORMATION SHARING:** Mayor Joe Thompson talked about the recent ballot initiative to remove the cities ability to special assess. Residents were encouraged to find reputable sources to review prior to going to the poles in November.

### COMMISSIONER COMMENTS

### COMMUNITY DEVELOPMENT COMMENTS

**ADJOURNMENT: Motion made to adjourn at 6:08PM**

GLADSTONE



**City of Gladstone, MI**

1100 Delta Avenue  
Gladstone, MI 49837  
www.gladstonemi.org

**MEETING TYPE  
STAFF REPORT**

**Agenda Date:** 8/26/24

**Eric Buckman, City  
Manager:**

**Department:** Community Development

**Department Head Name:** Renée Barron

**Presenter:** Renée Barron/ Eric  
Buckman

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

DNR Land Acquisition Request

**BACKGROUND:** The City is seeking permission to acquire land from the DNR through the attached land acquisition agreement. The land we are seeking to acquire is largely located within what we call our Nature Preserve area and has been the home of several of our community organizations projects. The outdoor classroom activities and the duck habitats to name a few.

**FISCAL EFFECT:** \$300 Application fee

**SUPPORTING DOCUMENTATION:** Application and information about the grant.

**RECOMMENDATION:** Approve City Manager to sign the land acquisition application.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



M. SCOTT BOWEN  
DIRECTOR

July 18, 2024

**SUBJECT: Alternate Conservation Organization Notification of Surplus DNR Property**

Dear Alternate Conservation Organization,

This is to advise you that the Department of Natural Resources has recently completed a statewide land review. During the review, several properties were classified a "Alternate Conservation Organization (ACO)" parcel to be disposed of by exchange, sale, or transfer to alternate units of government or conservation organizations. The department would like to offer you the opportunity to purchase or acquire these properties via an exchange from the State of Michigan.

Attached to this email is a report outlining ACO DNR parcels. You can view the approximate location of these parcels by using the [Parcels Available to Alternate Conservation Organizations map](#). A user can also obtain a DNR PARCEL ID # using the interactive map by zooming in and selecting a property. If submitting an application, please include the parcel #(s).

If you are interested in purchasing a parcel listed on the attached report, you may complete the attached Land Transaction Application – Purchase and return it as instructed on the application with your payment of \$300.00. Similarly, if you are interested in acquiring an ACO parcel via exchange, please complete the attached Land Transaction Application – Exchange and return it as instructed on the application with your payment of \$300.00. The application payment will be applied to the purchase price or exchange value of the property. Please submit all Land Transaction Applications via the mail to the Cashier's Office. Upon receipt of payment, we will process your request and contact you with additional details. Applications for a purchase or exchange will be considered based on the order in which they are received.

Please be aware that the State of Michigan only issues Quit Claim deeds. In addition, the properties will have the following deed restrictions:

- 1) The property must remain open to the general public.
- 2) Development is restricted to outdoor recreation and support facilities only.
- 3) Any and all rights-of-way, encumbrances, restrictions, and/or easements of record or otherwise.

If you have any questions, please contact Michael Michalek at Real Estate Services, Constitution Hall, 525 West Allegan Street, P.O. Box 30448, Lansing, MI 48909-7948, telephone (517)331-8387, or via email at [michalekm1@michigan.gov](mailto:michalekm1@michigan.gov).





Michigan Department of Natural Resources – Real Estate Services Section

## LAND TRANSACTION APPLICATION - PURCHASE

By authority of Part 21 of Act 451, P.A. 1994, as amended.

Item 10.

DNR Cashier's Use Only (L17)

This application provides the opportunity to propose a purchase of State-owned land.

Please provide a full and complete legal description or identify the Department of Natural Resources (DNR) Parcel ID Number of the lands you desire to purchase. A survey may be required. **Attach map(s)** and include additional pages, if necessary. Complete all requested information and sign and date on page 2. Be advised that direct sales often are only granted to resolve longstanding trespass issues and/or on landlocked parcels where the applicant is the only abutting owner.

Payment of \$300 (for State-owned land totaling 300 acres or less) must accompany this application. Please enclose a check or money order made payable to "State of Michigan." For State-owned land totaling more than 300 acres, a reasonable fee will be charged (based on the complexity of the application) and the applicant will be notified of this fee. Applications will NOT be reviewed without payment.

You will be notified if the application is complete or if additional information is required within 60 days after the application is received. If additional information or an appraisal is required, the application will not be deemed complete until all requested information and/or payment for the appraisal is received by the DNR.

Public Act 238 of 2018 requires once an application is deemed complete, the DNR has six (6) months to approve or deny the application, unless the applicant and the DNR agree to waive the requirement. (See acknowledgment on page 2)

APPLICANT INFORMATION					
Name of Applicant(s) City of Gladstone		Organization City of Gladstone			
Mailing Address 1100 Delta Avenue		Telephone Number (including area code) 906.428.2311			
City, State, ZIP Gladstone, MI 49837		E-mail Address rbarron@gladstonemi.gov			
DESIRED STATE-OWNED LAND					
DNR Parcel ID Number See Below	County Delta	Township Name City of Gladstone	Section(s)	Town	Range
Legal Description: DNR Parcel Numbers  1077815: T40N, R22W, S16, SE1/4 of SW1/4 313329: S. First Addition to Gladstone 313326: S. First Addition to Gladstone 313336: S. First Addition to Gladstone 313605: T40N, R22W, S16, NE1/4 of SW1/4 313606: T40N, R22W, S16, NE1/4 of SW1/4 313607: T40N, R22W, S16, NE1/4 of SW1/4 313609: T40N, R22W, S16, SE1/4 of SW1/4 313611: T40N, R22W, S16, SE1/4 of SW1/4					
					Acres: 31

**Complete page 2.**

Please answer the following questions. Attach additional pages, if necessary.

**DESIRED STATE-OWNED LAND**

Does the desired State-owned land adjoin your present ownership?  Yes  No

Explain your use for the desired State-owned land:  
Most of this land is located in our Nature Reserve/Outdoor Classroom. There are artisian wells on this site, viewing platforms and duck habitats created.

It is recommended you discuss the proposal with the local DNR land manager prior to submitting this application.  
Have you discussed this proposal with the local DNR land manager?  Yes  No

Provide the name of the local DNR land manager and summarize ANY comments: *Zach Bishop - Zach reviewed parcels with us + recommended DNR release land to the City.*

I have received the "Land Exchanges and Sales Guide".  Yes  No

**PURCHASE APPLICATION ACKNOWLEDGEMENT**

By checking these boxes and signing this application, I/we understand and acknowledge:

- If an appraisal is deemed necessary for the land requested, I/we will be responsible for all associated costs the DNR incurs in obtaining an appraisal. Payment for the appraisal costs must be received within 21 days from the date of the appraisal invoice or the application will be denied.
- I/we have ten (10) calendar days to accept the sales price upon notification by the DNR or I/we waive the requirement that the DNR has six (6) months to approve or deny the application as required by Public Act 238 of 2018.
- The submission of this application and application materials does not guarantee approval that this land purchase will be granted.
- If my application is denied, no refund or reimbursement will be made for the expenses incurred in submitting the application, including appraisals, surveys and/or any other application materials.

*I certify that all information provided is true and correct to the best of my knowledge.*

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

*If you have questions regarding the completion of this Application, please contact Michigan Department of Natural Resources, Real Estate Services Section, telephone 517-284-5941.*

*Mail completed application and check, or money order made payable to the "State of Michigan" to:*

**CASHIER'S OFFICE  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
PO BOX 30451  
LANSING MI 48909-7951**

Sincerely,

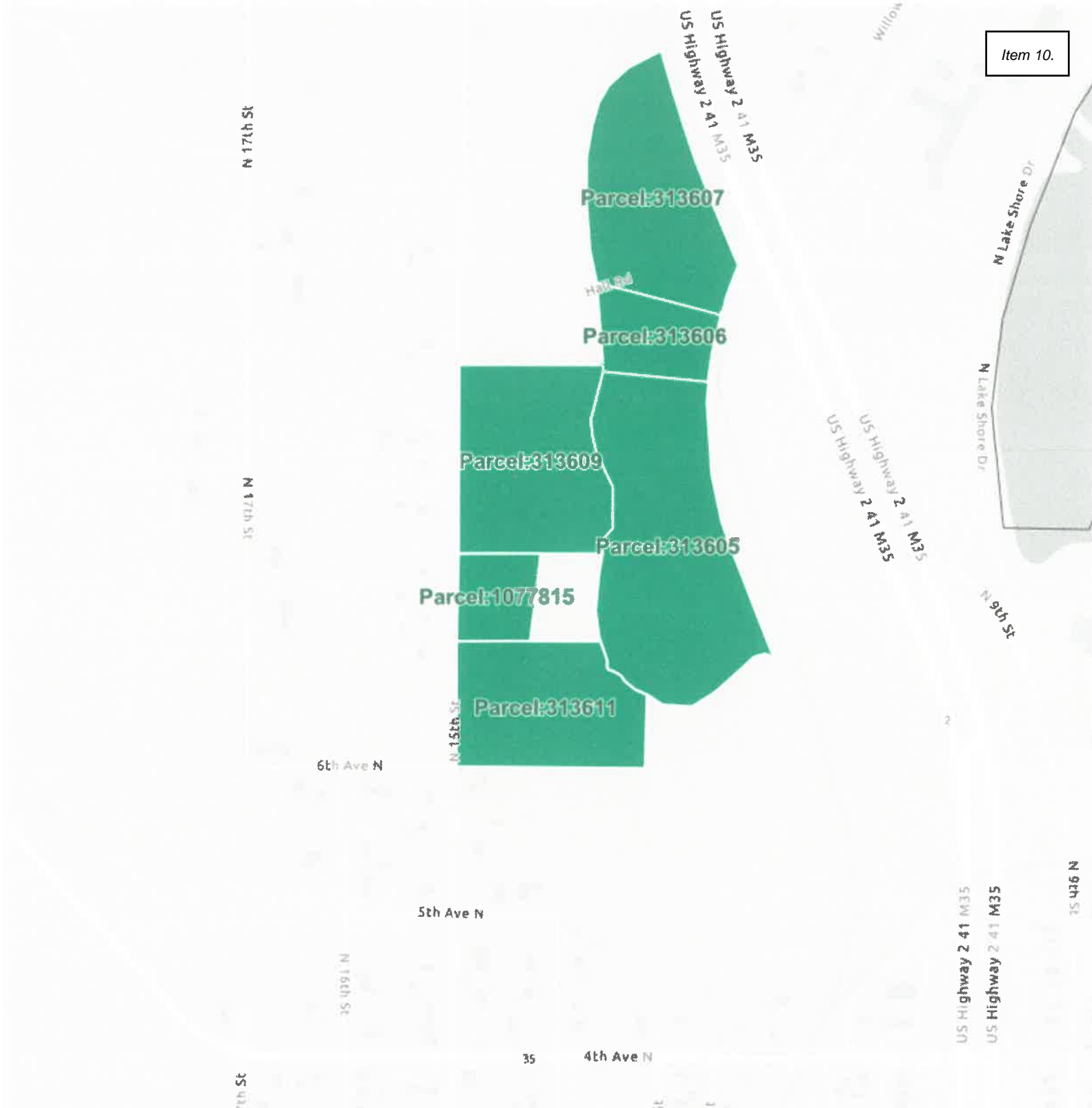
A handwritten signature in blue ink that reads "Mike Michalek".

Michael Michalek  
Real Estate Services  
Finance and Operations Division  
(517)331-8387

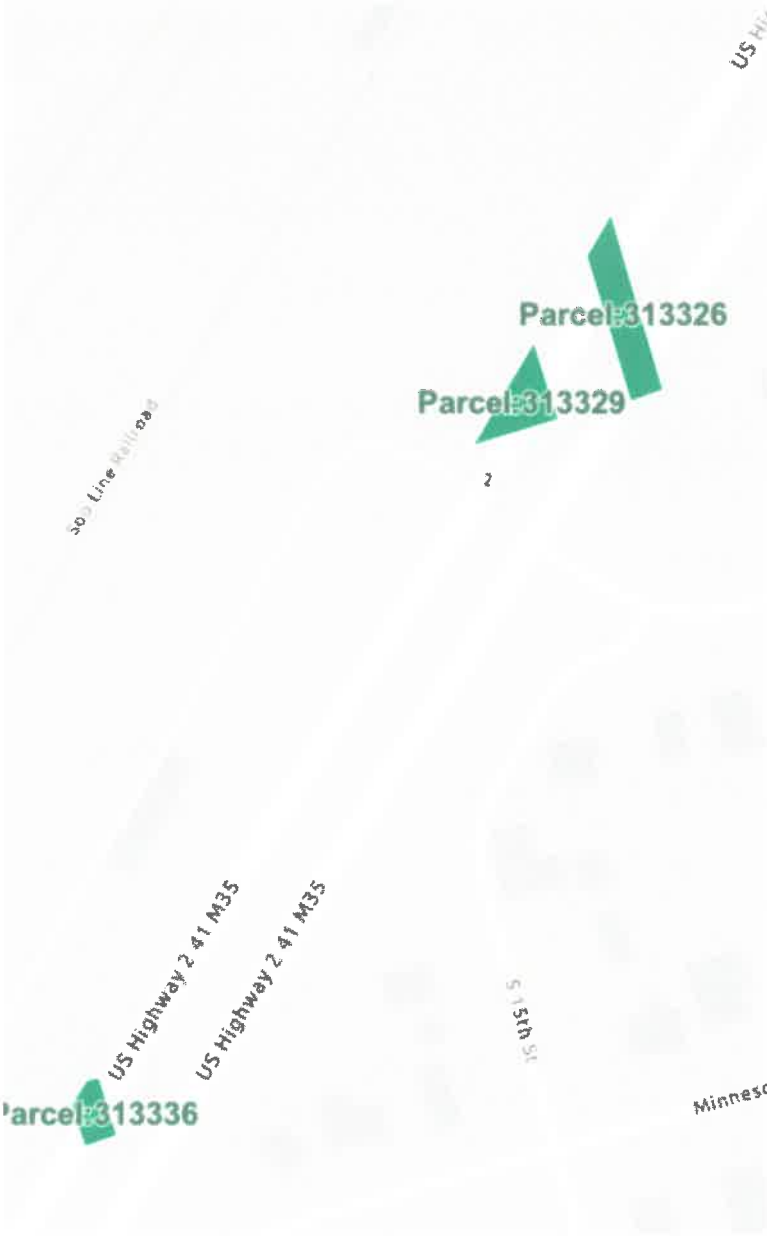
Enclosures:

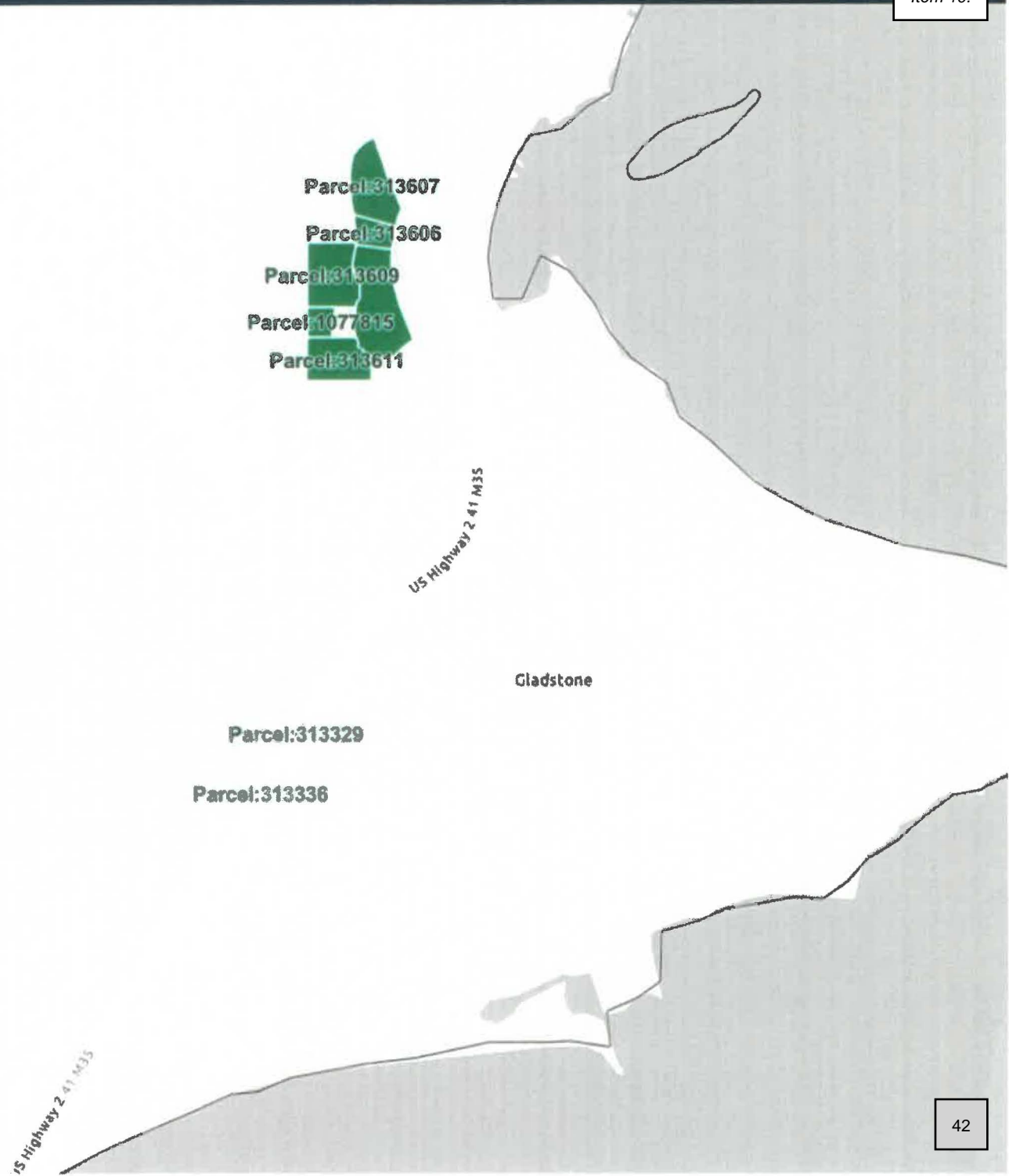
Land Transaction Application – Purchase  
Land Transaction Application – Exchange  
DNR ACO Parcel List Report

Item 10.



1a. Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, Bureau of Land Management, USDA, USFWS, NRC Parks Canada.









# City of Gladstone **MASTER PLAN**

Adopted: April 7, 2015  
Amended: August 13, 2024  
Photo Credit: Visit Escanaba







## ACKNOWLEDGEMENTS

### City Commission

Mayor, Joe Thompson  
Mayor Pro tempore, Brad Mantela  
Judy Akkala  
Robert Pontius  
Greg Styczynski

### Planning Commission

Chairperson, Howard Haulotte  
Vice-Chairperson/Secretary, John Noreus  
Thomas Butch  
John DeFiore  
Jason Leonard  
Alger Strom  
Dave Woodworth

### Gladstone Staff & Department Heads

Eric Buckman, City Manager  
Kim Berry, City Clerk  
Renée Barron, Community Development/Zoning  
Patricia West, Community Development  
Barry Lund, Public Works  
Rodney Schwartz, Wastewater  
Rob Spritzer, Water Treatment

### Citizens of Gladstone

Coleman Engineering

### Visit Escanaba

Jason Hamre, Digital Media



Photo Credit: Visit Escanaba

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  - Goal 7: Sustainability & Services
  - Goal 8: Marketing
  - Goal 9: Wayfinding

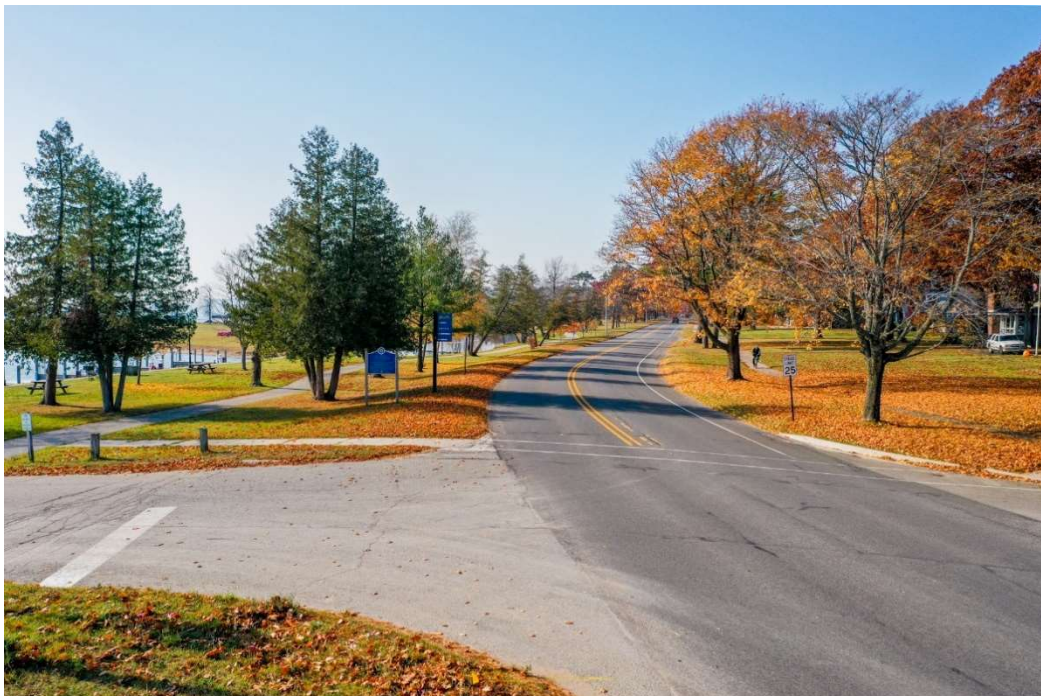


Photo Credit: Visit Escanaba



## INTRODUCTION



This 2024 Master Plan is an amendment to the vision established in the city's 2015 Master Plan. It assesses the plan's vision and direction in the context of current demographic data and provides updated information about existing conditions.

The City of Gladstone Master Plan offers an opportunity to direct new development in the city through the establishment of goals, objectives, strategies, and plans. The Master Plan is comprehensive, providing for future land use, housing, preservation, and transportation in a coordinated fashion. It is a clear statement of community goals and objectives that establishes a vision of the future and includes plans to achieve the vision. In addition, the plan promotes a land use pattern that is consistent with the community's goals.

The information and concepts presented in the Master Plan are used by the Planning Commission and City Commission to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Master Plan, however, is a living set of policies, strategies and plans to enhance and improve a community over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use,

it is the Master Plan, its maps, and policy statements that guide land use decision-making for the next 10-20 years.

### Why Prepare a Master Plan?

Per the Michigan Planning Enabling Act of 2008, "A local unit of government may adopt, amend, and implement a master plan as provided in this act." The Michigan Zoning Enabling Act of 2006 additionally requires that the zoning ordinance be based upon a plan designed to promote public health, safety, and general welfare.

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Master Plan is not an ordinance, does not change the zoning of anyone's property, and does not have the force of law. It is a set of policies, strategies and plans to enhance and improve the community over a long-range planning horizon. While the Zoning Ordinance and Zoning Map regulate current land use, the Master Plan and its maps and policy statements are intended to guide future land use decision-making. The Master Plan is the community's "vision," while the Zoning Ordinance governs the path to that vision. With a Master Plan in place, zoning decisions consistent with the Plan and Ordinance are presumed by the courts to be valid.

## BACKGROUND & EXISTING CONDITIONS



*Photo Credit: Visit Escanaba*

### City Character & Regional Setting

Located in Delta County on Lake Michigan's Little Bay de Noc, the City of Gladstone is a small town with a long history as a hub of the Upper Peninsula's resource-based economy. First settled in 1859 and incorporated as a city in 1889, Gladstone boasts five miles of scenic shoreline, a traditional downtown, and excellent access to natural areas. Split into eastern and western halves by a dramatic bluff, the city is largely residential in character, with a significant industrial corridor centered on US Route 2/41 and the Canadian National Railroad, which runs parallel to each other through the city below the bluff.

The only other major population center in Delta County is the City of Escanaba, located seven miles to the south on US Route 2/41. Many Gladstone residents work in Escanaba, and the two cities have both experienced difficulty at times due to the decline of the industrial and resource economies. Gladstone has worked to diversify its economy, and after a population recovery during the 1990s, has remained relatively stable and resilient, weathering the 2008 economic crisis, and seeing a significant population growth based off the 2020 census data.

Though Gladstone's location is remote, the railroad, US highways, nearby Delta County Airport, Michigan Route 35, and a natural deep-water port strengthen the connection of the city to the rest of the United States. The city is among the premier walleye fishing destinations in the country, and its location on Little Bay de Noc lends it a warmer climate than much of the rest of the Upper Peninsula.

## Demographics

### Population

The City of Gladstone’s population has fluctuated over the decades, rebounding in the 1990s after a sharp decline during the 1970s. From 2000 to 2010, the city lost 59 residents, or 1.2% of its population. However, between 2010 and 2020, the city’s population grew by 5.7%, the largest population increase within the surrounding communities.

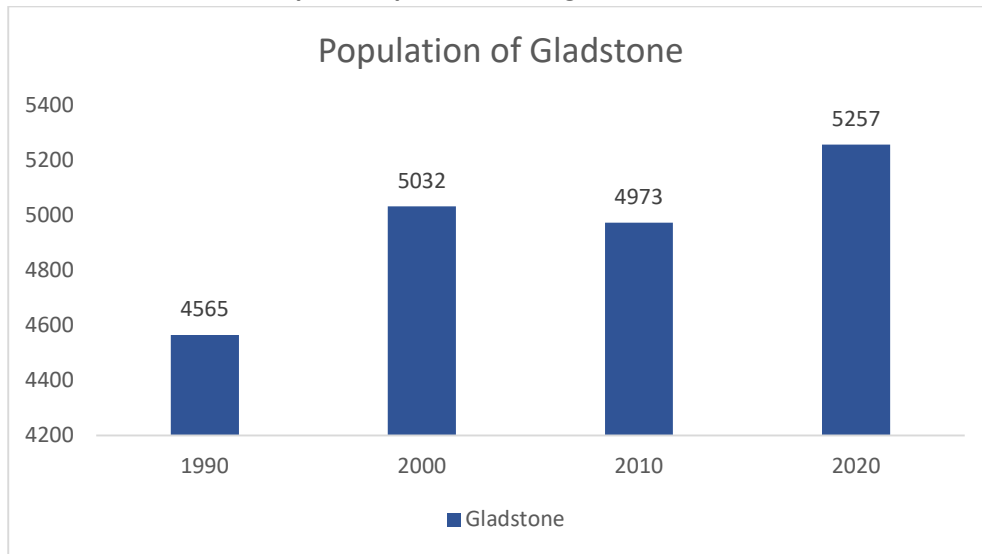
**Table 1: Population Change in Gladstone and Surrounding Communities**

	2020	% Change in 2020	2010	% Change in 2010	2000
<b>Gladstone</b>	5,257	5.7%	4,973	-1.2%	5,032
<b>Escanaba</b>	12,450	-1.3%	12,616	-4.0%	13,140
<b>Escanaba Township</b>	3,496	0.4%	3,482	-2.9%	3,587
<b>Brampton Township</b>	1,023	-2.6%	1,050	-3.7%	1,090
<b>Wells Township</b>	4,876	-0.2%	4,885	-3.2%	5,044
<b>Delta County</b>	36,903	-0.4%	37,069	-3.8%	38,520
<b>Michigan</b>	10,077,331	2.0%	9,883,640	-0.6%	9,938,444

Source: US Census: 2000, 2010, 2020

Not only did the City of Gladstone see the *largest* population percentage increase in the surrounding areas, but it was only one of two local communities, the other being Escanaba Township, to see an increase in population between 2010 and 2020.

**Graph 1: Population Change in Gladstone**





In 2010, it was observed that the city's population was growing older, with a declining percent change in population in all age groups under 25. However, the 2020 census data has sparked optimism in a growing younger generation, with a notable 230% increase in the population age range of 20-24 year.

**Table 2: Population by Age, City of Gladstone**

	2020	% Change in 2020	2010	% Change in 2010	2000
<b>Under 5 years</b>	299	9.3%	274	-13.2%	315
<b>5 to 9 years</b>	389	-9.0%	428	32.4%	323
<b>10 to 14 years</b>	261	-28.1%	363	-5.0%	382
<b>15 to 19 years</b>	502	32.8%	378	1.3%	373
<b>20 to 24 years</b>	410	229.8%	124	-45.5%	228
<b>25 to 34 years</b>	629	30.4%	482	-11.8%	547
<b>35 to 44 years</b>	550	-21.0%	696	-6.8%	747
<b>45 to 54 years</b>	672	6.4%	632	-6.6%	676
<b>55 to 64 years</b>	641	18.3%	542	11.3%	487
<b>65 to 74 years</b>	382	2.4%	373	-22.0%	478
<b>75 Years +</b>	475	-30.3%	681	43.1%	476

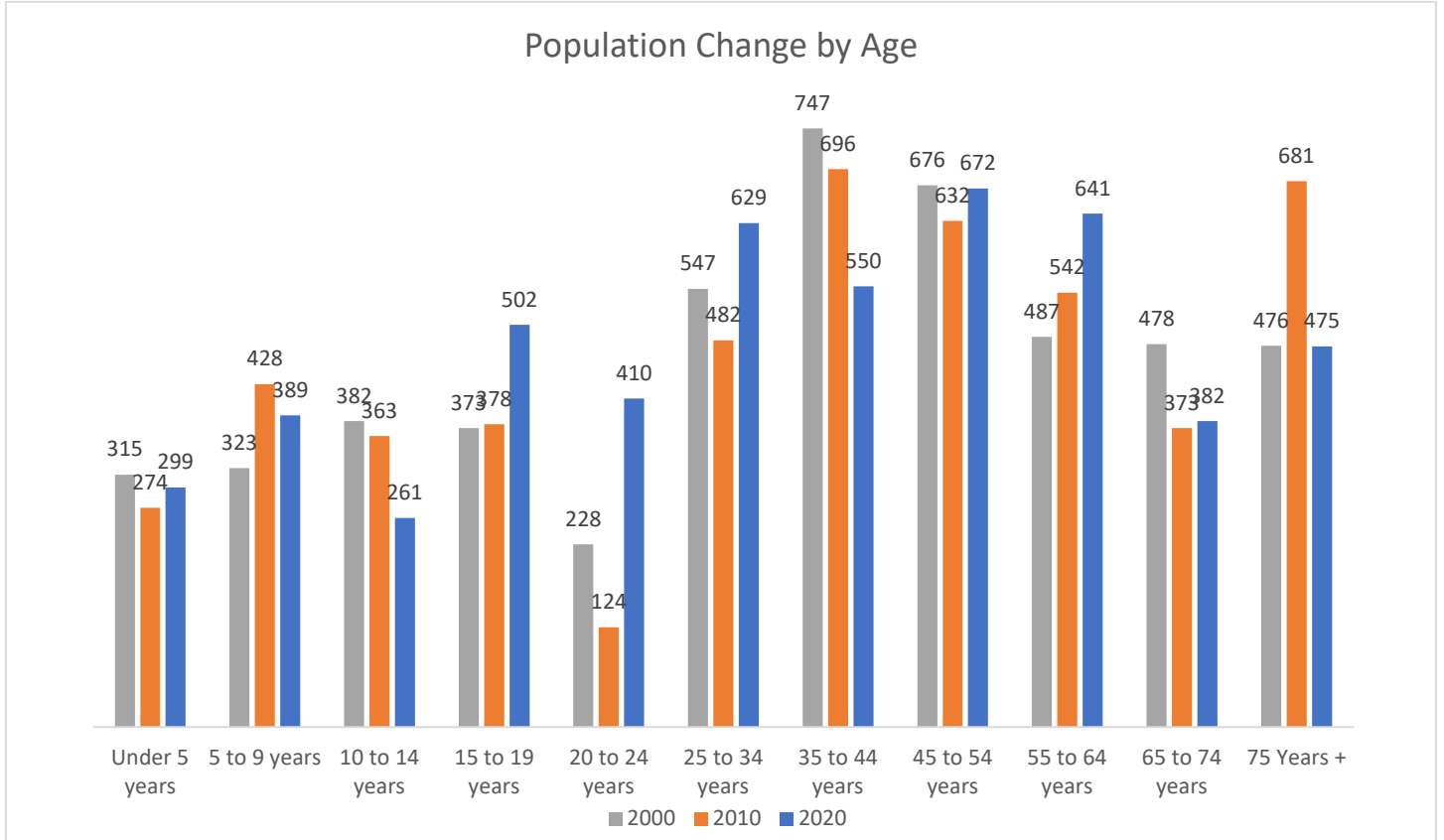
Source: US Census: 2000, 2010, 2020



Photo Credit: Visit Escanaba

Prior to the 2020 census data, much of the narrative around Gladstone’s population focused on catering to the aging population. This continues to be a priority of the City of Gladstone, but the growth in the 15-19 and 20-24 population sheds a new light on how we should be planning for the upcoming generations. These age groups are just beginning to enter the workforce. With the rise in remote work due to the Covid-19 pandemic, their employment opportunities have broadened, allowing them to reside within the city, but with income funneling in from outside of the county, or even the state.

**Graph 2: Population Change by Age**



**Race & Ethnicity**

Over 95 percent of the population of Gladstone is white. The most common racial identity other than white is Black or African American, with 1.9 percent of the population identifying itself in that category. Those identifying as American Indian or Alaska Native are the next highest population, making up 1.7 percent of the City of Gladstone residents. Those who identify as Hispanic or Latino make up less than one percent of our population.

Source: [US Census: 2021](#)

Housing



Gladstone had modest homebuilding activity from 2010 to 2020 for a community of its size, adding 115 units. The 2020 census data analysis estimates 9.8% of the housing units in Gladstone sit vacant, which dropped from 10.2% during the 2010 census.

**Table 3: Gladstone Housing Units**

	2020	2010	2000
<b>Occupied</b>	2,297	2,182	2,126
<b>Vacant</b>	249	249	163
<b>TOTAL</b>	2,546	2,431	2,289

Source: [US Census Estimates: 2020](#)

The city’s rental rate rose about seven percent from 2010 to 2020. Most homes in the city remain owner-occupied, however, at nearly 62.9%.

**Table 4: Gladstone Owner Occupied vs. Rental Occupied Housing**

	2020	2020 % Total	2010	2010 % Total	2000
<b>Owner-Occupied</b>	1,283	73.4%	1,676	68.9%	1,683
<b>Renter-Occupied</b>	465	26.6%	506	20.8%	443
<b>TOTAL</b>	1,748		2,431		2,289

Source: [US Census Estimates: 2020](#)

As shown in Table 5, over 75% of homes in the city are single-family detached structures, and nearly 15% of the housing units are multi-family homes.

**Table 5: Housing Units by Type**

	2021	2011
<b>Single-Family Homes</b>	1955	1971
<b>Multi-Family Homes</b>	377	366
<b>Mobile Homes</b>	214	161
<b>TOTAL</b>	2546	2498

Source: [US Census: 2021](#)



## Economics

### Income

The City of Gladstone's median household income significantly exceeds that of the neighboring City of Escanaba, by \$18,355. Gladstone also exceeds Delta County's median household income \$3,411. Gladstone saw a 24% percent increase in median household income between 2010 and 2020.

**Table 6: Income Data**

	2020	% Change in 2020	2010
<a href="#">Gladstone Median Household Income</a>	\$54,528	31.53%	\$41,458
<a href="#">Escanaba Median Household Income</a>	\$36,173	24.18%	\$29,130
<a href="#">Delta County Median Household Income</a>	\$51,117	14.52%	\$44,637
<a href="#">Michigan Median Household Income</a>	\$63,498	12.60%	\$56,392

Source: US Census: 2010, 2020

However, while Gladstone's median household income is positioned very well in comparison to the surrounding areas, the poverty rate sits at over 17%, which is comparable to Escanaba. Therefore, it can be assumed that our residents' income has a broad range across the board.

**Table 7: Poverty Rate**

	2020 Overall	2010 Overall
<a href="#">Gladstone Poverty Rate</a>	17.7%	10.2%
<a href="#">Escanaba Poverty Rate</a>	17.3%	Unavailable
<a href="#">Delta County Poverty Rate</a>	12.4%	12.7%
<a href="#">Michigan Poverty Rate</a>	13.1%	14.8%

Source: US Census: 2010, 2020

### Employment

While the City of Gladstone's poverty rate is over 17%, the 2021 census data estimates their unemployment rate is lower than Escanaba, Delta County, and the State of Michigan, sitting at 4%.

**Table 8: Employment Status**

	Total Population over 16	Employed	Percent Employed	Unemployed	Percent Unemployed
<a href="#">Gladstone Employment Status</a>	2374	2269	96%	105	4%
<a href="#">Escanaba Employment Status</a>	5227	4901	94%	326	6%
<a href="#">Delta County Employment Status</a>	16044	15239	95%	805	5%
<a href="#">Michigan Employment Status</a>	4924418	4585957	93%	338461	7%

Source: US Census Estimates: 2021

Data from the [Delta County Economic Alliance](#) identified the county's largest employers and found that the average commute time for Delta County Residents is only 14 minutes.

- Hannahville Indian Community employs about 1100
- Bellerud Americas Corporation employs about 750
- OSF St. Francis Hospital & Medical Group employs about 650
- Bay College employs about 350

## City Facilities and Services

The City of Gladstone's current character and future development are both dependent on maintaining a wide array of high-quality city facilities and services.

### City Buildings and Parks

The public and administrative buildings of Gladstone are concentrated in the downtown area. City Hall is in the heart of downtown on Delta Avenue and houses most of the city's administrative offices. Public Safety is located on 4th Ave while 9<sup>th</sup> Street is home to the Recreation Building and 10<sup>th</sup> Street is home to the Public Library. The Department of Public Works is located near the waterfront at the end of Michigan Avenue, but plans are underway to build a new facility in the coming years.

City facilities also include an extensive network of parks. The list of park assets within the city limits are below.

- Fernwood Cemetery
- Fishing Pier & Lighthouse
  - Fish Cleaning Station
- Gladstone Campground
- Gladstone Harbor
  - Boat Launch
  - Marina
- John & Melissa Besse Sports Park
  - Ballfields
  - Down Hill Skiing
  - Disc Golf
  - Down Hill Tubing
  - Gladstone Pickleball Court
- Recreation Paths
  - Cross Country Ski Trails
  - Snowmobile Trails
  - Waterfront Biking and Walking Paths
- Van Cleve Park
  - Gladstone Public Beach & Beach House
  - Playgrounds
  - Skateboarding Park



Photo Credit: Visit Escanaba

In addition to the city owned assets, there are many additional facilities available to the community, including Gladstone Yacht Club, golf courses, and tennis courts.

The city also has several facilities available for rent.

- Indoor Rental Facilities
  - Beach House
  - Ski Chalet
- Outdoor Rental Facilities
  - East End Pavilion
  - Farmers Market Square
  - Gazebo
  - Kid's Kingdom Pavilion

### Utilities

The City of Gladstone Water Department serves the whole city, as well as some areas beyond city limits. It operates a filtration plant, and maintains 37 miles of water main, 265 fire hydrants, a booster station, and 1,700,000 gallons of storage capacity. The city's wastewater treatment plant has a daily capacity of one million gallons and maintains over 31 miles of sewer main in the city. It also collects most of the wastewater from the community of Rapid River. Gladstone's Wastewater Treatment Plant is undergoing a multi-million-dollar facility update which is scheduled to be completed in November of 2024.



The city also operates its own non-profit electrical utility. The City of Gladstone Department of Power & Light serves the entire city. In partnership with Alger Delta Electric, the Department of Power & Light offers incentives for solar panels and wind turbines, and has net metering capabilities for wind, solar, geothermal, biomass and hydroelectric power systems. In addition to state incentives, the city partners with local agencies to help residents and businesses improve energy efficiency.



### Community & Economic Development

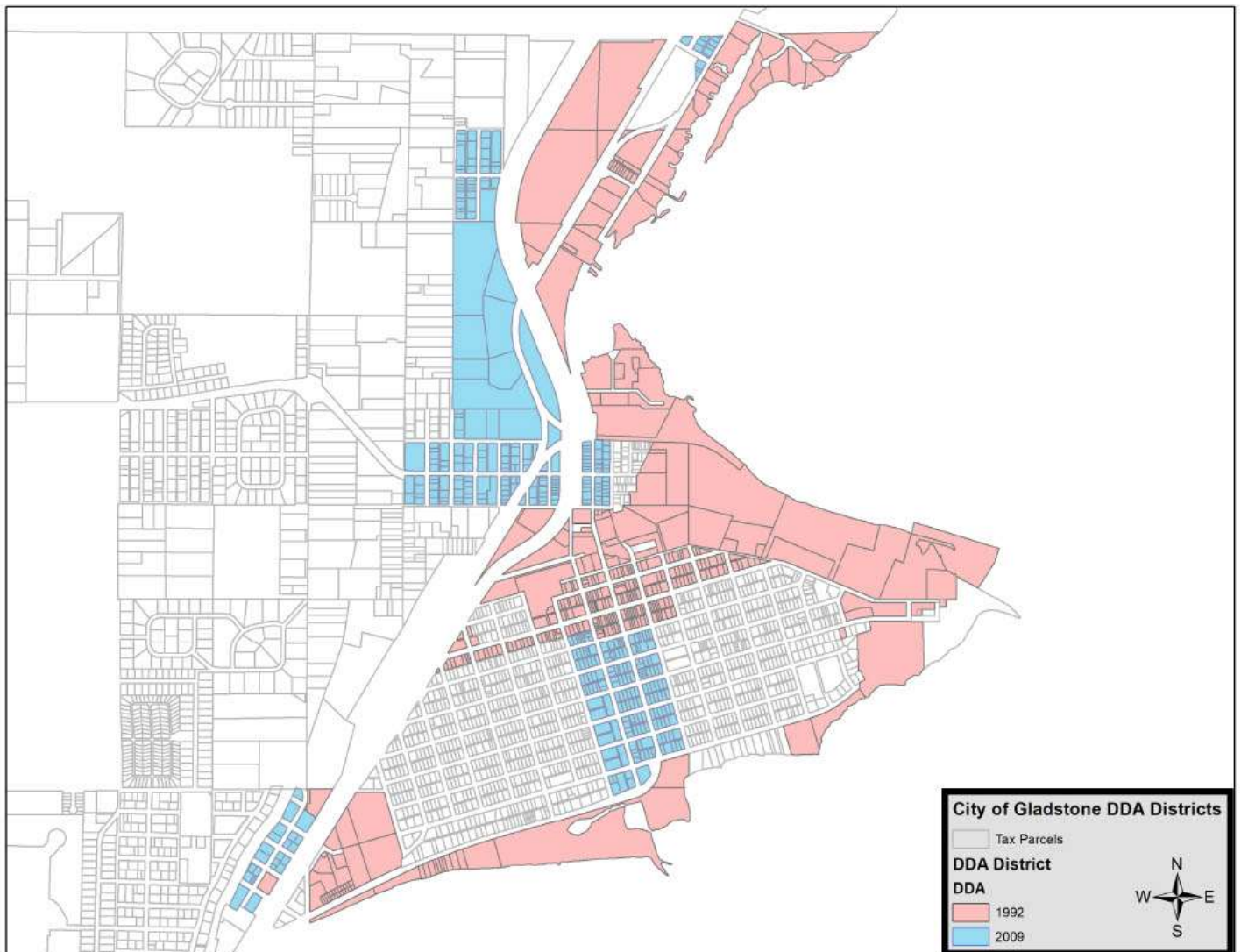
The future shape of Gladstone as a community is strongly tied to the city's ability to maintain its existing economic base while continuing to diversify and attract new employers. The city has made a concerted effort toward this goal already, and some of the economic and community development tools the city has used are summarized below.

#### **Brownfield Redevelopment Authority**

The city's Brownfield Redevelopment Authority helps developers working on eligible properties determine funding sources to assist with redevelopment projects. Delta County's Brownfield Authority distributes funds for environmental assessment of brownfield properties.

#### **Downtown Development Authority (DDA)**

The DDA's development area covers most of the waterfront, the downtown, and the US-2/41 Corridor. The DDA guides development and redevelopment activity in the city's commercial areas, including streetscape improvements and property acquisition, and prepares tax increment financing plans to fund its activities. The DDA serves a crucial role in the future development of the North Shore property, an area of nearly 40 acres of undeveloped waterfront that lies northeast of downtown.



### Downtown Farmer's Market

Established in 2013, the Farmer's Market provides a sales outlet for local growers as well as a focal point for community activity during its active season. The Market Square is also available for our community to rent for events.



### North Bluff Industrial Park

This 110-acre industrial park is in the northwest portion of the city and is home to some of the city's largest employers. The city provides utility services, and the area designated for the industrial park has available land to house a substantial number of additional industrial tenants.

### Remote Work

The prospect of remote work creates opportunity for Gladstone natives to return to their hometown when lack of employment opportunity previously prevented them from doing so. The City of Gladstone is well positioned to attract these remote workers to our community as the cost of living is significantly lower than that of metropolitan areas, our school system accommodates smaller class sizes, and our city maintains a reputation of being a safe place to live based on our local crime statistics. Furthermore, remote workers can revitalize the local economy, with employee's salaries funneling in from outside of the county and state.

### Revolving Loan Fund and Tax Incentives

Gladstone actively uses financial incentives to attract business. The city utilizes a Revolving Loan Fund through Community Development Block Grant funds to provide gap financing for industrial businesses and takes advantage of the state's Industrial Property Tax Abatement program. Functionally obsolete commercial and mixed-use properties in Gladstone are eligible for partial tax exemption under the Obsolete Property Rehabilitation Act.

### Gladstone Area Public Schools

Gladstone Area Public Schools serve the City of Gladstone and the surrounding townships, with a total student population of about 1500 and a teaching staff of 85. The school district operates four schools: Cameron Elementary, which includes a preschool and teaches kindergarten through second grade, James T. Jones Elementary, which houses grades 3 through 5, Gladstone Middle School, and Gladstone High School.

Gladstone High School is excited to partner with Bay College to offer educational opportunities including both Dual Enrollment and the Early College program.

The district participates in the Delta-Schoolcraft Intermediate School District, which offers Gladstone students access to the Learning Center for students with disabilities, Vocational Technical Center for occupational programs, Alternative High School for non-traditional students, and a teen parenting program.

James T. Jones Elementary and the Middle School are both located next to the Public Library, which offers educational support services to both schools. The district covers a land area of over 87 square miles and provides bus service for its students.



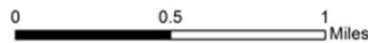
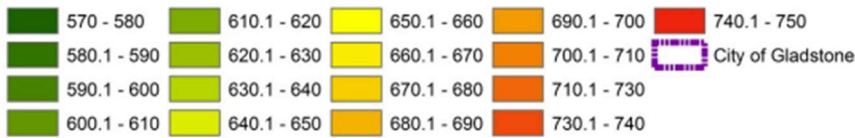
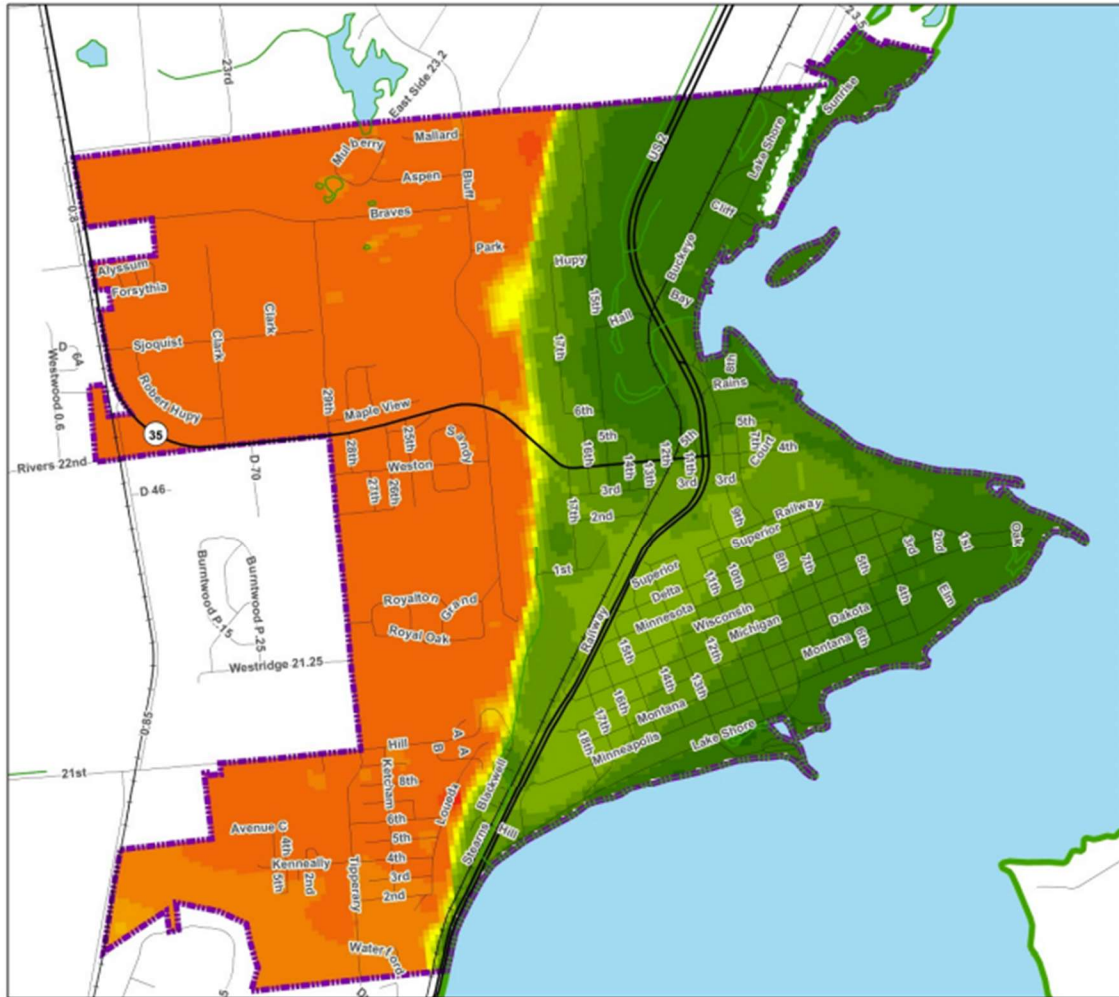
## Natural Features

### The Bluff

This elevation map clearly shows how dramatically the one-hundred-foot bluff cuts through the center of the city and defines its two halves. While the bluff poses connectivity challenges, it is also an asset, providing views and geographic definition of the city's spaces. Future development both below and upon the bluff should consider how best to take advantage of this unique feature.

# Elevation Map

City of Gladstone  
Delta County, Michigan



**clearzoning**  
CLEAR AND CONNECTED

Sources: Michigan Geographic Data Library,  
DOI and USGS  
Created June 30, 2014





## VISION & GOALS

Over the next 20 years, the City of Gladstone will expand its assets, offering a better quality of life and maintaining its hometown atmosphere. Gladstone will continue to be a desirable residential community, offer a range of housing options, support a mix of small businesses that serve resident and visitor alike, and work to expand employment opportunities for all residents. Parks and cultural facilities will be expanded, and the city will continue to work with neighboring communities to provide more efficient services and improved facilities. The city is also excited to maximize the potential of the waterfront.

### Goal 1: Waterfront Redevelopment

Redevelop the waterfront in a way that strengthens the city's connection to the lake and maintains public access to the water.

- Regulate proposed land use through the development of zoning regulations.
- Develop the vacant land on the waterfront with high density residential properties, also referred to as the North Shore.
- Use the waterfront to grow new business and increase our population.

### Goal 2: Downtown Gladstone

Revitalize our city's downtown to encourage a sense of community, increase development, and attract business for economic growth.

- Enhance the quality of life and develop a positive image of Downtown Gladstone to attract businesses, residents, and visitors.
- Increase property valuation by eliminating the causes of deterioration and promote economic growth.

### Goal 3: Economic Base

Develop Gladstone's business environment to encourage industry, expand the job market, diversify the local economy, and foster commerce.

- Expand job opportunities through the attraction, retention, and expansion of our local business industry.
- Maintain and rehabilitate existing commercial and industrial properties.
- Create harmonious mixed-use districts within the city.

### Goal 4: Residential Development

Plan for future residential development in a way that makes Gladstone attractive to potential new residents from all walks of life.

- Shore up future population levels.
- Expand the range of housing options.
- Accommodate the city's fastest growing populations.
- Maintain and rehabilitate existing housing stock.
- Plan for open space in future subdivisions.
- Enhance our rental inspection program to maintain property values while ensuring the health and safety standards are met.

### Goal 5: Environment & Recreation

Develop and maintain the city's recreation options for locals and visitors.

- Continue implementation of the city's current five-year Recreational Plan to provide a year-round recreational environment.
- Ensure programming and organizing of recreational activities and opportunities are inclusive to all ability levels.



- Plan for expanding and improving the Gladstone Campground to attract more visitors to our community.
- Develop the Sports Park facilities to increase opportunities and provide for recreational activities within our community while appealing to visitors.
- Provide a network of non-motorized walking paths and trails to improve recreational opportunities and connectivity within the community.
- Continue to improve the waterfront assets to encourage water activities.

### Goal 6: Complete Streets

Improve non-motorized transportation options, connectivity, and streetscapes across the city.

- Implement Complete Street strategies and principles to both existing and new developments.
- Improve our pedestrian walking experience to enhance accessibility and safety, while also encouraging physical activity.
- Prioritize the safety of our community's cyclists who share the road with motorized vehicles.

### Goal 7: Sustainability and Services

Plan for long-term sustainability and provision of city services.

- Continue implementation of Gladstone's Capital Improvement Plan to ensure city services remain dependable and budgets remain financially sound.
- Ensure the city's public water assets provide a safe, reliable, and sustainable water source to our community residents and surrounding environment.
- Adopt stormwater management best practices, as outlined by the Environmental Protection Agency (EPA).
- Develop a comprehensive street maintenance plan.
- Implement a Right of Way Permitting System.
- Meet the requirements of the Environment, Great Lakes & Energy's (EGLE)'s Administrative Consent Order.
- Improve inefficiencies within our Public Works Department to better serve our community.

### Goal 8: Marketing

Focus efforts on marketing the City of Gladstone's desirable assets to attract to future residents, businesses, and tourists.

- Build recognition for the City of Gladstone as a reputable and respected housing community throughout northern Michigan and Wisconsin.
- Build a tourism industry to attract visitors to Gladstone.
- Attract new business to our community to grow our economic base.

### Goal 9: Wayfinding

Improve wayfinding efforts to better connect locals and passersby to our city's assets.

- Highlight the location of downtown Gladstone and the city's many recreation facilities to travelers on M-35 and US-2/41.
- Develop a system of in-town wayfinding and directional signage.

## FUTURE LAND USE



*Photo Credit: Visit Escanaba*

### Future Land Use Plan

The Future Land Use Plan is a guiding document intended to record the goals and intentions of the city regarding land use and future development. Future decisions regarding the city zoning ordinance and map will reference the framework provided by this plan. This chapter addresses seven areas:

1. Downtown Gladstone & Wayfinding
2. Residential Areas
3. Commercial Areas
4. Currently Vacant Waterfront
5. Open Spaces
6. Complete Streets
7. Industrial Areas

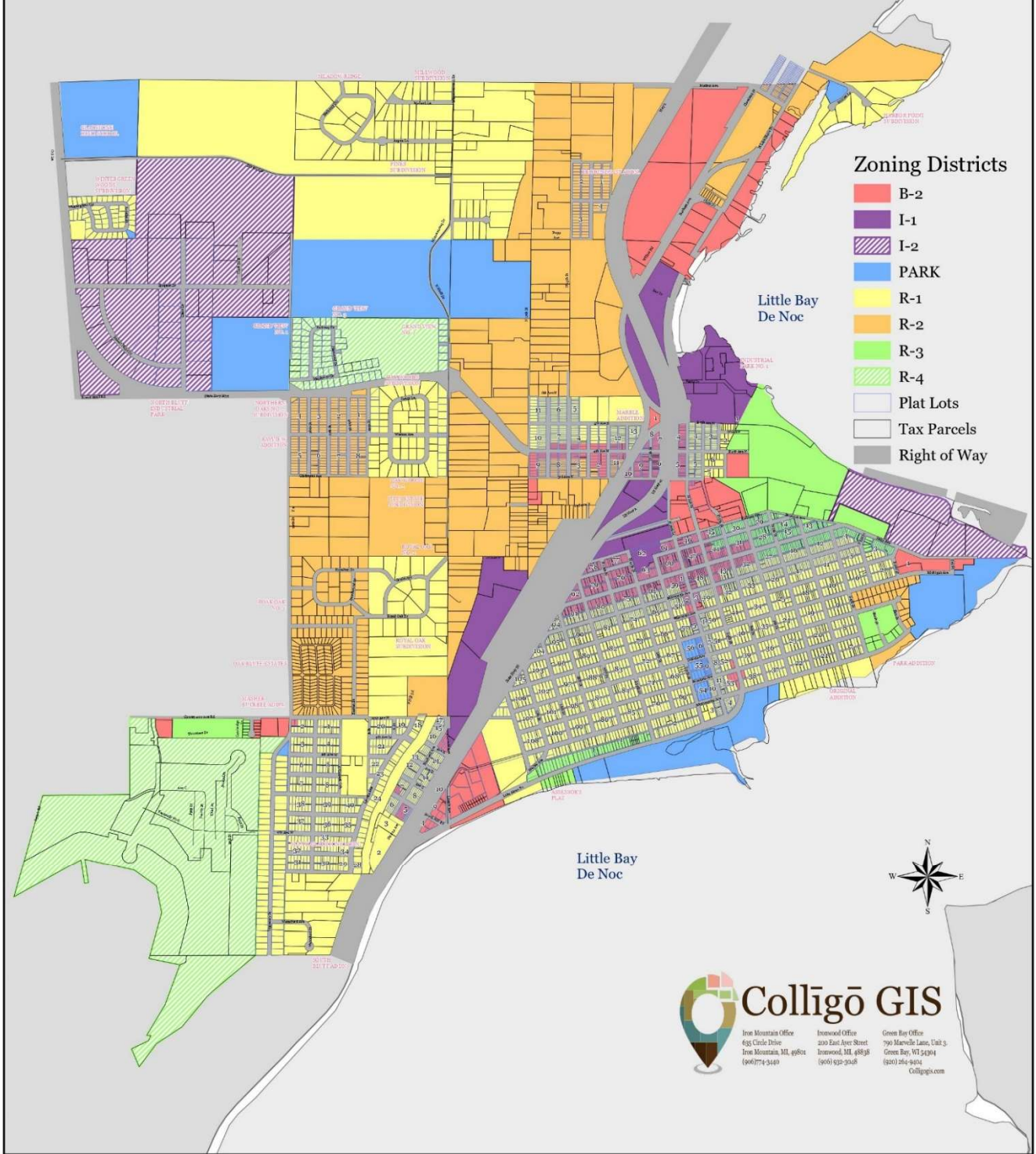
### Overall Factors to Consider

Gladstone's location and topography present unique opportunities and challenges to development. In its branding, marketing and outreach efforts, the city should continue to build an image as an active year-round community, an image that is supported by Gladstone's range of recreational opportunities, which include assets outside of the city's boundaries, including Hiawatha National Forest and other natural resource areas.

The individual plans that follow are designed to support the goals and objectives that precede this chapter. The following map shows Gladstone's current zoning. The Future Land Use map follows at the end of this chapter.



# CITY OF GLADSTONE ZONING MAP



## Downtown & Wayfinding

Downtown Gladstone is the city's historic heart and primary retail district. City Hall and the Post Office are both located downtown, which otherwise hosts a mix of general and specialty retailers and small restaurants in one and two-story buildings, with upper floor residential uses permitted. The district does not have a prevailing architectural style, but the Downtown Development Authority's ongoing façade improvement program has helped rehabilitate several building exteriors.

This Master Plan retains the 2015 plan's goal of developing downtown Gladstone into a regional specialty retail destination. The downtown faces several challenges:

1. How to encourage sustainable commercial activity around the downtown anchor of 9<sup>th</sup> Street and Delta Ave.
2. Though downtown is surrounded by the city's densest neighborhoods, it has very few residents; downtown residents often provide local businesses with their most reliable source of customers.
3. The downtown has locational disadvantages: it is located away from the waterfront, and it is located off the main highway. Consequently, many visitors may miss what downtown Gladstone has to offer. As outlined in the upcoming Implementation section, the city is actively exploring strategies to create gateway corridors for visitors from M-35 and our waterfront districts to the downtown district while also working with MDOT to encourage safe and slow access into the city along US 2/41.

A strategy for improving the downtown going forward should incorporate several elements:

- **Aesthetics:** Continue the façade improvement program and make incremental streetscape improvements, including street trees and crosswalks as funding allows. Encouraging screening standards for industrial uses along US-2/41 would also improve the aesthetic entrance to the city.
- **Business Development:** Continue to support specialty retailers, but work also to bring in potential anchors, such as a pharmacy, clothing store, or mid-size family restaurant. Develop a brochure with a corresponding online version touring downtown businesses.
  - **Connectivity:** The 10th Street Corridor project improved the downtown's most direct connection to the water; a similar project at the west end of Delta Ave could improve the connection to US-2/41.
  - **Residents:** Promote upper floor living in the downtown.
  - **Visibility:** Though downtown Gladstone is removed from the highway and waterfront, it is not far from either. Simple signage on the highway, in the district, and at other destination points in the city, such as the sports park, could direct people to the downtown and increase awareness of its presence.



### Wayfinding Signage

The City of Gladstone plans to focus wayfinding efforts to attract the attention of passersby on US-2/41 by highlighting our community's incredible assets and facilities, while also providing direction within the downtown to further direct people to our community resources.

## Residential Areas

Gladstone has several different types of residential neighborhoods. The older portion of the city, in the area below the bluff surrounding downtown, features a grid pattern of small blocks with connectable sidewalks, homes on smaller lots, with rear alleys (despite this, many have front driveways) and mature trees. On the bluff, many neighborhoods feature larger, wooded lots and a generally more suburban atmosphere. There are two manufactured housing parks and one retirement community on the bluff. Much of the rest of the city's housing is in small multi-family complexes near the lakeshore and on the bluff. About a quarter of Gladstone households rent.

The city's goal is to provide a mix of housing options that will attract new residents from all walks of life. The existing mix is eclectic; however, this plan notes several areas of potential opportunity or need:

- **Downtown Living:** Residents provide a downtown with a consumer base, increase property owner revenue, and contribute to a 24-hour activity level in the district. Allowing somewhat higher density housing development and encouraging upper floor residential uses in the downtown are two potential paths to promoting downtown living. Upper floor living and the conversion of vacant space to apartments can be incentivized financially using tax credits, tax stabilization or reduction measures, or state and federal incentive programs.
- **Other Mixed Use Residential:** There may exist opportunities for mixed commercial/residential structures outside of downtown, particularly in the currently undeveloped waterfront areas designated for flexible development in this plan, also referenced as the North Shore.
- **Attached Single Family Housing:** Maximizing the development potential of high-value areas such as the waterfront may call for allowing higher density single family housing options such as townhomes, rowhouses, and attached condominiums. These housing types are suited to both year-round and seasonal residents and may offer a pathway to providing a wider range of affordable housing options within the city. Higher density districts with close access to commercial uses are senior-friendly as well and may be attractive to Millennials and retirement-age Baby Boomers seeking alternatives to typical suburban development.
- **Multi-family:** The city has a modest amount of multi-family rental housing at present, and this type of housing should be in the mix when considering potential uses for undeveloped waterfront. As with attached single-family housing, multi-family housing can provide opportunities for affordable housing, senior living, empty nesters wishing to downsize, and young adults.
- **Cluster/Open Space Housing:** Cluster or open space subdivisions can help preserve the wooded, rural character of the areas in which they are built. The city should consider developing a zoning provision specific to this development option, which is currently an option under the Planned Unit Development provision, which sets minimal standards for this type of development.
- **Flexible Development Areas:** As discussed above and in the Waterfront Plan, multifamily and attached single family development can address multiple housing needs. The Flexible Development Areas identified in this plan are designed to allow these areas to respond nimbly to demand for multiple types of housing, from single family to mixed-use buildings.

## Homeowner & Rental Rehabilitation/Vacant Homes

The city operates a Homeowner & Rental Rehabilitation program, which should be continued and expanded when possible. The city's high vacancy rate (around ten percent) increases the risk that unoccupied homes will fall into disrepair. Gladstone is considering ways to ensure that these homes are maintained through the exploration of a vacant property registration process. This process would ensure communication between absentee owners and code enforcement to ensure that minimum health and safety standards are met.



## Commercial Areas

The small population of the region and the fact that Gladstone is smaller than its only neighbor, Escanaba, are major factors affecting the city's commercial landscape. Escanaba is home to the big box and general retail uses typically found at the urban fringe across the country; these businesses draw clientele from a large area of the Upper Peninsula, and most are within a fifteen-minute drive of much of Gladstone.

With fewer than 37,000 residents in Delta County, the area around Gladstone has a ceiling on the number of commercial uses it can support; tourism raises this ceiling somewhat, particularly where dining, hospitality, and specialty retail are considered.

Given limitations on demand for retail, this plan considers two types of retail: freeway service retail, including gas stations, convenience stores, and fast food, and local/specialty retail. Currently, the city's zoning map has a single zoning classification for all commercial uses, with very large areas of land along US-2/41 designated for commercial use. The 2007 Master Plan reduced the amount of land in northern Gladstone planned for commercial use and expanded commercial areas in southern Gladstone and west of the M-35/US-2/41 junction. In general, this plan builds on the previous plans, with one important distinction: the commercial uses in the downtown core have been distinguished from the commercial uses along the state and US routes with a separate commercial zoning classification.

### General Commercial

Located mainly on M-35 and US-2/41, the General Commercial district accommodates the types of freeway service businesses that capture much of their clientele from pass-through traffic, as well as restaurants and necessities such as grocery stores.

### Central Business District

Located primarily along Delta Avenue, the Central Business District is the city's downtown, and accommodates a wide range of businesses, with a focus on specialty retail, restaurants, and other businesses that serve residents while also drawing visitors. Office uses are also concentrated here. Freeway service-type uses, such as drive-throughs, are not permitted in this district.

### Commercial Uses in Flex Development Areas

Specialty commercial uses and office uses should be permitted in the Flexible Development areas as part of planned developments.

### Seasonal Commercial Uses

While the focus of economic development efforts will likely be on attracting and supporting uses that serve the community year-round, the city must recognize that certain seasonal commercial establishments are appropriate and beneficial as well.

### Tourism

The city's tourism industry, centered around the outdoor recreation opportunities that abound in the region, should be a focus of the city's future marketing. As tourism grows, opportunities for specialty retailers may grow along with it.

## The Waterfront

One of Gladstone's most unique features is the approximately 40 acres of undeveloped waterfront that lies northeast of downtown. With the right plan, this area could be an enormous asset for the city and the location of a vibrant and distinctive district. The waterfront of North Lake Shore Drive, while partially developed today, also offers tremendous opportunity for future development.

This plan proposes the establishment of a flexible development district in these areas. This zoning classification is designed to attract development by providing potential developers with the ability to design innovative and interesting projects that maximize the use of the waterfront and expand the city's tax base. Elements of such a district should include:

1. Allow a mix of detached or attached single family and multi-family residential, small commercial, small office, and public or quasi-public uses. Allow higher density development.
2. Encourage Planned Unit Development.
3. Businesses that strongly support the tourism industry, such as hotels, should be permitted uses, subject to clear standards. If people come to play in Gladstone, they should be able to stay in Gladstone.
4. Innovative design that responds to changing markets should be encouraged. For instance, a multi-story building may be designed with a tall ground floor that can initially be occupied by residential uses but later be converted to commercial uses as demand arises.
5. Non-motorized road users should be accommodated from the start, via off-street pathways, sidewalks, and other facilities, such as bike lanes and bike parking.
6. Consider how to develop height limits that work with the site's naturally stepped terrain.
7. Consider developing simple design standards to guide the development of a unified district.
8. Integrate public amenities into the district:
  - a. Establish a publicly accessible greenbelt along the water's edge.
  - b. Work to connect the greenbelt to the city's other waterfront walkway systems.
  - c. Consider a focal point for the district, such as a central square or pier.
  - d. Identify areas where and ways in which tourism activities, such as kayaking or sport fishing, might be accommodated.

Development of these areas may take time, but continuing to build a plan for the area will help the city communicate to developers what it wants and that it is receptive to good ideas. In the meantime, building an understanding at the municipal level of potential challenges to development in the area, including property disposition, site history, and public attitudes toward potential projects on the site could help smooth the way for a future project.

While it is a smaller area with existing development, North Lake Shore Drive offers potential for redevelopment as its own district and may warrant future treatment as its own special study area.

## Open Spaces

Gladstone has an abundance of open space, ranging from tiny playground parks in the neighborhoods to large, well-groomed facilities such as the sports park and Van Cleve Park, and undeveloped wetland and woodland. The city's park and recreation facilities total over 1,000 acres. These spaces contribute to the city's overall image as a place in harmony with its natural setting.

Gladstone adopted its most recent Recreation Plan in 2022. This plan adopts the goals of that plan by reference, and offers several complementary ideas, particularly regarding the city's undeveloped open space.



*Photo Credit: Visit Escanaba*

## Stewardship of Natural Places

Gladstone's boundaries encompass several large areas that to this point have been left in their natural states. Developing a vision for whether and how these areas should be developed is important to maintaining the community's character. Preservation of large wetland areas such as those in the city's northeast should be prioritized. Future housing development on the bluff should be encouraged to use the open space subdivision model, designating unspoiled open space to remain open in perpetuity.

Adoption of stormwater management best practices as outlined by the EPA can provide guidelines for developers as to how best to mitigate runoff, an important consideration given the city's proximity to Lake Michigan and the fact that the water helps support the tourist economy.



### Waterfront Access

As outlined elsewhere in this plan, maintaining public access to as much of the waterfront as possible offers environmental and economic benefits. Provisions for the Flexible Development Areas should emphasize the importance of keeping this asset available to everyone. Where development already exists, the city should work with private stakeholders to find ways to complete the public waterfront.

### Managed Open Spaces/Parks & Recreation

The city should pursue the implementation schedule of its adopted Recreation Plan and continue working to expand its non-motorized pathways system, creating regional links where possible and seeking to link its own facilities to each other. The city already possesses enviable public amenities, and Van Cleve Park can rightly be called a regional jewel; future improvements will be building on some of the community's most outwardly evident strengths.



Photo Credit: Visit Escanaba



## Complete Streets

Complete Streets is a term used to describe a transportation network that includes accommodation for vehicles, pedestrians, cyclists, and other legal users. Complete Streets provide transportation choices, allowing people to move about their communities safely and easily. As the community's population ages, Complete Streets will become ever more essential to preserving the mobility of its residents.



*Photo Credit: Visit Escanaba*

Gladstone has some elements of a comprehensive Complete Streets approach in place already, including several off-street multi-use paths and the remains of a damaged boardwalk that previously offered non-motorized connections to locations around the city before it was damaged by high water. Connections to regional trail systems should be expanded going forward. As it continues to grow, this network will be an asset to residents and visitors alike.

In addition to prioritizing the repair of the boardwalk, the City of Gladstone's Parks and Recreation Department should continue to focus on providing locals and tourists with mapped trails and paths for non-automobile activities (biking, cross country skiing, snowmobiling, walking, etc). This would be a valuable resource to our residents while also exposing our tourists to the many recreational opportunities within our community.

### Complete Streets Downtown

Downtown Gladstone is a hub of community activity and should be a focal point for long-term Complete Streets planning. Within the downtown itself, improving bicycle parking options in conjunction with businesses will help facilitate non-motorized visits to the district. In addition, the City of Gladstone plans to be thoughtful about complete

street principles when focusing on new development, considering new and existing bike routes to encourage safe and accessible cycling. Such networks could also feed into a system of wayfinding signage.

When it comes to safety, Gladstone plans to implement a system to improve the walking connectivity of existing developments which were developed prior to Complete Street initiatives, including the replacement of existing sidewalk curbs not yet compliant with ADA regulations. Furthermore, the city plans to implement a set of standards for pedestrian accessibility in all new developments.

### Other Considerations

In areas of the city with longer, higher-speed streets, ensuring that ample shoulder or sidewalks are present to accommodate non-motorized users minimizes conflicts with vehicles. Striped or separated bicycle lanes may be appropriate for certain streets. In certain neighborhoods, some curbs have not been updated to comply with the standards of the Americans with Disabilities Act. The Capital Improvement Plan should identify these locations and schedule the installation of ramps over a reasonable timeframe.

Complete Streets strategies also consider the circulation and safety of vehicles. Major challenges to vehicle circulation include the lack of a left turn signal for southbound travelers on US-2/41 at 4th Avenue and the rail crossing. The city has worked to address delays on Blackwell Avenue by installing signage that signals when a train is moving through the crossing, but additional remedies may be available; discovering them will require coordination with the Canadian National Railroad.

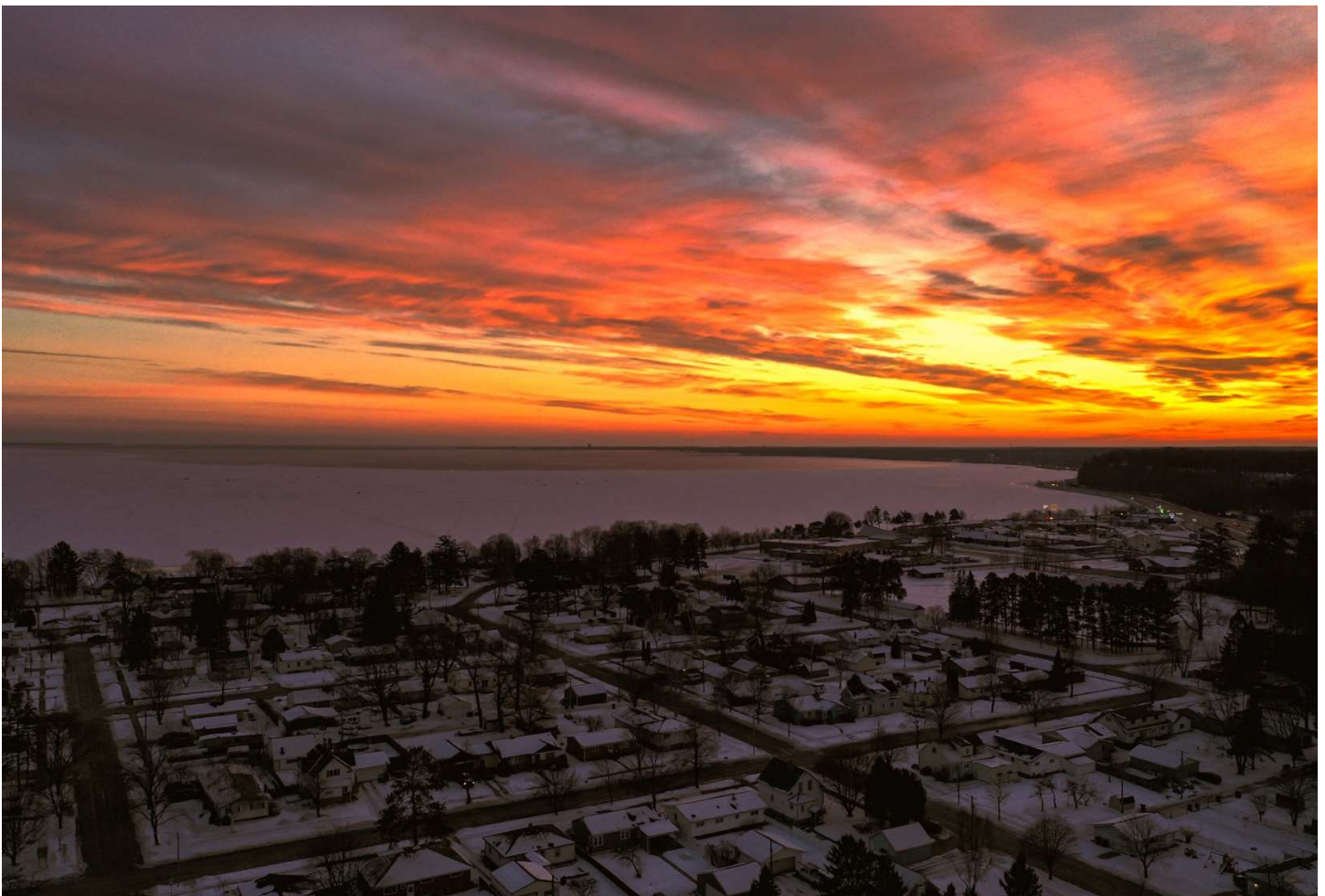


Photo Credit: Visit Escanaba





*Photo Credit: Visit Escanaba*

## Industrial Areas

Gladstone's industrial areas provide vital tax base and employment for the community. Most industrial development is concentrated in the rail corridor and in the industrial park.

Important considerations for industrial areas going forward are focused in three areas:

- Maintaining the existing industrial base.
- Drawing new industry to the city and achieving full occupancy of the industrial park.
- Developing standards to help industry coexist aesthetically with neighboring uses.

### Maintaining the Existing Industrial Base

Land currently zoned industrial in the city will remain designated for industrial activity. While these areas are not expanded on the Future Land Use map, many current tenants of these sites have room to grow and there are vacancies in the industrial park. Keeping businesses engaged in the city is important to business retention. The city should consider creating a schedule for annual engagement with each of its industrial businesses.

### Filling Out the Industrial Park

North Bluff Industrial Park is a state-certified industrial park located on the bluff at the western edge of the city. There remain several vacant sites within the park; each site is potential employment and tax revenue for the city. Gladstone already owns several of these sites and should consider acquiring others for the right price to ensure that land will be available. Streamlining approval processes and actively marketing the land will help attract new tenants.

### Screening Standards for Industrial Uses

Industrial uses below the bluff are by and large not well-screened from other uses or the roadway. Entering the city from the north on US -2/41, visitors are presented with scattered industrial buildings before seeing the central city. Developing screening standards that use plantings and landscaping to screen these uses will help improve Gladstone's aesthetic environment and should be a priority of the city.

## Future Land Use Map

The Future Land Use map considers the preceding plans and provides a generalized set of land use classifications. The classifications on this map do not correspond one-to-one with the districts on the current zoning map, but are rather intended to guide future changes to the zoning map and districts established by the Zoning Ordinance. The map divides the city into the following future land use classifications.

### Low Density Residential (LDR)

Low Density Residential areas are planned for single family homes on modest-to-large lots and open space conservation developments. Special land uses such as places of worship, unlighted golf courses, and group child care homes are also accommodated in these areas.

### Medium Density Residential (MDR)

Medium Density Residential areas are planned for single family homes on relatively small lots, attached single family housing, and planned developments such as site condominiums and manufactured housing parks.

### High Density Residential (HDR)

High Density Residential areas are planned for multi-family housing.

### Flexible Development (FLEX)

Flexible Development areas are planned for mixed-use development, including retail, hospitality, restaurant, office, high density residential, and public or private open space uses. One possible development tool for these areas is planned unit development, but a new zoning district for these areas would be designed to respond to market demand for varying types of development.

### Commercial (C)

Commercial areas are planned primarily for automobile-oriented retail uses, including grocery stores, gas stations, branch banks, convenience and general merchandise stores, and quick-service restaurants. Office uses, including medical offices, are also appropriate for these areas.

### Central Business District (CBD)

The Central Business District is Downtown Gladstone. It is planned for mixed use, with a primary focus on municipal uses, specialty retail, galleries, entertainment, quick-service and full-service restaurants, bars, small offices, personal services, and upper floor residential.

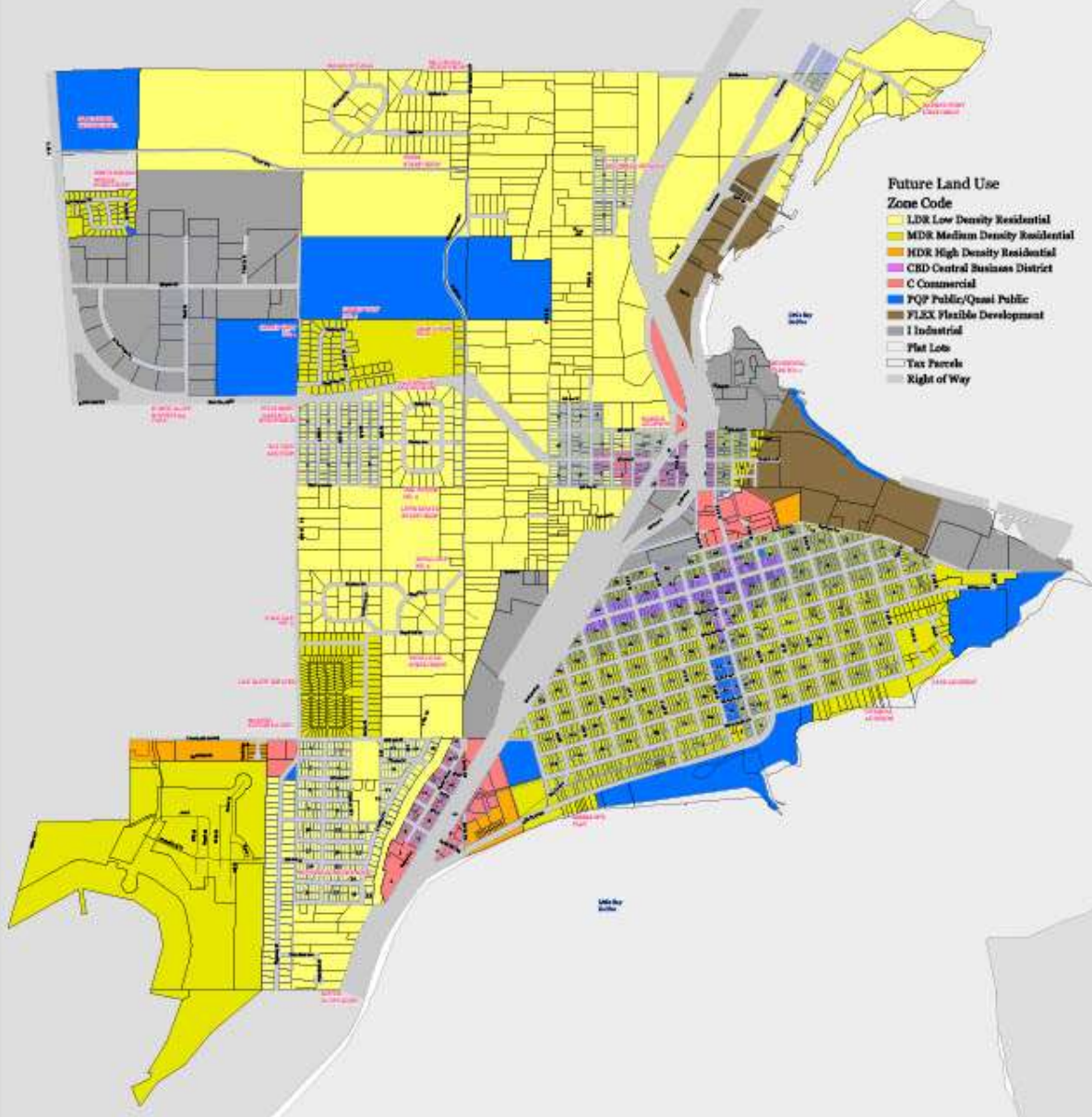
### Industrial (I)

Industrial areas are planned for industrial uses, including resource processing, manufacturing, assembly, transportation, logistics, construction, recycling, research, technology, and other more intensive activities.

### Public/Quasi-Public (PQP)

Public/Quasi-Public areas include schools, parks, playgrounds, the public library, the campground, and miscellaneous municipal uses.

# CITY OF GLADSTONE | FUTURE LAND USE ZONING MAP



## IMPLEMENTATION

The implementation strategies of this chapter will assist the city in putting the key recommendations of the Master Plan to work. This chapter first discusses the tools that will allow the city to pursue its goals, then follows with an implementation program. The implementation program sets priorities and correlates specific plan proposals with the appropriate implementation tools. These tools should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period is required to achieve the Master Plan recommendations.

### Implementation Tools

#### Code Enforcement

Code enforcement is the strongest tool the city has to ensure minimum safeguards are met within our community, while also preventing the deterioration of property values.

# DID YOU KNOW?

Recreational vehicles and equipment  
**may not** be parked on the  
city street or alleyway  
except for loading and  
unloading purposes.



CODE OF ORDINANCES

Chapter 54 | Article III.  
Sec. 54-105





GLADSTONE

— MICHIGAN —

#### Federal and State Grant Programs

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often, the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.



### Site Plan, Special Land Use, and Rezoning Approval

Many essential components of the plan will be the subject of a site plan or special land use application, in some cases preceded by an application for rezoning. The standards for site plan and special land use review should clearly set forth any discretionary powers the city feels it must reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan is likely to take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

### Special Design Plans and Functional Plans

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. Functional plans can also help to implement certain ideals outlined in the plan.

### Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations are valuable tools in achieving the type of residential development desired by the city. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

### Zoning Ordinance Standards

The most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments.

### Re-evaluation and Adjustment of the Plan

The final—and sometimes most difficult—step in the planning process is re-evaluation and adjustment. The process is continuous. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

### Implementation Program

Implementation approaches to the goals and recommendations of this plan are outlined on the following pages. These strategies constitute actions or series of actions that can be taken to reach a stated objective, after which the work will typically change to achieve a follow-up objective. This chapter addresses strategies for implementing this plan, establishing priorities and general timeframes.

## Implementation Objectives &amp; Strategies

## Goal 1: Waterfront Redevelopment

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Regulate proposed land use through the development of zoning regulations.	Support future development with revisions to the Zoning Ordinance to allow for a variety of single and multi-family residential uses, as well as mixed-use structures in appropriate areas, as determined by the Planning Commission.	On-Going	Community Development
	Develop screening standards to promote harmony with the implementation of mixed-use zoning areas.	Near Term	Community Development
	Develop regulations to preserve public access along the waterfront in future property developments.	Near Term	Community Development
	Establish height restrictions for future developments to accommodate a desirable viewshed for impacted residents within the city.	Mid Term	Community Development
	Encourage higher density residential for future development and create design standards to guide the development of a unified district.	Mid Term	Community Development
Develop the vacant land on the waterfront with high density residential properties.	Promote the development plan for the waterfront district, prioritizing public access along the waterfront and connecting the downtown district.	On-Going	City Manager
	Research advantages and challenges to development of the waterfront.	On-Going	Community Development
	Secure a developer(s) for the property.	Near Term	City Manager
	Coordinate the implementation of city utilities and all other necessary infrastructure with the developer(s), focusing on maintaining public access to the waterfront.	Mid Term	City Manager
Use the waterfront to grow new business and increase our population.	Encourage the development of hotels, restaurants, retail, and watersport activities to improve our resident's quality of life while also supporting local tourism.	On-Going	Community Development & Parks & Recreation
	Offer innovative architecture that can serve multiple purposes to adapt to ever changing market needs (co-working spaces, living spaces, remote work, social gatherings, etc.).	Mid Term	Community Development

## Goal 2: Downtown Gladstone

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Enhance the quality of life and develop a positive image of Downtown Gladstone to attract businesses, residents, and visitors.	Pursue revenue sources outside of the Tax Increment Financing Plan, such as mill levies, seeking private contributions, utilizing special assessments, considering event revenue sales, purchase, redevelopment of existing properties, and sales of property within the DDA district, grants, sponsorships, and municipal contributions.	Ongoing	City Administration & DDA
	Build upon the Gladstone Farmers Market to encourage foot traffic downtown.	Ongoing	DDA
	Coordinate with city departments on strategized street improvements and utility upgrades within the downtown district.	Ongoing	Multiple
	Encourage alternative and creative dining methods to promote future social districts.	Ongoing	City Administration & DDA
	Implement a program to serve and promote downtown businesses by utilizing our website to provide community resources and marketing our community both locally and regionally.	Mid Term	City Administration & DDA
	Create gateway corridors for visitors from M-35 and our waterfront districts to the downtown district.	Long Term	Multiple
	Work with MDOT to encourage safe and slow access into the City of Gladstone along US 2/41 and encourage beautification efforts on entrances to welcome visitors.	Long Term	Public Works
Increase property valuation by eliminating the causes of deterioration and promote economic growth.	Partner with property owners in the downtown district to promote residential and office space opportunities above downtown businesses.	Ongoing	Community Development & DDA
	Pursue development opportunities for key properties within the downtown district.	Ongoing	City Administration & DDA
	Update the Code of Ordinances to allow for the creation of a registration and inspection process for under-utilized buildings within the downtown district, ensuring property values are maintained, discourage long term vacancy, and identify hazardous conditions which may pose a safety risk to the community.	Mid Term	Community Development /Public Safety
	Secure funding to implement the façade improvement program.	Ongoing	DDA
Support the development of the North Shore waterfront through infrastructure allowing mixed use commercial and residential zoning.	Near Term	Multiple	

Goal 3: Economic Base

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Expand job opportunities through the attraction, retention, and expansion of our local business industry.	Consider acquisition of vacant industrial sites to promote economic growth.	On-Going	City Administration
	Actively market industrial properties via MEDC and to trade groups.	On-Going	City Administration
	Develop a local tourism industry through the emphases of recreational opportunities and natural assets.	On-Going	City/Parks & Recreation
	Develop relationships with industrial tenants to maintain retention.	On-Going	City Administration
	Encourage and support the creation of a Gladstone Business Association to promote businesses through activities and events while serving as a resource to one another.	On-Going	DDA/EDC
	Develop screening and lighting standards for non-residential sites.	Mid Term	Community Development
	Encourage and support high speed internet infrastructure throughout the City of Gladstone to attract new businesses and remote workers to our community.	Long Term	City Administration
Maintain and rehabilitate existing commercial and industrial properties.	Improve code enforcement for properties through the implementation of a registration process for condemned, foreclosed and vacant properties.	Mid Term	Community Development /Public Safety
Create harmonious mixed-use districts within the city.	Continue to streamline and improve processes for upgrades and expansions to existing facilities.	On-Going	Community Development
	Improve off-street parking regulations.	Mid Term	Community Development
	Revisit the zoning map in all districts to encourage the best and highest use of property and support economic development.	Mid Term	Community Development





Goal 4: Residential Development

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Shore up future population levels.	Market the city as a family-friendly place with excellent schools.	On-Going	City Manager
Expand the range of housing options.	Amend the Zoning Ordinance to allow for a variety of single and multi-family residential uses, as well as mixed-use structures in appropriate areas.	On-Going	Planning & Zoning
Accommodate the city's fastest growing population.	Enable residential retrofits for accessibility and plan for a diversity of housing styles by factoring standards for adult foster care.	Near Term	Planning & Zoning
Maintain and rehabilitate existing housing stock.	Continuously update our Property Maintenance Code to meet current standards.	On-Going	Community Development
	Improve code enforcement for properties through the implementation of a registration process for condemned, foreclosed and vacant properties.	Mid Term	Community Development /Public Safety
	Develop a set of neighborhood beautification awards.	Mid Term	Community Development
	Establish and support the city's homeowner and rental rehabilitation programs.	Long Term	Community Development
Plan for open space in future subdivisions.	Adopt fuller standards for open space subdivisions.	Long Term	Planning & Zoning
Enhance our rental inspection program to maintain property values while ensuring the health and safety standards are met.	Update our Property Maintenance Code to require all rentals post standard information relevant to the City of Gladstone and the community, which also requires a local contact be included in the event of an emergency.	Near Term	Community Development



## Goal 5: Environment &amp; Recreation

OBJECTIVE	STRATEGY	Priority	Owner
Continue implementation of the city's current five-year Recreational Plan to provide a year-round recreational environment.	Improve Gladstone's recreational opportunities, as defined in the current Recreation Plan, by seeking public input to identify needs and deficiencies while following necessary guidelines and standards for parks, open space, recreation areas, and recreation facility development.	On-Going	Parks & Recreation
	Pursue grants and other funding sources to execute the city's adopted recreation plan.	On-Going	Parks & Recreation
Ensure programming and organizing of recreational activities and opportunities are inclusive to all ability levels.	Update and redesign our recreational inventory to promote creative, challenging, and safe play.	On-Going	Parks & Recreation
Plan for expanding and improving the Gladstone Campground to attract more visitors to our community.	Construct a pavilion within the campground to create more usable space.	Near-term	Parks & Recreation
	Construct a restroom facility and expand infrastructure, which will allow for increasing the capacity for more camp sites.	Long-term	Parks & Recreation
	Explore alternative camping experiences which offer amenities that go beyond a traditional camping experience (yurts, luxury canopy tents, domes, etc.).	Long-term	Parks & Recreation
Develop the Sports Park facilities to increase opportunities and provide for recreational activities within our community while appealing to visitors.	Construct a Pickleball complex at the Sports Park.	Near-term	Parks & Recreation
	Develop an engineered plan to move forward with the ski lodge/convention complex.	Near-term	Parks & Recreation
	Expand and reconfigure the tubing hill to include 4-5 more tubing runs and a conveyer belt system.	Mid-term	Parks & Recreation
Provide a network of non-motorized walking paths and trails to improve recreational opportunities and connectivity within the community.	Secure funding to rebuild the boardwalk, which would complete our walking path from Saunders Point to Little Bay de Noc Trail.	Near-term	Parks & Recreation
	Connect, extend, and improve our walkways to increase accessibility to public facilities through implementing ADA requirements and replacing asphalt sidewalks with concrete.	Long-term	Community Development/ Parks & Recreation/ Public Works
	Safely and conveniently connect our bluff and downtown communities through the exploration and planning of a pedestrian crossing over Highway 41.	Long-term	Community Development/ Parks & Recreation/ Public Works
	Expand opportunities for water rentals.	On-Going	Parks & Recreation

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



## Goal 7: Sustainability and Services

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

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

## Goal 8: Marketing

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

Goal 9: Wayfinding

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



Photo Credit: Visit Escanaba



# City of Gladstone, MI

1100 Delta Avenue  
Gladstone, MI. 49837  
www.gladstonemi.org

## Staff Report

**Agenda Date: 08-26-2024** Eric Buckman, City Manager: \_\_\_\_\_

**Department: City Commission** Department Head Name: \_\_\_\_\_

**Presenter: Mayor Thompson** Kim Berry, City Clerk: \_\_\_\_\_

**This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Annual Evaluation – City Assessor

**BACKGROUND:**

It is the Assessor choice to go into open or closed session – Assesor Janice Frizzell has indicated to the City Clerk she would like closed session.

**FISCAL EFFECT:**

None

**SUPPORTING DOCUMENTATION:**

None

**RECOMMENDATION:**

If the Assessor requests closed session the motion would be as follows:

Motion to enter into closed session to consider a personnel evaluation as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 item a.

Requires simple majority vote (3).

If the Assessor requests open session just continue with meeting. Employee has the right to request closed session at any point.





# City of Gladstone, MI

1100 Delta Avenue  
Gladstone, MI. 49837  
www.gladstonemi.org

## Staff Report

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Agenda Date: 08-26-2024                      Eric Buckman, City Manager: \_\_\_\_\_  
 Department: City Commission              Department Head Name: \_\_\_\_\_  
 Presenter: Mayor Thompson                Kim Berry, City Clerk: \_\_\_\_\_

**This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Closed Session Written Attorney Opinion – Jones Property Lease

**BACKGROUND:**

Closed Session to consult with Miller Canfield Attorneys on Jones Property Lease

**FISCAL EFFECT:**

None

**SUPPORTING DOCUMENTATION:**

Attorney Letter

**RECOMMENDATION:**

The motion would be as follows:

Motion to enter into closed session to consult with Miller Canfield attorneys as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 item (h) To consider material exempt from discussion or disclosure by state or federal statute.

**Requires 2/3 majority vote (4). Roll Call**