



GLADSTONE PLANNING COMMISSION MEETING

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

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.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL AND/OR CORRECTIONS OF:

1. Approve Minutes from 7-9-24

ADDITIONS TO AGENDA

PUBLIC HEARINGS

2. Master Plan Revision-Public Hearing 8-13-24
3. PUD-80 Delta Avenue

UNFINISHED BUSINESS

NEW BUSINESS

4. Site Plan Review-1103 Delta Avenue

PUBLIC COMMENT

INFORMATION SHARING

COMMISSIONER COMMENTS

CITY CLERK COMMENTS

ADJOURNMENT



GLADSTONE PLANNING COMMISSION MEETING

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

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.

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



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 8-13-24

**Eric Buckman, City
Manager:**

Department: Community Development

Department Head Name: Renée Barron

Presenter: Patricia West/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:

Master Plan Revision-Public Hearing 8-13-24

BACKGROUND:

The 42-day comment period on the Master Plan Amendment has passed with no comment from the public during that time. Since the introduction of the public hearing being set, we have received some comments. The Escanaba Planning Commission and John Pickard representing the train committee have provided feedback. These comments are attached and both parties were invited to attend the meeting. The next step for the Planning Commission per MSUE's Land Use Series checklist (Step 13-17) is to hold the public hearing, consider comments received from the comment period and then move to approve to adopt the Master Plan Amendment. This approval by statute must be by 2/3 vote (which we would need 5 in favor). The Planning Commission holds the right to have final approval of the amended plan per Section 30-36 (2) of the City Ordinances.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

- Master Plan Amendment-Proposed Final
- MSUE Checklist
- Article II Planning Commission Section 30-35 & 30-36
- MCL-Section 125.3843
- City of Escanaba-Planning Commission
- John Pickard-Train

RECOMMENDATION:

Move to approve the proposed Master Plan Amendment as presented including the current land use and future land use maps as well as other maps, along with resources such as census data within the plan which help to form the basis of the plan. Staff are hereby directed to submit copies to the City Commission and to the same entities of which were required to be submitted to under the law.

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 10. The county planning commission (or county board of commissioners if there is no county planning commission) shall submit comments to the planning commission within 42 days of step 8. The comments shall include, but are not limited to, the following, as applicable (§ 41(3) and § 45(1)(b)):</p> <ol style="list-style-type: none"> 1. A statement indicating if the county planning commission considers the proposed plan amendment inconsistent with the plan of any city, village, township, or region that received a copy of the plan amendment in step 10 (§ 41(3)(a)). 2. If the county has a county plan, a statement whether the county planning commission considers the proposed plan amendment to be inconsistent with the county plan (§ 41(3)(b)). <p>The county's comments are advisory only (§ 41(4)).</p>	<p>Copy of each comment submitted.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 11. (Optional) The planning commission prepares a response to the comments received at the end of the 42 days which:</p> <ol style="list-style-type: none"> 1. Changes the proposed plan amendment as a result of the comment submitted, 2. Prepares a preponderance of reasons why the proposed plan amendment should not be changed as a result of the comment submitted. 	<p>Copy of the changes to the proposed plan amendment or reasons why it is not changed, possibly placed in an appendix of the plan, as amended.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 12. The planning commission, by resolution adopted by majority vote, acts to hold a public comment period and then a hearing on the plan amendment. The hearing on the plan amendment must occur 42 days after step 8 is done and after steps 9 and 10 are completed (§ 43(1) and § 45(1)(b)). Notice for the hearing shall require:</p> <ol style="list-style-type: none"> 1. Publishing a notice of the hearing in a newspaper of general circulation in the local unit of government. The notice is printed not less than 15 days before the hearing by 1 publication in the newspaper and in the official gazette, if any, of the municipality (§ 43(1)). 2. Sending a copy of the notice to each of those entities listed in Step 8 (§ 43(1)) (each city, village, or township located within or contiguous to the city or village; county the city or village is within; regional planning commission; each contiguous county; each public utility company and railroad company). Unless it is a subplan that did not receive objections to a statement of intent not to send out further notices (§ 45(1)(c)), see step 2. 3. (Optional) Send a copy of the notice to each state, federal, Native American tribe governments and agencies which own more than 10 acres of land within the planning commission's local unit of government; 4. (Optional) Additional publicity to whomever and in whatever forms desired. <p>Notices should include the place (such as a local library, and an Internet site) and times people can borrow, read, or copy the proposed plan amendment; where to mail comments; where and when the hearing will be held.</p>	<p>Certified copy of the resolution.</p> <p>Copy of the notices, list of who notices were sent to and an affidavit indicating when they were sent.</p> <p>Newspaper affidavits of publication.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 13. The planning commission holds a formal hearing on the plan amendment (§ 43(1)) more than 42 days after step 8.</p>	<p>Copy of minutes of the hearing.</p>

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 14. (Optional) The planning commission prepares a response to the comments received at the public hearing which:</p> <ol style="list-style-type: none"> 1. Changes the proposed plan amendment as a result of the comments made at the hearing, 2. Prepares a preponderance of reasons why the proposed plan amendment should not be changed as a result of the comments made at the hearing. 	<p>Copy of the changes to the proposed plan amendment or reasons why it is not changed, possibly placed in an appendix of the plan, as amended.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 15. The planning commission, by resolution, votes to adopt the plan amendment. For the plan amendment to be adopted (§ 43(2)):</p> <ol style="list-style-type: none"> 1. A city or village planning commission resolution of plan amendment adoption must have $\frac{2}{3}$ vote in favor. 2. A township or county planning commission resolution of plan amendment adoption must have a majority of the entire membership vote in favor. <p>The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the whole or part of the plan amendment. The action taken shall be recorded on the amended plan map, if any, and on the amended plan and descriptive matter and signed by the chairperson or the secretary of the planning commission. A copy of the resolution of adoption of the amendment shall be reproduced on the amended plan's inside front cover or inside of the plan's back cover and on any amended plan maps. (§ 43(2)).</p> <p>On the date of adopting the above resolution, if the legislative body did not adopt a resolution to assert its right to approve or reject the plan and/or plan amendments (step 7), then skip to step 18. If the legislative body did adopt such a resolution, go to step 16.</p>	<p>Certified copy of minutes where vote is made to adopt the resolution.</p> <p>A copy of the resolution of adoption should be reproduced on the plan's inside front cover and on any plan maps.</p> <p>Copy of the plan amendment.</p> <p>Copy of the plan, as amended.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 16. The planning commission secretary shall submit the plan amendment to the legislative body (§ 43(2)).</p>	<p>Certified copy of Planning Commission minutes referring the plan amendment to the legislative body.</p>

Michigan State University Extension Land Use Series

Check when task is done	Step, or Task	Copy in the permanent file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 17. If the legislative body adopted a resolution to assert its right to approve or reject the plan and/or plan amendments (step 7) before step 15 was done, the legislative body acts on the plan amendment (§ 43(3)):</p> <ol style="list-style-type: none"> 1. Rejecting the plan and submitting to the planning commission a statement of objections. The planning commission shall consider the objections and revise the plan to address the objections, then go to step 12. 2. Approves the Plan. (Go to step 18.) <p>If adopted, a copy of the resolution of adoption shall be reproduced on the amended plan's inside front cover or inside of the plan's back cover and on any amended plan maps. (§ 43(2)).</p>	<p>Certified copy of legislative body minutes of when adoption took place.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 18. After adoption of the plan amendment the secretary of the planning commission sends (§ 39(3)) a copy of the adopted plan, as amended, or a copy of the plan amendment to the following (§ 43(5)). (Unless it is a subplan that did not receive objections to a statement of intent not to send out further notices (§ 45(1)(c), see step 2.):</p> <ol style="list-style-type: none"> 1. The legislative body and/or the clerk of the local unit of government, and in the case of a county a certified copy of the plan amendment, or a copy of the plan, as amended, to the County Board. 2. For any plan, the planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the planning commission's local unit of government (§ 41(2)(a)). 3. If it is a county plan, the regional planning commission for the region in which the county is located (§ 41(2)(b)). 4. If it is a county plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, of each county contiguous to the planning commission's local unit of government (§ 41(2)(c)). 5. If a municipal plan, the county planning commission for the county in which the planning commission's municipal government is located. If there is no county planning commission, then the notice is sent to both the County Board of Commissioners and the regional planning commission for the region in which the municipality is located (§ 41(2)(d) and § 41(2)(e)). 6. For any plan, each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the planning commission's local unit of government and any government entity, that registers its name and mailing address for this purpose with the planning commission's local unit of government (§ 41(2)(f)). (Anyone listed in number 6 getting a copy of the plan shall reimburse the planning commission's local unit of government for any copying and postage costs for obtaining a copy of the plan.) 7. If the plan amendment is to include a master street plan/element, to the Michigan Department of Transportation and the county road commission for the county in which the planning commission's local unit of government is located (§ 41(2)(g)). 8. (Optional) For a municipal plan, the planning commission, or if there is no planning commission, the county board of commissioners, of each county contiguous to the planning commission's local unit of government. 9. (Optional) For any plan, each state, federal, Native American tribe government agencies which own more than 10 acres of land within the planning commission's local unit of government; school districts; downtown development authorities; tax increment finance authorities; airport authorities; and other special interest groups. 10. (Optional) Library of Michigan, Michigan State University Library, libraries which are in or near the local unit of government. 11. Others. 	<p>Copy of the adopted plan amendment.</p> <p>Copy of the plan, as amended.</p>

Sec. 30-35. - Master plan; preparation.

- (a) It shall be the function and duty of the planning commission to make and adopt a master plan for the physical development of the city, including any area outside of its boundaries, which, in the planning commission's judgment, bears relation to the planning of the city. The master plan, with the accompanying maps, plats, charts and descriptive matter, shall show the planning commission's recommendations for the development of such territory, including, but not limited to, the general location, character and extent of streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, parkways, playgrounds and open spaces; the general location of public buildings and other public property and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power and other purposes; the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals; the general location, character, layout and extent of community centers and neighborhood units; the general character, extent and layout of the replanning and redevelopment of blighted districts and slum areas; and the zoning plan for the control of the height, area, bulk, location and the use of buildings and premises. As the work of making the whole master plan progresses, the planning commission may from time to time adopt and publish a part of the master plan, which part shall cover one or more major sections or divisions of the city or one or more of the matters set forth in this section or other functional matters to be included in the plan. The planning commission may from time to time amend, extend or add to the master plan; provided, that the planning commission at least every five years after adoption of a master plan shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.
- (b) Before preparing a master plan, the planning commission shall send notice to all the entities described in section 39 Public Act No. 33 of 2008 (MCL 125.3839). A notice in the manner prescribed therein explaining that the planning commission intends to prepare such a plan and requesting the recipient's cooperation and comment.
- (c) After preparing a proposed master plan, the planning commission shall submit the proposed plan to the city commission for review and comment. The process of adopting such plan shall not proceed further unless the city commission approves the distribution of the proposed plan.
- (d) Once the city commission approves the distribution of the proposed plan, the planning commission shall submit the plan for review and comments to the entities identified in Public Act No. 33 of 2008 (MCL 125.3801 et seq.), and in the manner provided therein.

(Ord. No. 577, § 2, 5-11-2009)

Sec. 30-36. - Master plan; adoption.

A master plan may be adopted as a whole or by successive parts corresponding with major geographic areas of the city or with functional subject matter areas of the master plan.

- (1) Before approving a proposed master plan, the planning commission shall hold not less than one public hearing on the plan, which hearing shall be held after the expiration of the deadline for comment under section 41(3) of Public Act No. 33 of 2008 (MCL 125.3841). The planning commission shall give notice of the hearing not less than 15 days before the hearing and in the manner provided in section 43(1) of Public Act No. 33 of 2008 (MCL 125.3843).
- (2) The approval of the proposed master plan shall be by resolution of the planning commission upon the affirmative votes of not less than two-thirds of the members of the planning commission. The resolution shall be in the form required by section 43(2) of Public Act No. 33 of 2008 (MCL 125.3843). Following approval the planning commission shall submit a copy of the master plan to the city commission.
- (3) Approval of the proposed master plan by the planning commission is the final step for adoption of the master plan, unless the city commission by resolution has asserted the right to approve or reject the plan. In that case the procedure for final approval shall be as set forth in section 43 of Public Act No. 33 of 2008 (MCL 125.3843). Upon final adoption of the master plan, the planning commission shall submit the adopted plan to the same entities to which copies of the proposed plan were required to be submitted. (Resolution 5/11/09)
- (4) An extension, addition, revision, or other amendment to a master plan shall be adopted by following the procedure under sections 39, 41 and 43 of Public Act No. 33 of 2008 (MCL 125.3839, 125.3841 and 125.3843) subject to the further provisions of section 45(1) of Public Act No. 22 of 2008 (MCL 125.3845).

(Ord. No. 577, § 2, 5-11-2009)

MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 119 of 2024

Senate adjourned until Tuesday, August 13, 2024 10:00 AM

House adjourned until Tuesday, August 13, 2024 1:30 PM

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MCL - Section 125.3843

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MICHIGAN PLANNING ENABLING ACT (EXCERPT)

Act 33 of 2008

125.3843 Proposed master plan; public hearing; notice; approval by resolution of planning commission; statement; submission of copy of master plan to legislative body; approval or rejection by legislative body; procedures; submission of adopted master plan to certain entities.

Sec. 43.

(1) Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan. The hearing shall be held after the expiration of the deadline for comment under section 41(3). The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission shall also submit notice of the public hearing in the manner provided in section 39(3) to each entity described in section 39(2). This notice may accompany the proposed master plan submitted under section 41.

(2) The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city or village planning commission or not less than a majority of the members of a township or county planning commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the master plan. A statement recording the planning commission's approval of the master plan, signed by the chairperson or secretary of the planning commission, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the

text of the master plan, on the future land use map. Following approval of the proposed master plan by the planning commission, the secretary of the planning commission shall submit a copy of the master plan to the legislative body.

(3) Approval of the proposed master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan. A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.

(4) If the legislative body rejects the proposed master plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the legislative body's objections and revise the proposed master plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until the legislative body approves the proposed master plan.

(5) Upon final adoption of the master plan, the secretary of the planning commission shall submit, in the manner provided in section 39(3), copies of the adopted master plan to the same entities to which copies of the proposed master plan were required to be submitted under section 41(2).

History: 2008, Act 33, Eff. Sept. 1, 2008

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PROPOSED
City of Gladstone
**MASTER
PLAN**

Adopted: April 7, 2015
Amended: July XX, 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

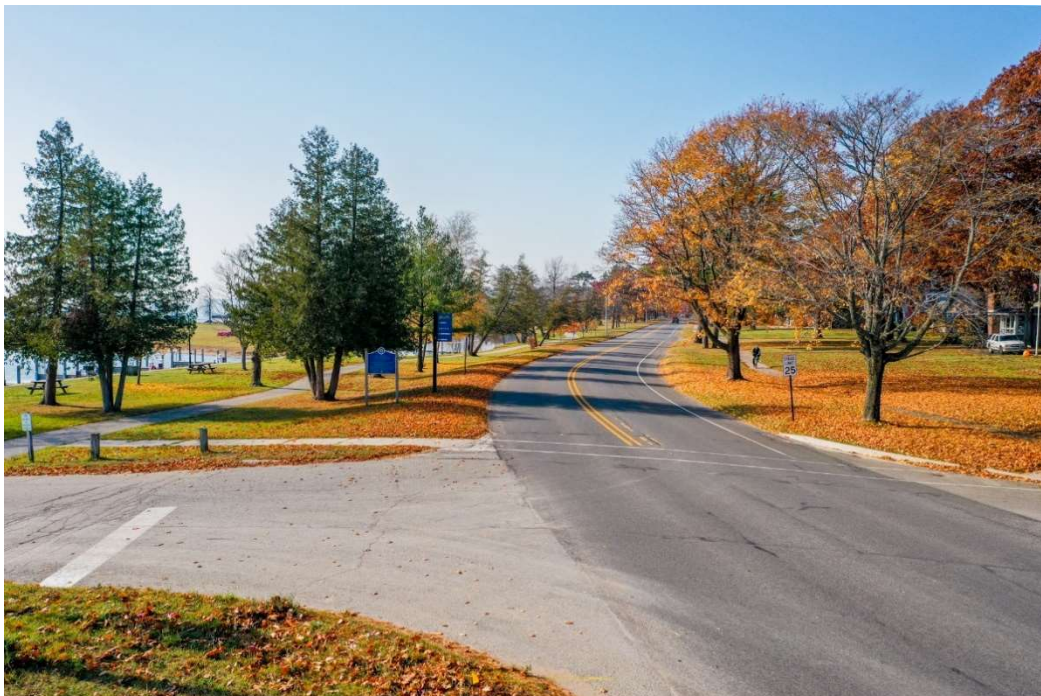


Photo Credit: Visit Escanaba

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.

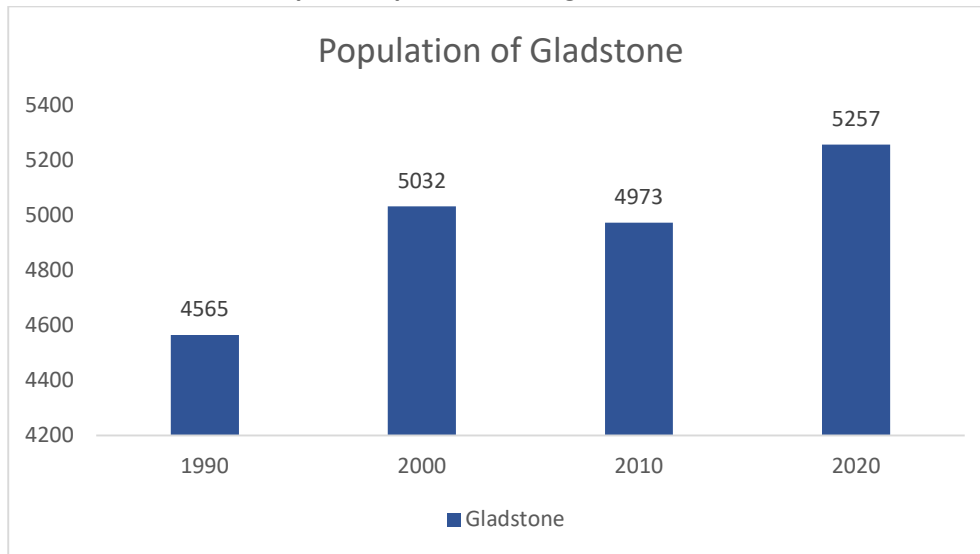
Table 1: Population Change in Gladstone and Surrounding Communities

	2020	% Change in 2020	2010	% Change in 2010	2000
Gladstone	5,257	5.7%	4,973	-1.2%	5,032
Escanaba	12,450	-1.3%	12,616	-4.0%	13,140
Escanaba Township	3,496	0.4%	3,482	-2.9%	3,587
Brampton Township	1,023	-2.6%	1,050	-3.7%	1,090
Wells Township	4,876	-0.2%	4,885	-3.2%	5,044
Delta County	36,903	-0.4%	37,069	-3.8%	38,520
Michigan	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
Under 5 years	299	9.3%	274	-13.2%	315
5 to 9 years	389	-9.0%	428	32.4%	323
10 to 14 years	261	-28.1%	363	-5.0%	382
15 to 19 years	502	32.8%	378	1.3%	373
20 to 24 years	410	229.8%	124	-45.5%	228
25 to 34 years	629	30.4%	482	-11.8%	547
35 to 44 years	550	-21.0%	696	-6.8%	747
45 to 54 years	672	6.4%	632	-6.6%	676
55 to 64 years	641	18.3%	542	11.3%	487
65 to 74 years	382	2.4%	373	-22.0%	478
75 Years +	475	-30.3%	681	43.1%	476

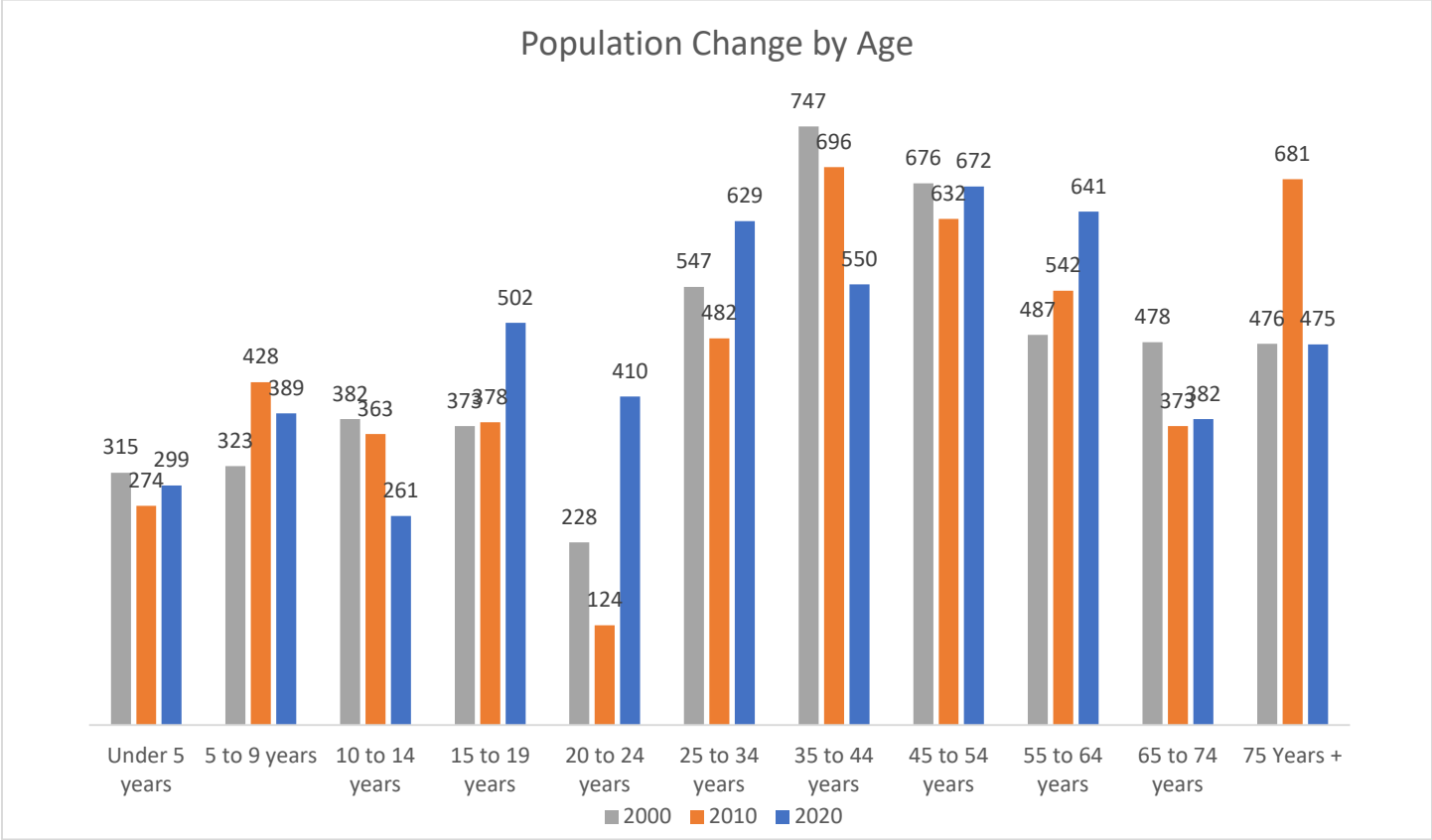
Source: US Census: 2000, 2010, 2020



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
Occupied	2,297	2,182	2,126
Vacant	249	249	163
TOTAL	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
Owner-Occupied	1,283	73.4%	1,676	68.9%	1,683
Renter-Occupied	465	26.6%	506	20.8%	443
TOTAL	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
Single-Family Homes	1955	1971
Multi-Family Homes	377	366
Mobile Homes	214	161
TOTAL	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
Gladstone Median Household Income	\$54,528	23.96%	\$43,990
Escanaba Median Household Income	\$36,173	24.18%	\$29,130
Delta County Median Household Income	\$51,117	14.52%	\$44,637
Michigan Median Household Income	\$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
Gladstone Poverty Rate	17.7%	10.2%
Escanaba Poverty Rate	17.3%	Unavailable
Delta County Poverty Rate	12.4%	12.7%
Michigan Poverty Rate	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
Gladstone Employment Status	2374	2269	96%	105	4%
Escanaba Employment Status	5227	4901	94%	326	6%
Delta County Employment Status	16044	15239	95%	805	5%
Michigan Employment Status	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 9th Street is home to the Recreation Building and 10th 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

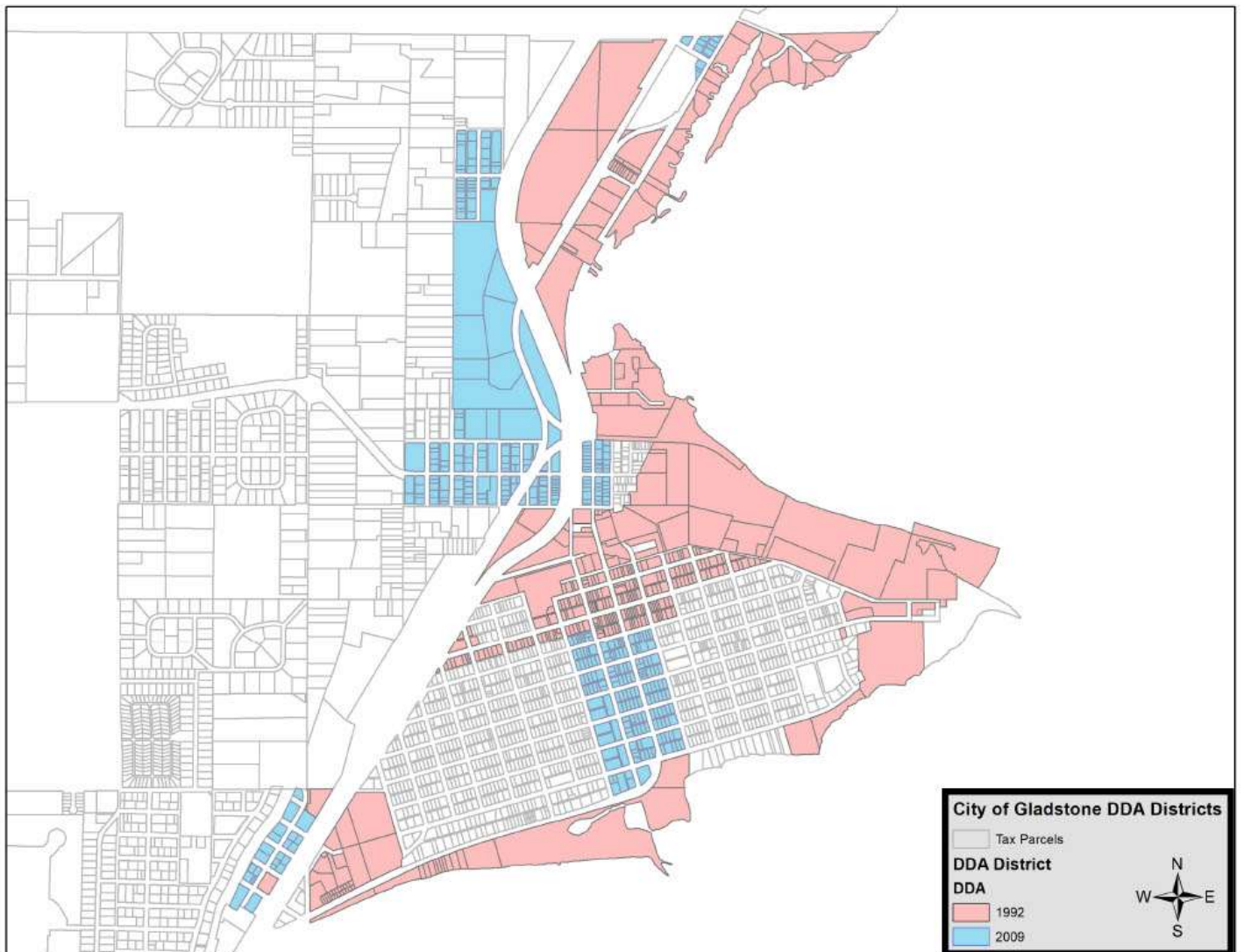
The future shape of Gladstone as a community is strongly tied to the city's ability to maintain its existing economic base while continuing to diversify and attract new employers. The city has made a concerted effort toward this goal already, and some of the economic and community development tools the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



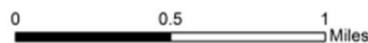
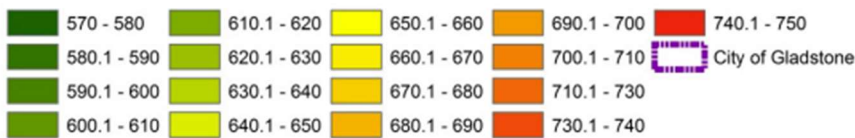
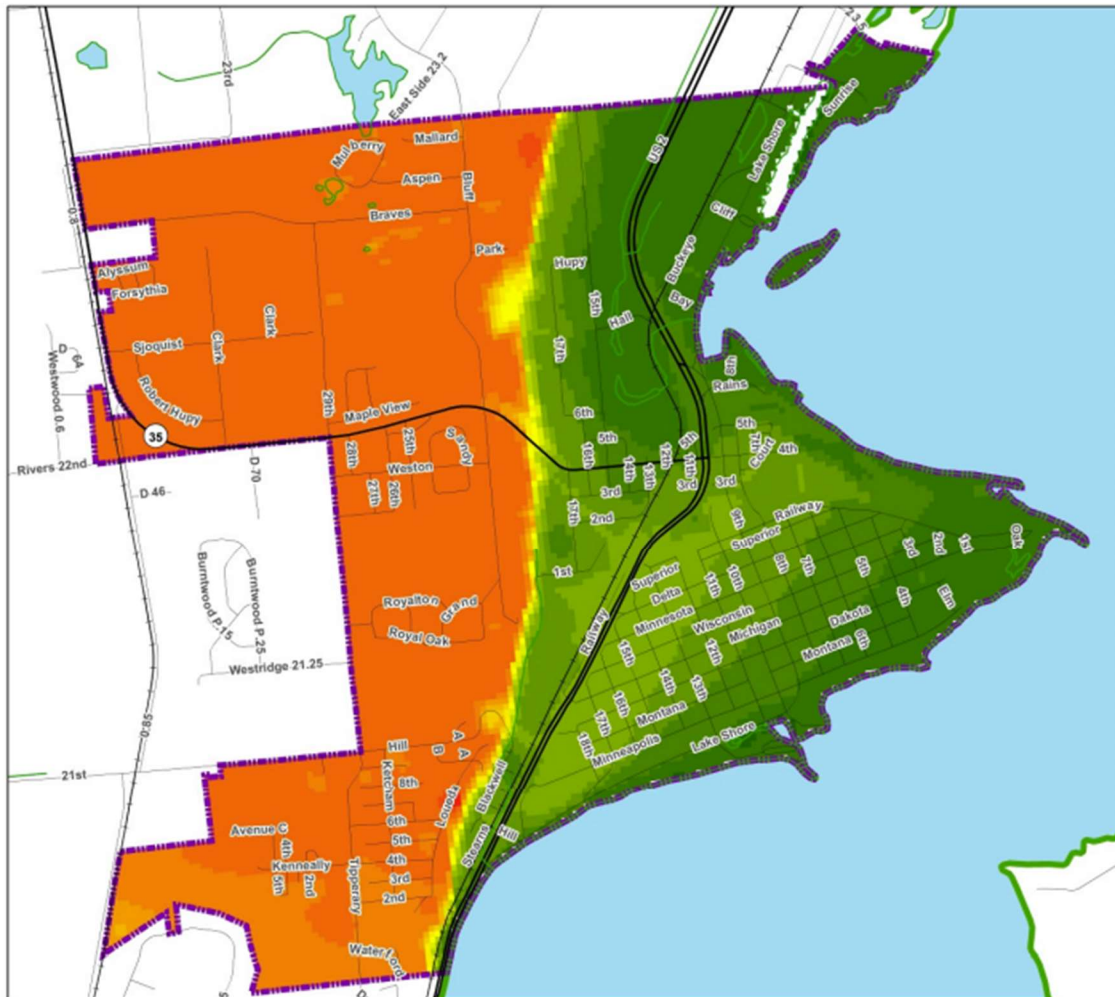
Natural Features

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



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CLEAR AND CONNECTED

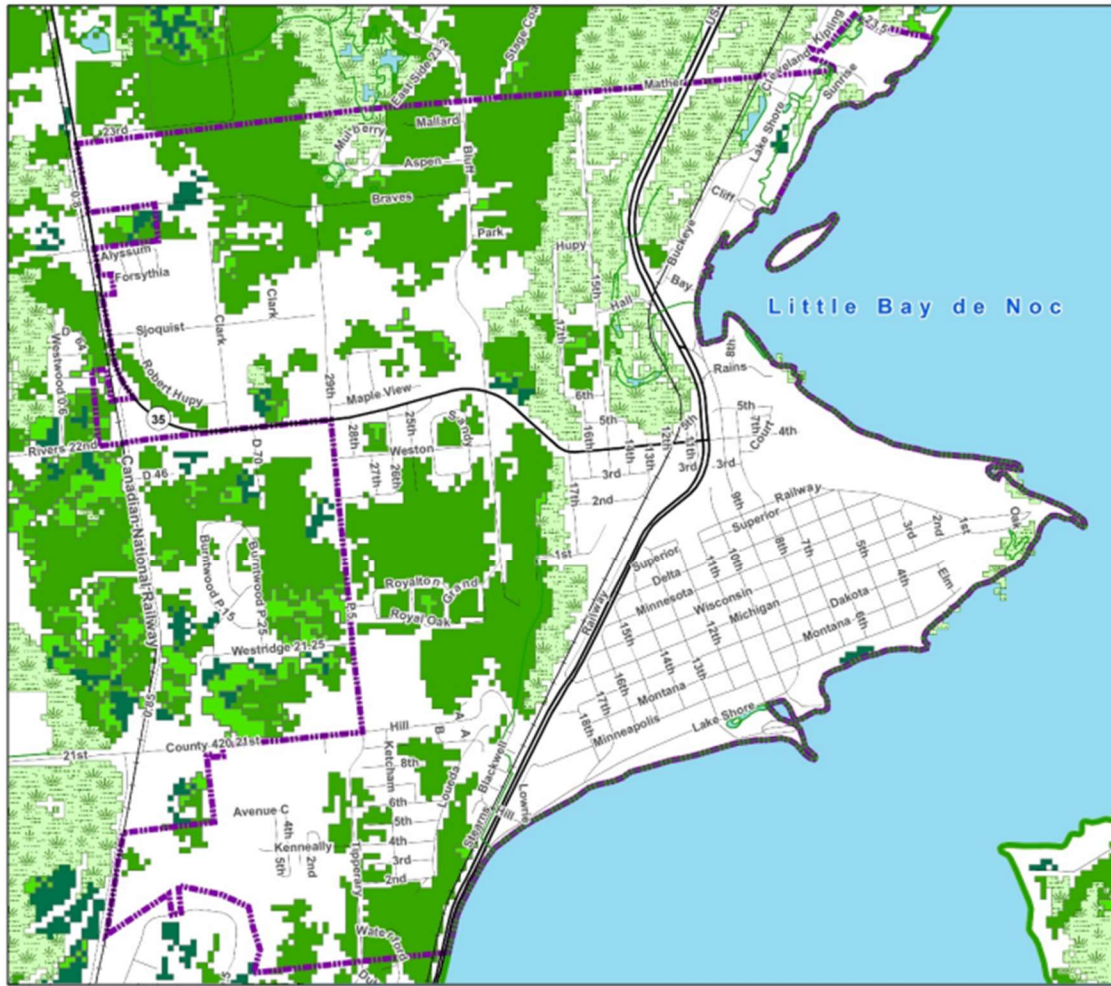
Sources: Michigan Geographic Data Library,
DOI and USGS
Created June 30, 2014

Wetlands & Woodlands

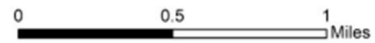
Among Gladstone’s assets is a large amount of open land within the city’s boundaries. The northeastern portion of the city is dominated by wetlands, while the rest of the city’s open land is predominantly forested. A primary challenge for future development will be to develop in harmony with the landscape, retaining the city’s natural character.

Woodlands Map

City of Gladstone
Delta County, Michigan



- Evergreen Forest
- Deciduous Forest
- Mixed Forest
- Woody Wetlands
- City of Gladstone



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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:

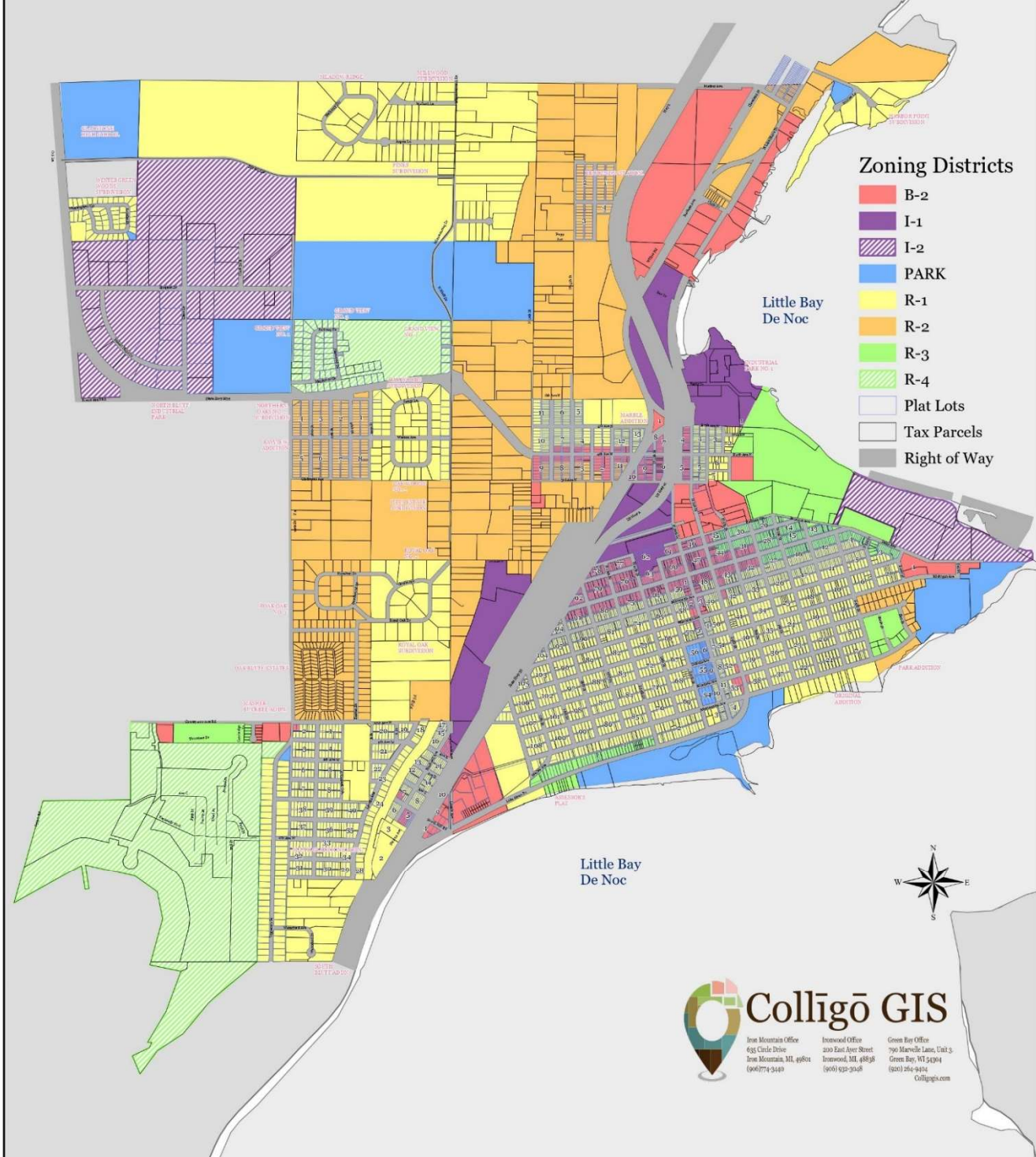
1. Downtown Gladstone & Wayfinding
2. Residential Areas
3. Commercial Areas
4. Currently Vacant Waterfront
5. Open Spaces
6. Complete Streets
7. Industrial Areas

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 9th 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.

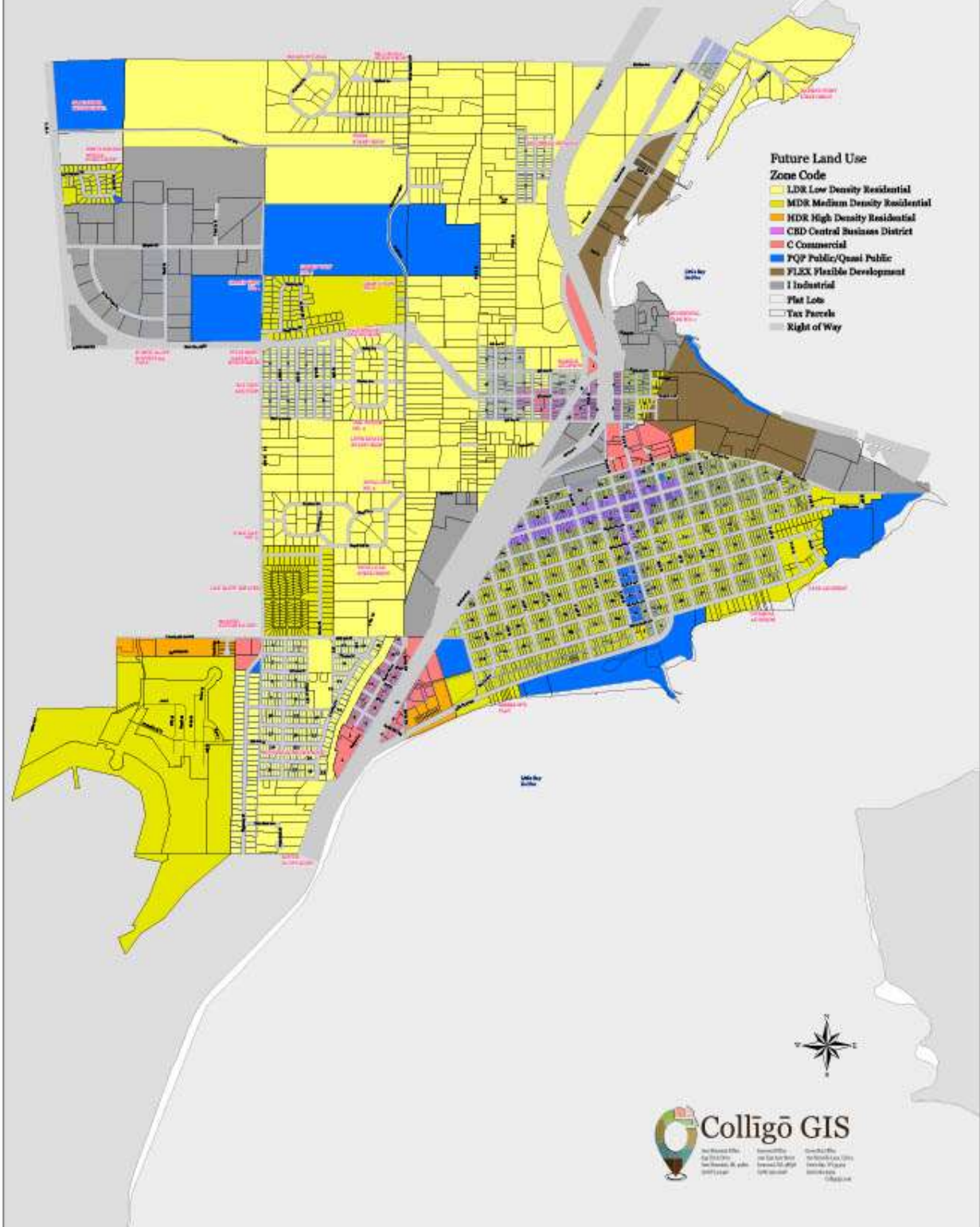
Industrial (I)

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 & 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 & 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 from the highway .	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



Thursday, July 25, 2024

City of Gladstone
c/o Renée Barron
1100 Delta Avenue
Gladstone, MI 29837

BY EMAIL: rbarron@gladstonemi.gov

Subject: Gladstone Master Plan Review

Dear Ms. Barron,

I am writing to inquire on the status of Gladstone’s master plan amendment. Per your letter to me dated October 12, 2023, you explained that the City intended to update the master plan. You also “request[ed our] cooperation in the planning process and invite[d our] community to comment on the plan.”

In that letter, you noted that Gladstone was to “notify [us] and send [us] a link to the document for [our] review and comment.” As far as I’m aware, we never received any such notice – unless it slipped past me, which is a real possibility. Late last week, I recalled that this project was still outstanding, so I checked the City of Gladstone’s website. It was there that I saw that the amendment’s review and comment period closed on June 10. I was disappointed to learn of this, as I was anxious to have our Planning Commission engage with this amendment.

On behalf of the City of Escanaba, I ask that the City of Gladstone allow some more time for us to review and comment on your proposed master plan amendment. I do not know if other jurisdictions were given a chance for review and comment, but I humbly ask that any others in the same situation as Escanaba be given the same extra time, if so granted.

Best regards,

Tyler Anthony
Planning & Zoning Administrator



Renée Barron

From: John M. Pickard <jpickard@alumni.nmu.edu>
Sent: Monday, August 5, 2024 1:31 PM
To: Renée Barron; Patricia West; Eric Buckman; Joe Thompson
Subject: Gladstone Michigan Soo Line Steam Engine #730 Authority Request

Dear Ren'ee, Patricia, City of Gladstone Planning Commission,

I kindly request that the following be given due consideration:

In recent years, our Authority has presented plans and objectives to the city outlining our future vision for the historical steam locomotive #730 and its current location. However, it has come to our attention that the current master plan may impede future opportunities by lacking a clear purpose to guide our Authority's allocation of resources and objectives for the future expansion and ongoing improvement of locomotive #730.

While previous master plans have acknowledged the need to develop this site, the new master plan fails to address any potential growth for this location. Therefore, I respectfully ask to be included on the agenda for a discussion on appropriate strategies that our Authority would like to see incorporated into the master plan for this site.

Best regards,

John Pickard
President
Gladstone Michigan Soo Line #730 Authority

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: August 13, 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:

PUD-80 Delta Avenue

BACKGROUND: Last September Josh King submitted a site proposal to the City of Gladstone for a restaurant, harbor, parking lot and a retail/restroom facility at 80 Delta Avenue. The site plan was approved by the Planning Commission and the approval required a rezoning as he is currently located in an I-2 (Heavy Industrial) district. His proposed activities would require a re-zone. The City was planning on rezoning the Northshore area to Flex Zoning but after consulting with our advisors they suggested we utilize a PUD (Planned Unit Development) District for this area as our current code would support that. For the area to the west of Mr. King (the Northshore), we will also consider PUD zoning as per our consultant so this PUD would be consistent with the surrounding area.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

- Fact Finding Report for PUD
- Minutes from 9-12-23 Meeting where Site Plan Approval was given
- Notice of Public Hearing for Residents within 300'
- Notice to Daily Press of Public Hearing
- Survey Drawing of Site

RECOMMENDATION: Conduct public hearing and recommend rezoning of I-2 to PUD to the City Commission with any proposed conditions.



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 8th, 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 or by phone at 428-2311.

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone



GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
September 12, 2023
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, September 12, 2023 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commissioner Haulotte called the regular meeting of the Gladstone Planning Commission to order at 5:00PM. The meeting was moved to the Electric Department conference room as election testing was occurring in chambers. A notice was posted on the door and staff were instructed to direct public to the Electric Department.

ROLL CALL: Commissioners present included: Haulotte, Woodworth, Noreus, Strom, DeFiore and Butch (5:06PM). Commissioners excused: Leonard **Welcome to new Planning Commission John DeFiore.**

APPROVAL AND/OR CORRECTIONS OF:

- June 6th, 2023 Regular Meeting Minutes
Motion by Commissioner Noreus; seconded by Commissioner Woodworth to approve the June 6th, 2023 Regular Meeting Minutes as presented. MOTION CARRIED

ADDITIONS TO AGENDA-None

PUBLIC HEARINGS-None

UNFINISHED BUSINESS

- Master Plan Introduction
Patricia West provided an overview of the sub-committee's efforts at putting together the Master Plan. The plan was reviewed, and changes were noted. Maps will be reviewed at the next regular meeting. Once the maps are in place then it will be ready to be introduced to the public.

NEW BUSINESS

- Josh King-Site Plan Review-Queen City
Renée Barron reviewed the applicant's proposal for a new restaurant on the lake at property located at 80 Delta Avenue. Mr. King is proposing a 2800 SF of restaurant space via a barge on the lake and building a new structure on the land that would house 2400 SF of retail space and restroom facilities for the restaurant. Much discussion took place regarding the application.

Mr. King was available to answer questions. The restaurant would be open seasonally and the retail area could be open year-round. The Planning Commission discussed at great length how the proposal fits in with the future Northshore development, access to the property, parking, accessibility, the harbor opportunities, and future development of

the site. In addition, the Planning Commission discussed the zoning of the property as it stands and the potential for change as well as the future zoning map.

Motion by Commissioner Strom; seconded by Commissioner Butch to approve the site plan as submitted by the applicant; Josh King subject to the following conditions:

- 1) **That the current zoning of the site which is I-2 Heavy Industrial be changed to a zoning district which would accommodate the proposed use.**
- 2) **That a permit from the Michigan DEQ be acquired and complied with.**
- 3) **That a food service facility license be acquired and provided to the City prior to restaurant operations.**
- 4) **That a building permit be secured from the county prior to beginning development.**
- 5) **That any permits or licenses required by law be secured prior to operations of the site.**

If the above conditions are not met by the applicant this site plan approval shall be considered rescinded and be null and void. MOTION CARRIED

PUBLIC COMMENT: None

INFORMATION SHARING

COMMUNITY DEVELOPMENT DEPARTMENT

- 4. ZBA Appeal-Renée Barron reviewed the latest appeal regarding Jeff Diebold’s property at 11 S. 9th Street.

COMMISSIONER COMMENTS

Commissioner Strom and Butch commended the City staff on the handling of the Master Plan review process.

Commissioner Haulotte voiced some concerns about suspicious activities around the First Lutheran Church, property maintenance issues near his property and the visibility of Public Safety in the community.

ADJOURNMENT

With no further business the meeting adjourned at 7:20PM.

NEXT REGULAR MEETING SCHEDULED FOR October 3rd, 2023 at 5:00PM.

Renée Barron
Recording Secretary

Howard Haulotte, Chairman

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, the Zoning Administrator for the City of Gladstone has received an application for a Planned Unit Development (PUD) to be located at **80 Delta Avenue, Gladstone, MI**. The property is currently zoned I-2 Heavy Industrial, **Josh King is the owner and applicant**.

A **PUBLIC HEARING** is set for **Tuesday, August 13th at 5:00 P.M.** (EST) in the Gladstone City Commission Chambers located at 1100 Delta Avenue, Gladstone, Michigan. The purpose of the public hearing is to hear the request for the final site plan for a restaurant, retail store, parking lot and harbor.

The subject property is currently zoned I-2 Heavy Industrial. The applicant is requesting a rezoning to PUD (Planned Unit Development) Any land use or mix of land uses that are authorized in the City of Gladstone may be considered for a PUD.

Legal Description of 80 Delta Avenue is: 21-052-622-002-51- Part of Government Lots 1 & 2 of Section 22 & Part of Lake Michigan Unpatented Bottomlands Section 22 T.40N., R.22W.

Attached is a copy of the plan. Public comment may be provided during the meeting; submitted at City Hall, 1100 Delta Avenue, Gladstone, MI 49837; or emailed to Community Development rbarron@gladstonemi.gov. Written correspondence must include your name and address and should be received **PRIOR** to the hearing date

This notice is being mailed to you as required by the Gladstone City Ordinances as your property is located within 300 feet of the property requesting PUD. You are not required to attend this meeting nor provide notice of any type if you choose not to.

The meeting site is accessible, including handicapped parking. People with disabilities requiring additional accommodation in order to participate in the meeting should call the Zoning Administrator prior to the hearing.

Sincerely

Renée Barron, Zoning Administrator
1100 Delta Avenue
Gladstone, MI. 49837
(906) 428-2311

NOTICE OF PUBLIC HEARING GLADSTONE PLANNING COMMISSION

Please take notice that the City of Gladstone Planning Commission will hold a public hearing at 5:00 PM on **Tuesday, August 13th** in the Commission Chambers, City Hall, 1100 Delta Avenue, Gladstone, Michigan, to consider a Planned Unit Development. The subject property is located at 80 Delta Avenue and will include a harbor, restaurant and a retail facility. You are hereby invited to voice your opinion by attending the public hearing. You may also submit a written statement to Renée Barron, Zoning Administrator, at rbarron@gladstonemi.com or 1100 Delta Avenue, Gladstone, Michigan 49837. The statement should include your reasons for approval or disapproval, your name and address. The proposed project is available for review on our website at www.gladstonemi.gov.

Renée Barron
Zoning Administrator
City of Gladstone
428-2311

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, 3-26-2007)

State Law reference— Planned unit developments, MCL 125.3503.



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, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Site Plan Review

Location: 1103 Delta Avenue

Applicant: Gallery B Smiles

Zoning: B-2 Commercial

Owner: Kyle Bosk

Dear Planning Commission Members:

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

The applicant above is proposing an addition on his building located at 1103 Delta Avenue. The addition would add 763 SF and would extend North and West of the existing building. The addition is needed for his expanding business.

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

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

Gladstone Code of Ordinances

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



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

**GIS Mapping—City of Gladstone
Google Earth**

Staff Report/Fact Finding Results

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

B. Lot Area Requirements: The minimum lot size in B-2 is 0 square feet and the minimum lot width is 0'. There is a maximum ground coverage ratio of 60% in B-2, the front setback in B-2 is 20', side setbacks are 0', the rear setback is 10' and the height limit is 40'. The addition is looking to encroach on the front setback using section 30-553-additional height & placement regulations (a) which allows us to look at the average setbacks of adjoining lots. Existing buildings to the east and north are utilizing 0' setbacks so the proposed setback of 1' from the property line (approx. 5' inside sidewalk) is consistent with adjoining lots. All the other setbacks and coverage ratio limit were reviewed for compliance and were met. Lot size: 3920SF, coverage limit is 60% or 2352 SF, the proposed addition and existing building would cover 2344SF.

C. Off Street Parking: Off street parking requirements were not reviewed as there has never been any off-street parking provided at this downtown location. 18 public spaces along Delta are provided within 1 block of the office. In addition, two public parking lots are within a 1 block radius affording plenty of space for customers and staff. City staff reviewed the proposal and feel parking at this location is adequate. Section 30-583 (e) allows a modification of parking requirements as necessary to secure appropriate development. Because of the overflow of public parking spaces available staff suggest waiving the off-street parking requirement.

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

SUMMARY AND RECOMMENDATION

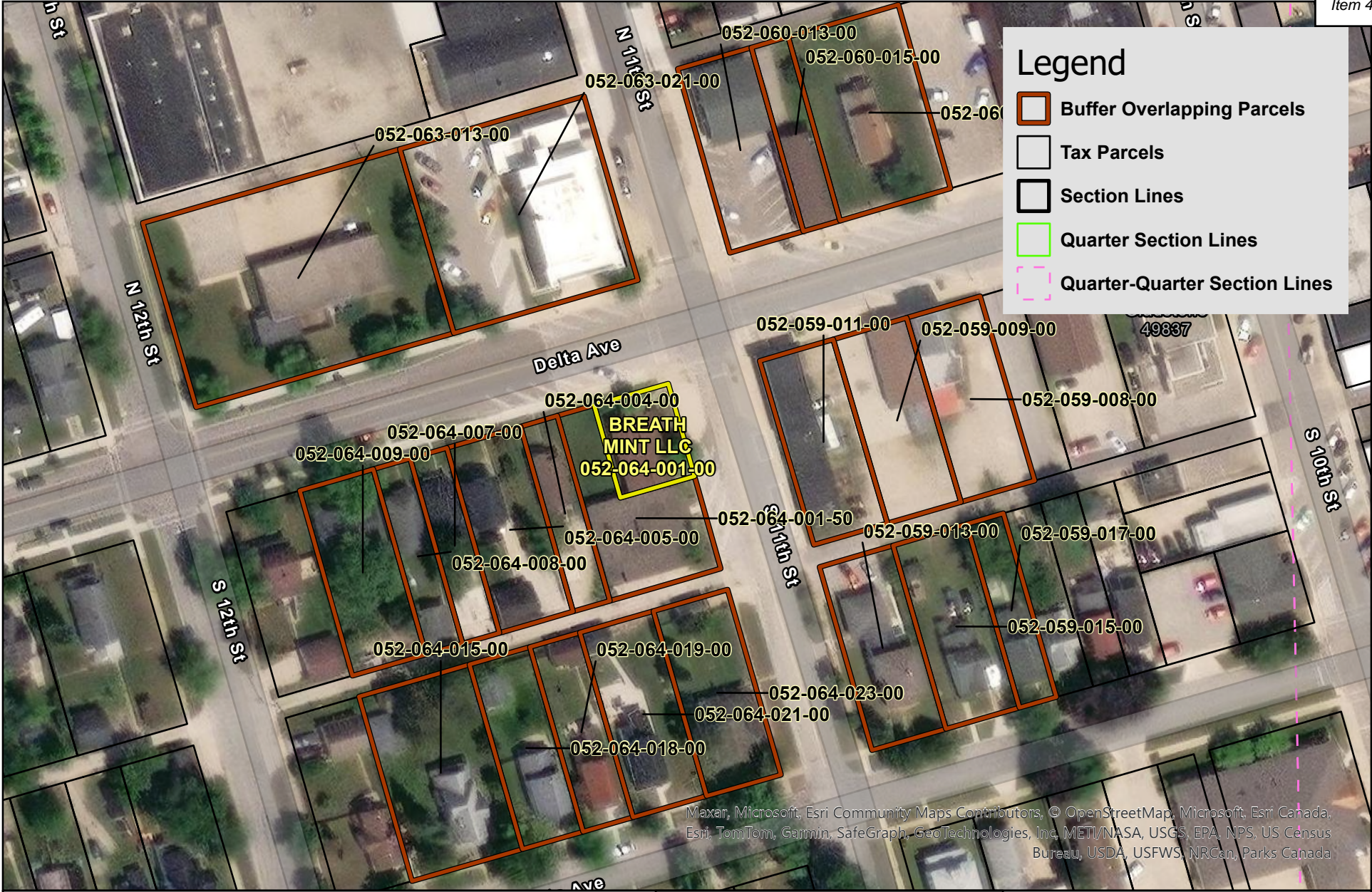
Staff recommendation is for approval of the zoning use as submitted.

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

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone



City of Gladstone
 400 N 10th Street and 408 N 10th Street
 Easement

0 50 100
 Feet

Map Date | 8/824
 Drawn By | R. Hansen

Colligō GIS

Iron Mountain Office
 635 Circle Drive
 Iron Mountain, MI, 49801
 (906) 774-3440

Ironwood Office
 200 East Aves Street
 Ironwood, MI, 49836
 (906) 932-3948

Green Bay Office
 790 Marquette Lane, Unit 3
 Green Bay, WI 54304
 (920) 254-9404
 Colligogs.com

Sec. 30-583. - Off-street parking.

- (a) Off-street parking shall be provided within the city for motor vehicles. The minimum number of parking spaces, which shall be provided, are as follows:

Use	Spaces Required
Apartments and townhouses	2 per dwelling unit or floor area in square feet divided by 440, whichever is greater
Banks	1 per 150 square feet of floor space
Barbershops and beauty parlors	2 plus 1.5 per chair
Bed and breakfasts	1 per sleeping room
Bowling alleys	5 per lane in addition to spaces required for restaurant facilities
Churches, theaters, facilities for spectator sports, auditoriums, concert halls	0.35 times the seating capacity
Doctor and dentist offices	1 per 100 square feet of waiting room area, plus 1 per doctor or dentist
Fast food take-out establishments and drive-in restaurants	0.10 times the floor area in square feet
Funeral parlors	1 per 50 square feet of floor space
Furniture; appliance, household equipment, carpet and hardware stores; repair shops, including shoe repair; contractors' showrooms, etc., and museums and galleries	1.2 per 100 square feet of floor space
Gas stations	1 per pump, plus 2 per lift (in addition to stopping places adjacent to pumps)

Golf courses	7 per hole
Hotels and motels	1.2 per room in addition to spaces required for restaurant facilities
Laundromats	0.5 per machine
Mobile home subdivisions and parks	2 per mobile home
Offices	1 per 300 square feet of floor space
Restaurants, except drive-ins	1.2 per 100 square feet of floor space
Retail stores and service establishments	1 per 150 square feet of floor space and outdoor sales space
Roominghouses, fraternities, sororities, dormitories, adult foster care facilities, family or group day care homes	0.4 times the maximum number of occupants
Single-family and two-family dwellings	2 per dwelling unit
Warehouses	1 per 500 square feet of floor space
Other businesses and industrial uses	0.75 times the maximum number of employees on the premises at any one time

- (b) Where calculation of off-street parking space in accordance with the table set forth in subsection (a) of this section results in requiring a fractional space, any fraction of a space less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- (c) Required off-street parking shall be provided on the lot to which it pertains.
- (d) The use of any required off-street parking space for the storage of a motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, shall be prohibited.
- (e) The zoning administrator may permit a modification of the required location of off-street parking facilities and/or the amount of off-street parking facilities required if, after investigation, he finds that such modification is necessary to secure an appropriate development of a specific parcel of land,

provided that such modification will not be inconsistent with the spirit and purpose of this section, public safety and substantial justice.

(f) The following minimum design standards shall be observed in laying out off-street parking facilities:

Parking Angle (degrees)	Stall Width (feet)	Aisle Width (feet)	Stall Length (feet)	Curb to Curb (feet)
0—15	9	12	23	30
16—37	10	11	19	47
38—57	10	13	19	54
58—74	10	18	19	61
75—90	10	24	19	63

(g) Landscaping of off-street parking lots.

(1) *Purpose.* The purpose of this Code section is to promote the general welfare of the city by requiring landscaping for off-street parking lots, as defined herein, intended to promote pedestrian safety through better traffic control; reduce air and water pollution; reduce stormwater impacts; to shade and cool parking areas; provide a buffer between adjoining land uses; and enhance the appearance of parking lots and their visual impact from public sidewalks and streets.

(2) *Definitions.*

- a. *Parking lot* means off-street surface parking lots and other areas used for the parking, service sale or storage of vehicles, where such parking lot or area consists of more than 10,000 square feet.
- b. *Perimeter parking lot landscaping* means landscaping located inside the area used for the parking, service, sale, and storage and maneuvering vehicles.
- c. *Interior parking lot landscaping* means landscaping located inside the area used for the parking, service, sale, and storage and maneuvering of vehicle.
- d. *Trees* means deciduous shade trees or coniferous trees as shown on an approved list prepared by the city forester.

(3) *Development standards.*

- a. Landscaping shall be required for all parking lots as defined herein. A landscaping plan shall be included as part of the required site plan and subject to the same approval process. Minor modifications to the landscaping requirements may be approved where the circumstances of the site require it.
- b. *Perimeter parking lot landscaping.* These requirements shall apply to all parking lots as defined herein. The perimeter of the parking lot shall be bordered by a landscaped strip of soil not less than five feet wide and consisting only of the following:

1. A mix of deciduous shade trees and/or coniferous trees uniformly distributed and spaced not more than 35 feet apart; and
 2. Ground cover covering 100 percent of the exposed soil which cover shall consist of:
 - i. Low-growing ground plantings such as grass or flowers; and/or
 - ii. A planting of shrubs not more than 48 inches in height.
 - iii. No loose mulch shall be allowed as ground cover except under the canopy of shrubs and within two feet of the base of trees.
 - iv. In addition to the above, decorative landscaping stone may be used as ground cover to the extent that it does not make up more than 30 percent of the total ground cover.
 3. Provided that further, that where the perimeter parking lot landscaping areas abut a structure or where the parking lot access is shared with an adjoining parcel, such areas shall be landscaped as described above, or, at the discretion of the parking lot owner or operator, with paved sidewalks not less than six feet wide and planted with trees spaced not more than 35 feet apart in three feet by five feet tree wells.
 4. Where a parking lot abuts a residential district, the landscaping as required above shall include a wall, a sight-obscuring fence or sight-obscuring landscaping not less than six feet in height.
- (4) *Interior parking lot landscaping.* These requirements shall apply to all parking lots as defined herein except those used for the service, sale or storage of vehicles. In addition to the perimeter parking lot landscaping requirements, parking lots shall have not less than ten percent of the gross area of the interior of the parking lot devoted to landscaping. Pedestrian walkways shall not be included as part of such ten percent requirement. Such interior landscaping shall consist of:
- a. Not less than one tree for each ten parking spaces; and
 - b. Ground cover covering 100 percent of the exposed ground which cover shall consist of:
 1. Ground plantings such as grass or flowers; and/or
 2. A planting of shrubs not more than 48 inches in height.
 3. No loose mulch shall be allowed as ground cover except under the canopy of shrubs and within two feet of the base of trees.
 4. Where there are more than 12 contiguous parking spaces in a row, there shall be a landscaped strip created separating each 12 spaces from the next contiguous space. Such landscaped strip shall be at least six feet in width and contain shade trees and/or ground cover as described in subsection (3)b.2. above.
- (5) *Tree requirements.* The trees used in the landscaping requirements hereunder may already exist on the site or may be planted. Not less than one-half of the total number of trees shall be of a type characterized by moderate growth and expected to reach a mature height of more than 30 feet. At the time of approval of the site plan, trees used for landscaping hereunder, whether existing on the site or planted, shall be not less than ten feet in height and have a trunk diameter of not less than two and one-half inches caliper size six inches above the ground.
- (6) *Protective requirements for landscaping.* All landscaping hereunder shall be provided with suitable curbing, which may consist of landscaping timbers, cast-in-place concrete or pre-cast concrete, for the purpose of protecting landscaped areas from damage by vehicles, snow removal operations or other activities on the site.
- (7) *Maintenance of landscaping.* In addition to the requirements of any other applicable ordinance or statute, the parking lot owner and/or operator shall be responsible for maintaining the landscaping required hereunder, which maintenance shall include:

- a. Any necessary cutting or trimming of shrubs to insure continued compliance with the requirements hereunder, such as height or spacing requirements.
 - b. Any replacement of trees, shrubs or ground cover, which are dead or dying or otherwise, removed and which are necessary to continued compliance with the requirements hereunder.
 - c. Any other replacement or repair necessary to insure continued compliance with the requirements hereunder.
- (8) Applicability of this section.
- a. The landscaping requirements hereunder shall apply to:
 1. Any parking lot as defined herein constructed on or after the effective date of this section.
 2. Any existing parking lot as defined herein to which substantial changes or improvements are made or after the effective date of this section, such as:
 - i. Enlarging the area of the parking lot by more than 25 percent, or
 - ii. Removing and replacing the surface of a paved lot or changing a gravel surface to a paved surface, where either action involves 50 percent or more of the area of the parking lot.

(Code 1976, § 150.19; Ord. No. 453, § 305, 12-8-1986; Ord. No. 468, § 2, 5-28-1991; Ord. No. 558, §§ 1—7, 2005; Ord. No. 564, § 2, 3-26-2007; Ord. No. 577, § 2, 5-11-2009)

Cross reference— Parking, § 54-101 et seq.