



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

April 22, 2024

6:00 PM

AGENDA

CALL TO ORDER

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

PUBLIC HEARINGS

4. Public Hearing Water Department Application to USDA Rural Development.
5. Public Hearing Proposed Fiscal Year 2024-2025 Appropriations Ordinance No. 2024-630

PUBLIC COMMENT

CONFLICTS OF INTEREST

CONSENT AGENDA

6. City Commission Regular Meeting Minutes of April 8, 2024
7. DDA Regular Meeting Minutes of March 19, 2024
8. Parks & Recreation Advisory Committee Meeting Minutes March 5, 2024
9. Payment of Bills

UNFINISHED BUSINESS

NEW BUSINESS

10. Master Plan Amendment
11. 2024 Work Truck Bids
12. Arbor Day Proclamation
13. Right Of Way Permitting
14. Establishment of Land Based Mooring Field
15. Special Event Application - American Legion Riders Post 71 - Hot Rods and Harleys

CITY MANAGER'S REPORT

16. Information - City of Gladstone Building Permits

CITY COMMISSION & COMMITTEE REPORTS

BOARDS & COMMISSIONS REPORTS

CITY COMMISSIONER COMMENTS

CITY CLERK COMMENTS

CLOSED SESSION

ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 04-18-2024

Kimberly Berry, MiPMC
906-428-2311
kberry@gladstonemi.gov

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

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

A. Public Comment / Public Hearings

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

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

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: 04-22-2024

**Eric Buckman, City
Manager:**

Department: Water

Department Head Name:

Presenter: Rob Spreitzer

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:

Public hearing to file an application for federal financial assistance with the USDA Rural Development.

BACKGROUND:

The City of Gladstone intends to file an application for federal financial assistance with the U.S. Department of Agriculture, Rural Development, Rural Utilities Service. The project includes, improvements to the water distribution system and water intake piping and crib assembly for the Water Treatment Plant. These updates include water mains, valves, intake pipe and crib assembly. The purpose of the project is to replace the old water intake and crib assembly as well as installing a new 12-inch water main feeding the water storage reservoir. The estimated cost of the project is \$7,927,050. The project is anticipated to be constructed in 2025. The application for federal assistance will be filed, within 60 days, with the U.S. Department of Agriculture, Rural Development office.

FISCAL EFFECT: The City Water department needs funding to complete these projects. If this project plan is approved for funding, rates will be adjusted accordingly.

SUPPORTING DOCUMENTATION: See attached Letter from EGLE addressing the Intake and crib deficiencies.

RECOMMENDATION: Motion to authorize the Water Department to file an application for federal financial assistance with the US Department of Agriculture, Rural Development.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
BAY CITY DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

May 12, 2022

Eric Buckman, Manager
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837-0032

WSSN: 2640
County: Delta

Dear Eric Buckman:

SUBJECT: City of Gladstone Water System Sanitary Survey (Survey)

This letter confirms the Department of Environment, Great Lakes, and Energy's (EGLE) staff meeting with Mr. Rob Spreitzer on March 9, 2022, to complete a Survey of the City of Gladstone (City) water system, and to present the final findings, discuss areas for improvement, and identify timelines for corrective action where appropriate. The purpose of a Survey is to evaluate the water supply system with respect to the requirements of the Michigan Safe Drinking Water Act, 1976 PA 399, as amended (Act 399). It is also an opportunity to update EGLE's records, provide technical assistance, and identify potential risks that may adversely affect drinking water quality.

Since the last survey, EGLE acknowledges the City has completed the following water system improvements:

1. Replaced turbidity and chlorine residual monitoring equipment.
2. Rehabilitated the water plant clear well.
3. Updated the hydraulic model of the water distribution system.
4. Inspected the intake pipe and crib.
5. Completed miscellaneous improvements to the water plant building's exterior.

The following table summarizes EGLE's final findings from the Survey of the water system:

Survey Element	Findings
Source	Deficiency identified
Treatment	Recommendations made
Distribution System	Recommendations made
Storage	Deficiencies identified
Pumps	No Deficiencies/Recommendations
Monitoring & Reporting	Recommendations made
Management & Operations	Recommendations made
Operator Compliance	No Deficiencies/Recommendations
Security	No Deficiencies/Recommendations
Financial	No Deficiencies/Recommendations

Other	No Deficiencies/Recommendations
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Deficiencies:

Deficiencies indicate non-compliance with Act 399. The following deficiencies were identified during the survey:

1. R 325.10907: Intake inlet and pipeline

Rule 907(3) requires that the intake pipeline shall be constructed to reasonably protect against physical hazards associated with the surface water source. The most recent inspection report indicates the intake crib is in poor condition. Portions of the intake pipe are exposed on the lakebed and holes were observed in the exposed pipe. Zebra mussel colonization was observed on the intake crib and pipe. Replacement of the intake is identified as a fiscal year 2025 capital improvement project. To resolve this deficiency, complete replacement of the intake crib and pipeline by December 31, 2025.

2. R325.11112: Storage tanks generally; R325.11113: Gravity storage tanks

Rule 1112 states storage tanks shall have no unprotected openings. Rule 1113 states gravity storage tanks shall have a vent of sufficient size. Per Ten States' Standards, section 7.0.7, overflow pipes shall be fitted with 24-mesh non-corrodible screen. Use of a solid flapper or duckbill valve should be considered to minimize air movement and ice formation. Per section 7.0.8, access hatches to the tank's wet interior shall be fitted with a watertight cover which overlaps the framed opening and extends down around the frame by at least two inches. Per section 7.09, vents shall be fitted with 24-mesh non-corrodible screen. Elevated tanks shall also be fitted with a pressure/vacuum-style vent.

29th Street elevated tank -- The tank is not equipped with a pressure/vacuum-style vent. The overflow line is not fitted with 24-mesh screen. The tank appears to be experiencing excessive air flow into the overflow pipe during freezing weather. The entry hatch is not fitted with a watertight cover. An Act 399 construction permit has been issued for painting and modifications to the elevated tank. Completion of the permitted work would resolve the deficiency. To resolve the deficiency, complete the work and provide documentation of the corrections to EGLE by December 31, 2022.

North Bluff Drive ground level tank -- The entry hatches are equipped with gaskets, but the hatch cover hinges must be adjusted to ensure a watertight fit and proper overlap. The vent is not fitted with 24-mesh screen and may be undersized. The Bluff Drive tank is a ground level tank but is constructed on a hill and functions hydraulically like an elevated tank. The tank is not fitted with a pressure/vacuum-style vent, but installation of one may be appropriate to protect the structural integrity of the tank and to exclude sources of contamination during high-rate withdrawal incidents such as main breaks and fires. To resolve this deficiency, adjust the entry hatch hinges to provide a watertight fit, install 24-mesh non-corrodible screen on the existing vent, and provide documentation of the corrections to EGLE by July 15, 2022. Because 24-mesh screen has less open area than the existing screen, it may be necessary to enlarge the end of the vent pipe to provide equivalent air exchange with the finer screen. Evaluate the adequacy of the existing vent by December 31, 2022. If vent modifications are necessary, provide a plan to EGLE by March 31, 2023 for replacing the vent.

Required Actions:

The required actions listed below are not a deficiency but must be completed by the date indicated to avoid a future deficiency or significant deficiency designation.

1. To enhance operational flexibility, all chemical feed pumps are the same model and have the same nominal capacity. Actual pump output is limited by the size of feed tube. Submit a list of chemical feed pumps used at the water treatment plant, including the chemical being fed and the size and capacity of the feed tube, by August 15, 2022.
2. Seal the top of the phosphate feed tote immediately.
3. Submit a plan by August 15, 2022 for inspecting the coagulant static mixer for chemical buildup/plugging.
4. Residential cross connection inspections are conducted when staff are on site for other work. Begin scheduling and conducting additional residential inspections to ensure all customers are covered by your cross connection control program. Ensure satisfactory recordkeeping, reporting, and enforcement for residential cross connection accounts.
5. Update your general plan by December 15, 2022 by submitting a map showing pressure contours under peak demands.
6. Submit an updated reliability study by December 15, 2022.
7. Implement a three-point calibration of the pH probe by August 15, 2022 using 4.0, 7.0, and 10.0 pH buffers.
8. Implement the following procedure for the continuous chlorine analyzer by August 15, 2022:
 - a. Compare the residual reading from the continuous analyzer to a secondary DPD method at least weekly.
 - b. Record and retain the information from item a to document your instrument's verification history.
 - c. Verify the accuracy of the secondary DPD method by checking it against a known standard per the manufacturer's recommendation.
 - d. Maintain the continuous analyzer according to the manufacturer's requirements.
9. Begin reporting the pounds of fluoride solution fed each day on the monthly operation report (MOR) beginning with the June 2022 MOR.
10. A mixer has been installed in the clear well. The mixer is effective for reducing thermal and chlorine residual stratification, but it can reduce the disinfection (CT) credit awarded under the Surface Water Treatment Rule. To prevent any reduction in CT credit, the mixers should not be operated while the plant is in operation. Develop a standard operating procedure (SOP) for mixer operation by August 15, 2022. Alternatively, you may revise your plant start-up and shut-down SOPs to include operation of the mixers.
11. An updated asset management plan (AMP) and 5-year and 20-year capital improvement plan is due by May 31, 2023.

Recommendations:

The following are recommendations the City should consider to enhance its operations and to avoid future deficiencies:

1. Purchase a copy of AWWA Standard C-651-14 to use as a basis for disinfecting water mains during new construction and repairs.
2. Consider improvements (pipe recoating and dehumidification) to prolong the life of piping and steel components in the water plant.
3. Conduct daily verification of the bench turbidimeter with a secondary standard.
4. Provide secondary containment for the active PACI shipping tote, feed pump, and piping.

5. Consider additional safety enhancements to the chlorine feed system including elimination of interior access, construction of an observation window, and plugging of the floor drain and other potential pathways for chlorine gas escape.
6. Modify the monthly operation report to include the specific polymer product (currently Kemira Superfloc N300) being fed each month to allow EGLE to verify compliance with dose and monomer requirements.

Please contact this office within **60 days** of receiving this letter to acknowledge its receipt and respond to the above required actions and recommendations.

If you have any questions, please feel free to contact me at the phone number listed below or by email at LondonR@Michigan.gov.

Sincerely,

Robert London, P.E.

Digitally signed by Robert
London, P.E.
Date: 2022.05.12 08:27:19 -04'00'

Bob London
Surface Water Specialist
Engineering Unit
Drinking Water and Environmental Health Division
989-450-7834

Enclosure

cc/enc: Mr. Rob Spreitzer, City of Gladstone



City of Gladstone, MI

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

Staff Report

Agenda Date: 04-22-2024 Eric Buckman, City Manager: _____
 Department: City Commission Department Head Name: _____
 Presenter: Manager Buckman Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE: Conduct Public Hearing on Appropriation Ordinance No. 2024-630

BACKGROUND:

Conduct public hearing on Appropriation Ordinance No. 2024-630
Chapter 8, Sections 8 & 9 of the City Charter require the City Commission to adopt this ordinance.
This ordinance lists General Fund Expenses for the 2024-2025 Fiscal Year.

FISCAL EFFECT:

FY 2024-2025 Budget

SUPPORTING DOCUMENTATION:

Ordinance No. 2024-630

RECOMMENDATION:

Conduct Public Hearing for April 22, 2024 at 6PM Gladstone City Hall for public input on Ord. No. 2024-630
Motion to approve.

**Requires four commission members in the affirmative to pass an ordinance – Roll Call. If we do not have four commissioners present, the motion would be to table until the next regular meeting **

**CITY OF GLADSTONE
ORDINANCE NO. 2024-630**

AN ORDINANCE MAKING APPROPRIATIONS FOR THE CURRENT FISCAL YEAR FOR THE CITY OF GLADSTONE, MICHIGAN FROM APRIL 1, 2024 THRU MARCH 31, 2025 TO DEFRAY THE DEBTS, EXPENDITURES & LIABILITIES LEVYING THE AMOUNTS THEREOF NECESSARY TO BE RAISED BY TAXATION TO BE LEVIED ON THE NEXT CITY OF GLADSTONE JULY 2024 TAX ROLL, AND FURTHER AUTHORIZING AND REQUIRING THE LEVYING ON THE JULY 2024 CITY AND DECEMBER 2024 GENERAL TAX ROLLS OF ALL THE DELINQUENT AND UNPAID SPECIAL ASSESSMENTS, TOGETHER WITH PENALTIES THEREOF AS PROVIDED BY THE CITY TREASURER.

THE CITY OF GLADSTONE ORDAINS:

Section I. That pursuant to the provisions of the Charter of the City of Gladstone, and the provisions of the budget as adopted by the City Commission, appropriations are hereby made for the current fiscal year from April 1, 2024 thru March 31, 2025 for the assessments and purposes hereinafter designated as follows:

General Government	\$1,379,277.00
Cemetery	\$121,810.00
Public Safety	\$2,117,216.00
General Public Works	\$468,953.00
Parks & Recreation	\$657,430.00

Section II. That of the amounts appropriated in Section I of this ordinance, there shall be raised by taxation upon all 2023 tax levy the tentative sum of \$1,732,172.00 for the purpose of defraying the debts, expenditures, and liabilities of said City of Gladstone for the current fiscal year from April 1, 2024 thru March 31, 2025.

Section III. The City Clerk shall certify to the City Assessor tentative sum of \$1,732,172.00 to be levied upon the assessed valuation of all taxable property within the City of Gladstone on the General City of Gladstone July 2024 tax roll for the said City of Gladstone and laws of the State of Michigan.

Section IV. The City Clerk of the City of Gladstone shall report by June 15, 2024 and November 15, 2024 to the City Assessor of said City of Gladstone the amounts of all the several delinquent Special Assessments returned unpaid by the City Treasurer on such dates for all public improvements heretofore levied and assessed, together with the description of such lots and the amount(s) of the assessment levied upon such, together with the names of the owners whom such assessments were made, as contained in the Special Assessment Roll(s) prepared therefore and on file in the office of the City Treasurer, and the City Assessor is hereby authorized and directed to levy and spread the sums so assessed together with penalties as fixed against the persons and property respectively charged therewith in such special Assessment Rolls, in accordance with provisions of the City Charter of the City of Gladstone.

Section V. This ordinance shall be published and take effect ten (10) days after its publication.

Introduced:04-08-2024
Published: 04-16-2024 *DAILY PRESS*
Public Hearing: 04-22-2024
Adopted:

Published:
Effective:

CITY OF GLADSTONE

By: _____
Joseph Thompson, Mayor

By: _____
Kimberly Berry, City Clerk



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
April 08, 2024
6:00 PM

MINUTES

Mayor Thompson called the meeting to order followed by Invocation led by Mayor Pro-Tem Mantela.

Clerk Kimberly Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Robert Pontius

Commissioner Greg Styczynski

The following individuals spoke under Public Comment:

Deanna & Charles Kang, Owners of Gladstone Storage

Steve Viau, Delta County Commissioner

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to approve the consent agenda as presented. MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Commissioner Styczynski to approve accept the bid proposal from DeGrand Construction in the amount of \$233,470.00 for the installation of watermain on blocks 75 & 80 of Delta Avenue/Minnesota Avenue. MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Pontius to approve the request for disbursement of funds draw #21 totaling \$414,238.00. MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Styczynski to accept the Introduction of Appropriations Ordinance No. 2024-630 and set Public Hearing for Monday, April 22, 2024 at 6:00 PM in Gladstone Commission Chambers.

CITY OF GLADSTONE ORDINANCE NO. 2024-630

AN ORDINANCE MAKING APPROPRIATIONS FOR THE CURRENT FISCAL YEAR FOR THE CITY OF GLADSTONE, MICHIGAN FROM APRIL 1, 2024 THRU MARCH 31, 2025 TO DEFRAY THE DEBTS, EXPENDITURES & LIABILITIES LEVYING THE AMOUNTS THEREOF NECESSARY TO BE RAISED BY TAXATION TO BE LEVIED

ON THE NEXT CITY OF GLADSTONE JULY 2024 TAX ROLL, AND FURTHER AUTHORIZING AND REQUIRING THE LEVYING ON THE JULY 2024 CITY AND DECEMBER 2024 GENERAL TAX ROLLS OF ALL THE DELINQUENT AND UNPAID SPECIAL ASSESSMENTS, TOGETHER WITH PENALTIES THEREOF AS PROVIDED BY THE CITY TREASURER.

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respectively charged therewith in such special Assessment Rolls, in accordance with provisions of the City Charter of the City of Gladstone.

Section V. This ordinance shall be published and take effect ten (10) days after its publication.

Introduced:04-08-2024

XX-XX-XXXX DAILY PRESS

City of Gladstone website www.gladstonemi.org

Public Hearing: 04-22-2024

Adopted:

Published:

Effective:

CITY OF GLADSTONE

By: _____
Joseph Thompson, Mayor

By: _____
Kimberly Berry, City Clerk

MOTION CARRIED

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to reappoint Mr. Jim Andersen, Mr. Kevin Gendron, Mr. Steven O'Driscoll and Mr. Steven Soderman to the Gladstone EDC with term expirations of April 1, 2030. MOTION CARRIED

We have nine applications for the Parks & Recreation Director position, Parks & Recreation Advisory Board Member, Mr. Bob Bosk is on the Interview Committee, and we will begin the interview process soon.

Congratulations to the Gladstone Bravebots who came in 7th at States and are competing in Worlds in Houston Texas next week!! Good Luck!!

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 6:35 PM

Mayor Joe Thompson

Clerk Kimberly Berry



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

City Hall Chambers – 1100 Delta Avenue
 March 19, 2024
 8:00 AM

MINUTES

CALL TO ORDER

Board Vice Chair, Kyle Closs, called the meeting to order at 8:03 AM ET.

1. Roll Call

PRESENT	ABSENT
Joe Thompson	Jay Bostwick (Excused)
Daniel Becker	Jason Lippens (Excused)
Kyle Closs	Nathan Neumeier
Melissa Silta (Arrived at 8:07 AM ET)	
Robert LeDuc	

Staff Present: Patricia West & Renee Barron

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

2. Regular Meeting Minutes - February 20, 2024

Motion made by Closs, seconded by Thompson to approve the regular meeting minutes from February 20, 2024.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.

FINANCIALS

3. January Revenue & Expenditures Report

CONFLICTS OF INTEREST

ADDITIONS TO THE AGENDA

UNFINISHED BUSINESS

4. New DDA Board Member Introduction - Jacob Taylor (BayBank)

Jacob Taylor took a moment to introduce himself to the DDA Board.

5. NMPA Downtown Development & Revitalization Workshop

DDA Coordinator, Patricia West, provided a high-level overview of the key takeaways and ideas prompted from the workshop she attended with Board Chair, Jay Bostwick, on March 6th.

Motion made by Closs, seconded by Silta to create a three-board member Vision & Opportunity DDA Subcommittee with the intent to build out a five-year downtown action plan in alignment with the City Master Plan and the existing TIF plan.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.**6. North Shore Development**

Community Development Director, Renee Barron, joined the meeting to provide an update on the North Shore Development. The prospective developer has made an offer to the city to purchase the land, and the city is working with their attorney to review it and ensure the long-term vision is aligned with the city and tax revenue capture is secured for the future. Pending the status of the offer, a slideshow presentation may be available for the April DDA Meeting.

NEW BUSINESS**7. 2024/2025 Parks & Recreation Contract Renewal**

Motion made by Closs, seconded by Becker to approve the proposed 2024-2025 DDA/Parks & Recreation Contract for services to the Downtown District.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.**8. DDA Subcommittee Assignments**

The board recommends Jacob Taylor, Melissa Silta, and Robert LeDuc to the DDA Board Chair, Jay Bostwick, for appointment to the newly formed "Vision & Opportunity" DDA Subcommittee, intended to create a downtown action plan.

The board also recommends to the DDA Board Chair to reduce the size of the Old Fashioned Christmas Subcommittee to two DDA members, the DDA Coordinator, and the Event Coordinator.

No appointment was made to the vacancy on the DDA Business Subcommittee at this time, as the board would like to wait to see what direction the subcommittee is given by the Vision & Opportunity Subcommittee.

9. Parks & Recreation 10th Street Banners

Motion made by Closs, seconded by LeDuc for Parks & Recreation to work with Patricia West on the creation of the 10th Street Banners, approving up to \$2000 of DDA funds to cover the cost of the banners.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.

DDA Coordinator, Patricia West, indicated that the MACC grant we received from the Farmers Market covered the cost of some marketing supplies, and so we will also be pricing out new marketing materials for the Farmers Market, including a banner for the Farmers Market Square and a replacement banner to hang along the highway.

10. Relaunch of the Facade Grant Program

Motion made by Closs, seconded by Becker to establish an application round for facade grant funding of September 1st through October 31st each year, with application decisions made available before the end of the calendar year.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.**CITY COMMENTS & REPORTS**

11. City Manager
12. Community Development Director
13. DDA Coordinator

Patricia West provided an update on the items below.

Item 7.

- **City Website:** The City of Gladstone's website is in the process of changing platforms. We are waiting for a go-live date with our Project Manager and anticipate the change to take place prior to the next DDA meeting.
- **Engineering & Architecture Fees for 1000 Delta Ave:** The City Commission will review the decision of the DDA to forgive the funding commitment discussed in the February 2024 DDA Meeting.
- **Farmers Market Grant:** The DDA received a \$4000 MACC Grant to be used on farmers market bands and marketing material.
- **Farmers Market Coordinator:** The position is posted, and referrals are encouraged.
- **Master Plan Amendment:** The Master Plan Amendment is marching towards completion, and we anticipate the public hearing processes to span over the next two months.

BOARD COMMENTS & REPORTS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion made by Closs, seconded by Silta to adjourn at 9:17 AM ET.

Voting Yea: Thompson, Becker, Closs, Silta, LeDuc

MOTION CARRIED.



GLADSTONE PARKS & RECREATION ADVISORY BOARD

Parks & Recreation Office - 901 Montana Avenue

March 05, 2024

6:30 PM

MINUTES

Chairman Gary Stevenson called the meeting to order and called the roll:

PRESENT

Anne Pfothenauer
Bob Bosk
Cathy Sjoquist
Gary Stevenson
Jay Bostwick

ABSENT

Jeremy Cook
Stacie Carter

The following individuals spoke under public comment:

Mr. Dwayne Kinnart - potential grant opportunity for roof protection for the Indian statues in VanCleve park.

Chairman Stevenson added to the agenda under New Business Grant Opportunities for protective covering for Indian statues in VanCleve Park.

Motion by Anne Pfothenauer; seconded by Jay Bostwick to authorize Dwayne Kinnart to seek out granting opportunities with the federal Indian affairs for a protective covering for the Indian statues in VanCleve Park. All grant applications and/or grant awards/agreements must go to the City Commission for final approval.

MOTION CARRIED

Motion made by Anne Pfothenauer, Seconded by Bob Bosk to approve the Parks & Recreation Regular Meeting Minutes of January 9, 2024 and February 6, 2024.

MOTION CARRIED

Coleman Engineering is working on Harbor Phase II and reviewing handicap access for the project. No action required.

Robert Brown is working on the design of the banners for 10th Street rather than the flower baskets. No action required at this time.

Motion made by Chairman Gary Stevenson, Seconded by Cathy Sjoquist to approve the following City of Gladstone Campground Rules as presented:



City of Gladstone Campground Rules

Welcome to the Gladstone Bay Campground!

To make your stay more enjoyable, please observe the following rules:

1. **Right of Refusal:** The campground reserves the right to refuse service to anyone not adhering to these rules. Disruptive or unsafe behavior may result in immediate eviction without refund.
2. **Zero Tolerance for Threats and Abuse:** Any threatening language or physical/verbal abuse towards fellow campers, staff, or city employees will not be tolerated. Offenders will be immediately removed from the campground by public safety, and funds from the remaining balance will be forfeited.
3. **Speed Limit:** 5 MPH throughout the entire campground.
4. **Check-In/Check-Out:** Check-in time: **3pm**, Check-out time: **Noon**
5. **Quiet Hours:** Respect quiet hours from 10pm to 6am
6. **Facility Use:** NO bicycles, skateboards, rollerblades, or scooters are to be ridden around or under breezeway of the restroom/shower facility for safety reasons.
7. **Pets:** Pets are welcome but must be kept on a leash not to exceed 6ft and under control at all times. Clean up after your pets and ensure they do not disturb other campers. Pets are not to be left unattended.
8. **Swimming:** Swimming is at your own risk. There is no lifeguard at the campground. Protective footwear should be worn. For lifeguard protected swimming please visit our city's public beach.
9. **Sewer Usage:** All drain outlets not connected to the sewer must be capped at all times. Do not drain waste directly onto the ground. The dump station is available at no charge to our campers.
10. **Trash Disposal:** Help keep our campground clean by picking up after yourself. Please dispose of all refuse in green dumpsters at the entrance to the park.
11. **Splitters:** Splitters are illegal to use below vacuum breakers. A splitter may only be used on your camper.
12. **Parking:** Only two cars are allowed per campsite. Additional parking for guests is available at the entrance to the park. Please park campers on designated pad.
13. **Personal Property:** The Gladstone Bay Campground is not responsible for missing valuables or damage to your personal property through malicious destruction by others or by acts of God. We suggest that you also secure your coolers at night.
14. **Cancelation Policy:** There will be no refunds for cancelations, shortening of your stay, or from forced removal from the campground.
15. **Fees:** All fees are posted on the city's website and available at the campground office.
16. **Failure of Payment:** Non-payment will prompt a written notice to vacate within a 2-day period, posted visibly at the campsite. Personal belongings will be relocated, stored temporarily, and subsequently disposed of after the expiration of the provided deadline in the notice.

VIOLATORS OF THESE RULES MAY BE ASKED TO LEAVE THE CAMPGROUND WITHOUT A REFUND. WE RESERVE THE RIGHT TO REFUSE CAMPGROUND USAGE TO ANYONE

There being no further business before the board Chairman Stevenson adjourned the meeting at 8:40 PM.

City Clerk Kimberly Berry

**City Gladstone
Payment of Bills
April 22, 2024**

Fund	Description	Amount
Water	Hawkins, Inc. Inv. # 6735001 Chemicals	\$ 11,916.93
Total Bills Over \$5,000 for Commission Approval		\$ 11,916.93

****Not Budgeted**

Original

INVOICE



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

Total Invoice	\$11,916.93
Invoice Number	6735001
Invoice Date	4/16/24
Sales Order Number/Type	4503160 SL
Branch Plant	54
Shipment Number	5351560

Sold To: 266160
ACCOUNTS PAYABLE
CITY OF GLADSTONE
1100 Delta Ave
Gladstone MI 49837-1434

Ship To: 266161
CITY OF GLADSTONE WATER PLANT
22 Delta Ave
Gladstone MI 49837-1904

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
5/31/24	Net 45	PPD Origin	HWTG			065

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699913	150 LB Chlorine Cylinder	N	2.0000-	CY	\$0.0000	RT	.0 LB	\$0.00
		CYL 3AA480		2.0000-	RT			200.0- GW	

Related Order #: 4503160

Container Barcodes: 084087, 106942

2.001	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	

Related Order #: 04358309

2.002	699923	30 GA Blue/Blk Drum	N	1.0000-	DR	\$30.0000	DR	16.0- LB	(\$30.00)
		DRUM 1H1/Y1.8/150		1.0000-	DR			16.0- GW	

Related Order #: 04403941

3.001	699916	330 G SQ Stackable Poly Tote	N	1.0000-	TO	\$0.0000	RT	275.0- LB	\$0.00
		Red Base #6610087B97202		1.0000-	RT			275.0- GW	

Related Order #: 4503160

Container Barcodes: 2004336450

4.000	33195	Aqua Hawk® 117	N	1.0000	TO	\$1.1241	LB	3,616.8 LB	\$4,065.64
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Page 1 of 3

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

Continued on next page

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 517-8581
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$11,916.93**
 Invoice Number 6735001
 Invoice Date 4/16/24
 Sales Order Number/Type 4503160 SL
 Branch Plant 54
 Shipment Number 5351560

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
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Continued from previous page

Lot/SN: 774959

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 1705346828

4.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
		Red Base #6610087B97202		1.0000	RT			275.0 GW	

Related Order #: 4503160

5.000	4800	Chlorine - EPA Reg. No. 7870-2	N	2.0000	CY	\$1.3081	LB	300.0 LB	\$392.43
		150 LB CYL		300.0000	LB			523.8 GW	

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 122903, 122906

5.001	699913	150 LB Chlorine Cylinder	N	2.0000	CY	\$0.0000	RT	.0 LB	\$0.00
		CYL 3AA480		2.0000	RT			200.0 GW	

Related Order #: 4503160

6.000	1135	Hydrofluosilicic Acid	N	4.0000	DR	\$0.5932	LB	1,200.0 LB	\$711.84
		300 LB DR		1200.0000	LB			1,280.0 GW	

6.001	699923	30 GA Blue/Blk Drum	N	4.0000	DR	\$30.0000	RD	64.0 LB	\$120.00
		DRUM 1H1/Y1.8/150		4.0000	RD			64.0 GW	

Related Order #: 04503160

7.000	908705	LPC-DP	N	4.0000	DR	\$1.6285	LB	1,536.0 LB	\$2,501.38
		384 LB DR		1536.0000	LB			1,600.1 GW	

7.001	699923	30 GA Blue/Blk Drum	N	4.0000	DR	\$30.0000	RD	64.0 LB	\$120.00
		DRUM 1H1/Y1.8/150		4.0000	RD			64.0 GW	

Page 2 of 3

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total

Continued on next page

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
 Hawkins, Inc.
 P.O. Box 860263
 Minneapolis, MN 55486-0263

WRITING CONTACT INFORMATION:
 Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 617-8581
 Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
 US Bank
 800 Nicollet Mall
 Minneapolis, MN 55402

Account Name: Hawkins, Inc.
 Account #: 180120759469
 ABA/Routing #: 091000022
 Swift Code#: USBKUS44IMT
 Type of Account: Corporate Checking

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CASH IN ADVANCE/CFR PAYMENTS:
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This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$11,916.93**
Invoice Number 6735001
Invoice Date 4/16/24
Sales Order Number/Type 4503160 SL
Branch Plant 54
Shipment Number 5351560

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
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Continued from previous page

Related Order #: 04503160

8.000	33195	Aqua Hawk® 117	N	1.0000	TO	\$1.1241	LB	3,616.8 LB	\$4,065.64
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Lot/SN: 786835

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 2010350904

8.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
		Red Base #6610087B97202		1.0000	RT			275.0 GW	

Related Order #: 4503160

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 3 of 3

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$11,916.93**

No Discounts on Freight
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**MEETING TYPE
STAFF REPORT**

Agenda Date:	April 22, 2024	Eric Buckman, City Manager:	
Department:	Planning & Zoning	Department Head Name:	Renee Barron
Presenter:	Renee Barron/Patricia West	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 Amendment

BACKGROUND:

A Master Plan’s intent and use is to assist Michigan communities with making public policy decisions on issues.

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.

Michigan Economic Development Corporation (MEDC)’s Redevelopment Ready Communities Best Practices seeks that a governing body has an adopted master plan within the last five years. The Planning Commission determined that many elements of the 2015 Master Plan were still relevant today, so they focused on an amendment to the plan, with notable changes and updates made to the sections below:

- Data and demographics based on the 2020 census.
- Current Zoning Map
- Future Land Use Map
- Implementation of the City’s Vision & Goals

FISCAL EFFECT:

None

SUPPORTING DOCUMENTATION:

DRAFT - 2024 Proposed Amendment to the City of Gladstone’s Master Plan

RECOMMENDATION:

Approve the distribution of the proposed plan amendment for review and comment to the required entities as established by the Michigan State University Extension Land Use Series Checklist #1I: Adoption of an Amendment to the Plan, step 8 - with 42 days to respond to the Gladstone Planning Commission.

DRAFT

City of Gladstone
**MASTER
PLAN**

Adopted: April 7, 2015
Amended: July XX, 2024
Photo Credit: Visit Escanaba

DRAFT

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 5: Environment & Recreation
 - Goal 6: Complete Streets
 - Goal 7: Sustainability & Services
 - Goal 8: Marketing
 - Goal 9: Wayfinding

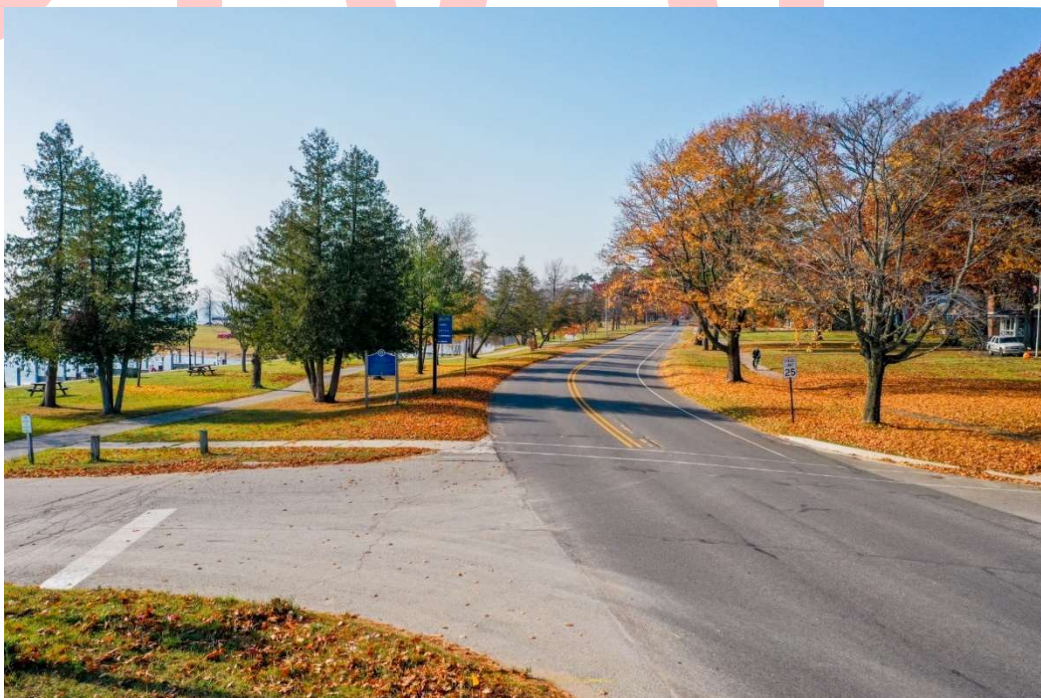


Photo Credit: Visit Escanaba

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.

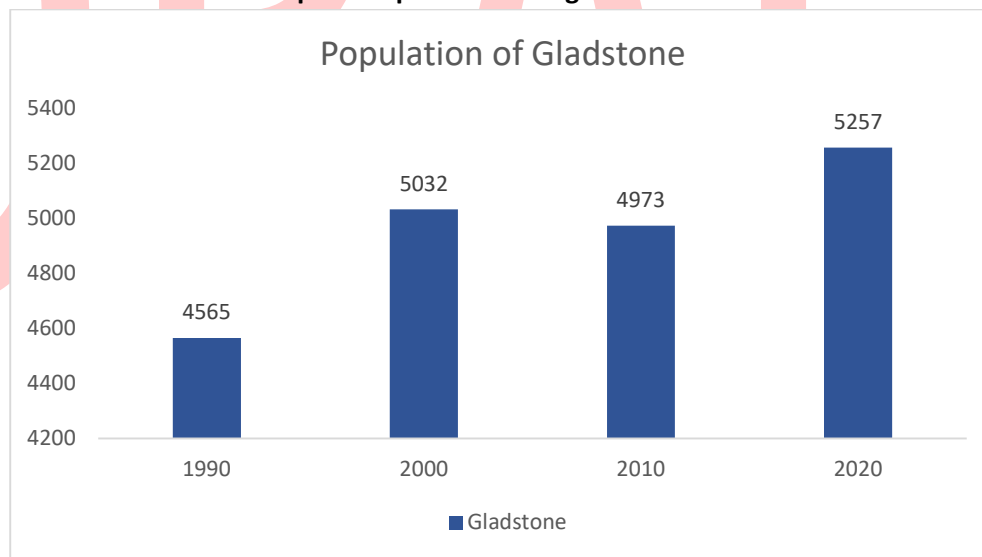
Table 1: Population Change in Gladstone and Surrounding Communities

	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

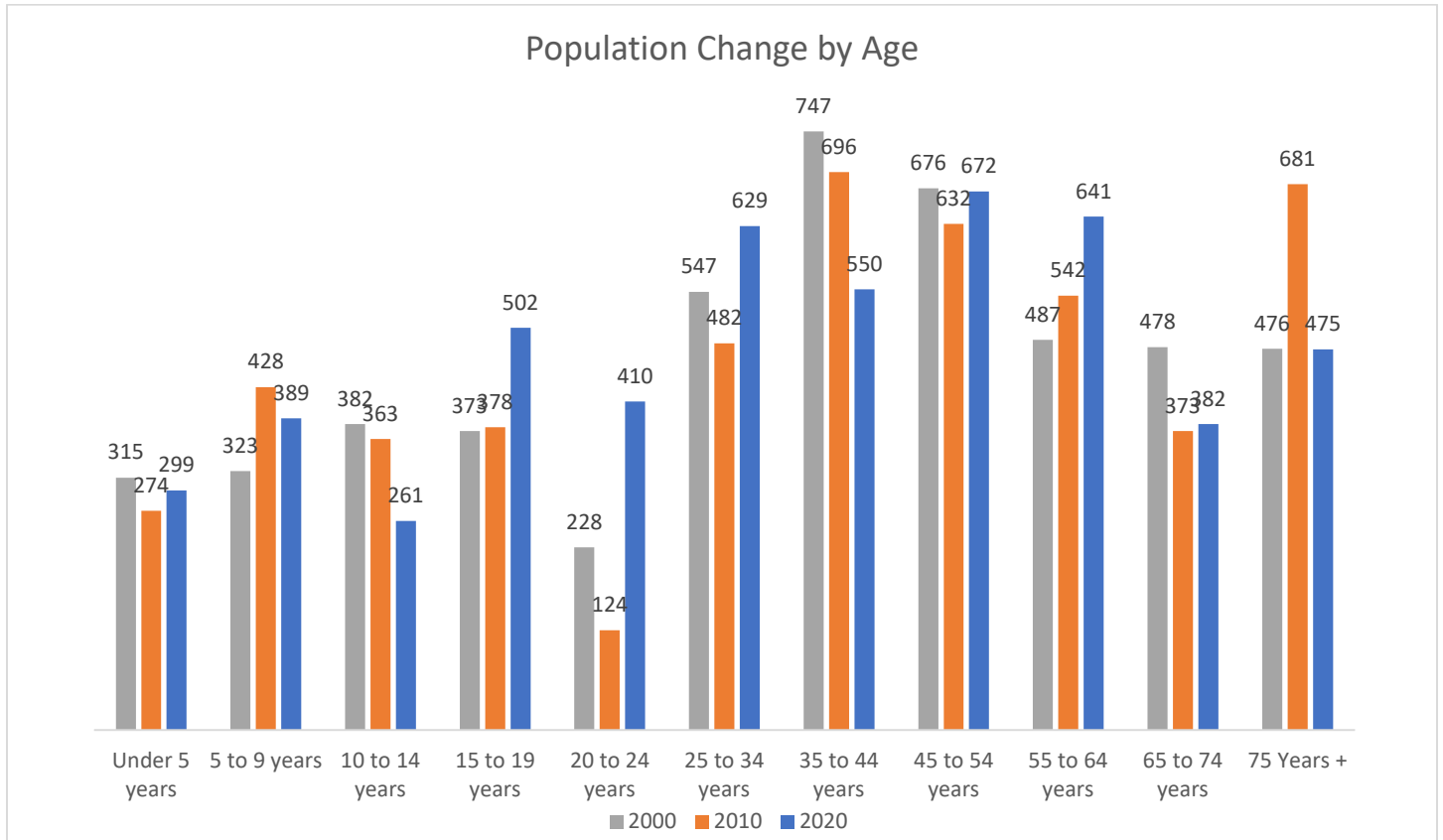
Source: US Census: 2000, 2010, 2020



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
- Recreation Paths
 - Cross Country Ski Trails
 - Snowmobile Trails
 - Waterfront Biking and Walking Paths
- Van Cleve Park
 - Gladstone Public Beach & Beach House
 - Playgrounds
 - Skateboarding Park



Photo Credit: Visit Escanaba

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

The city also has several facilities available for rent.

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

Utilities

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



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

Community & Economic Development

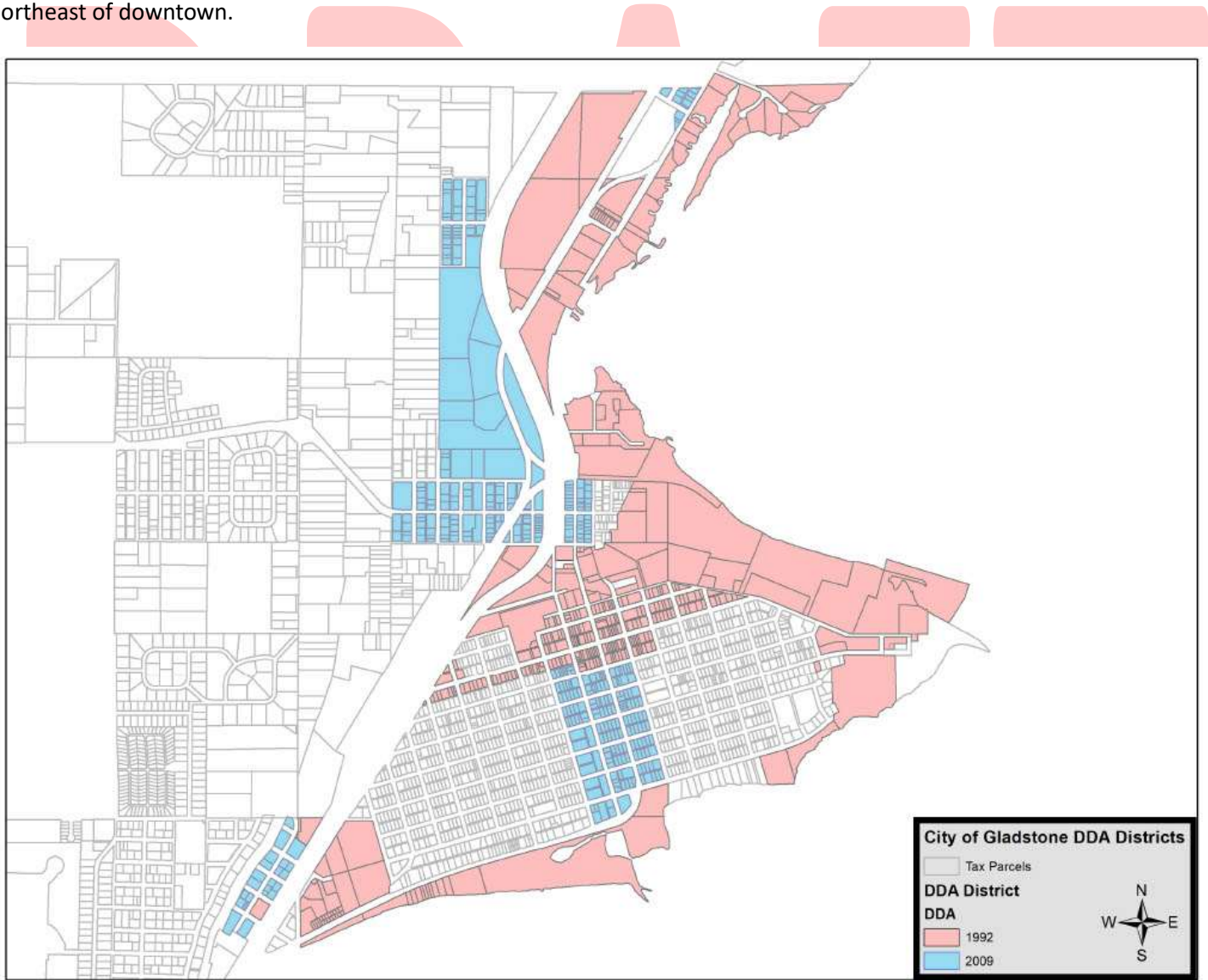
The future shape of Gladstone as a community is strongly tied to the city's ability to maintain its existing economic base while continuing to diversify and attract new employers. The city has made a concerted effort toward this goal already, and some of the economic and community development tools the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

Brownfield Redevelopment Authority

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

Downtown Development Authority (DDA)

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



Downtown Farmer's Market

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



North Bluff Industrial Park

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

Remote Work

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

Revolving Loan Fund and Tax Incentives

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

Gladstone Area Public Schools

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

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

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

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



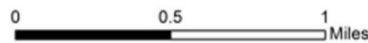
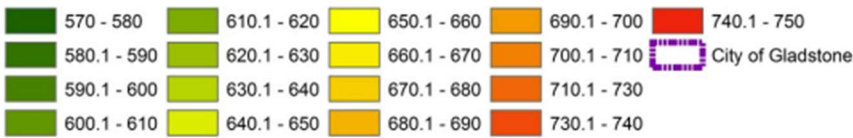
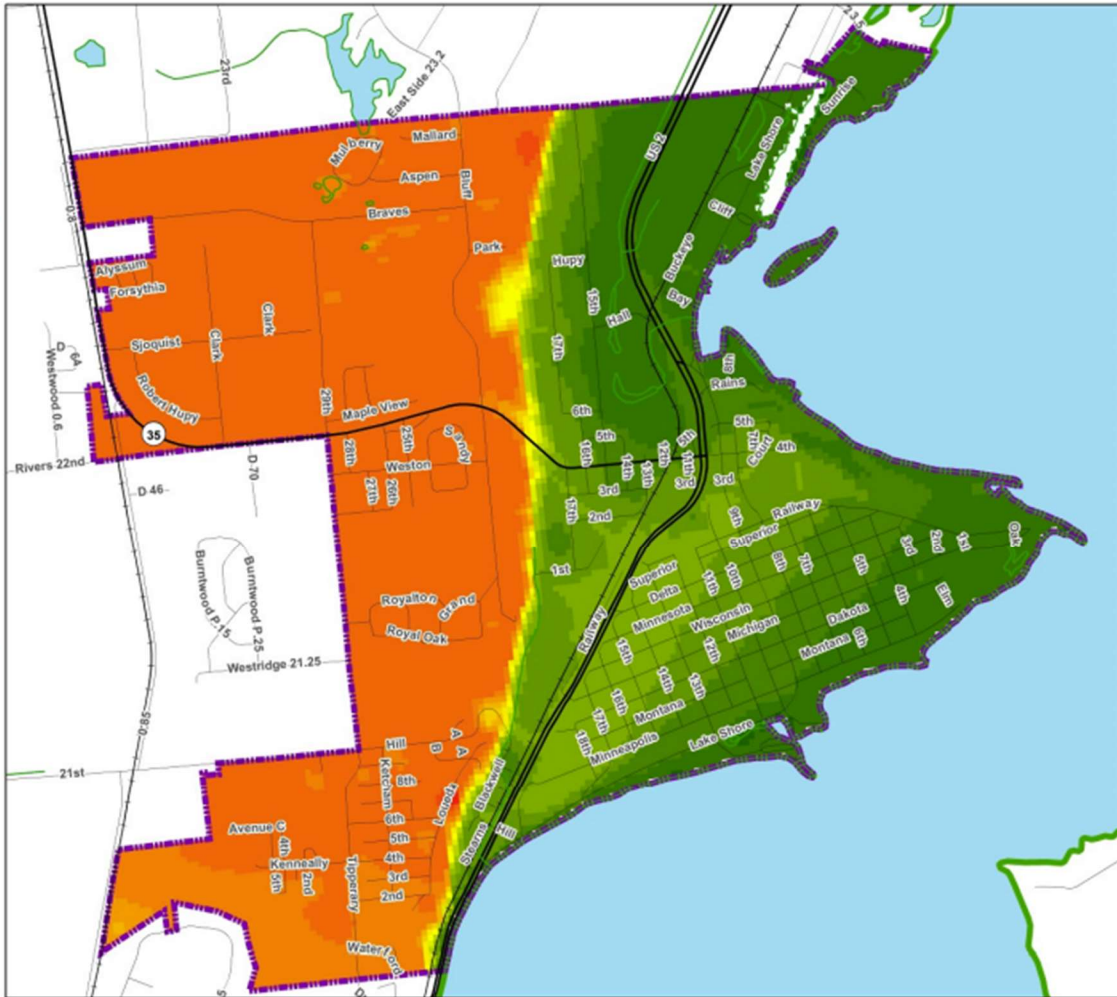
Natural Features

The Bluff

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

Elevation Map

City of Gladstone
Delta County, Michigan



clearzoning
CLEAR AND CONNECTED

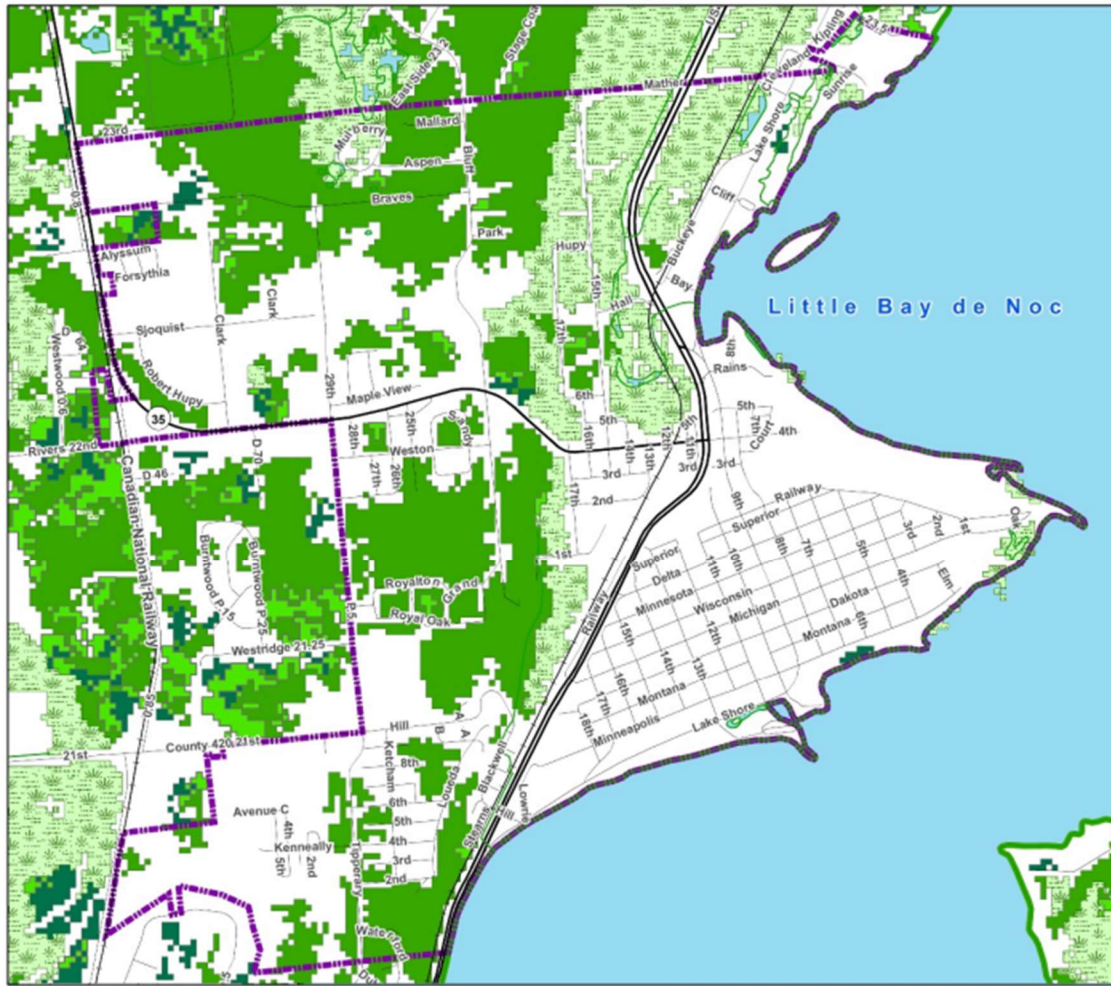
Sources: Michigan Geographic Data Library,
DOI and USGS
Created June 30, 2014

Wetlands & Woodlands

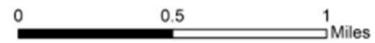
Among Gladstone’s assets is a large amount of open land within the city’s boundaries. The northeastern portion of the city is dominated by wetlands, while the rest of the city’s open land is predominantly forested. A primary challenge for future development will be to develop in harmony with the landscape,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

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.

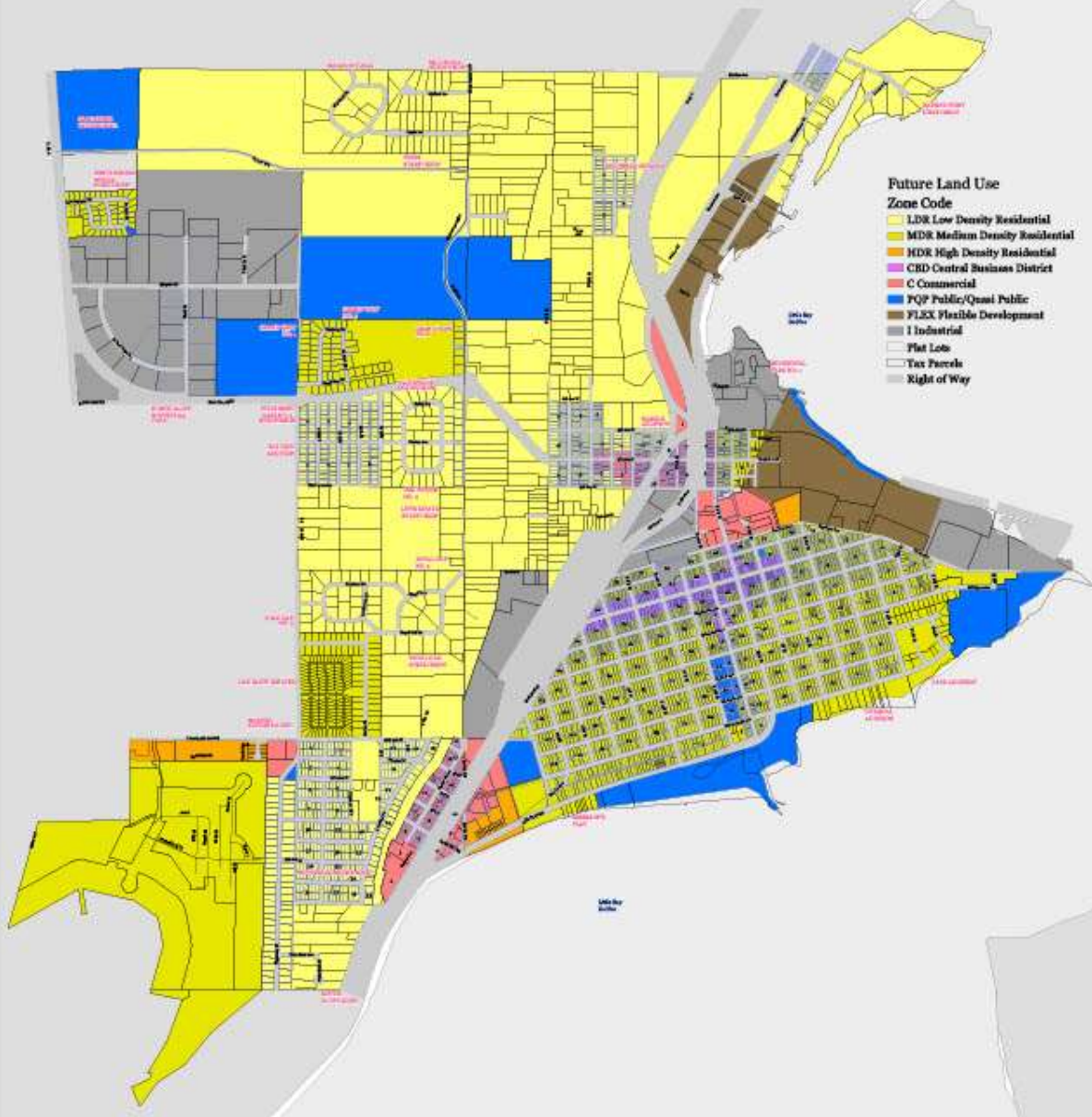
Industrial (I)

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



- Future Land Use Zone Code**
- LDR Low Density Residential
 - MDR Medium Density Residential
 - MDR High Density Residential
 - CBD Central Business District
 - C Commercial
 - PQP Public/Quasi Public
 - FLEX Flexible Development
 - I Industrial
 - Flat Lots
 - Tax Parcels
 - Right of Way



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
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

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

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: April 22, 2024	Eric Buckman, City Manager:
Department: Public Works	Department Head Name: Barry Lund
Presenter: Barry Lund	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:

2024 Work Truck Bids

BACKGROUND:

The City of Gladstone’s Public Works Department put out an RFP for a new 2024 ¾ ton work truck with a service body. The due date for the RFP was Monday April 15, 2024 @ 2:00pm. We receive seven bids with three meeting bid specifications. The three bids that met the bid specifications ranged from \$57,990 to \$66,500 when adjusted for delivery and up charges.

The budgeted amount for this truck was \$70,000 being split between the Cemetery and Solid Waste Funds.

FISCAL EFFECT:

\$64,024.50

SUPPORTING DOCUMENTATION:

Attached

RECOMMENDATION:

After discussion with staff, I am recommending the bid from Fox Marquette be accepted for \$60,601 along with bid alternates 1 & 2 for a total cost of \$64,024.50.

2024 Public Works Truck Bid

Item 11.

Dealer		Lump Sum Price	Delivery Time	Meet Bid Specs.	Notes
Bob Maxey Ford	F250	\$58,995	90-120 Days	Yes	\$60,375
Lafontaine CDJR	Ram 2500	\$54,590	110-140 Days	Yes	\$57,990 Service Body Up Charge
Lafontaine CDJR	Ram 2500	\$63,100	Immediate Delivery	Yes	\$66,500 Service Body Up Charge
Lafontaine CDJR	Ram 2500	\$60,859	Immediate Delivery	No	\$64,259 Service Body Up Charge
Riverside Ford	F250	\$47,516	needs to be ordered	No	\$47,516 No Service Body
Fox Marquette	2500HD	\$62,429	Immediate Delivery	No	\$62,429
Fox Marquette	2500HD	\$60,601	Immediate Delivery	Yes	\$60,601 Recommend

GLADSTONE



City of Gladstone, MI

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

Staff Report

Agenda Date: April 22, 2024, **City Manager:** _____
Department: Public Works **Department Head Name:** Barry Lund
Presenter: Joe Thompson **Kim Berry, City Clerk:**

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

AGENDA ITEM TITLE:

Arbor Day Proclamation

BACKGROUND:

Arbor Day is April 26, 2024. Arbor Day is a holiday in which individuals and groups are encouraged to plant and care for trees. It originated in Nebraska City, Neb., in the United States in 1872. The City of Gladstone needs to recognize Arbor Day with a proclamation in support of it. Not only is the proclamation good for our community, but it also opens up granting opportunities to the city.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

RECOMMENDATION:

Approve



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Joe Thompson, Mayor of the City of Gladstone, do hereby proclaim April 26, 2024 as **ARBOR DAY** In the City of Gladstone, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 22nd day of April, 2024

Mayor _____

GLADSTONE



City of Gladstone, MI

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

**MEETING TYPE
STAFF REPORT**

Agenda Date: April 22, 2024	Eric Buckman, City Manager:
Department: Public Works	Department Head Name: Barry Lund
Presenter: Barry Lund	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:

Right Of Way Permitting

BACKGROUND:

According to the Code of Ordinances for the City of Gladstone Sec. 46-181 states. Unless acting under a contract with the city and excluding city owned utilities, it shall be unlawful for any person to make any opening or excavations or occupy any street, alley or public right-of-way, or any portion thereof, in the city for any purpose until a permit therefor shall have been obtained from the city manager or his authorized agent pursuant to this division.

The city has not had a permitting system in places for quite some time. Public Works would like to restart the permitting process for working in the city R-O-W. Not only will this control who is working in the city R-O-W, but more importantly hold those individuals to a set standard. We have had sub-standard work performed in the past where Public Works had to flow up and repair. This would put accountability on the individuals doing the work.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

Attached

RECOMMENDATION:

Approve permitting Process.



Department of Public Works Item 13.
1100 Delta Avenue
Gladstone MI.49837
Phone # (906) 428-9577

CITY OF GLADSTONE RIGHT-OF-WAY PERMIT for Work Within the Public Right of Way, Easement or on City Property (Sec. 46-181) **Permit Fee \$25.00 (other permits and fees may be required depending on work)**

APPLICATION PERMIT LOCATION/OR STREET ADDRESS Click or tap here to enter text.

START DATE Click or tap to enter a date. **END DATE** Click or tap to enter a date.

TYPE OF WORK (Check multiple)

- Water Sanitary Sewer Driveway Sidewalk Curb Cut Drainage/Grading
- Gas Electric Phone/CATV Other Click or tap here to enter text.

Sketch/Drawing is attached Yes No

DESCRIPTION OF WORK Click or tap here to enter text.

Are any lane closers anticipated Yes No

If Applicant hires a Contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of the Application and Permit.

Applicant (please print)

Name: Click or tap here to enter text. **Phone:** Click tap here to enter text.

Address: Click or tap here to enter text.

City: Click or tap here to enter text. **State:** Click or tap here to enter text.

Email: Click or tap here to enter text. **Signature:** Click or tap here to enter text. **DATE:** Click or tap to enter a date.

Contractor (if different than applicant)

Name: Click or tap here to enter text. **Title:** Click or tap here to enter text.

Address: Click or tap here to enter text. **Phone:** Click or tap here to enter text.

City: Click or tap here to enter text. **State:** Click or tap here to enter text.

Email: Click or tap here to enter text. **Signature:** Click or tap here to enter text. **Date** Click or tap to enter a date.

SUBMIT \$25.00 APPLIACION FEE TO:

City of Gladstone
1100 Delta Avenue
Gladstone MI> 49837

Permit No. _____
Issue Date _____
Exp. Date _____
DPW Authorizing Signature _____

PERMIT CONDITIONS: _____



City of Gladstone
Application and Permit – Requirements and Conditions
Permit Fee \$25.00

- 1. Specifications:** All work performed under this permit must be done in accordance with the plans, specifications, maps, and statements filed with and approved by the City of Gladstone and must comply with the City's current ordinances and attached specifications along with current MDOT specifications.
- 2. Fees and Costs:** The permittee shall be responsible for all fees incurred by the City in connection with this permit and may be required to deposit estimated fees and costs as determined by the City at the time the permit is issued.
- 3. Bond/Escrow:** The permittee may be required to provide either a bond, cash deposit or letter of credit, in a form and amount acceptable to the City at the time the permit is issued.
- 4. Insurance:** The permittee shall furnish proof of liability insurance in accordance with the City's requirements for insurance policy. Such insurance shall cover a period of not less than the term of this permit and shall provide that it cannot be canceled without ten (10) days' advance written notice by certified mail, with return receipt required, to the City.
- 5. Indemnification:** The permittee agrees to hold harmless and indemnify and keep indemnified the City of Gladstone, its officers, commissioners, agents, and employees from all claims, suits and judgments to which the City, its officers, commissioners or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the City of Gladstone, whether due to the negligence of the permittee or the joint negligence of the permittee and the City, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.
- 6. Miss Dig:** The permittee must comply with the requirements of PA 53 of 1974, as amended. **CALL MISS DIG AT (800) 482-7171 AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY-ONE (21) CALENDAR DAYS, BEFORE YOU START WORK.** The permittee assumes all responsibility for damage to or interruption of underground utilities.
- 7. Inspection:** The permittee must notify the city at least 48 hours before starting work and must notify the city when the work is completed. The permittee must notify the city at least 24 hours in advance of proposed



pouring of concrete, placing of asphalt or placement of any permanent installation. Preparations must be inspected and approved by the city before final application of materials.

8. Safety: The permittee agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is completed. Any person making an excavation or opening in any street, alley, sidewalk or other public place within the city, or within five feet of the line of any street or public place, shall, between sunset and sunrise on every night that the excavation or opening remains open or danger exists from such excavation or opening, keep such excavation or opening fenced or barricaded and properly lighted so as to warn all persons of such excavation or opening and any obstructions. All worksite conditions shall comply with the current Michigan Manual of Uniform Traffic Control Devices and the city's Code of Ordinances.

9. Restoration and Repair of Road: The permittee agrees to restore the road and right-of-way to a condition equal to or better than its condition before the work began; and to repair any damage to the road or right-of-way, which is a result of the facility whenever it occurs or appears. Backfill shall be placed in 6" lifts and compacted in such a manner that ninety-five percent (95%) of maximum density is obtained unless otherwise specified in the Contract Documents. Pavement shall be removed by the Contractor in a manner that will produce a straight, uniform edge along the section removed. The method of producing the straight edge shall be by saw cutting the section. The permittee shall immediately repair any road restoration work that becomes unsatisfactory or falls into disrepair for a period of 3 years after the completion of the work authorized by this permit.

10. Soil Erosion and Sedimentation: The permittee shall comply with the requirements of the Natural Resources and Environmental Protection Act, Part 91 of PA 451 of 1994, as amended, and implement all applicable measurements controlling soil erosion and sedimentation.

11. Limitation of Permit: This permit does not relieve the permittee from meeting other applicable laws and regulations of other agencies. The permittee is responsible for obtaining additional permits or releases, which may be required in connection with this work from other governmental agencies, public utilities, private entities, and individuals, including property owners. Permission may be required from the adjoining property owners.

12. Violation of Permit: This permit shall become immediately null and void if the permittee violates the terms of this permit. The city may require immediate removal of the permittee's facilities or may remove them without notice at the permittee's expense.

13. Assignability: This permit may not be assigned without the prior approval of the City. If approval is granted, the assignor shall remain liable, and the assignee shall be bound by all the terms of this permit.

14. Restriction of Construction During Winter Season: Without authorization from the city, new construction activities shall not begin before April 1st, nor after November 15th. However, emergency repairs of existing utilities will be permitted.

A PERMIT is granted in accordance with the foregoing for the period stated on the previous page, subject to the following conditions agreed to by the Permit Holder. When applicant hires a Contractor the "Permit Holder" is both the Applicant and the Contractor.

See Attachments for Additional Requirements

GLADSTONE



City of Gladstone, MI

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

Staff Report

Agenda Date: April 22, 2024 Eric Buckman, City Manager: _____

Department: Parks and Recreation Department Head Name: Robert Brown

Presenter: Erick Buckman Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE: Establishment of a Land Based Mooring Field

BACKGROUND: This proposal aims to establish a summer Land Based mooring field to benefit both the community and Gladstone Sail School. Objectives include providing convenient boat storage for community members and generating revenue for the Sail School by utilizing the South Facing sandy beach in front of the Sail School Shed.

Objectives:

1. **Convenient Boat Storage:** Accommodate small boats for community members seeking easy access to water for recreational purposes.
2. **Revenue Generation:** Rent mooring slips to create a consistent revenue stream for the Sail School.

FISCAL EFFECT: Set fee of \$200 per mooring site, Five mooring sites for a potential total of \$1000.00.

SUPPORTING DOCUMENTATION: Supplied with packet.

RECOMENDATIONS: Based on the analysis of the proposal, it is recommended that the commissioners approve the establishment of the summer mooring field as outlined in this report immediately.

Small Boat Land Based Mooring Proposal

Proposal: Establishment of a Land Based Mooring Field for Community Members and Revenue Generation for Gladstone Sail School

Introduction: This proposal aims to address the needs of both the community members and the Gladstone Sail School by establishing a summer mooring field. The primary objectives are to provide convenient boat storage for community members with small boats and to generate a sustainable revenue stream for the Sail School. By utilizing the South Facing sandy beach in front of the Sail School, we can offer an accessible and secure location for boat storage, benefiting both parties involved.

Objectives:

1. **Provide Convenient Boat Storage:** Establish a summer mooring field to accommodate small boats such as sailing dinghies and small fishing boats for community members. These boats may be too small or unpowered to justify a marina slip but require easy access to the water for recreational purposes during the summer months.
2. **Generate Revenue for Sail School:** Rent out mooring slips to community members, thereby creating a consistent revenue stream for the Gladstone Sail School. The generated funds will contribute towards the maintenance costs of the school's facilities and the salaries of seasonal workers involved in teaching activities.

Proposal Details:

Location: The proposed mooring field will be situated on the South Facing sandy beach in front of the Sail School, away from the primary activities of the school which predominantly utilize the east-facing beach of "Mary's Cove".

Infrastructure: Five individual anchor points will be installed above the high-water mark, which individuals can use to secure their watercraft. This setup ensures minimal disruption to the beach and surrounding environment while providing a secure mooring solution.

Fee Structure: A set fee will be implemented for the use of the mooring field, which individuals must pay before utilizing the facility. The fee structure will be designed to be reasonable and competitive, considering factors such as boat size and duration of use.

Benefits:

Convenience: Community members will have access to a convenient and secure storage solution for their small boats, enhancing their recreational experiences on the water.

Revenue Generation: The establishment of the mooring field will create a sustainable revenue stream for the Gladstone Sail School, supporting its operational expenses and the salaries of seasonal workers.

Environmental Considerations: By situating the mooring field above the high-water mark, we minimize the environmental impact on the beach and surrounding ecosystem.

Conclusion:

The establishment of a summer mooring field presents a mutually beneficial opportunity for both the community members and the Gladstone Sail School. By providing convenient boat storage and generating revenue for the Sail School, this initiative contributes to the overall well-being and sustainability of the community. We look forward to your support in implementing this proposal.

GLADSTONE



GLADSTONE SAIL SCHOOL BEACH LAND MOORING

Assigned Slip #

Name: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Primary Phone: _____ Secondary Phone: _____

Email: _____

Emergency Contact Phone. _____ Boat Name: _____

Boat Make: _____ Power Sail Year: _____

Beam: _____ feet. Length: _____ feet (*Including Platform*)

Draft: _____ feet Registration No: _____

Insurance Company: _____

.....

WAIVER OF LIABILITY

In considering for the foregoing, I for myself, my executors, administrators, and assignees, do hereby release and discharge all sponsors, coordination groups, volunteers, and any individual associated with this contract for mooring of watercraft, from all claim of damages, demands, actions, and whatsoever in a manner arising or growing out of my lease with the City of Gladstone, Gladstone, Michigan.

I (we) the undersigned have read and understand the policy and procedures for the Gladstone Municipal Marina and agree to abide by the policies and procedures and all other local and state laws, ordinances, rules and regulations.

Signature: _____ Date: _____

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Gladstone Municipal Harbor 2024 Seasonal Land Mooring Slip Information

The Gladstone Municipal Harbor is scheduled to open May 14, 2024. Attached is the paperwork for your intent to rent a **Land Mooring space** for the 2024 boating season. A Land Mooring space has been assigned to you on the Sail School Beach and it is denoted on the top of the Slip Agreement. *As a Land Mooring user, it is your responsibility to ensure your watercraft is secure to the shoreline to prevent damage to other boats. Anchoring points will be provided by the city.* If you are **not** interested in Land Mooring your boat with the Gladstone Marina this year, please call or email the Recreation Department at 906-280-6176 so the spot may be reassigned. There is a list of boaters awaiting a spot.

The rules, regulations and procedures are available on our website at www.gladstonemi.org on the Harbor page. Please read before sending in your Seasonal Boat Slip Agreement.

The cost of your assigned Beach Mooring slip for 2024 is \$200. Balance is due by **March 31, 2024**. If not paid in full by March 31 payment due date, a 7% penalty will be assessed. **After May 1, 2024, the slip will be considered a vacant slip and will be offered to other slip holders or assigned to persons on the waiting list.**

Please contact the Recreation Department at 906-280-6176 with any questions or Robert Brown by email at rbrown@gladstonemi.org.

Payment may be mailed to Gladstone City Hall or dropped off in person. Hours are 9:00 to 4:00 Monday through Friday. Payments will not be taken over the phone.

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837



RETURN THIS PORTION WITH PAYMENT
With Dock Slip Agreement
Seasonal Harbor Dockage

Name:

Slip #

Balance Due: \$ 200.00

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 50 ft

Proposed Location



City of Gladstone, MI

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

Staff Report

Agenda Date: 04-22-2024 Eric Buckman, City Manager: _____
 Department: City Commission Department Head Name: _____
 Presenter: Eric Buckman Kim Berry, City Clerk: _____

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

AGENDA ITEM TITLE:

Special Event Application – American Legion Riders Post 71 – Hot Rods & Harleys

BACKGROUND:

This event sponsored by the American Legion Riders scheduled for Thursday, June 20, 2024.

Event 4-8 PM

Special requests from City: Close road between Delta Avenue to Superior Avenue, 8th Street Blocked Off

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

Special Event Permit Application

RECOMMENDATION:

Approve the American Legion Riders Post 71 – Hot Rods & Harleys on Thursday, June 20, 2024, with authorization to block off the road between Delta Avenue to Superior Avenue, 8th Street.



GLADSTONE
— MICHIGAN —

CITY OF GLADSTONE
1100 Delta Avenue
Gladstone, Michigan 49837
Rec. Dept. (906) 428.9222 | Clerk (906)428.2311
GLADSTONEMI.ORG

SPECIAL EVENT PERMIT APPLICATION

APPLICATION | American Legion Riders Post 71 99-2125760
Name of Sponsor Non Profit ID #
802 Delta Ave, Gladstone 49837
Address City/ Zip

Business Fax Number

Email

**PERSON
IN CHARGE
OF ACTIVITY**

John Van Brocklin
Name
214 North 17th Gladstone 49837
Address City/ Zip
906-280-4208
Business Phone Home Phone

**EVENT TYPE
& LOCATION**

Hot Rods and Harley's
802 Delta Ave Gladstone

**EST. # OF
PARTICIPANTS**

30-100

DATES

From June 20 2024 To June 20 2024

HOURS OF OPERATION

Set Up 3pm to 4pm 4pm
Event 4pm to 8pm
Clean Up 8pm to 9pm

SPECIAL REQUEST

Road Between Delta Ave
to Superior Superior Ave
8th Street blocked off for event by
the legion

FOR INTERNAL USE

Date Received _____ Approved Denied Signature _____ Date _____

WAIVER OF LIABILITY

NAME OF EVENT Hot Rods and Harley's DATE OF EVENT _____

_____ Shall indemnify, and hold harmless the City of Gladstone, it's officers, employees and agents from and against any and all claims, demands, liability, costs and expenses of whatever nature, including court cost and counsel fees arising out of injury to or death of any person or persons or loss of or physical damage to any property resulting in any manner from the willful misconduct acts, or negligence of the applicant, it's sub-consultants, agents, employees, volunteers, licensees, or guest in the making or performance of this Special Event Permit.

It is understood the City of Gladstone issues the permit in order to review and approve all plans for events which will affect public facilities or the public right of way.

Note: General Liability Coverage with a minimum limit of liability of \$1,000,000.00 is required

NAME _____

TITLE _____

SIGNATURE _____

DATE _____

WAIVER OF SUBROGATION

The lessor waives all rights of recovery against the lessee, lessee's employees, agents and invites for any loss or damage to property of the lessor located at the premises covered by the Special Events Permit, including property insured under valid and collectible insurance policies, to the extent of any recovery collectible under such insurance.

PLEASE SUBMIT COMPLETED FORM VIA
MAIL | FAX | EMAIL | @ CITY HALL

CITY OF GLADSTONE
1100 Delta Avenue
Gladstone, Michigan 49837
Fax | 906-428-3122
kberry@gladstonemi.org

Permit List

Information - 2023

04/08/2024

Item 16.

Permit #	Address	City State Zip	Owner Name	Parcel No.	Construction Value	Date Issued
PBL-2023-083	1431 NORTH BLUFF DRIVE	GLADSTONE M	ANDERSON AARON W & ROXANNA	052-617-001-30	20,000.00	05/18/2023
Category: GARAGE, DETACHED		Work Description: 24X24 DETACHED GARAGE ON MECHANICAL SLAB				
Contractor:		180.64				
PBL-2023-116	118 KENNEALLY BLVD	GLADSTONE M	BERBOHM MICHAEL	052-629-118-00	4,000.00	06/13/2023
Category: DECK		Work Description: 17X12 PORCH COVERED				
Contractor:		128.56				
PME-2023-167	1424 NORTH BLUFF DRIVE	GLADSTONE M	PEARSON DENNIS & MARILYN	052-616-081-00	0.00	11/29/2023
Category: Res. Single Family Dwelling		Work Description: NEW RESIDENTIAL				
Contractor: BERGER & KING, INC.		370.00				
PBL-2023-164	409 SOUTH 7TH STREET	GLADSTONE M	MCGINTY MARGARET	052-023-007-00	60,942.00	08/30/2023
Category: RES. ADDITION		Work Description: 8X22 ADDITION				
Contractor: BRUNETTE CONTRACTING CO., T.L.		124.64				
PME-2023-043	916 MINNEAPOLIS AVENUE	GLADSTONE M	BIELIK DOROTHY A	052-053-009-00	0.00	04/19/2023
Category: Res. Add/Alter/Repair		Work Description: RESIDENTIAL CHANGE OUT				
Contractor: BUGAY HEATING & COOLING		160.00				
PBL-2023-185	10 NORTH BLUFF DRIVE	GLADSTONE M	BUTLER JOHANNA & JUSTIN	052-621-099-00	0.00	08/14/2023
Category: RES. ALTERATION/REPAIR		Work Description: ADD WINDOW TO BASEMENT				
Contractor: GT JOHNSON CONTRACTING		125.00				
PPL-2023-181	402 MINNEAPOLIS AVENUE	GLADSTONE M	COLLINS SAMUEL	052-007-014-50	0.00	09/20/2023
Category: Single Family		Work Description: RESIDENTIAL NEW				
Contractor: DAMON CHAD A		358.00				

PBL-2023-025	1005 DELTA AVENUE	GLADSTONE M	GREAT LAKES FIRST FEDERAL CU	052-059-004-00	500,000.00	03/22/20	Item 16.
Category:	COMMERCIAL, NEW BUILDING	Work Description: 154 SQ FT ADDITION AND 782 SQ FT CANOPY					
Contractor:	DAWLEY, RODNEY ALAN				387.20		
PPL-2023-009	35 TIPPERARY RD	GLADSTONE M	KROOK REBECCA	052-378-391-00	0.00	02/28/2023	
Category:	Single Family	Work Description:					
Contractor:	DEHOOGHE & VIAU				160.00		
PME-2023-041	20 WINTERGREEN CIRCLE	GLADSTONE M	BAUN SONYA & RYAN	052-582-044-00	0.00	04/05/2023	
Category:	Res. Add/Alter/Repair	Work Description: RESIDENTIAL ALTERATION					
Contractor:	DEHOOGHE & VIAU				175.00		
PPL-2023-035	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	05/04/2023	
Category:	Commercial, New Building	Work Description: THE SALOONNEW COMMERCIAL					
Contractor:	DEHOOGHE & VIAU				616.00		
PME-2023-056	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	05/24/2023	
Category:	Commercial, New Building	Work Description: THE SALOONCOMMERCIAL NEW					
Contractor:	DEHOOGHE & VIAU				400.00		
PME-2023-129	2722 SOUTH HILL ROAD 54	GLADSTONE M	HEMINGER MARY	052-620-154-00	0.00	09/26/2023	
Category:	Res. Single Family Dwelling	Work Description: RESIDENTIAL NEW					
Contractor:	DEHOOGHE & VIAU				135.00		
PPL-2023-185	2722 SOUTH HILL ROAD 54	GLADSTONE M	HEMINGER MARY	052-620-154-00	0.00	09/26/2023	
Category:	Single Family	Work Description: RESIDENTIAL NEW					
Contractor:	DEHOOGHE & VIAU				160.00		
PPL-2023-249	420 25TH STREET	GLADSTONE M	BAKER STUART	052-178-008-00	0.00	11/27/2023	
Category:	Single Family	Work Description: NEW RESIDENTIAL SINGLE FAMILY					
Contractor:	DEHOOGHE & VIAU				268.00		

PME-2023-166	420 25TH STREET	GLADSTONE M	BAKER STUART	052-178-008-00	0.00	11/27/20	Item 16.
Category:	Res. Single Family Dwelling	Work Description:	NEW RESIDENTIAL SINGLE FAMILY				
Contractor:	DEHOOGHE & VIAU		315.00				
PBL-2023-256	48 WINTERGREEN CIRCLE	GLADSTONE M	DIEBOLT JEFF	052-581-006-00	30,000.00	10/30/2023	
Category:	RES. SINGLE-FAMILY	Work Description:	38X28 HOUSE				
Contractor:			245.12				
PBL-2023-275	15 WINTERGREEN CIRCLE	GLADSTONE M	MEIER CHAD	052-581-024-00	30,000.00	11/29/2023	
Category:	RES. SINGLE-FAMILY	Work Description:	40X30 NEW HOME				
Contractor:			256.00				
PBL-2023-170	11 SOUTH 9TH STREET	GLADSTONE M	DIEBOLT JEFFREY	052-043-013-00	15,000.00	07/31/2023	
Category:	COMMERCIAL, ADD/ALTER/REPAIR	Work Description:	REPAIR FIRST DAMAGED SECTION OF BUILDING TRUSSES				
Contractor:			392.00				
PME-2023-071	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	06/22/2023	
Category:	Chimney	Work Description:	COMMERCIAL NEW				
Contractor:	DON'S HVAC, INC.		180.00				
PPL-2023-029	105 NORTH BLUFF DRIVE	GLADSTONE M	DROSSARD GERALD & CHERIE	052-620-002-92	0.00	04/25/2023	
Category:	Single Family	Work Description:	RESIDENTIAL NEW SINGLE FAMILY				
Contractor:			168.00				
PME-2023-044	105 NORTH BLUFF DRIVE	GLADSTONE M	DROSSARD GERALD & CHERIE	052-620-002-92	0.00	04/25/2023	
Category:	Res. Single Family Dwelling	Work Description:	RESIDENTIAL NEW SINGLE FAMILY				
Contractor:			230.00				
PBL-2023-062	105 NORTH BLUFF DRIVE	GLADSTONE M	DROSSARD GERALD & CHERIE	052-620-002-92	140,000.00	04/28/2023	
Category:	RES. SINGLE-FAMILY	Work Description:	32'X56' HOUSE ON BASEMENT AND 24'X24' ATTACHED GARAGE				
Contractor:			492.80				

PBL-2023-059	3801 STATE HIGHWAY M35	GLADSTONE M	HANSEN BRADLEY J	052-618-001-70	70,300.00	04/27/20
Category:	COMMERCIAL, NEW BUILDING	Work Description:	NORTH BLUFF STORAGE BUILDING #240'X120' MINI STORAGE BUILDING			
Contractor:	DEAN SHAUGHN PATRICK		676.00			
PBL-2023-031	602 4TH AVE N BK	GLADSTONE M	HANSEN ERICK	052-352-001-00	0.00	04/04/2023
Category:	COMMERCIAL, NEW BUILDING	Work Description:	30'X150' ADDITION			
Contractor:	TRACHTE BUILDING SYSTEMS		640.00			
PBL-2023-051	37 KENNEALLY BLVD	GLADSTONE M	HAWLEY JOSEPH & PHYLLIS	052-629-100-37	30,000.00	04/19/2023
Category:	GARAGE, ATTACHED	Work Description:	28'X28' GARAGE			
Contractor:	D MELIN & SON CONSTRUCTION		209.76			
PBL-2023-188	2722 SOUTH HILL ROAD 54	GLADSTONE M	HEMINGER MARY	052-620-154-00	75,000.00	08/18/2023
Category:	MOBILE HOME	Work Description:	16X60 MOBILE HOME11/29/23: ADD 16X20 CARPORT AND 4X5 DECK			
Contractor:	BAY AREA HOMES LLC		205.60			
PPL-2023-108	704 SUPERIOR AVENUE	GLADSTONE M	YOUNG RONALD & SANDI	052-030-001-00	0.00	07/12/2023
Category:	Commercial, Remodel/Alter/Repair/Additi	Work Description:	HELPING HANDSCOMMERCIAL ALTERATION			
Contractor:	GARY R. BERGER		275.00			
PPL-2023-033	1424 NORTH BLUFF DRIVE	GLADSTONE M	PEARSON DENNIS & MARILYN	052-616-081-00	0.00	05/02/2023
Category:	Single Family	Work Description:	NEW RESIDENTIAL SINGLE FAMILY			
Contractor:	GARY R. BERGER		401.00			
PME-2023-079	704 SUPERIOR AVENUE	GLADSTONE M	YOUNG RONALD & SANDI	052-030-001-00	0.00	07/12/2023
Category:	Commercial, Add/Alter/Repair	Work Description:	HELPING HANDSCOMMERCIAL ALTERATION			
Contractor:	DAHL RYAN J		270.00			
PPL-2023-160	409 SOUTH 7TH STREET	GLADSTONE M	MCGINTY MARGARET	052-023-007-00	0.00	08/10/2023
Category:	Residential, Remodel/Alter/Repair	Work Description:	RESIDENTIAL SINGLE FAMILY ALTERATION			
Contractor:	GARY R. BERGER		340.00			

PBL-2023-239	420 25TH STREET	GLADSTONE M	BAKER STUART	052-178-008-00	224,000.00	10/11/20	Item 16.
Category:	RES. SINGLE-FAMILY	Work Description: 20X40 HOME ON CRAWL SPACE AND 24X30 DETACHED GARAGE					
Contractor:	JM BUILDER, INC.				281.60		
PBL-2023-242	521 29TH STREET	GLADSTONE M	JOHNSON TYLER	052-174-019-00	20,000.00	09/29/2023	
Category:	GARAGE, DETACHED	Work Description: 26X30 GARAGE					
Contractor:					209.20		
PBL-2023-135	108 MALLARD LANE	GLADSTONE M	KELLY VIRGINIA & ROBERT	052-583-003-00	10,000.00	06/30/2023	
Category:	DECK	Work Description: 20'X20' DECK					
Contractor:					156.00		
PME-2023-036	413 MINNEAPOLIS AVENUE	GLADSTONE M	CITY OF GLADSTONE WWTP	052-622-018-00	0.00	03/28/2023	
Category:	Commercial, Add/Alter/Repair	Work Description: COMMERCIAL ALTERATION					
Contractor:	BERGER & KING, INC.				915.00		
PBL-2023-249	53 KENNEALLY BLVD	GLADSTONE M	LAKE BLUFF RETIREMENT VILLAGE	052-629-100-53	180,000.00	10/05/2023	
Category:	RES. MODULAR HOME	Work Description: 45X28 MODULAR HOME 28X28 GARAGE					
Contractor:	PHIL & LEE'S HOMES				336.66		
PBL-2023-269	1000 DELTA AVENUE	GLADSTONE M	TLAPA MANAGEMENT LLC	052-060-019-00	150,000.00	11/15/2023	
Category:	COMMERCIAL, ADD/ALTER/REPAIR	Work Description: SAUNDERS POINT BREWERY LLC REMODEL BUILDING, ADD 2-HR FIRE RATED WALLS AND I					
Contractor:	BITTNER ENGINEERING				318.40		
PME-2023-161	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	11/07/2023	
Category:	Commercial, New Building	Work Description: THE SALOONCOMMERCIAL NEW FIRE SUPPRESSION					
Contractor:	LAMMI FIRE PROTECTION INC				170.00		
PPL-2023-106	23 TIPPERARY RD	GLADSTONE M	LIPPENS JAMIE	052-382-420-00	0.00	07/07/2023	
Category:	Single Family	Work Description: RESIDENTIAL NEW SINGLE FAMILY					
Contractor:					303.00		

PBL-2023-139	193 LOUEDA AVE	GLADSTONE M	MANTELA BRAD & JOSEPHINE	052-629-003-00	180,000.00	07/17/2023
Category:	GARAGE, DETACHED	Work Description:	40'X52' DETACHED GARAGE			
Contractor:	CRAFTSMAN QUALITY BUILDERS				326.40	
PBL-2023-046	1424 NORTH BLUFF DRIVE	GLADSTONE M	PEARSON DENNIS & MARILYN	052-616-081-00	800,000.00	04/13/2023
Category:	RES. SINGLE-FAMILY	Work Description:	80'X38' HOME ON BASEMENT, 30'X38 GARAGE, 16'X12' DECK, 14'X12' SUN PORCH			
Contractor:	AABERG, NEIL JASON				766.40	
PME-2023-059	820 CLARK DRIVE	GLADSTONE M	MICHIGAN DEPT. OF TRANSP.	052-459-009-00	0.00	06/05/2023
Category:	Commercial, Add/Alter/Repair	Work Description:	816 CLARK DR - SIGNAL SHOPCOMMERCIAL ALTERATION			
Contractor:	RICHER'S REFRIGERATION & A.C., INC				180.00	
PME-2023-060	2709 4TH AVENUE WEST	GLADSTONE M	YANKOVICH MARK A	052-533-003-00	0.00	06/05/2023
Category:	Res. Single Family Dwelling	Work Description:	RESIDENTIAL ALTERATION			
Contractor:	RICHER'S REFRIGERATION & A.C., INC				210.00	
PME-2023-091	3212 SJOQUIST DRIVE	GLADSTONE M	MISS DIG SYSTEM INC	052-617-004-06	0.00	07/27/2023
Category:	Commercial, Add/Alter/Repair	Work Description:	COMMERCIAL ALTERATION			
Contractor:	RICHER'S REFRIGERATION & A.C., INC				230.00	
PME-2023-174	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	12/13/2023
Category:	Commercial, New Building	Work Description:	SALOONCOMMERCIAL NEW			
Contractor:	RICHER'S REFRIGERATION & A.C., INC				315.00	
PBL-2023-008	2002 MINNEAPOLIS AVENUE	GLADSTONE M	SAULT STE MAIRE TRIBE OF CHIPPE	052-628-003-91	0.00	02/06/2023
Category:	COMMERCIAL, ADD/ALTER/REPAIR	Work Description:	GLADSTONE TRIBAL COMMUNITY HEALTH CENTER			
Contractor:					396.44	
PBL-2023-172	525 DAKOTA AVENUE	GLADSTONE M	CONSTANTINO TODD & AMY	052-020-006-00	0.00	08/02/2023
Category:	GARAGE, ADDITION	Work Description:	24X24 GARAGE ADDITION			
Contractor:	SCHWALBACH, JASON SCOTT				180.00	

PME-2023-034	704 SUPERIOR AVENUE	GLADSTONE M	YOUNG RONALD & SANDI	052-030-001-00	0.00	03/24/2023	Item 16.
Category: Commercial, Add/Alter/Repair		Work Description: COMMERCIAL ALTERATION - HELPING HANDS 3					
Contractor:	SUPERIORLAND ELECTRONICS INC			176.25			
PME-2023-077	1421 DELTA AVENUE	GLADSTONE M	YOOPER REAL ESTATE LLC	052-091-011-00	0.00	08/16/2023	
Category: Commercial, New Building		Work Description: COMMERCIAL FIRE SUPRESSIONSALOON RESTAURANT					
Contractor:	SUPERIORLAND ELECTRONICS INC			213.00			
PBL-2023-007	911 DELTA AVENUE	GLADSTONE M	911 DELTA AVE LLC	052-048-006-00	40,000.00	01/18/2023	
Category: COMMERCIAL, ADD/ALTER/REPAIR		Work Description: WILD BILLS TOBACCOINTERIOR ALTERATION - BUILD WALK-IN HUMIDOR FOR TOBACCO RI					
Contractor:	FUTURISTIC DESIGN CONSULTANTS			227.12			
PBL-2023-003	704 SUPERIOR AVENUE	GLADSTONE M	YOUNG RONALD & SANDI	052-030-001-00	300,000.00	01/10/2023	
Category: COMMERCIAL, ADD/ALTER/REPAIR		Work Description: HELPING HANDS AFCREMODEL INTO A SMALL AFC HOME					
Contractor:	DYNAMIC DESIGN GROUP			216.25			

Number of Certs: 51

Population: All Records

Permit.DateIssued Between 1/1/2023 12:00:00 AM AND
12/31/2023 11:59:59 PM AND

Permit.ParcelNumber Starts With 52

Information - 2024

Permit List

04/08/2024

Item 16.

Permit #	Address	City State Zip	Owner Name	Parcel No.	Construction Value	Date Issued
PBL-2024-044	15 SOUTH 3RD STREET	GLADSTONE M	ANDERSON JUDY & JAMES	052-003-017-00	26,000.00	04/04/2024
Category: GARAGE, DETACHED		Work Description: 20' X 30' GARAGE				
Contractor:		234.00				
PBL-2023-200	824 CLARK DRIVE	GLADSTONE M	BRAMCO CONTAINERS INC	052-459-007-00	50,000.00	01/11/2024
Category: COMMERCIAL, NEW BUILDING		Work Description: 40X50 PRE-ENGINEERED QUONSET STYLE BUILDING				
Contractor: DURO BUILDING		460.00				
PBL-2024-033	16 ASPEN LANE	GLADSTONE M	CETERSKI KENNETHN & NICOLE J	052-469-008-00	90,181.00	03/15/2024
Category: RES. ADDITION		Work Description: 30X60 GARAGE EXPANSION ON EXISTING GARAGE				
Contractor: BRUNETTE CONTRACTING CO., T.L.		354.00				
PPL-2024-097	801 NORTH BLUFF DRIVE	GLADSTONE M	LANDWEHR DENNIS J & JULIE A	052-616-099-00	0.00	04/03/2024
Category: Single Family		Work Description: RESIDENTIAL NEW CONSTRUCTION				
Contractor: DEHOOGHE & VIAU		471.00				
PME-2024-031	801 NORTH BLUFF DRIVE	GLADSTONE M	LANDWEHR DENNIS J & JULIE A	052-616-099-00	0.00	04/03/2024
Category: Res. Single Family Dwelling		Work Description: RESIDENTIAL NEW CONSTRUCTION				
Contractor: DEHOOGHE & VIAU		325.00				
PPL-2024-068	48 WINTERGREEN CIRCLE	GLADSTONE M	DIEBOLT JEFF	052-581-006-00	0.00	01/16/2024
Category: Single Family		Work Description: RESIDENTIAL NEW				
Contractor:		253.00				
PBL-2024-016	155 29TH STREET #124		GEURTS HARRIET	052-620-224-00	20,000.00	02/22/2024
Category: GARAGE, ATTACHED		Work Description: 24X24 LEAN TO ENCLOSED GARAGE				
Contractor:		180.64				

PPL-2024-077	15 WINTERGREEN CIRCLE	GLADSTONE M	MEIER CHAD	052-581-024-00	0.00	03/14/2024	Item 16.
Category:	Single Family	Work Description: RESIDENTIAL NEW CONSTRUCTION					
Contractor:		278.00					
PBL-2024-026	1205 MONTANA AVENUE	GLADSTONE M	TORVINEN JEFFREY & BRANDY	052-070-002-00	900.00	03/05/2024	
Category:	REMODEL/REPAIR/ALTERATION	Work Description: REPAIR TO CURRENT CARPORT. INSTALL NEW ROOF SUPPORT HEADER & POSTS. REMOVE/F					
Contractor:		125.00					
PBL-2024-005	TBD 29TH ST	GLADSTONE M	CITY OF GLADSTONE	052-617-004-00	25,000.00	01/09/2024	
Category:	COMMERCIAL, NEW BUILDING	Work Description: U.P. SNOPHLYERS32X40 POLE BUILDING FOR STORAGE OF TRAIL GROMMING EQUIPMENT A					
Contractor:	MM ENGINEERING SERVICES	430.40					

Number of Certs: 10

Population: All Records
 Permit.DateIssued Between 1/1/2024 12:00:00 AM AND
 4/10/2024 11:59:59 PM AND
 Permit.ParcelNumber Starts With 52