

CITY OF GLADSTONE  
COUNTY OF DELTA  
ORDINANCE NO. 629

AN ORDINANCE TO AMEND THE CITY OF GLADSTONE ZONING  
MAP

The City of Gladstone ordains and is hereby ordained by the authority of the same as follows:  
Section 1. Section 201 of Ordinance #453 is hereby amended by transferring the zoning of the following parcel as indicated.

ZONING CHANGE:            FROM: R-4 (Mobile Home)            TO: B-2 (Commercial)

PARCEL NUMBER: 21-052-629-010-73

LEGAL DESCRIPTION: PART OF THE W 1/2 OF THE NW 1/4 OF SEC 29, T40N, R22W AND PART OF THE SE 1/4 OF THE NE 1/4 OF SEC 30, T40N, R22W, DESCRIBED AS FOLLOWS:  
COMMENCING FROM THE NW CORNER OF SEC 29, T40N, R22W, MEASURE S 00° 26' 30" E ALONG THE LINE COMMON WITH SEC 29 & 30 A DISTANCE OF 500.86'; THENCE MEASURE N 89° 57' 25" E A DISTANCE OF 406.43' TO THE POB; THENCE N 00° 59' 08" W 77.32'; THENCE S 89° 00' 52" W 48'; THENCE N 00° 59' 08" W 42'; N 89° 00' 52" E 48'; N 00° 59' 08" W 48.54'; N 14° 05' 32" W 176.48'; THENCE N 00° 43' 29" W 107.01' TO A POINT ON THE S ROW LINE OF CTY RD 420; THENCE N 89° 16' 19" E ALONG SAID ROW LINE A DISTANCE OF 65.70' TO A POINT THAT IS 904.66' W OF THE E LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SEC 29; THENCE S 00° 06' 23" E PARALLEL W SAID E LINE A DISTANCE OF 125.92'; THENCE S 18° 41' 20" E 182.99' TO A POINT THAT IS 300' S OF SAID ROW LINE; THENCE S 89° 16' 19" W PARALLEL WITH SAID S ROW LINE A DISTANCE OF 20.08'; THENCE S 18° 41' 17" E 89.71' TO THE BEG 890' RADIUS CURVE TO THE RIGHT; THENCE SE'LY ALONG SAID CURVE A CHORD BEARING OF S 08° 37' 32" E A CHORD DISTANCE OF 311.03'; THENCE S 01° 26' 16" W 32.21'; THENCE N 89° 46' 57" W 9.97'; THENCE S 00° 13' 57" W 465'; THENCE S 52° 57' 22" W 187.10'; THENCE N 10° 04' 43" E 91.28' TO A POINT ON A 390.54' RADIUS CURVE TO THE LEFT; THENCE SW'LY ALONG SAID CURVE A CHORD BEARING OF S 64° 57' 13" W A CHORD DISTANCE OF 180.17' TO THE BEGINNING OF A 440.54' RADIUS CURVE TO THE RIGHT; THENCE SW'LY ALONG SAID CURVE A CHORD BEARING OF S 71° 44' 28" W A CHORD DISTANCE OF 303.14'; THENCE N 50° 43' 52" E 83.82' TO A POINT ON THE LINE COMMON WITH SAID SEC 29 AND 30; THENCE NE'LY ALONG A 390.54' RADIUS CURVE TO THE LEFT A CHORD BEARING OF N 67° 05' 23" E A CHORD DISTANCE OF 208.38' TO THE BEG OF A 440.54' RADIUS CURVE TO THE RIGHT; THENCE NE'LY ALONG SAID CURVE A CHORD BEARING OF N 66° 14' 32" E A CHORD DISTANCE OF 222.46'; THENCE N 10° 04' 43" E 112.52'; THENCE N 00° 13' 56" E 325'; THENCE S 89° 46' 57" E 64.99'; THENCE N 01° 26' 16" E 33.28' TO THE BEG OF A 840' RADIUS CURVE TO THE LEFT; THENCE NW'LY ALONG SAID CURVE A CHORD BEARING OF N 06° 58' 18" W A CHORD DISTANCE OF 245.69'; THENCE S 89° 57' 25" W 52.94' TO THE POB.

Section 2. All of the provisions of said Ordinance, as amended, shall remain in effect.

Section 3. This Ordinance shall become effective ten (10) days after final adoption and publication in accordance with City Charter.

THE CITY OF GLADSTONE

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

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Kimberly Berry, City Clerk

Planning Commission Public Hearing:            2-6-24  
Introduced City Commission:                    2-12-24  
Public Hearing Notice Published:  
City Commission Public Hearing:                3-11-24  
Adopted:  
Published:  
Effective:



# CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

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[www.gladstonemi.gov](http://www.gladstonemi.gov)

*"Year Round Playground"*

January 18<sup>th</sup>, 2024

## **RE: NOTICE OF PUBLIC HEARING FOR ZONING AMENDMENT: Owner Gladstone Oaks, LLC**

**PLEASE TAKE NOTICE**, the City of Gladstone Zoning Administrator has received an application for a zoning amendment. **The zoning amendment request is to rezone property from R-4 Mobile Home District to B-2 Commercial District.**

The property to be considered for rezoning starts at County Road 420 and runs south to the cart shed property located on the Irish Oaks Golf Course. An enclosed map details the area in which the proposed change is located. The parcel number for the property is 21-052-629-010-73. A full legal description of the property can be found on the City of Gladstone's website under News, Ordinance #629 at [www.gladstonemi.org](http://www.gladstonemi.org). The property is currently owned by Gladstone Oaks, LLC.

As the owner of property located within 300' of the proposed area to be rezoned you are hereby being notified of the public hearing as required by the Zoning Enabling Act. At the **PUBLIC HEARING**, the public will have an opportunity to speak, and the Planning Commission will act upon this request by making a recommendation to the City Commission. Any recommendation they make will follow the criteria set forth in Section 30-475 "Amendments" of the Land Development Regulations of the code of ordinances for the City of Gladstone. The City Commission has the authority to make the final decision to change zoning.

All interested people are invited to attend the **PUBLIC HEARING**; set for **Tuesday, February 6th at 5:00 P.M. (EST)** in the Gladstone City Commission Chambers: 1100 Delta Avenue, Gladstone, Michigan. Written comments will be included as part of the public record and can be submitted to: Renée Barron, Zoning Administrator at (906) 428-4586 Ext 4, email [rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov). Written comments must be received no later than 4:30 PM on Tuesday, February 6<sup>th</sup>, 2024, by the Zoning Administrator at the email above or by mail at 1100 Delta Avenue, Gladstone, Michigan 49837.

-Gladstone Zoning Administrator-

**PLEASE NOTE:** This notice is being mailed to you as required by the Gladstone City Ordinances because your property is located within 300 feet of the property that has requested a zoning amendment. **No action is required if you have no objections or questions.**

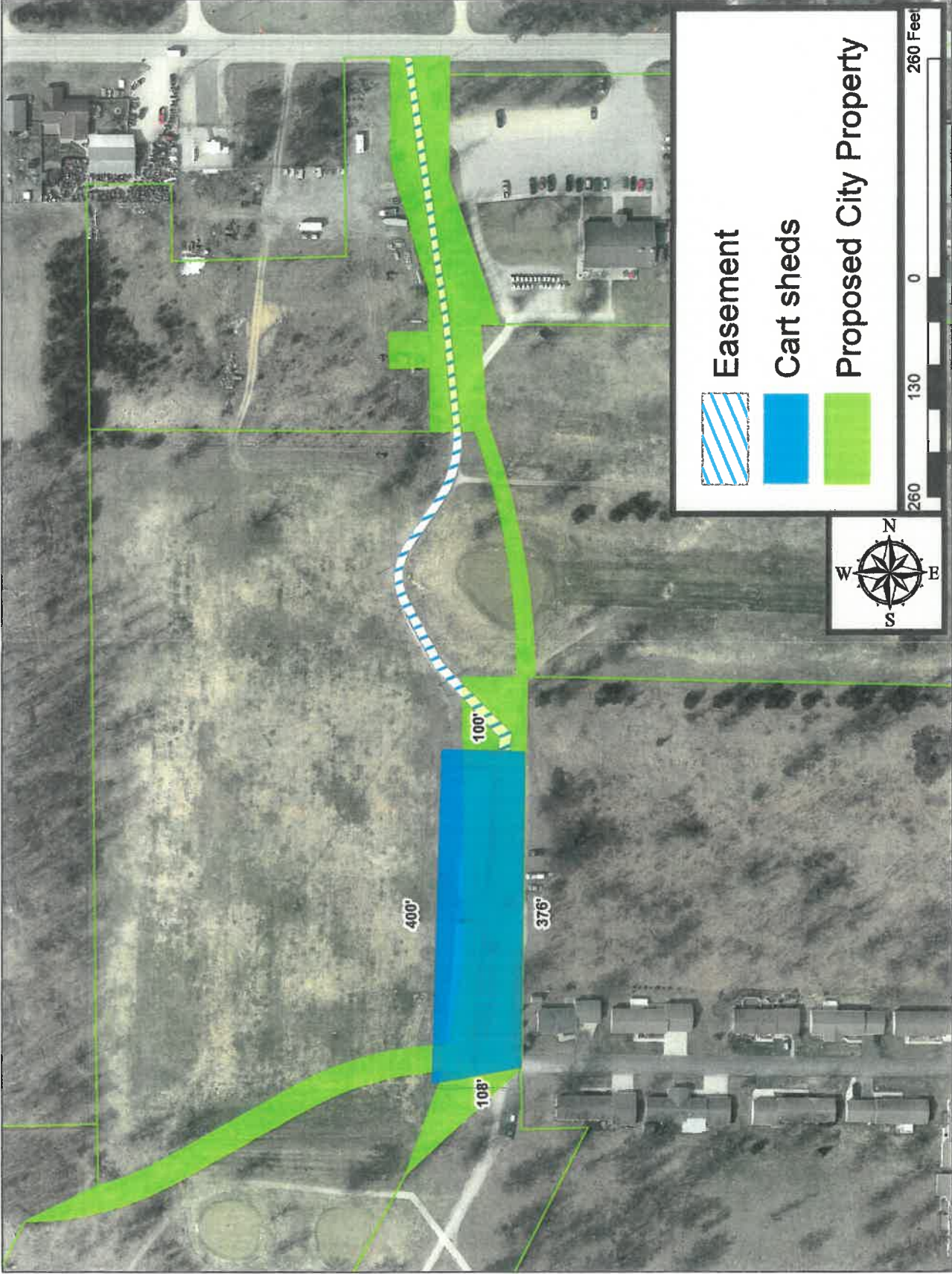
 A WPPI Energy community

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

**Area to be rezoned**







Easement

Cart sheds

Proposed City Property



260 Feet

100'

400'

376'

108'