



CITY OF GLADSTONE, MICHIGAN

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"Year Round Playground"

February 1, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Rezoning Request

Location: 21-052-629-010-73

Address: 6141 County Road 420

Applicant: City of Gladstone

Current Zoning: R-4 Mobile Home Residential to B-2 Commercial

Dear Planning Commission Members:

The applicant above is proposing a rezoning request for the area identified above. This property is currently owned by Tracy Thompson. This parcel is part of a settlement agreement that will be owned by the City of Gladstone and Matt Maranger. This request to rezone to B-2 Commercial in to accommodate the use of the cart shed as a storage facility.

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

Gladstone Code of Ordinances

- Section 30-546 R-4 District
- Section 30-548 B-2 District
- Section 30-475 Amendments

GIS Mapping—City of Gladstone

Google Earth

Existing Land Use Map

Future Land Use Map

Public notice was provided to those within 300' of the property by mail (25 residents/parcels) on January 22nd, 2024. Notice was provided to the Daily Press regarding the public hearing to be held on February 6th, 2024.

 **A WPPI Energy community**

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

SUMMARY AND RECOMMENDATION

Staff reviewed the rezoning application and considered: 1. Is the rezoning consistent with the City's comprehensive plan and the purpose of the Code; 2. Is the rezoning and the uses involved consistent with the purpose of the proposed zoning district; 3. Are there substantial changes in the subject area that warrant a zoning change; 4. Does the development in the proposed zoning district create significant adverse impacts to surrounding properties or the neighborhood and 5) is it a spot zone?

Staff felt confident that the rezoning would not have adverse impacts to the surrounding community and in fact would serve as a resource to the village people who reside around the golf course. Staff also reviewed that the proposed zoning clears up a current spot zoning (restaurant property) and the proposed zoning district will accommodate a conditional use for the cart shed. Because of these reasons staff recommend approval of the rezoning request as submitted.

If you have any questions regarding this information, please don't hesitate to contact me by email at rbarron@gladstonemi.gov or by phone at 428-4586 ext 4.

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone

Cc: City Manager
Department Heads
City Assessor
File