



# GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue

August 13, 2024

5:00 PM

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

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## MINUTES

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

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

### APPROVAL AND/OR CORRECTIONS OF:

1. Approve Minutes from 7-9-24

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

### ADDITIONS TO AGENDA

#### PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

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

### **MOTION CARRIED**

#### **3. PUD-80 Delta Avenue**

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

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

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

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

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

### **MOTION CARRIED**

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

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

## **COMMISSIONER COMMENTS**

## **COMMUNITY DEVELOPMENT COMMENTS**

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