

Gladstone

COMMUNITY DEVELOPMENT

PLANNING COMMISSION SITE PLAN REVIEW

Meeting Date:	Tuesday, October 6, 2026	Parcel Number:	052-591-001-00 & 052-591-001-50
Applicant/Owner:	Steve Ives	Parcel Size:	69, 420 & 28,124 Square Feet
Property Address:	201 Rains Dr Gladstone, MI 49837	Prepared By:	Patricia West Zoning Administrator



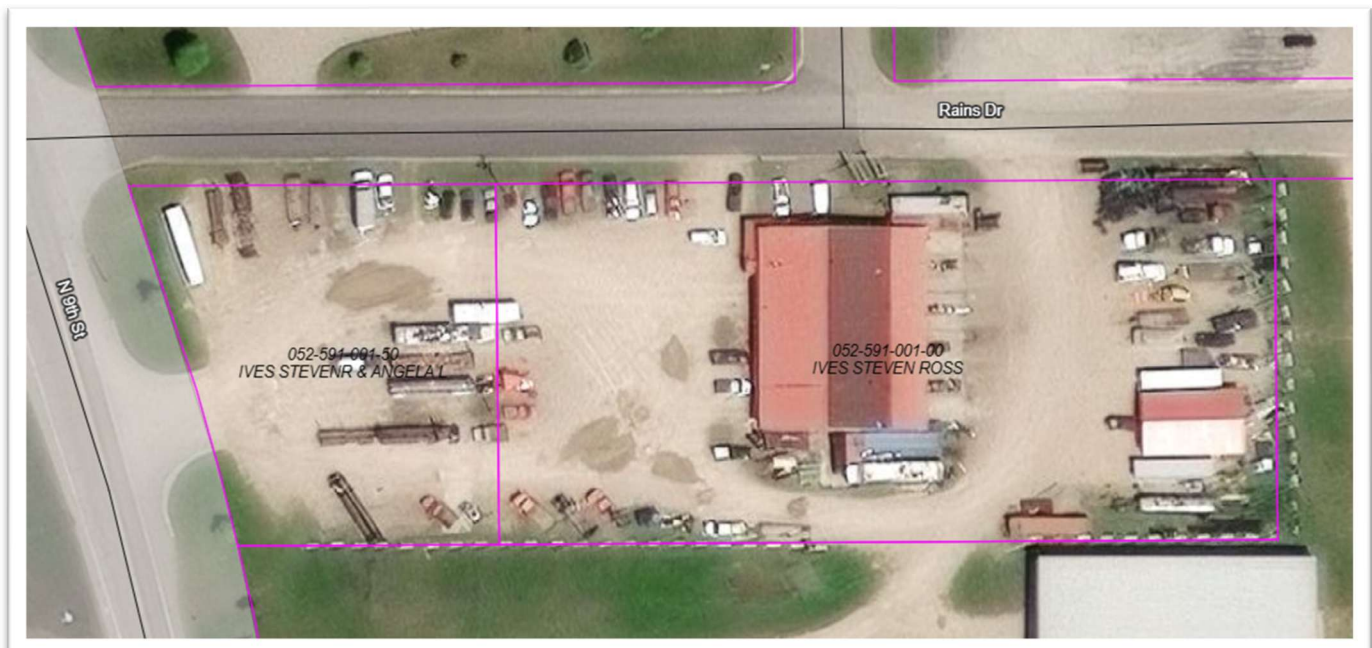
201 Rains Drive | 906-428-4660
Gladstone, MI 49837 | 906-428-3709 (fax)

Legal Description of 052-591-001-00:

. FR MOST ELY COR LOT 1 GLAD IND PARK # 1 MEAS W. ALG S. LINE LOT 1 286.65' TO POB TH N. 178.66' TO N. LINE LOT 1, TH W. ALG N. LINE 390.25', TH S. 178.1' TO S. LINE LOT 1, TH E. ALG S. LINE 390.25' TO POB CONTAINS APPROX. 1.6 ACRES .

Legal Description of 052-591-001-50:

OUT LOT A AND PART OF LOT ONE (1) OF GLADSTONE INDUSTRIAL PARK NUMBER ONE (1) AS RECORDED AT LIBER C OF PLATS, PAGE 35, MORE FULLY DESCRIBED AS: FROM THE MOST EASTERLY CORNER OF SAID LOT ONE (1), MEASURE WEST ALONG THE SOUTH LINE OF SAID LOT ONE (1), 676.9 FEET TO THE POB; THENCE N 178.1 FEET TO S ROW RAINS DR; THENCE W ALONG SAID ROW 185.39 FEET TO EASTERLY ROW NORTH 9TH STREET; THENCE SOUTHWESTERLY ALONG SAID ROW TO A POINT DUE W OF THE POB; THENCE E TO THE POB.



PLAT OF
GLADSTONE INDUSTRIAL PARK NO. 1
 LOCATED IN
 GOV'T. LOT 1, SEC. 21 & GOV'T. LOT 7, SEC. 16, T40N-R22W
 CITY OF GLADSTONE-DELTA COUNTY-MICHIGAN
 SURVEYED & PLATTED BY NORTHERN MICH. ENGINEERS INC.
 ESCANABA, MICHIGAN

DESCRIPTION OF LAND PLATTED

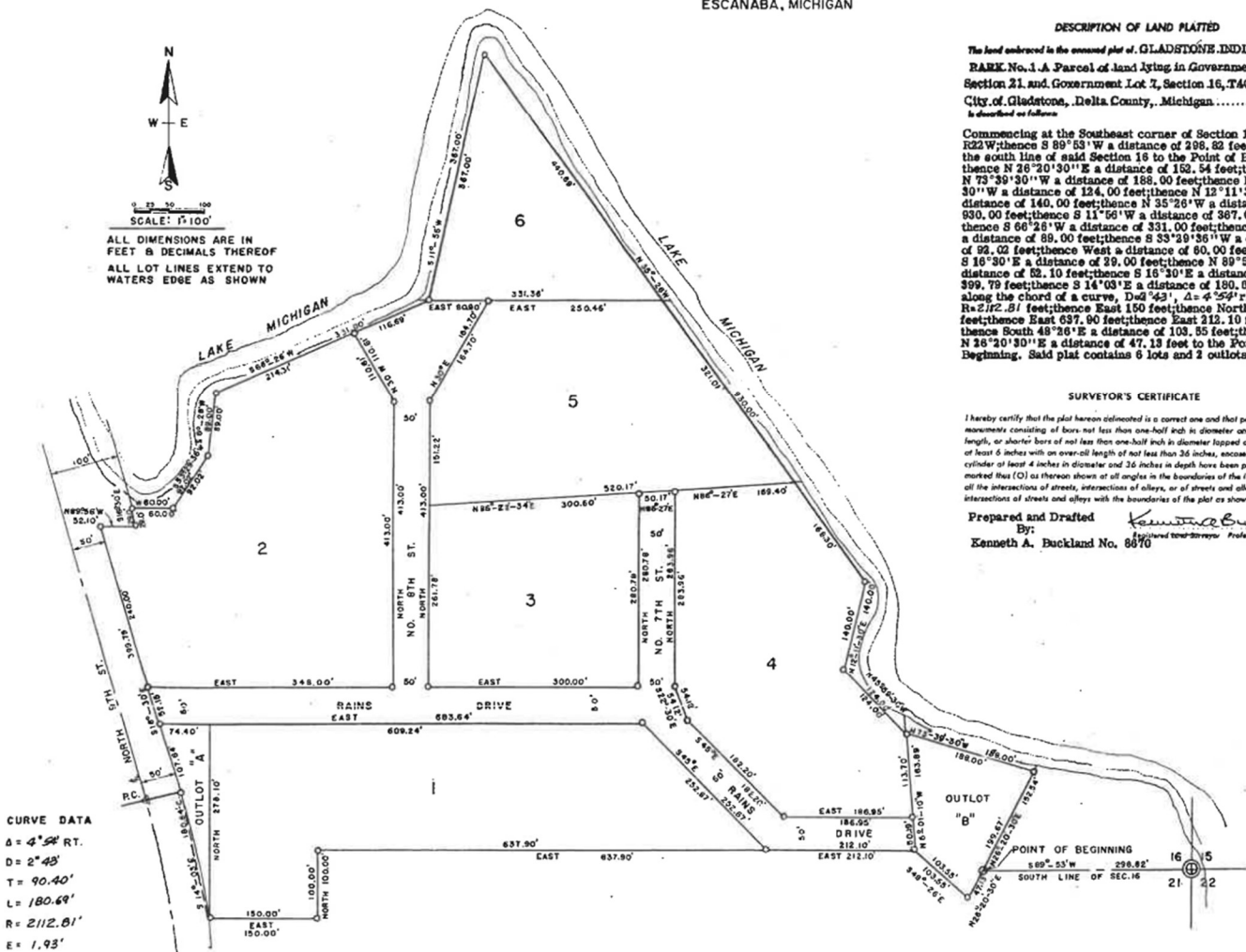
The land embraced in the annexed plat of GLADSTONE INDUSTRIAL PARK No. 1 A Parcel of land lying in Government Lot 1, Section 21 and Government Lot 7, Section 16, T40N, R22W, City of Gladstone, Delta County, Michigan..... is described as follows:

Commencing at the Southeast corner of Section 16, T40N, R22W; thence S 89°53'W a distance of 298.82 feet along the south line of said Section 16 to the Point of Beginning; thence N 26°20'30"E a distance of 152.54 feet; thence N 73°35'30"W a distance of 168.00 feet; thence N 48°59'30"W a distance of 124.00 feet; thence N 12°11'30"E a distance of 140.00 feet; thence N 35°26'W a distance of 930.00 feet; thence S 11°56'W a distance of 387.00 feet; thence S 60°28'W a distance of 331.00 feet; thence S 5°28'W a distance of 89.00 feet; thence S 33°29'36"W a distance of 92.02 feet; thence West a distance of 80.00 feet; thence S 10°30'E a distance of 29.00 feet; thence N 89°56'W a distance of 82.10 feet; thence S 16°30'E a distance of 399.79 feet; thence S 14°03'E a distance of 180.04 feet along the chord of a curve, Del'd 43°, d.c. 4°59' right and R=212.81 feet; thence East 150 feet; thence North 100.00 feet; thence East 637.90 feet; thence East 212.10 feet; thence South 48°26'E a distance of 103.55 feet; thence N 26°20'30"E a distance of 47.13 feet to the Point of Beginning. Said plat contains 6 lots and 2 outlots.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter topped over each other at least 6 inches with an over-all length of not less than 36 inches, enclosed in a concrete cylinder at least 4 inches in diameter and 26 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Prepared and Drafted By: *Kenneth A. Buckland*
 Kenneth A. Buckland No. 8870 Registered Professional Engineer



1. Project Overview

Zoning District: I-1 Industrial District (Code of Ordinances: Sec. 30-550)

(a) Scope and intent. This section applies to the I-1 light industrial district. The I-1 district is designed to primarily accommodate wholesale activities, warehouses and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.

(b) Permitted principal uses. Principal permitted uses in the I-1 district shall include any use permitted in the B-2 district; warehousing and wholesale establishments; trucking facilities; the compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food projects, hardware and tool and dye; the manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials; automobile sales for new and used cars; sales and rentals of trailers, mobile homes, boats and farm equipment; planning mills; lumberyards; gas stations; dry cleaning plants and laboratories.

(c) Conditional uses. Conditional uses within the I-1 district shall include drive-in theaters, but only where such theaters are designed so that patron entrance and exit drives lead only to streets having a paved surface of at least

44 feet in width for a distance of at least 200 feet on either side of the intersection between the street and driveway and where the theater screen is not visible from any R-1, R-2 or R-3 district.

(d) Prohibited uses. Prohibited uses within the I-1 district shall include junkyards.

Project Request

Ives Truck & Auto Repair is requesting site plan approval for a proposed building addition to its existing commercial facility. They are also seeking to extend their business operations to include automobile sales pending their state approval for operations.

The proposed project is an 80' x 26' addition off the south end of the building to be utilized as a garage to support the applicant's existing business operations.

The Planning Commission is asked to review the proposed site plan for compliance with the applicable requirements of the City of Gladstone Zoning Ordinance for approval of the project.

2. Zoning Compliance & Site Plan Review Standards

Is the intended use appropriate within the zoning district?

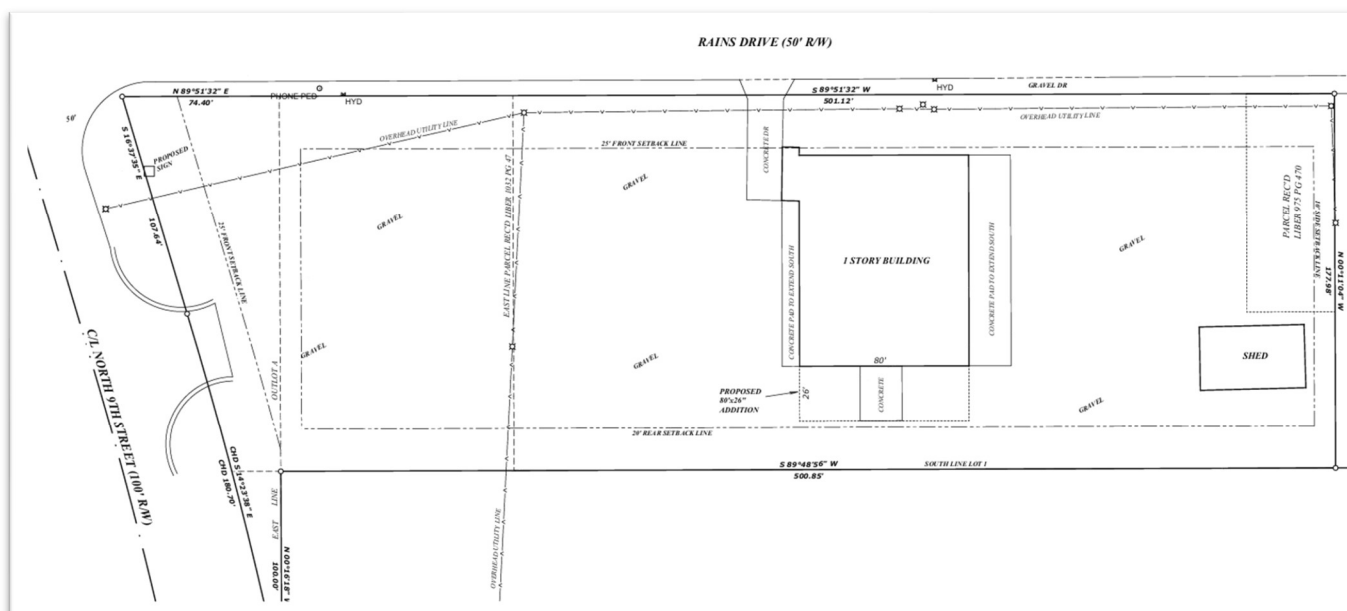
Zoning Administrator Comments:

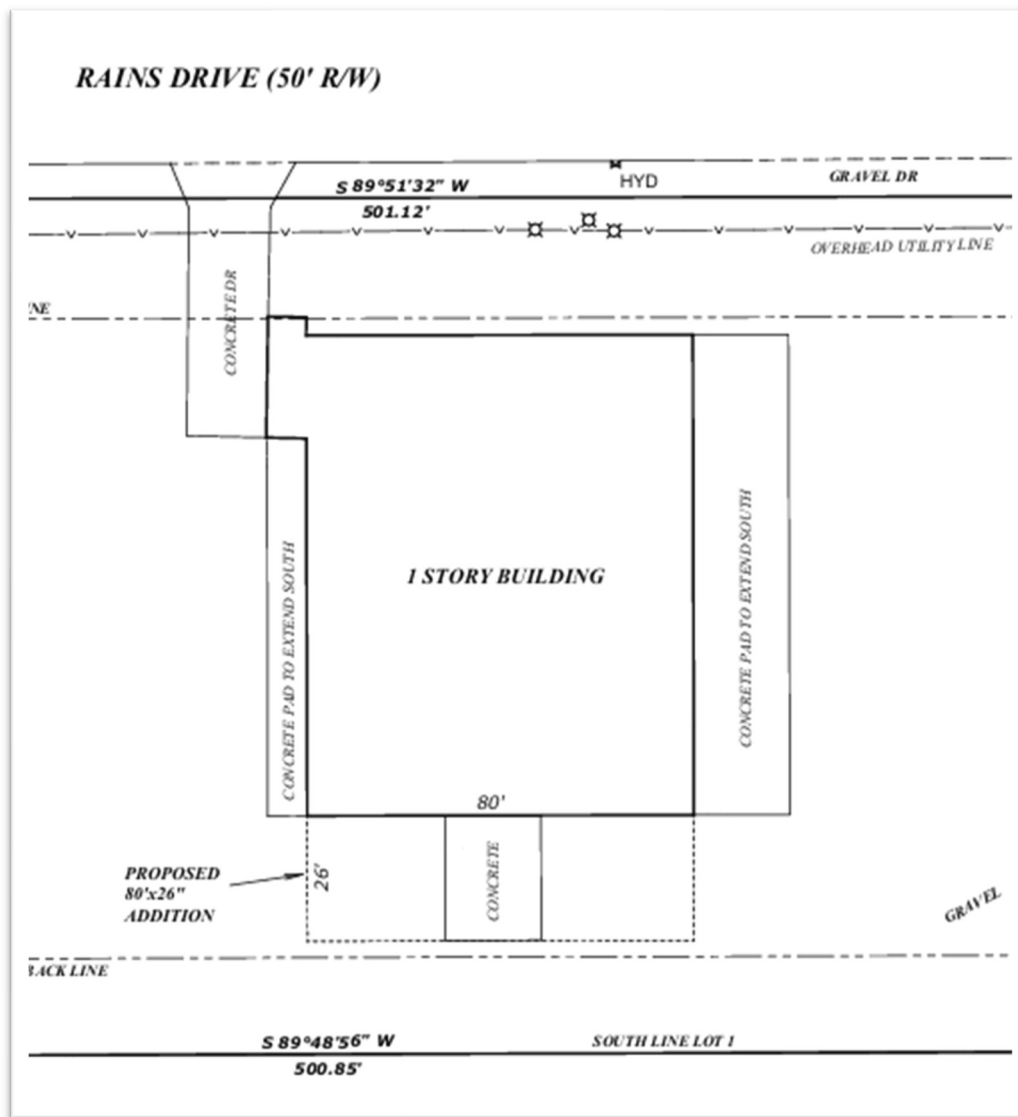
The property is located within the I-1 Light Industrial District. The proposed automotive repair use and automobile sale use is consistent with the purpose and character of the district, which is intended to accommodate industrial and similar commercial operations where external impacts are generally contained within the district. The I-1 District also permits automobile-related uses, including automobile sales and gas stations, as well as uses otherwise permitted within the B-2 District. The proposed use is therefore considered appropriate within the I-1 District.

Are the Dimensional Requirements Met? (Code of Ordinances: Sec. 30-552)

Ground Coverage Allowed:	70%	Ground Coverage Proposed:	13.7%
Minimum Front Setback:	25 ft	Front Setback Proposed:	25 ft
Minimum Side Setback:	10 ft	Side Setback Proposed:	130 ft
Minimum Rear Setback:	20 ft	Rear Setback Proposed:	20+ ft
Maximum Height Allowed:	40 ft	Height Proposed:	18' 2"

Building height is measured as the average between the peak and the eave.





Environmental Constraints

Is the property in a 100-year flood plain? No

Zoning Administrator Comments: The property is not located within the 100-year floodplain. The Public Works Superintendent has reviewed the proposed project and indicated that stormwater runoff associated with the proposed addition is not a concern. No additional environmental constraints have been identified that would impact the proposed site development.

Access, Circulation, Right-of-Way & Parking Considerations

Zoning Administrator Comments:

The site is served by two existing access points from North 9th Street and Rains Drive, with no new access proposed. The site provides adequate area for parking, vehicle storage, circulation, and maneuvering, all of which shall remain on the subject property and outside of the public right-of-way.

Based on a maximum of 10 employees onsite at one time, 8 off-street parking spaces are required. The site provides sufficient area to meet this requirement, and required parking shall remain separate from areas designated for vehicle storage.

Staff recommends that exterior areas continue to be maintained in an orderly condition and that vehicles, equipment, parts, and materials associated with the business remain contained on the subject property. Continued improvement and maintenance of the site is consistent with the intent of the I-1 Light Industrial District to limit the external impacts of industrial operations.

3. Staff Findings & Recommendations

Staff finds that the proposed automotive repair use, automobile sale, and building addition are generally consistent with the purpose and intent of the I-1 Light Industrial District and, subject to the conditions identified below, meet the applicable standards for site plan approval. The property is an established industrial site with existing access, utilities, and sufficient area to accommodate parking, circulation, vehicle storage, and the proposed building addition.

Staff recognizes that the property has historically experienced concerns related to the outdoor storage and organization of vehicles, equipment, and materials. However, substantial improvements to the exterior condition and organization of the property have been observed over the past year. The proposed addition is expected to provide additional enclosed space for business operations and storage, while the site plan further identifies defined areas for employee/customer parking, customer vehicle storage, and overflow parking/storage. Staff finds that these improvements are consistent with the intent of the I-1 District to minimize the external impacts of industrial operations.

Staff Recommendation:

Staff recommends approval of the site plan as presented, subject to the following conditions:

1. **Property Maintenance and Outdoor Storage.** The property shall be maintained in an orderly condition consistent with the approved site plan. Vehicles, equipment, parts, materials, and other items associated with the business shall be contained entirely on the subject property and shall not encroach into the public right-of-way or designated access and circulation areas. Outdoor customer vehicle storage and overflow parking/storage shall be confined to the areas identified for those purposes on the approved site plan. The accumulation of vehicles, parts, materials, or other items in a manner constituting a junkyard, as prohibited within the I-1 District, shall not be permitted.
2. **Off-Street Parking.** A minimum of eight off-street parking spaces shall be maintained and available for employee/customer parking and shall remain separate from areas designated for vehicle storage.
3. **Signage.** A separate sign permit application shall be submitted to and approved by the Zoning Administrator prior to installation of the proposed sign identified on the site plan. All signage shall comply with the applicable requirements of the Zoning Ordinance.
4. **Automobile Sales.** Prior to conducting automobile sales from the property, the applicant shall obtain all required approvals and licensing from the State of Michigan. Site plan approval by the City does not constitute or replace any required state approval.
5. **Conformance with Approved Site Plan.** Development and use of the property shall substantially conform to the site plan approved by the Planning Commission. Any material changes to the approved site plan shall be subject to review in accordance with the Zoning Ordinance.

Recommended Motion:

Move to approve the site plan as submitted for the proposed addition and associated uses at 201 Rains Drive in the I-1 Industrial District, based on the findings of fact presented in the staff report and subject to the conditions of approval identified therein.