



PLANNING COMMISSION SITE PLAN REVIEW			
Meeting Date:	Tuesday, October 6, 2026	Parcel Number:	052-621-005-60
Applicant/Owner:	Rob Rebholz Gladstone Plumbing & Heating	Parcel Size:	2.85 Acres (124,146 Square Feet)
Property Address:	3801 Highway M-35 Gladstone, MI 49837	Prepared By:	Patricia West Zoning Administrator



Legal Description:

GC 21 0/2 103-2B SEC 21 T40N R22W COM INTER OF S ROW LN 3RD AVE N & E'LY ROW LN OF SOO LINE RR; TH N 89*49' E 35.32' TO POB; TH S 31*41'W 218.65'; TH S 58*19' E 320' M/L TO W'LY ROW LN HWY US 2-41, M-35; TH NE'LY ALG SAID W'LY ROW LN 445' M/L TO S ROW LN 3RD AVE N; TH S 89*49'W 430.48' TO POB CONTAINING 2.85 AC M/L TGTHR W/ BOTTOMLANDS USE AGREEMENT L1184/P487 3/6/2017

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

Gladstone Plumbing and Heating is requesting site plan approval for a proposed building addition to its existing commercial facility. The proposed addition will 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. Background

Zoning Compliance Application for Business Use: Signed on January 8, 2025

Bottomlands Use Agreement: Recorded May 10, 2017

A bottomland is land beneath a body of water. In the Great Lakes context, it generally refers to the lakebed lying below the legally established shoreline or ordinary high-water mark. In 2004, the State of Michigan entered a Bottomlands Use Agreement authorizing the use and occupancy of approximately 3.40 acres of state-owned

Lake Michigan bottomlands for commercial watercraft dockage, while ownership of the bottomlands remained with the State. The original agreement was recorded on November 10, 2004

In 2017, the State approved an assignment of the existing Bottomlands Use Agreement following the transfer of the associated upland property to a subsequent owner. The assignment, recorded May 10, 2017, continued the terms and conditions of the original agreement. The property's current legal description references this Bottomlands Use Agreement.

Staff reviewed the recorded documents and determined that the approximately 3.40-acre bottomlands area is separate from the approximately 2.85-acre parcel subject to the current site plan review. The proposed building addition does not involve the bottomlands area.

3. Zoning Compliance & Site Plan Review Standards

Is the intended use appropriate within the zoning district?

Zoning Administrator Comments:

The proposed use is appropriate within the I-1 Zoning District. The property is currently utilized by Gladstone Plumbing and Heating as an indoor commercial facility, and the proposed garage addition will support the continued operation of the existing business. Staff has no concerns with the continued use of the site for this purpose.

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

Ground Coverage Allowed:	70%	Ground Coverage Proposed:	5.18%
Minimum Front Setback:	25 ft	Front Setback Proposed:	70 ft
Minimum Side Setback:	10 ft	Side Setback Proposed:	35 ft
Minimum Rear Setback:	20 ft	Rear Setback Proposed:	212 ft
Maximum Height Allowed:	40 ft	Height Proposed:	20 ft (Peak)



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 provides adequate existing vehicular access and circulation. While the property is fenced, existing access points within the fence provide sufficient opportunity for vehicles to maneuver around and access the proposed garage addition. The proposed addition is not anticipated to interfere with existing site access, circulation, or the adjacent public right-of-way. For an industrial use, the Zoning Ordinance requires off-street parking equal to 0.75 times the maximum number of employees on the premises at one time. Based on the applicant's previously identified maximum of four employees, three off-street parking spaces are required. The existing parking area provides sufficient capacity to satisfy this requirement, provided a minimum of three spaces remain available and unobstructed for employee parking.	
Utilities & Infrastructure	
Zoning Administrator Comments: The property is currently served by City utilities, as confirmed with the Utility Clerk on September 28, 2026. Existing electric service will be extended to serve the proposed garage addition. Staff have identified no utility or infrastructure concerns associated with the proposed development, but the Water Superintendent encourages the property owner to confirm their private side of the water service line will not interfere with the construction.	

4. Staff Findings & Recommendations
The Zoning Administrator found that the proposed development is consistent with the intent and permitted uses of the I-1 Industrial District. The applicant is working with the County Building Inspector to submitted engineered plans that meets applicable building requirements for a commercial structure. Additionally, the applicant appears to be in good standing with the City of Gladstone. Staff has identified no project-specific conditions necessary for approval of the proposed site plan. The project shall be constructed substantially in accordance with the site plan reviewed and approved by the Planning Commission and shall remain subject to all applicable City, County, State, and Federal permitting requirements. Recommended Motion: <i>Move to approve the site plan as submitted for the proposed addition in the I-1 Industrial District, based on the findings of fact presented in the staff report.</i>