



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

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May 3, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Site Plan Review –Addition

Location: 920 Delta Avenue

Applicant: Durward & Debra Chase

Zoning: B-2 Commercial

Owner: Durward & Debra Chase

Dear Planning Commission Members:

This site plan review process is triggered because of a change in footprint in the B-2 District.

The applicant above is proposing to remove an old garage and add a 12' wide X 24' long addition to be utilized for storage. This new addition will also have a back entrance for the business and allow for additional parking in the back.

Any development or change in footprint in a B-2 Commercial zoning area requires a site plan review per section 30-509 Site Plan Review of the code. The purpose of the site plan review is to determine if this change in use will be approved and to determine if the proposal will have any adverse effects upon adjoining residents or owners and try to address those effects if possible.

 A WPPI Energy community

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

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

Gladstone Code of Ordinances

- Section 30-509 Site Plan Review
- Section 30-548 Permitted Uses in the B-2 District
- Section 30-552 Height & Placement Regulations
- Section 30-553 Additional Height & Placement Reg.
- Section 30-554 Land Use and Density & Intensity Reg.
- Section 30-583 Off Street Parking

GIS Mapping—City of Gladstone

Google Earth

Staff Report/Fact Finding Results

A. Proposed Use and Zoning: The site is zoned B-2 Business/Commercial District and the use is consistent with the zoning district.

B. Lot Area Requirements: The minimum lot size in B-2 is 0 square feet and the minimum lot width is 0'. There is a maximum ground coverage ratio of 60% in B-2, the front setback in B-2 is 20', side setbacks are 0', the rear setback is 10' and the height limit is 40'. The site reduces the build footprint of the property and the setbacks have been met.

C. Off Street Parking: Off street parking requirements were not reviewed as the footprint has decreased and the new footprint creates additional parking.

D. Other: Signs: Any signs permitted in the B-2 district shall comply with section 30-601 and will be considered for approval by the Zoning Administrator.

SUMMARY AND RECOMMENDATION

Staff recommendation is for approval of the zoning use as submitted.

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

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone

EXISTING BUILDING

1' OVERHANG

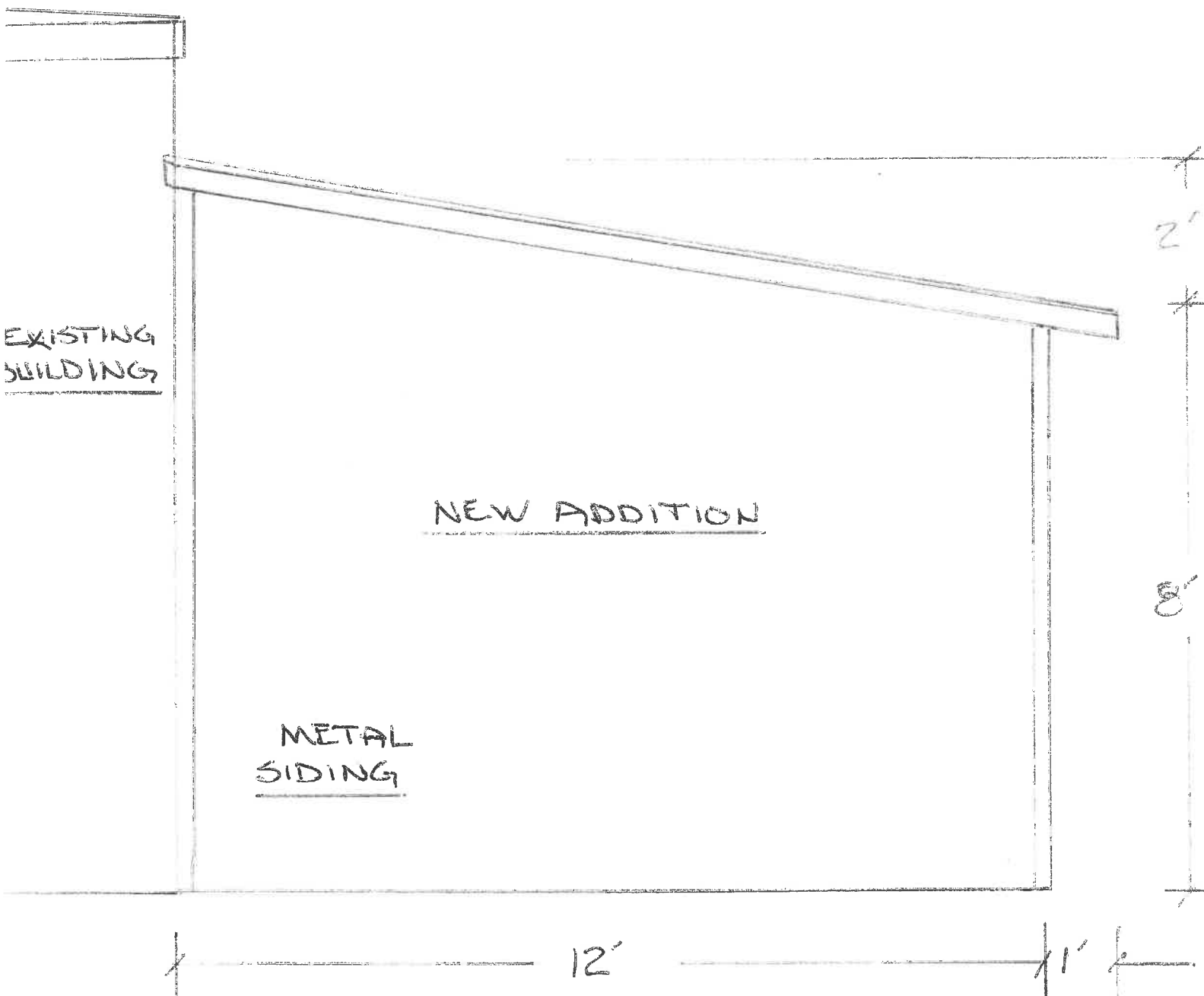
NEW ADDITION

NORTH VIEW

2'

8'





EXISTING BUILDING

NEW ADDITION

METAL SIDING

12'

11'

2'

8'

EAST VIEW

Portion
Removed



N 10th St

N 10th St

N 10th

918 DELTA AVE
052-047-016-00

918.5 DELTA AVE
920 DELTA AVE 052-047-016-50
052-047-015-00

922 DELTA AVE
052-047-014-00

924 DELTA AVE
052-047-013-00

