

Gladstone

COMMUNITY DEVELOPMENT

PLANNING COMMISSION SITE PLAN REVIEW			
Meeting Date:	Tuesday, April 7, 2026	Parcel Number:	052-618-001-70
Applicant/Owner:	Brad Hansen, North Bluff Storage	Parcel Size:	6.84 Acres
Property Address:	3801 Highway M-35 Gladstone, MI 49837	Prepared By:	Patricia West Zoning Administrator

Legal Description: SEC 18 T40N R 22 W 7.42 A M/L PT OF SE 1/4 OF SE 1/4 FROM SE COR OF SE 1/4 W ALG S LN 200'; TH N 1*21'59" E PARL WITH E LN OF SE 1/4 OF SE 1/4 42.13' TO N ROW LN OF CNTY ROAD D-8 AS NOW LOCATED AND POB; TH CONT N 1*21'59"E PARL WITH E LN ALG W LN OF **A MI STATE HWY DEPT CLEAR VISION AREA**, AS DESCRIBED IN L215 OF PG 287, 162.19' TO S ROW LN OF ST HWY M-35 AS NOW LOCATED; TH NW'LY ALG S ROW LN ON A 1697.02' RADIUS CURVE TO RIGHT, A CHORD BEARING OF N 46*05'24"W A CHORD DISTANCE OF 812.28' TO S LINE OF **A MI STATE HWY DEPT CLEAR VISION AREA** AS DESCRIBED IN L215 PG287; TH S 88*15'55"W PARL WITH S LN 115.11' TO E ROW LN OF CNTY RD D-1; TH S 4*20' E ALG E ROW LN 739.86' TO N ROW LN OF CNTY RD D-8; TH N 83*28'33"E 78.39'; TH N 88*43'43"E 427.13'; TH S 89*07'05"E ALL BEING ALG N ROW LINE 135.56' TO POB.



1. Project Overview

Zoning District: I-2 Industrial District (*Code of Ordinances: Sec. 30-551*)

(a) Scope and intent. This section applies to the I-2 industrial district. The Intent of the I-2 district is to permit certain industrial uses to locate in desirable areas of the city, which uses are primarily of a manufacturing, assembling and fabricating character, including large-scale or specialized industrial operations requiring good access by road and/or railroad, needing special sites of public utility services, and whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is structured to permit the manufacturing, processing and compounding of semi-finished products from raw materials as well as from previously prepared materials.

(b) Permitted principal uses. Permitted uses within the I-2 district shall include manufacturing, processing and compounding of semi-finished or finished products from raw materials or previously prepared materials and junkyards, any use permitted in the I-1 district, except uses identified as businesses in the B-2 district.

(c) Conditional uses. Conditional uses within the I-2 district shall include kennels as defined in [chapter 6](#), animals.

Project Request

The applicant is requesting authorization to construct one (1) additional storage building (Building #4) on the subject property, consistent with the site plan originally approved by the Planning Commission on April 6, 2021.

In addition, the applicant is requesting that the Planning Commission grant an extension of site plan approval for a period of five (5) years to allow for the continued phased development of the remaining storage units identified on the approved plan. The original site plan included a total of twelve (12) storage buildings, of which three (3) have been constructed to date. The site plan proposal also includes up to 40 RV/Trailer parking stalls which has not yet been developed.

continue to be developed must be revisited by the Planning Commission.

Any changes to the plan shall be submitted to the Zoning Administrator for consideration prior to construction.

An approved fence permit and sign permit are required for the site prior to these activities commencing.

Met

Fence – N/A

Sign – Met (Permit Approved on 05/06/21)

3. Zoning Compliance & Site Plan Review Standards

Is the intended use appropriate within the zoning district?

Zoning Administrator Comments:

The I-2 district is intended to accommodate a range of industrial uses, including manufacturing, processing, and other industrial operations that may have external impacts and require access to transportation and utilities. In addition to these uses, the ordinance permits any use allowed in the I-1 Industrial district, except those classified as B-2 (general business) uses.

Self-storage facilities are generally recognized as a low-impact industrial or warehouse-type use and are permitted within industrial zoning districts. The proposed storage units function as enclosed storage for personal or commercial goods and do not involve retail activity or on-site sales, which would otherwise classify the use as a business use under the B-2 district.

Based on the above, the proposed development is consistent with the intent and permitted uses of the I-2 Industrial district.

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

Ground Coverage Allowed:	70%	Ground Coverage Proposed:	24.7%
Minimum Front Setback:	25 ft	Front Setback Proposed:	30 ft
Minimum Side Setback:	10 ft	Side Setback Proposed:	30 ft
Minimum Rear Setback:	20 ft	Rear Setback Proposed:	30 ft
Maximum Height Allowed:	40 ft	Height Proposed:	8 ft 4 in

Environmental Constraints

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

Drainage Considerations: The Delta County Drain Commissioner, Dean Auger, was consulted regarding the proposed development and indicated no initial concerns with the site. The Drain Commission will be formally notified if the site plan is approved and intends to conduct a site visit during construction to verify drainage conditions.

The submitted site plan incorporates a drywell system to manage on-site stormwater runoff. The City’s Public Works Department has reviewed the proposal and expressed no concerns, noting that the Delta County Drain Commission is the agency with primary jurisdiction and interest in drainage matters.

Furthermore, the engineered plans indicate the following:

“Some site water is directed to be dissipated within the 5ft wide grass strip around the perimeter of the property. The remainder of the runoff will be handled internally with perforated drywells.”

Additionally, the subject property is not located in proximity to any rivers or significant water source.

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

Zoning Administrator Comments: The Delta County Road Commission has been contacted and provided with the proposed site plan for review. Should the site plan be approved, the applicant will be responsible for coordinating with the Jody Norman from the Delta County Road Commission on obtaining all required permits,

including any necessary right-of-way permits. Separately, the City of Gladstone's code does not directly address parking requirements for storage facilities and open-air businesses.

Utilities & Infrastructure

Zoning Administrator Comments: City utility department heads were consulted in review of the proposed site. Based on available information, there is no existing public utility infrastructure located beneath the subject property. Additionally, the proposed development does not anticipate the use of municipal utilities, including water, sanitary sewer, or electric service.

Visibility Considerations

Zoning Administrator Comments: The Michigan Department of Transportation (MDOT) was consulted and provided mapping of the clear vision areas referenced in the property's legal description. Based on review of the legal description and accompanying survey, the property lines are situated along, rather than within, the designated MDOT clear vision areas. As such, development that complies with the required setbacks from the property lines will not encroach upon or interfere with these clear vision areas.

Figure 2: ROW Map from MDOT

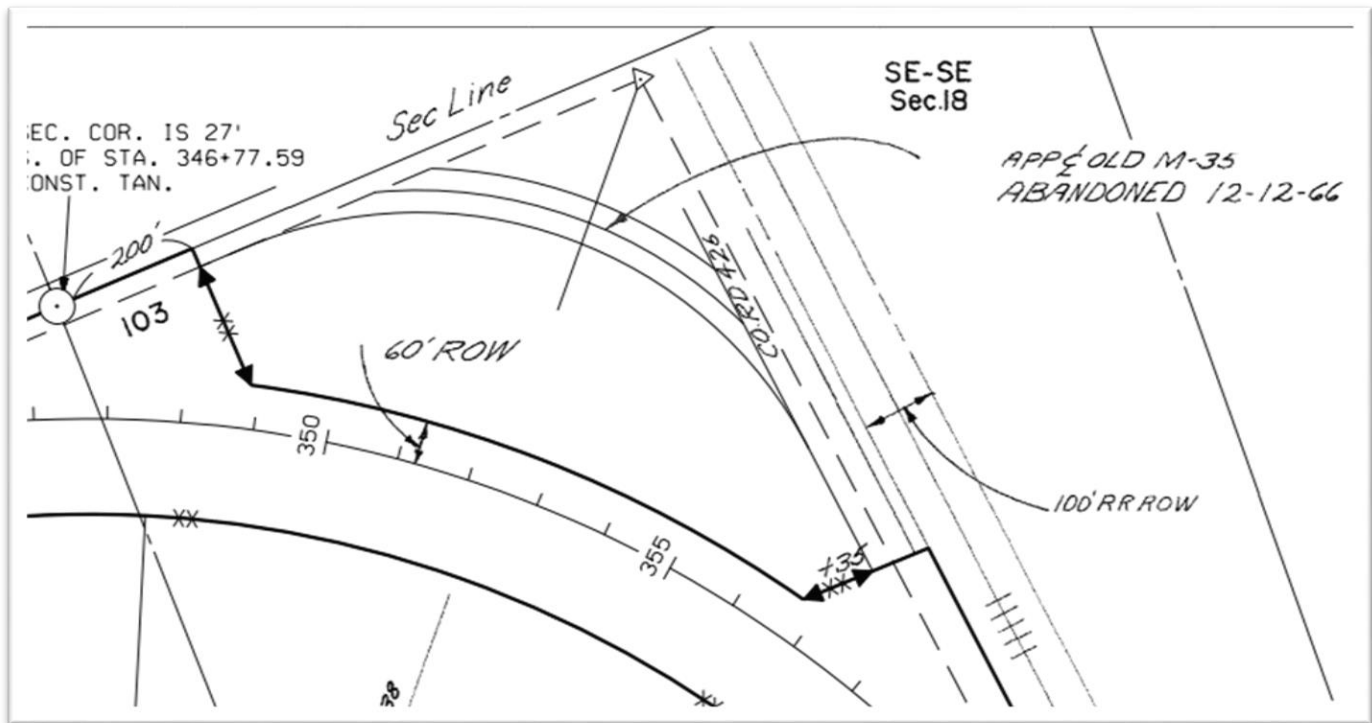
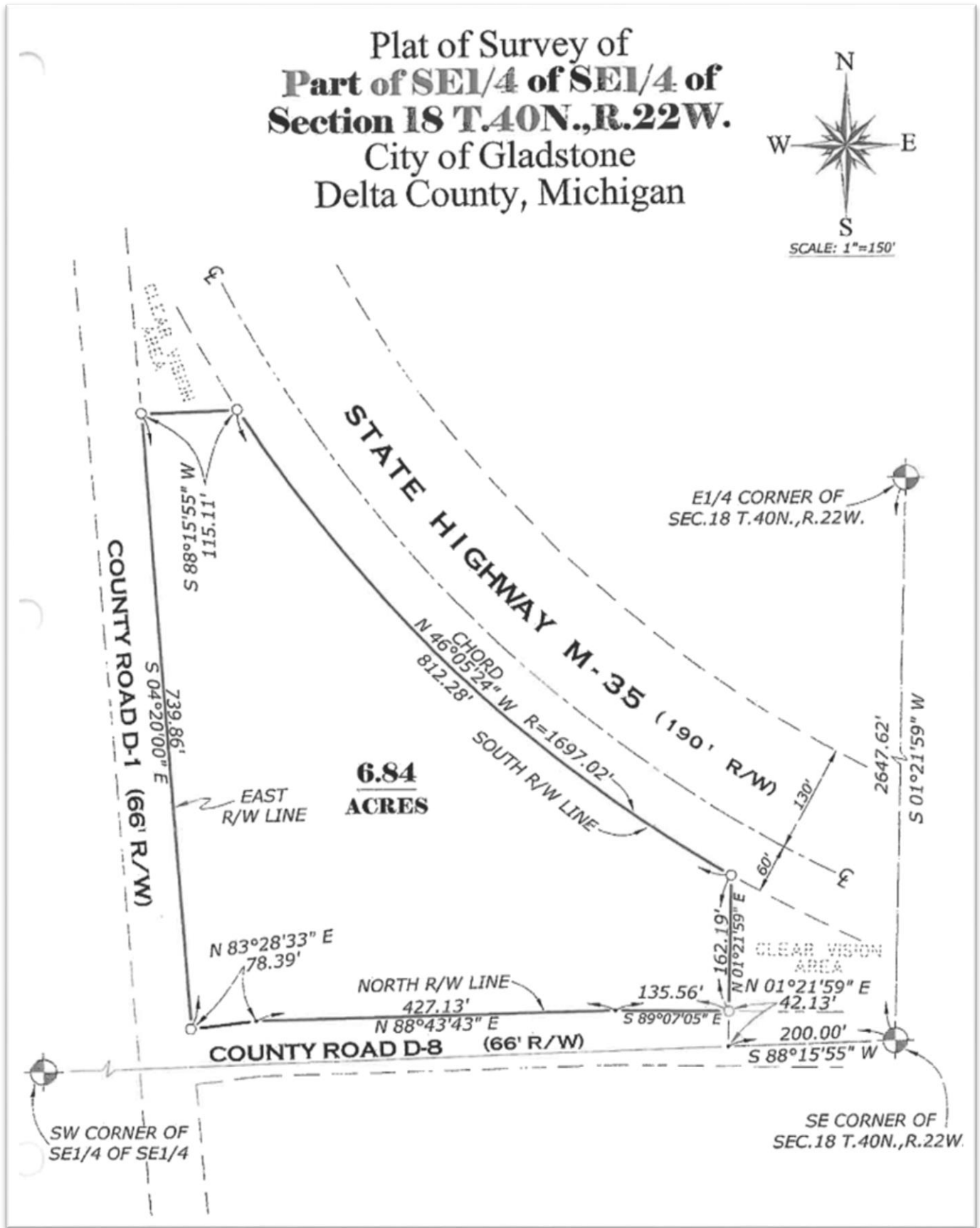


Figure 3: Survey Identifying Clear Vision Area



4. Staff Findings & Recommendations

The Zoning Administrator found that the proposed development is consistent with the intent and permitted uses of the I-2 Industrial District. The applicant has submitted an engineered site plan that meets applicable land use and zoning requirements. Additionally, the applicant appears to be in good standing with both the City of Gladstone and Delta County.

Based on the information provided and agency input received, staff supports approval of the site plan, subject to the following conditions:

1. A fence shall be installed at such time that the property is utilized for open-air outdoor storage of trailers and recreational vehicles. A fence permit shall be obtained through the City of Gladstone prior to installation.
2. Site plan approval shall be valid for a period of up to five (5) years from the date of approval.
3. Any changes or modifications to the approved site plan shall be submitted to the Zoning Administrator for review and may require further consideration by the Planning Commission.
4. No recreational vehicles, trailers, or other stored units shall be used for habitation or occupancy on the property.
5. Any signage on the property shall comply with the City of Gladstone's sign ordinance and shall require appropriate permits prior to installation.

Recommended Motion:

Move to approve the site plan as submitted for the proposed development in the I-2 Industrial District, based on the findings of fact presented in the staff report, subject to the following conditions:

1. *A fence shall be installed at such time that the property is utilized for open-air outdoor storage of trailers and recreational vehicles. A fence permit shall be obtained through the City of Gladstone prior to installation.*
2. *Site plan approval shall be valid for a period of up to five (5) years from the date of approval.*
3. *Any changes or modifications to the approved site plan shall be submitted to the Zoning Administrator for review and may require further consideration by the Planning Commission.*
4. *No recreational vehicles, trailers, or other stored units shall be used for habitation or occupancy on the property.*
5. *Any signage on the property shall comply with the City of Gladstone's sign ordinance and shall require appropriate permits prior to installation.*