



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
January 06, 2026
5:00 PM

MINUTES

CALL TO ORDER

Commission Vice-Chair, called the meeting to order at 5:15 PM ET.

ROLL CALL

PRESENT	ABSENT
John DeFiore	Howard Haulotte (Excused)
Sam Hewitt	Nick Nastoff (Excused)
Mike Kennedy	
Jason Leonard	
Jennifer Harding	

City Commission Present: Mayor, Joe Thompson

Staff Present: City Manager, Rob Spreitzer & Zoning Administrator, Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Meeting Minutes - October 7, 2025

Motion made by Kennedy, seconded by Leonard to approve the Planning Commission Meeting Minutes of October 7, 2025.

Voting Yea: DeFiore, Hewitt, Kennedy, Leonard, Harding

MOTION CARRIED.

ADDITIONS TO AGENDA

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2. 2025 Zoning Annual Report

West presented a draft of the 2025 Annual Planning Commission Report, as required under the Michigan Planning Enabling Act. The purpose of the report is to consolidate a summary of planning and zoning matters addressed administratively and by boards during the 2025 calendar year.

During review of the draft, Commissioner DeFiore noted that a site plan appeared to be missing from the summary. The site plan referenced was for a triplex located at 602 Superior Avenue. West indicated she would revise the report to include this item.

It was also suggested that a regular review of Master Plan progress would be beneficial for the Planning Commission. West noted that the timing aligns well with the City's

internal budget planning process and committed to preparing a Master Plan update for discussion at the February Planning Commission meeting.

Motion made by Hewitt, seconded by Leonard, to approve the draft 2025 Annual Report for presentation to the City Commission, with the addition of the 602 Superior Avenue site plan.

Voting Yea: DeFiore, Hewitt, Kennedy, Leonard, Harding

MOTION CARRIED.

3. 2026 Regular Meeting Schedule

Motion made by Hewitt, seconded by Kennedy, to approve the regular meeting schedule for 2026, with the adjustment that meetings will begin at 5:15 PM.

Voting Yea: DeFiore, Hewitt, Kennedy, Leonard, Harding

MOTION CARRIED.

PUBLIC COMMENT

None.

INFORMATION SHARING

4. Future Land Use Map

West provided an overview of a zoning edge-case involving a lot within a B-2 (General Business) zoning district where the feasibility of constructing a residential home has been questioned. Although the lot is zoned commercial, it is surrounded primarily by residential homes, with some commercial uses also present on the block. West related the situation to the Future Land Use Map and the City's broader planning goals.

No action was taken on this item; it was presented to inform the Planning Commission of challenges associated with existing nonconformities and the role the Future Land Use Map plays in zoning decisions.

5. City Manager Updates

West reported that Interim City Manager Rob Spreitzer formally began his role on January 1. Spreitzer was congratulated by the Planning Commission on his appointment.

6. Gladstone Ski Hill Updates

West shared that the Gladstone Ski Hill officially opened on January 3rd.

7. Sign Ordinance Amendment Updates

West provided an update that the Sign Ordinance Amendment Subcommittee is scheduled to meet on Wednesday, January 14th at 5:15 PM.

8. "The Depot" Park

West shared an update on a project being undertaken by the Downtown Development Authority at 701 Delta Avenue, known as "The Depot." The revitalization project is intended to develop a railroad-themed park at the site, and the DDA is actively pursuing grant funding to support the project.

9. Winter Tax Bill Error

West reported that an error was identified on the Winter Tax Bill, and a corrected notice was issued to residents. Any questions regarding the calculation of the final tax bill may be directed to the City Treasurer.

COMMISSIONER COMMENTS

Commissioner Leonard shared an update in his liaison role with the Delta County Planning Commission, noting that their primary discussions are currently focused on the Delta County Master Plan.

ADJOURNMENT

The meeting adjourned at 5:37 PM ET.