



GLADSTONE PLANNING COMMISSION MEETING

City Hall Chambers – 1100 Delta Avenue
September 12, 2023
5:00 PM

A Regular Meeting of the Gladstone Planning Commission will be held on Tuesday, September 12, 2023 at 5:00 PM hosted at City Hall Chambers – 1100 Delta Avenue.

MINUTES

CALL TO ORDER: Commissioner Haulotte called the regular meeting of the Gladstone Planning Commission to order at 5:00PM. The meeting was moved to the Electric Department conference room as election testing was occurring in chambers. A notice was posted on the door and staff were instructed to direct public to the Electric Department.

ROLL CALL: Commissioners present included: Haulotte, Woodworth, Noreus, Strom, DeFiore and Butch (5:06PM). Commissioners excused: Leonard **Welcome to new Planning Commission John DeFiore.**

APPROVAL AND/OR CORRECTIONS OF:

1. June 6th, 2023 Regular Meeting Minutes
Motion by Commissioner Noreus; seconded by Commissioner Woodworth to approve the June 6th, 2023 Regular Meeting Minutes as presented. MOTION CARRIED

ADDITIONS TO AGENDA-None

PUBLIC HEARINGS-None

UNFINISHED BUSINESS

2. Master Plan Introduction
Patricia West provided an overview of the sub-committee's efforts at putting together the Master Plan. The plan was reviewed, and changes were noted. Maps will be reviewed at the next regular meeting. Once the maps are in place then it will be ready to be introduced to the public.

NEW BUSINESS

3. Josh King-Site Plan Review-Queen City
Renée Barron reviewed the applicant's proposal for a new restaurant on the lake at property located at 80 Delta Avenue. Mr. King is proposing a 2800 SF of restaurant space via a barge on the lake and building a new structure on the land that would house 2400 SF of retail space and restroom facilities for the restaurant. Much discussion took place regarding the application.

Mr. King was available to answer questions. The restaurant would be open seasonally and the retail area could be open year-round. The Planning Commission discussed at great length how the proposal fits in with the future Northshore development, access to the property, parking, accessibility, the harbor opportunities, and future development of

the site. In addition, the Planning Commission discussed the zoning of the property as it stands and the potential for change as well as the future zoning map.

Motion by Commissioner Strom; seconded by Commissioner Butch to approve the site plan as submitted by the applicant; Josh King subject to the following conditions:

- 1) That the current zoning of the site which is I-2 Heavy Industrial be changed to a zoning district which would accommodate the proposed use.***
- 2) That a permit from the Michigan DEQ be acquired and complied with.***
- 3) That a food service facility license be acquired and provided to the City prior to restaurant operations.***
- 4) That a building permit be secured from the county prior to beginning development.***
- 5) That any permits or licenses required by law be secured prior to operations of the site.***

If the above conditions are not met by the applicant this site plan approval shall be considered rescinded and be null and void. MOTION CARRIED

PUBLIC COMMENT: None

INFORMATION SHARING

COMMUNITY DEVELOPMENT DEPARTMENT

4. ZBA Appeal-Renée Barron reviewed the latest appeal regarding Jeff Diebold's property at 11 S. 9th Street.

COMMISSIONER COMMENTS

Commissioner Strom and Butch commended the City staff on the handling of the Master Plan review process.

Commissioner Haulotte voiced some concerns about suspicious activities around the First Lutheran Church, property maintenance issues near his property and the visibility of Public Safety in the community.

ADJOURNMENT

With no further business the meeting adjourned at 7:20PM.

NEXT REGULAR MEETING SCHEDULED FOR October 3rd, 2023 at 5:00PM.

Renée Barron
Recording Secretary

Howard Haulotte, Chairman