



## CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

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September 7, 2023

Planning Commission  
City of Gladstone  
Gladstone, MI 49837

**Subject: Site Plan Review**

**Location: 80 Delta Avenue  
Gladstone, MI 49837**

**RE: New Restaurant/Retail-Queen City**

**Applicant: Josh King**

**Zoning: I-2 Heavy Industrial**

Dear Planning Commission Members:

The applicant above is planning to build a unique opportunity for a new restaurant on the lake at property located at 80 Delta Avenue. He is proposing 2800 SF of restaurant space via a barge on the lake and build a new structure on land that would house 2400 SF of retail space. The building on shore will serve as restrooms for the restaurant and provide retail space for customers and residents.

### **Gladstone Code of Ordinances**

- Section 30-509 Site Plan Review
- Section 30-548 B-2 District
- Section 30-550 Light Industrial District
- Section 30-551 Industrial 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
- Section 30-601—30-610 Signs



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## Staff Report/Fact Finding Results

**A. Proposed Use and Zoning:** The site is zoned I-2 Heavy Industrial. Any change in use within the I-2 district requires a site plan review. The proposed uses for this review are not permitted within the I-2 district nor can they be a conditional use. For the site to be developed in the proposed way the zoning classification would have to be changed. There is a large parcel to the west of this property that is planned to be incorporated into a Flex Development area which would encompass a mix of business/retail and housing. That area is currently zoned R-3 Multi Family Residential. The property on which this proposal is located connects to the area designated to be a Flex District in the future. If this site plan were to be approved, it would have to be conditional upon a favorable change in zoning which could accommodate the use. It is proposed that the property be re-zoned to Flex Development which would then allow the use.

For the sake of the remaining review the guidelines for B-2 Commercial were used to determine compliance with codes that are reflective of the use being proposed.

**B. Lot Area Requirements:** The minimum lot area in B-2 is 0 SF and the minimum lot width is 0'. There is a maximum ground coverage ratio in B-2 of 60%. The front setback is 20', side setbacks in B-2 are 0', the rear setback in B-2 is 10'. The height limit is 40'. The proposed building location will be consistent with setbacks and the maximum ground coverage ratio is not exceed. The lot itself is part of a 22.44 acre site and will have no problem meeting the setbacks of any future zoning district. If the site chooses to divide at a later time the division would require the setbacks of all parcels to meet the existing or future zoning requirements. No development could take place until a new zoning classification is approved for this proposal.

**C. Off Street Parking:** Off street parking requirements for this type of development was determined at 1.2 per 100 square feet of floor space for the restaurant and 1 per 150 square feet of retail space for the commercial building. The formula used would require 50 parking spaces. The plan provides for 88 spaces for parking and includes 4 handicap parking areas of which 1 is required to be van accessible. The interior landscaping rules apply so a minimum of 10% of the parking lot will provide green space as well a 5' buffer of green space along the perimeter of the lot and trees not more than 35' apart. 6' of green space between every 12 parking spaces is also provided to meet code.

**D. Other: Signs:** Any signs permitted in the B-2 district shall comply with section 30-610 of the ordinance and will be considered for approval by the Zoning Administrator. Signage is not noted within the plan and any signage will require approval prior to installation.

**DEQ:** A permit from DEQ may be required when land to be developed disturbs one or more acres of land and is within 500' of a lake and a stream. It is the owner's responsibility to comply with any DEQ requirements; the owner has been made aware of this requirement.

**PUBLIC HEALTH:** A food license is generally required from PHDM for restaurants. Because this property is located on the lake it is not yet determined who the appropriate entity is to issue this permit. The owner has been made aware that a food service facility is required to provide a license to the city prior to operations.

## **SUMMARY AND RECOMMENDATION**

Staff recommendation is for approval of the site plan for the use with a condition of a zoning amendment required to accommodate the use. Any DEQ compliance, food and signage permits and any other permits needed from other agencies be met prior to operation. A building permit must be secured through the county prior to development.

If you have any questions regarding this information, please don't hesitate to contact me by email at [rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov) or by phone at 428-4586 Ext 4.

Respectfully Submitted,



Renée Barron, Zoning Administrator  
City of Gladstone