



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

April 07, 2026

5:15 PM

MINUTES

CALL TO ORDER

Commission Chair Haulotte called the meeting to order at 5:12 PM, prior to the scheduled start time due to a clock discrepancy.

ROLL CALL

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

Staff Present: Barry Lund & Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - March 3, 2026

Motion made by Kennedy, seconded by DeFiore to approve the Planning Commission Regular Meeting Minutes of March 3, 2026.

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

MOTION CARRIED.

ADDITIONS TO AGENDA

The Commission approved a modification to the agenda, moving the Site Plan Review (New Business, Item 3) ahead of the Master Plan Annual Review of Complete Streets (Unfinished Business, Item 2) to accommodate the schedule of the applicant in attendance.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

NEW BUSINESS

2. Site Plan Review | Parcel: 052-618-001-70 (3801 Highway M-35)

Zoning Administrator, Patricia West, provided an overview of the staff report for the site plan review of 3801 Highway M-35 for North Bluff Storage. The property owner, Brad Hansen, was in attendance of the meeting.

Motion made by Hewitt, seconded by DeFiore 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.

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

MOTION CARRIED.

UNFINISHED BUSINESS

3. Master Plan Annual Review | Complete Streets

West introduced Barry Lund, Superintendent of the Department of Public Works, to provide an overview of the Complete Streets section of the Master Plan. Key points included the following:

- The Department of Public Works does not currently maintain a formal Asset Management Plan, as mentioned in the implementation strategies.
- Sidewalks are brought into compliance with ADA standards in conjunction with roadwork and repaving projects; however, the City's authority to issue Special Assessments has slowed progress.
- Pedestrian accessibility standards have not yet been formally established.

No commission action was taken on this agenda item.

INFORMATION SHARING

In addition to the items below, West reported that the DDA and Parks & Recreation were awarded a \$31,000 grant from the Michigan Arts & Culture Council. Approximately \$21,000 of the funding is designated for The Depot project located at 701 Delta Avenue, with the remaining funds allocated for musical entertainment at the Farmers Market, Downtown Day, Fourth of July celebration, and the Summer Concert Series.

4. 2026-2027 Fiscal Year Budget

West reported that the FY 2026–2027 budget was approved by the City Commission and is available on the City of Gladstone's website. Staff are available to answer any questions related to the budget.

5. City Commission Public Hearing | Resolution to Vacate Birch Street

West reported that a Public Hearing is scheduled for Monday, April 13, 2026, to finalize the vacation of the second half of Birch Street.

6. Gladstone Business Changes & Updates

West shared several business updates, including the opening of Yooper Fitness, the relocation of Smart-Shed, a change in ownership of two downtown laundromats, and the addition of VIP Alliance Warehouse in the Industrial Park at the north entrance to downtown Gladstone.

7. Gladstone Farmers Market Update

West reported that vendor space for the Gladstone Farmers Market is currently full, and the DDA anticipates another successful season of increased downtown foot traffic and activity on Monday evenings.

8. Local Economics Initiative Program through MML

West reported that the City of Gladstone has been invited to participate in an economic initiative program in partnership with the Michigan Municipal League (MML) and the Central U.P. Small Business Support Hub to better understand the current state of entrepreneurship and small business support in the region. The initiative will assess gaps in areas such as space, funding, and technical assistance. A site visit to Gladstone is scheduled for Wednesday, April 22, 2026, with findings to be shared with City staff to help identify areas for focus and growth.

9. March Dimensional Variance Request Update

West reported that a dimensional variance request related to sign variations was considered by the Zoning Board of Appeals (ZBA) in March and was ultimately denied. West also noted that the applicant reported being contacted by an individual impersonating City staff and incorrectly advised that attendance at the meeting was not required and that the application would be reviewed administratively. Staff are taking precautions to inform future applicants of this issue.

10. North Shore Development Updates

Staff reported that congressional directed funding requests were recently submitted to the offices of Senator Gary Peters and Senator Elissa Slotkin to support North Shore infrastructure improvements. The City partnered with Coleman Engineering on the proposal and anticipates receiving updates on the outcome in May 2026.

11. Winter Parking Restrictions Lifted (Effective April 1)

West reported that winter parking regulations were lifted effective April 1, 2026.

12. Zoning Administrator Certificate

West reported that she successfully completed the Zoning Administrator Certificate Program through Michigan State University Extension.

COMMISSIONER COMMENTS

Commissioner Leonard reported on his attendance at the most recent Delta County Planning Commission meeting, where data centers were a primary topic of discussion. He also noted that the Delta County Planning Commission continues to work through updates to its Master Plan.

ADJOURNMENT

The meeting adjourned at 5:58 PM ET.