



CITY OF GLADSTONE, MICHIGAN

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"Year Round Playground"

February 20, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: Conditional Use Application

**Location: 6139 County Rd 420
Gladstone, MI 49837
Parcel Number: 21-052-629-010-74**

RE: Storage Facility

Applicant: T, LLC (Matthew Maranger)

Zoning: B-2 Commercial (Pending CC Approval 3-11-24)

Dear Planning Commission Members:

The applicant above is looking to utilize the cart shed on property listed above for specialty storage. Last month the Planning Commission made a favorable recommendation to the City Commission to change the zoning on this property in anticipation of this request. The term specialty storage for this request refers not to individual storage units but rather a storage building that clients will rent space within the building for special items.

A Public Hearing will be held on March 5th-- notice has been sent to Daily Press, owners within 300 feet of the property (25 letters) have been notified. References and resources that were considered regarding this Conditional Use include:

Gladstone Code of Ordinances

- Section 30-508 Conditional Uses
- Section 30-548 B-2 District
- Section 30-583 Off Street Parking
- Section 30-503 Zoning Compliance Permit
- Section 30-509 Site Plan Review

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Staff Report/Fact Finding Results

A. Proposed Use and Zoning: The site is currently proposed to be zoned B-2 Commercial. The proposed conditional use to be considered is consistent with similar conditional uses within a B-2 district. Other storage units throughout the city can be found in the B-2 district as well as in I-1 & I-2 districts. Any change in use within the B-2 district requires a zoning compliance permit and depending on the proposed changes may require a site plan review. The proposed change in use for this application triggers a conditional use permit to be secured as it is not a permitted principal use. No change in the footprint of the building is proposed at this time.

B. Lot Area Requirements: There is no minimum lot area or width in the B-2 District. There is a maximum ground coverage ratio in of 60%. The proposed plan is within that ratio.

The front setback is 20', there are no side setbacks and the rear setback is 10'. The height limit in this district is 40'. The proposed building locations are compliant with setbacks and the maximum ground coverage ratio is not exceeded.

C. Off Street Parking: Off street parking requirements for this type of development was determined at .75 spaces times the maximum number of employees on site. The proposed development will have an offsite business office with no employees regularly on site. There is plenty of parking area on the site to accommodate the proposed use.

D. Other:

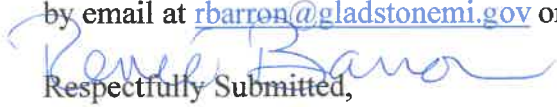
Signs: Any signs permitted in the B-2 district shall comply with ordinance number 570 and will be considered for approval by the Zoning Administrator.

Drive Approaches: All driveway and/or easement, access improvements must be approved by the Department of Public Works.

SUMMARY AND RECOMMENDATION

Staff recommendation is for approval of the site plan as presented, subject to a favorable re-zoning by the City Commission on March 11th, 2024.

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


Respectfully Submitted,
Renée Barron, Zoning Administrator
City of Gladstone