



# CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

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*"Year Round Playground"*

August 8, 2024

Planning Commission  
City of Gladstone  
Gladstone, MI 49837

**Subject: Site Plan Review**

**Location: 1103 Delta Avenue**

**Applicant: Gallery B Smiles**

**Zoning: B-2 Commercial**

**Owner: Kyle Bosk**

Dear Planning Commission Members:

This site plan review process is triggered because of a change in footprint in the B-2 District.

The applicant above is proposing an addition on his building located at 1103 Delta Avenue. The addition would add 763 SF and would extend North and West of the existing building. The addition is needed for his expanding business.

Any development in a B-2 Commercial zoning area requires a site plan review per section 30-509 Site Plan Review of the code. The purpose of the site plan review is to determine if this change in footprint will be approved and to determine if the proposal will have any adverse effects upon adjoining residents or owners and try to address those effects if possible.

References and resources that were considered regarding this site plan propose include:  
**Gladstone Code of Ordinances**

- Section 30-509 Site Plan Review
- Section 30-548 Permitted Uses in the B-2 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

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## Staff Report/Fact Finding Results

**A. Proposed Use and Zoning:** The site is zoned B-2 Business/Commercial District, and the use is consistent with the zoning district.

**B. Lot Area Requirements:** The minimum lot size in B-2 is 0 square feet and the minimum lot width is 0'. There is a maximum ground coverage ratio of 60% in B-2, the front setback in B-2 is 20', side setbacks are 0', the rear setback is 10' and the height limit is 40'. The addition is looking to encroach on the front setback using section 30-553-additional height & placement regulations (a) which allows us to look at the average setbacks of adjoining lots. Existing buildings to the east and north are utilizing 0' setbacks so the proposed setback of 1' from the property line (approx. 5' inside sidewalk) is consistent with adjoining lots. All the other setbacks and coverage ratio limit were reviewed for compliance and were met. Lot size: 3920SF, coverage limit is 60% or 2352 SF, the proposed addition and existing building would cover 2344SF.

**C. Off Street Parking:** Off street parking requirements were not reviewed as there has never been any off-street parking provided at this downtown location. 18 public spaces along Delta are provided within 1 block of the office. In addition, two public parking lots are within a 1 block radius affording plenty of space for customers and staff. City staff reviewed the proposal and feel parking at this location is adequate. Section 30-583 (e) allows a modification of parking requirements as necessary to secure appropriate development. Because of the overflow of public parking spaces available staff suggest waiving the off-street parking requirement.

**D. Other: Signs:** Any signs permitted in the B-2 district shall comply with section 30-601 and will be considered for approval by the Zoning Administrator.

### SUMMARY AND RECOMMENDATION

Staff recommendation is for approval of the zoning use as submitted.

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 428-2311.

Respectfully Submitted,



Renée Barron, Zoning Administrator  
City of Gladstone