



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 11, 2026
5:15 PM

MINUTES

CALL TO ORDER

Vice-chairperson, John DeFiore, called the meeting to order at 5:15 PM.

ROLL CALL

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

Staff Present: Patricia West & Rob Spreitzer

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - July 10, 2026

Motion made by Hewitt, seconded by Harding to approve the Planning Commission Regular Meeting Minutes of July 7, 2026.

ADDITIONS TO AGENDA

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

2. Rezoning of 915 Blackwell Ave

West provided an overview of the rezoning request. The property owner was not in attendance.

Commissioner DeFiore opened the public hearing at 5:25 PM. There being no public in attendance, the public hearing was closed at 5:25 PM.

Motion made by Hewitt, seconded by Leonard to recommend approval of the rezoning request for Parcel 052-515-001-00, located at 915 Blackwell Avenue, from B-2 General Business and I-1 Light Industrial to I-1 Light Industrial, based on the findings contained within the staff report and subject to final approval by the Gladstone City Commission.

Voting Yea: DeFiore, Hewitt, Kennedy, Leonard, Nastoff

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

3. Resignation of Planning Commissioner | Howard Haulotte

Motion made by Hewitt, seconded by Kennedy to accept the resignation of Howard Haulotte from the Gladstone Planning Commission, effective August 11, 2026, and direct staff to advertise the resulting vacancy in accordance with the City's standard appointment process.

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

MOTION CARRIED.

4. Appointment of Vice-chairperson

Motion made by Leonard, seconded by Nastoff to acknowledge the succession of Vice-Chairperson/Secretary John DeFiore, to the office of Chairperson, pursuant to the Planning Commission Rules of Procedure, and to appoint Sam Hewitt as Vice-Chairperson/Secretary of the Gladstone Planning Commission.

ROLL CALL VOTE:

John DeFiore	Yea
Sam Hewitt	Abstained
Mike Kennedy	Yea
Jason Leonard	Yea
Nick Nastoff	Yea
Jennifer Harding	Yea
Howard Haulotte	Excused

INFORMATION SHARING

West shared updates on the following items.

5. City of Escanaba Master Plan Adoption

The City of Escanaba has adopted their Master Plan and the City of Gladstone received a memo from their consultant with the notification.

6. Efficiency Unite Rebate & Incentive Program

An efficiency united rebate program is available to property owners within the City of Gladstone to recycle appliances in working order.

7. Gladstone's Downtown Day | September 26th

Promotion has begun for the third Downtown Day, which will take place on Delta Avenue on September 26th from 12-4 PM.

8. Sign Ordinance Update

The draft sign ordinance is in a legal review.

9. Training Resource | Short-Term Rental Policy Options

A training opportunity for short-term rental policy options through MSU Extension is available to any Planning Commissioners who may be interested.

10. TV6 Around Town Gladstone

The TV6 Around Town episode aired in July and is available for viewing on our TV6's website.

COMMISSIONER COMMENTS

Commissioner Leonard acknowledged the years of service Howard Haulotte served to the Planning Commission.

Commissioner DeFiore inquired about the length of service, and the commission was interested in recognizing him with a certificate of achievement.

ADJOURNMENT

The meeting adjourned at 6:06 PM ET.