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TO: Mayor Cusson and City Council Members

FROM: City of Linden Planning Commission

DATE: December 6, 2022

RE: 2022 Planning Commission Annual Report

The City of Linden Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2022. This report is being submitted in compliance with Section 19 of the Planning Enabling Act, Public Act 33 of 2008, as amended. The Act states that: *A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.*

The Planning Commission, along with City Staff, the Sign Review Committee and the Master Plan Steering Committee, was able to accomplish numerous key tasks. The following is a summary of the Commission's activities in 2022:

Meetings:

- February 7, 2022 Regular Meeting
- April 4, 2022 Regular Meeting
- May 2, 2022 Regular Meeting
- June 6, 2022 Regular Meeting
- October 3, 2022 Joint Meeting of the PC, CC and DDA
- November 7, 2022 Regular Meeting
- December 5, 2022 Regular Meeting

Administrative Site Plans Approved

- 604 W. Broad Street (Alpine Plaza) – New rear accessory building
- 120 N. Bridge Street (Indigo Grace Aesthetics) – New personal service establishment
- 123 N. Bridge Street (Cozy Home Décor) – New retail sales use
- 1014 N. Bridge Street (Brave American) – New e-commerce retail use
- 1007 N. Bridge Street (MasTec Network Solutions) – Collocation of new wireless communications equipment

Preliminary Site Plans Approved

- Stan Eaton Drive (Linden Place Condominium) – 72-unit townhouse condominium project

Final Site Plans Approved

- 121/123 E. Broad Street (Mill Yard Lofts) – Mixed-use project with ground floor office and upper story residential
- 604 W. Broad Street (Sand Trap Indoor Golf) – New use within existing Alpine Plaza
- 119 W. Broad Street (Linden Presbyterian Church) – Church addition, parking lot and site improvements

Special Land Uses Approved

- 604 W. Broad Street (Sand Trap Indoor Golf) – New use within existing Alpine Plaza

Rezoning Approved

- None

Zoning Amendments

- Breweries, Wineries and Distilleries amendments

Sign Applications Approved by the Sign Review Committee

- 121/123 E. Broad Street (Linden Family Eye Care) – Wall sign
- 200 E. Broad Street (Subway) – Wall sign
- 126 N. Bridge Street (Balance Life Counseling) – Ground sign
- 604 W. Broad Street (State Bank ATM) – ATM signage
- 604 W. Broad Street (Sand Trap Indoor Golf) – Wall sign
- 123 N. Bridge Street (Cozy Home Décor) – Wall sign

New Build Projects/Ongoing Construction

- 110 E. Broad Street (Beacon & Bridge)
- Sandal Wood Village

Notably, the Planning Commission and the Master Plan Steering Committee worked diligently to prepare a complete draft of the updated Master Plan. The Master Plan Steering Committee met on approximately 6 occasions working with the Planning Consultant to move the project forward. Several public engagement activities were facilitated in 2022, including an online citizen survey, visioning workshop, recreation planning workshop, and focus group discussions. The draft Master Plan has been sent out for public review in accordance with the Planning Enabling Act and a public hearing will be held by the Planning Commission on February 6, 2023. Adoption of the Master Plan is expected to occur soon after the public hearing.

With the new Master Plan in place, the Planning Commission anticipates dedicating time and effort in calendar year 2023 toward initial implementation steps as recommended in the Master Plan. These implementation activities will require close coordination with City Council, the DDA and City staff.

In 2023, members of the Planning Commission will be notified of and may consider attending planning and zoning related training opportunities. Various training opportunities are available through organizations such as the Michigan Municipal League and the Michigan Association of Planning.

The Planning Commission welcomes any thoughts that the City Council may have related to the Commission's proposed 2023 work plan. If you would like the Planning Commission to address any additional topics, please let us know.

cc: Zoning Board of Appeals
 Downtown Development Authority
 Historic District Commission