



**CITY OF LINDEN  
CITY COUNCIL MEETING AGENDA**

**LOCATION: LOOSE SENIOR CENTER, 707 NORTH BRIDGE STREET, LINDEN, MI 48451**

Monday, February 23, 2026

6:30 P.M.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**III. ROLL CALL & INTRODUCTIONS**

(A) Excuse Absent Member(s)

**IV. SPECIAL PRESENTATIONS**

**V. PUBLIC HEARINGS**

**VI. CORRESPONDENCE**

(A) 2025 Fire Department Annual Report

(B) Letter Received from Fenton Township

**VII. PUBLIC COMMENT**

**Any person wishing to address the City Council during a meeting will get 3 minutes under Public Comment. When the Public Comment is approached on the Agenda, individuals wishing to speak will be called upon utilizing the filled-out comment forms. Remarks should be addressed to the presiding officer and is not time for debate, but for questions or comments for Council and/or Staff. Questions will be answered if the information is readily available. If answers are not available during the meeting, Council or Staff will contact the individual within 48 hours and respond to the questions within 10 days or when the information becomes available.**

**VIII. CONSENT AGENDA**

**The following item(s) are considered routine and will be enacted by one motion. No separate discussion will occur unless a Council Member or citizen requests such discussion, in which event the item(s) will be removed from the Consent Agenda and considered in the normal sequence of business.**

(A) City Council Meeting Minutes from February 9, 2026

(B) Library Board Vacancy Appointment: Mary Wickstrom

(C) Financial Reports

**IX. DISCUSSION**

(A) Loose Senior Center

**X. UNFINISHED BUSINESS**

**XI. NEW BUSINESS**

(A) Motion to Approve 2026 Mill Pond Treatment Contract with Aquatic Nuisance Plant Control, Inc.

(B) Conditional Rezoning Request: 1013 North Bridge St.

**XII. MANAGER'S UPDATE**

**XIII. CITY ATTORNEY'S UPDATE**

**XIV. DEPARTMENT REPORTS**

(A) Police Department

(B) Code Enforcement

(C) Fire Department

(D) Department of Public Works

(E) Senior Services

**XV. COUNCIL COMMENTS & REPORTS**

**XVI. CLOSED SESSION**

**XVII. ADJOURNMENT**

# City of Linden Fire Department

## Annual Activity Report – 2025

<u>Types of runs</u>	<u>2025</u>	<u>2024</u>
MEDICALS	180	173
LIFT ASSIST	86	47
STRUCTURE FIRES	3	5
SMOKE INVESTIGATIONS	8	7
FIRE ALARMS	24	21
AUTO ACCIDENTS	1	5
CAR FIRES	0	0
HAZARDOUS MATERIALS	15	18
WIRES DOWN	4	12
MISC. FIRES	4	5
WEATHER WATCH	2	1
TREES DOWN	0	2
MUTUAL AID GIVEN (3 recd)	60	25
<hr/>		
TOTALS	387	321
TRAINING SESSIONS	24	24

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## CHARTER TOWNSHIP OF FENTON

12060 Mantawauka Drive  
Fenton, MI 48430-8817

*Vince L. Lorraine, Supervisor  
Robert E. Krug, Clerk  
John R. Tucker, Treasurer  
William M. Clark, Trustee*



Phone: (810) 629-1537

Fax: (810) 629-9736

Website: [www.fentontownship.org](http://www.fentontownship.org)

E-mail: [info@fentontownship.org](mailto:info@fentontownship.org)

*Mark A. Goupil, Trustee  
Robert C. Kesler, Trustee  
Christine M. Reid, Trustee*

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February 10, 2026



### NOTICE OF INTENT TO PREPARE A MASTER PLAN SUBPLAN FOR THE US23 CORRIDOR

The Charter Township of Fenton, in Genesee County, Michigan, announces its intent to prepare a subplan for the US23 Corridor and requests the cooperation of, and comments from, the recipients of this notice. The following local governments, commissions/committees, and utility and transportation agencies/companies are receiving this notice of intent as required by Section 39 of the Michigan Planning Enabling Act (MCL 125.3839):

City of Fenton

Argentine Township

Holly Township

Tyrone Township

Grand Trunk Corporation

City of Linden

Grand Blanc Township

Mundy Township

Genesee County Planning Commission

Consumers Energy

Fenton Township will utilize electronic mail and its website ([www.fentontownship.org](http://www.fentontownship.org)) for future required submittals regarding the development and approval of the 2026 US23 Corridor Plan subplan of the Fenton Township Master Plan. Please notify Mike Deem in writing if you prefer to receive hard copies of future communications. Other questions and comments should also be directed to Mr. Deem. His contact information is listed below:

Michael Deem, AICP

Zoning Administrator

Fenton Township

12060 Mantawauka Dr.

Fenton Township, MI 48430

810-629-1537, [mdeem@fentontownship.org](mailto:mdeem@fentontownship.org)



**CITY OF LINDEN  
CITY COUNCIL MEETING**

**MONDAY, FEBRUARY 9, 2026 AT 6:30 P.M.**

**LOCATION: LOOSE SENIOR CENTER, 707 NORTH BRIDGE STREET, LINDEN, MI 48451**

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m. by Mayor Elizabeth Armstrong. The meeting was held at The Loose Senior Center located at 707 North Bridge Street, Linden, Michigan 48451.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by all present. A Moment of Silence was observed for our military overseas.

**City Council Present:** Mayor Elizabeth Armstrong, Mayor Pro tem Jerry Link, Brad Dick, Tom Hicks, Pam Howd, Denise Miller, Brenda Simons

**Absent:** None

**Others Present:** Ellen Glass, City Manager; Brian Will, Fire Chief; Don Grice, Director of Public Works; Tessa Sweeney, Director of Senior Services & Community Engagement; Dotti Tynes; Program Coordinator; Gwen Fannon, Travel & Special Events Coordinator; Kristyn Kanyak, City Clerk; Mike Gildner, City Attorney

- a. Excuse Absent Member(s)

None.

**SPECIAL PRESENTATIONS**

None.

**PUBLIC HEARINGS**

None.

**CORRESPONDENCE**

- a. Historic District Commission 2025 Annual Report
- b. Downtown Development Authority (DDA) Board 2025 Annual Report

Armstrong acknowledged receipt of these items.

**PUBLIC COMMENT**

Public comment regarding rezoning request; master plan; and shared experience on city boards.

Public comment on parking and sidewalk areas not cleared from now, shared concerns; 1013 North Bridge; senior services, books and requested reasoning for removal.

Public comment about a grant applied for water and status and next steps for residents for help with cost of water and reasoning.

Public comment on 1013 North Bridge Street ownership and personal background; reasoning for rezoning request; proposed zoning amendments, and local service district.  
Brief discussion amongst Council and Gildner regarding public comment procedure.

Link explained moving Item a. Draft Housing Focused Zoning Ordinance Amendments to the end of the agenda order and reasoning. Motion by Link, second by Simons to move Item a. Draft Housing Focused Zoning Amendments to below Item f. Evaluations. Motion carried 7-0.  
Motion by Miller, second by Hicks to move Item e. Loose Senior Center to Item a. Motion carried 7-0.

#### **CONSENT AGENDA**

- a. City Council Meeting Minutes from January 26, 2026
- b. Application to Use Public Property – VFW Post 4642 Memorial Day Parade: Monday, May 25, 2026
- c. Financial Reports

Motion by Howd, second by Hicks to approve the consent agenda. Roll call. Motion carried 7-0.

**AYES:** Dick, Miller, Hicks, Simons, Link, Armstrong, Howd

**NAYS:** None

**ABSENT:** None

#### **DISCUSSION ITEMS**

- a. Loose Senior Center

Public comment on building maintenance; reconstruction; library and shared suggestions for storage.

Public comment asked about books returning and advisory committee.

Public comment about removal of books, puzzles, pool table; communication between staff and senior members; and referenced usage reports and options available.

Public comment on staff and renovations and things removed.

Public comment on library and kiosk.

Miller shared reason for agenda topic. Councilors discussed comments made. Glass and Sweeney referenced staff memo in October packet for advisory committee and explained structure; provided response to public and Council comments made. Sweeney reviewed activities and usage reports in detail. Fannon and Tynes explained new member process. Glass further discussed senior services and activities. Council and staff further discussed books; advisory committee details; storage; activities and use; pool table; kiosk; upcoming advisory meeting.

- b. Conditional Rezoning Request: 1013 North Bridge St.

Young provided an overview of the topic.

Public comment from applicant on the rezoning request and the process and shared opinion and feelings.

Public comment requested Councilor Link's reasoning for his vote on topic.

Councilors discussed comments made and referenced other rezoning requests and zoning amendments discussion.

Motion by Hicks that we move this until we get zoning amendments finalized. Brief discussion regarding the motion. Discussion with Council and Staff regarding the rezoning request in relation to the zoning amendments topic.

Motion by Hicks, second by Miller to postpone Discussion Item b. Conditional Rezoning Request: 1013 North Bridge St., as this Item conflicts with the Draft Housing Focused Zoning Ordinance Amendments Item, and would like to move Item b. until we resolve major issue, which is the Draft Housing Focused Zoning Ordinance Amendments item.

Brief discussion between Gildner and Council regarding motion and decision if postponed; refund would be up to Council; discussed local service district; master plan elements; zoning map and other conditional rezoning requests; and the vote. Young reviewed possible scenarios.

Public comment regarding zoning text amendments and his request, brief discussion between applicant and Council.

Further discussion regarding the rezoning request and vote. Armstrong requested advantages to the City and other requests like this in the past.

Public comment regarding involving an attorney and fees.

Gildner clarified motion on the table to postpone or not, depending on results of the motion. Hicks clarified no specific timeframe for postponing, when we get the housing amendments Item finalized. Voice vote, results unclear. Roll call. Motion failed 3-4.

**AYES:** Link, Miller, Hicks

**NAYS:** Armstrong, Simons, Howd, Dick

**ABSENT:** None

Gildner confirmed the result of the vote and clarified moved on to next item.

Armstrong recessed the meeting. Council recessed at 8:28 p.m. Council returned from recess at 8:34 p.m.

c. Mill Pond Treatment Contract - Aquatic Nuisance Plant Control

Glass reviewed the topic. No public comment was received. Council and staff discussed proposed treatment plan proposed.

d. Recording of Meetings

Kanyak provided an overview of the topic. A representative was present to review proposals, and discuss equipment types and cost scenario. Council and Staff discussed PEG funding and staff direction.

e. Evaluations

Armstrong explained reasoning for addition of the topic for City Manager evaluation. Discussion between Council, Glass and Gildner regarding format change and timeline concerns, agreed to use current format this year.

f. Draft Housing Focused Zoning Ordinance Amendments  
Young provided an overview of the topic referenced meeting materials.

Public comment on language within the draft.

Council discussed time concerns and amount to go through this evening; possibility of special meeting or next work session; direction for staff; and requested people who attended meeting at the beginning of this process.

Motion by Link, second by Miller to move this discussion to the next work session and make this the primary topic. Council and Glass discussed budget items next meeting and explained previous postponement of this item. Roll call. Motion carried 7-0.

**AYES:** Link, Hicks, Armstrong, Miller, Howd, Dick, Simons

**NAYS:** None

**ABSENT:** None

Gildner and Council briefly discussed method for sharing changes.

#### **CITY MANAGER'S REPORT**

Dick left the meeting at 9:31 p.m. Dick returned to the meeting at 9:33 p.m.

Glass provided a verbal update on the following items:

- Forecast breakfast
- Mill project
- Grants list draft
- Joint Parks and Recreation Commission/Library Board meeting
- Budget
- PFM review for water rates

Armstrong and Glass discussed following up public comments. Young provided an update on the Forest Ridge Estates Preliminary Unit Development (PUD).

a. Grants

Brief discussion between Link and Glass about grants list and motion made.

#### **COUNCIL COMMENTS & REPORTS**

Simons thanked staff.

Hicks and Grice briefly discussed Rolston Road project payment status.

Howd commented on the multipurpose building offerings, briefly discussed Mill with Grice.

Miller thanked staff and everyone.

Dick thanked staff for snow removal in Lindenwood and Ice Fishing Tournament event details.

Armstrong thanked staff.

No comments were received from Link

**CLOSED SESSION**

None.

**ADJOURNMENT**

Motion by Miller, second by Howd to adjourn. The meeting was adjourned by Mayor Armstrong at 9:41 p.m.

Respectfully Submitted,

\_\_\_\_\_  
Kristyn Kanyak, City Clerk

Approved: \_\_\_\_\_

DRAFT



RECEIVED  
FEB 18 2026  
BY: \_\_\_\_\_

NAME Mary Wickstrom CITY OF LINDEN RESIDENT FOR 26 YEARS

ADDRESS 224 Hyatt Lane Linden Mi ZIP 48451

PHONE (home) \_\_\_\_\_ PHONE (business or cell) \_\_\_\_\_

EMAIL \_\_\_\_\_

OCCUPATION: Document Control Supervisor

INTERESTS/REASONS/QUALIFICATIONS: (Resume may be attached)  
Provide a way for Seniors @ our Senior Lease Center to have opportunities of social wellbeing. To help manage and maintain a small library.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES):  
None

ELECTIVE OFFICES THAT YOU HAVE HELD:  
None

OTHER ORGANIZATIONS: (Ex. Homeowners Association, Volunteer Groups, PTA etc. . .)  
Rock Solid Marriages Mentor and leader with small groups

ADDITIONAL INFORMATION:  
My current position as a document control supervisor developed skills to work between the Client owner and the Contractor.

I often facilitate solutions and the necessary communication needed for the project.  
Signature [Handwritten Signature] Date 2.18.26



## CANDIDATE QUESTIONNAIRE

The City of Linden wishes to thank you for your interest in serving as a Volunteer Citizen Representative on a Board, Commission or Committee. Your Candidate Questionnaire will be kept on file and entered for consideration for posted openings on any Board, Commission or Committee that you expressed an interest in for a period of two years. Please feel free to submit an updated Candidate Questionnaire at any time.

Please be advised that the information contained in this Questionnaire is not confidential, and will be reviewed by the Mayor, City Council and other appropriate personnel as vacancies or openings occur on the various Boards, Commissions and Committees. This Candidate Questionnaire may also be included in any City Council Meeting Packet which is published and made available for public inspection in print and on the Internet. Your address, phone numbers and e-mail, will not be published, even in the Meeting Packet.

**BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU WANT TO SERVE** (please check up to five applicable boxes; see attachment for descriptions):

**Appointed by Mayor-Confirmed by City Council**

- Planning Commission
- Zoning Board of Appeals
- Board of Review
- Historic District Commission
- Library Board
- Parks and Recreation Commission
- Downtown Development Authority
- Election Inspector

Other:

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CHECK REGISTER FOR CITY OF LINDEN

CHECK DATE 02/04/2026 - 02/17/2026

BANK CODE: SBTAX - STATE BANK TAX (4282) - CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank SBTAX STATE BANK TAX (4282)</b>				
02/13/2026	2115	GENESEE COUNTY TREASURER	TAX DISTRIBUTION 01/01/2026-01/31/2026	111,760.51
02/13/2026	2116	LINDEN COMMUNITY SCHOOLS	TAX DISTRIBUTION 01/01/2026-01/31/2026	82,161.13
02/13/2026	2117	CITY OF LINDEN	TAX DISTRIBUTION 01/01/2026-01/31/2026	5,140.21
02/13/2026	2118	CITY OF LINDEN	TAX DISTRIBUTION 01/01/2026-01/31/2026	89,075.05
02/13/2026	2119	CITY OF LINDEN	TAX DISTRIBUTION 01/01/2026-01/31/2026	2,113.78
02/13/2026	2120	BISHOP INTERNATIONAL AIRPORT	TAX DISTRIBUTION 01/01/2026-01/31/2026	8,548.89
02/13/2026	2121	GENESEE INTERMEDIATE SCHOOL	TAX DISTRIBUTION 01/01/2026-01/31/2026	33,470.30
02/13/2026	2122	MASS TRANSPORTATION AUTHORITY	TAX DISTRIBUTION 01/01/2026-01/31/2026	22,168.17
02/13/2026	2123	MOTT COMMUNITY COLLEGE	TAX DISTRIBUTION 01/01/2026-01/31/2026	23,111.09
02/13/2026	2124	SOUTHERN LAKES PARKS	TAX DISTRIBUTION 01/01/2026-01/31/2026	6,101.76
<b>SBTAX TOTALS:</b>				
Total of 10 Checks:				383,650.89
Less 0 Void Checks:				0.00
Total of 10 Disbursements:				<u>383,650.89</u>

\$383,650.89

**CHECK REGISTER FOR CITY OF LINDEN**

CHECK DATE 02/04/2026 - 02/17/2026

BANK CODE: SBGEN - STATE BANK (3140) - CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank SBGEN STATE BANK (3140)</b>				
02/06/2026	13734	PRINTING SYSTEMS	AP CHECKS GENERAL AND TAX	340.04
02/06/2026	13735	GENESEE VALLEY VAULT	GRAVE OPENING MACELLA PRESTON 1.31.26	800.00
02/06/2026	13736	ALL N ONE LAWN CARE SERVICE	SIDEWALK SNOW REMOVAL JAN 2026	1,840.00
02/06/2026	13737	GENESEE COUNTY DRAIN	DRAINS AT LARGE 2025	7,151.48
02/06/2026	13738	STATE OF MICHIGAN	ANNUAL STORMWATER PERMIT FEE 2026	2,000.00
02/06/2026	13739	MICHIGAN LANDSCAPE SUPPLY CO	SALT PALLET	416.50
02/06/2026	13740	CHAMPS CLEANERS	POLICE UNIFORM CLEANING	75.00
02/06/2026	13741	JULIE PEAKE	REFUND DEPOSIT LCC RENTAL 1.31.26	200.00
02/06/2026	13742	SME	LINDEN MILLS INVESTIGATION 12.22.25-1.2	3,800.00
02/06/2026	13743	CINTAS	LIFELINE AED AGREEMENT	89.10
			EYEWASH SERVICE AGREEMENT DPW	100.00
			EYEWASH SERVICE AGREEMENT FIRE DEPT	100.00
				<hr/> 289.10
02/06/2026	13744	SHARON AUSTIN	REFUND FOR RENTAL LLC 1.24.26	450.00
02/06/2026	13745	ACE HARDWARE	DEPARTMENT CHARGES JAN 2026	278.30
02/06/2026	13746	AMERICAN LEGAL PUBLISHING	CODE EDITING JAN 2026	157.95
			JANUARY 2026 S-2 EDITING	1,458.00
				<hr/> 1,615.95
02/06/2026	13747	LEXISNEXIS CLAIMS SOLUTIONS I	ANNUAL MAINTENANCE FEE 1.1.26-12.31.26	286.20
02/06/2026	13748	LINDEN'S COMPLETE AUTO REPAIR	BATTERY AND REPAIRS 2021 GMC SIERRA #46	719.38
			OIL AND FILTER CHANGE 2019 GMC SIERRA #	108.45
				<hr/> 827.83
02/06/2026	13749	VERIZON WIRELESS-JP	DPW JET PACKS 12.24.25-1.23.26	120.03
02/06/2026	13750	VERIZON WIRELESS	PHONE USE 12.24.25-1.23.26	1,229.17
02/13/2026	13751	CONSUMERS ENERGY	GAS/ELECTRIC JAN 2026	12,363.28
02/13/2026	13752	GENESEE CO ROAD COMMISSION	CITY OF LINDEN SIGNAL MAINTENANCE JAN 2	623.48
			CITY OF LINDEN ROAD MAINTENANCE JAN 202	13,685.91
				<hr/> 14,309.39
02/13/2026	13753	DEWEYS AUTO CENTER, INC.	TIRES AND OIL CHANGE 2021 CHEVY #3471	1,290.77
			OIL/TIRE ROTATION #3471 2021 CHEVY TAHO	177.29
				<hr/> 1,468.06
02/13/2026	13754	CITY OF FENTON	WATER TESTING	75.00
02/13/2026	13755	GLORIA KIRSHMAN	RETIREE HEALTH REIMBURSEMENT MARCH 2026	684.82
02/13/2026	13756	MARTHA DONNELLY	RETIREE HEALTH REIMBURSEMENT FEB 2026	385.16
02/13/2026	13757	OPERATIONS SERVICES	DRINKING WATER OPERATIONS JAN 2026	1,311.25
02/13/2026	13758	XTREME SHREDS	DOCUMENT SHREDDING	145.00
02/13/2026	13759	THE SHERWIN-WILLIAMS COMPANY	PAINT CITY HALL	54.01
02/13/2026	13760	HYDROCORP	CROSS CONNECTION PROGRAM JAN 2026	2,200.25
02/13/2026	13761	MID TOWN ACQUISITION LLC	GAS/DIESAL JAN 2026	2,120.74
02/13/2026	13762	CUNNINGHAM-LIMP	LINDEN MILLS PROJECT PAY APP #5	226,881.00

**CHECK REGISTER FOR CITY OF LINDEN**

CHECK DATE 02/04/2026 - 02/17/2026

BANK CODE: SBGEN - STATE BANK (3140) - CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank SBGEN STATE BANK (3140)</b>				
02/13/2026	13763	KENNEDY INDUSTRIES, INC.	REMOVAL OF BATTERY AND INSTALL NEW	900.00
02/13/2026	13764	WOLVERINE POWER SYSTEMS, LLC	SERVICE CALL LINDEN PUMP	435.00
02/13/2026	13765	CINTAS	REFILL SUPPLIES DPW	29.95
			REFILL SUPPLIES CITY HALL	29.95
				<u>59.90</u>
02/13/2026	13766	WORKSPACE INSTALLATIONS LLC	INSTALLED PANELS	1,050.00
02/13/2026	13767	DETROIT SALT COMPANY, LLC	ROCK SALT	3,459.87
02/13/2026	13768	FRONTIER	ALARM SERVICES 1.25.26-2.24.26	77.98
02/13/2026	13769	GCGC	GCGC SPRING MEETING 3.5.26 X 2	30.00
02/13/2026	13770	JAMES LETTS	RETIREE HEALTH REIMBURSEMENT DEC 2025	228.00
			RETIREE HEALTH REIMBURSEMENT JAN/FEB 20	508.00
				<u>736.00</u>
02/13/2026	13771	MML WORKERS' COMP FUND	POLICY PREMIUM #4 7.1.25-7.1.26	3,142.00
02/13/2026	13772	NYE UNIFORM COMPANY	UNIFORM JACKET	145.21
02/13/2026	13773	PSLZ LLP	YEAR END AUDIT 2025	15,500.00
02/13/2026	13774	SIMEN, FIGURA & PARKER P.L.C.	LEGAL FEES OCT 2025	3,550.00
			LEGAL FEES NOV 2025	1,900.00
			LEGAL FEES JAN 2026	1,750.00
			LEGAL FEES DEC 2025	1,800.00
				<u>9,000.00</u>
02/13/2026	13775	GENESEE COUNTY SMALL CITIES	2026 SMALL CITIES DUES	125.00
02/13/2026	13776	VIEW NEWSPAPERS	ZONING TEXT AMENDMENTS 1.18.26	162.00
				<u>318,540.52</u>
SBGEN TOTALS:				
Total of 43 Checks:				318,540.52
Less 0 Void Checks:				0.00
Total of 43 Disbursements:				<u>318,540.52</u>

**\$318,540.52**

**CHECK REGISTER FOR CITY OF LINDEN**

CHECK DATE 02/04/2026 - 02/17/2026

BANK CODE: SBSRC - LOOSE SENIOR CENTER (4822) - CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank SBSRC LOOSE SENIOR CENTER (4822)</b>				
02/06/2026	13920	CONSUMERS ENERGY	GAS/ELECTRIC LOOSE JAN 2026	2,003.13
02/06/2026	13921	MCINTYRE SOFT WATER SERVICE	WATER COOLERS X 3	23.25
02/06/2026	13922	PRINTING SYSTEMS	AP CHECKS LOOSE	174.63
02/06/2026	13924	TGI DIRECT	MONTHLY NEWSLETTER LOOSE JAN 2026	882.30
			MONTHLY NEWSLETTER LOOSE DEC 2025	864.22
				<u>1,746.52</u>
02/06/2026	13925	HENRY SONDEREGGER	TAI CHI 1/23, 1/30/26	60.00
02/06/2026	13926	BARBARA FISCHER	LOOSE RENTAL DEPOSIT REFUND 2.1.26	50.00
02/06/2026	13927	ACE HARDWARE	DEPARTMENT CHARGES LOOSE JAN 2026	111.13
02/06/2026	13928	VERIZON WIRELESS	LOOSE PHONE USE 12.24.25-1.23.26	185.95
02/11/2026	13929	BILLY RAY BAUER	STAND UP COMEDY SHOW LOOSE SENIOR CTR	400.00
02/13/2026	13930	ALL N ONE LAWN CARE SERVICE	SNOW REMOVAL LOOSE JAN 2026	2,675.00
02/13/2026	13931	CINTAS	REFILL SUPPLIES LOOSE	51.44
02/13/2026	13932	STEVENS GLASS	FULL SURFACE LIMITED FRAME	494.50
<b>SBSRC TOTALS:</b>				
Total of 12 Checks:				7,975.55
Less 0 Void Checks:				0.00
Total of 12 Disbursements:				<u>7,975.55</u>

General:	\$ 318,540.52
Tax:	\$ 383,650.89
Loose:	\$ 7,975.55
<b>Total:</b>	<b>\$ 710,166.96</b>



# CITY OF LINDEN

## CITY COUNCIL AGENDA MEMO

**MEETING DATE: February 23, 2026**

**AGENDA TOPIC: 2026 Mill Pond Treatment**

**To:** Mayor and City Council  
**From:** Ellen Glass, City Manager; Kristyn Kanyak, City Clerk  
**Submitted:** February 18, 2026  
**Subject:** 2026 Mill Pond Treatment Plan

### INTRODUCTION/ HISTORY/EXPLANATION OF TOPIC

Our seasonal contract with Aquatic Nuisance Plant Control, Inc. has expired. We have been provided with the enclosed treatment plan proposal for the 2026 season for your review and consideration. Aquatic Nuisance has been treating the Mill Pond since 2022. We continue to receive positive feedback about the treatment from residents and users of the Mill Pond. The enclosed proposal documents outline the treatment plan, application materials/methods, as well as the proposed program implementation.

The cost for 2026 reflects inclusion of an additional treatment to address the native weed growth observed last summer. This contract reflects the annual required permit fee from the State of Michigan (EGLE). For reference, are the past amounts City Council has approved:

- February 28, 2022: City Council voted to approve the proposal from Aquatic Nuisance Plant Control, Inc. for the 2022 season in the amount not to exceed \$9,000.
- February 27, 2023 meeting, Council approved the proposed amount of \$8,575 from Aquatic Nuisance Plant Control, Inc.
- January 22, 2024: \$10,300 (included additional acreage to be included for treatment, after it was brought to our attention there is an area within City Limits, that was not been being treated).
- January 27, 2025: \$10,300 (unchanged from 2024).

### STAFF RECOMMENDATION

City Council should review and discuss the Mill Pond treatment plan proposal provided by Aquatic Nuisance Plant Control, Inc. and consider continuing treatment for the 2026 season.

### MOTION

Motion to [approve/deny] the 2026 Mill Pond Treatment Plan in the amount of \$11,950, as proposed.

SUPPORTING MATERIALS ATTACHED:

I CONCUR: Ellen R. Glass  
ELLEN R. GLASS, CITY MANAGER

# Aquatic Nuisance Plant Control, Inc.

*P.O. Box 160  
Swartz Creek, Michigan 48473  
(810)445-8202*

[nickb@aquaticnuisance.net](mailto:nickb@aquaticnuisance.net)

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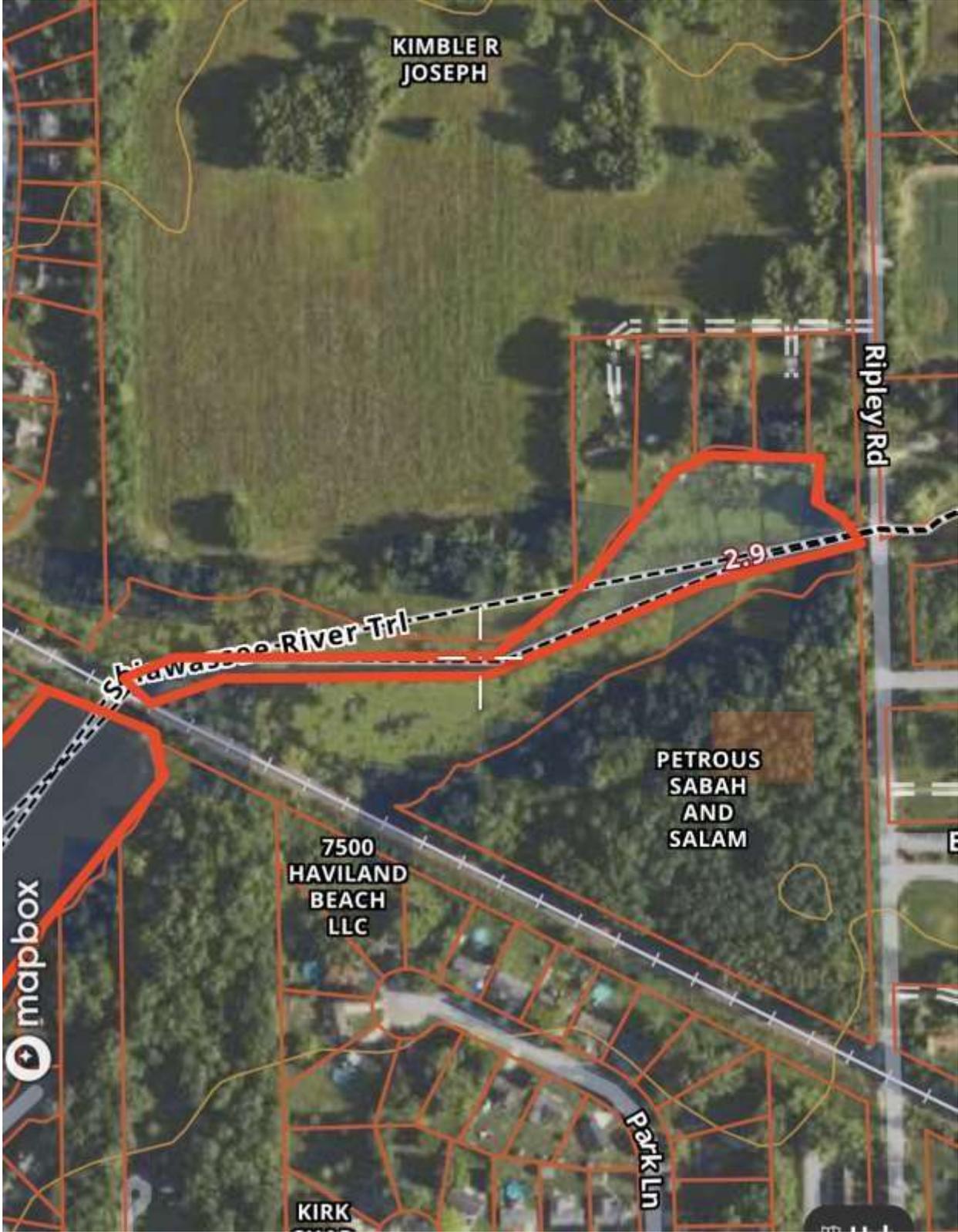
The treatment plan I have below will change slightly from previous years. The state of Michigan raised the permit fee to \$500 and I am also adding an optional 4 acre treatment for wild celery. Last summer the native plants took over (which is a great thing for the ecosystem) but they can be an issue if they get too thick. I will also keep the additional area the east of the train tracks.

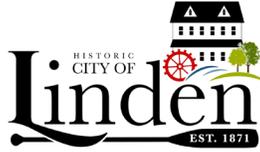
- Using contact herbicides to treat milfoil, northern milfoil, curly leaf, algae and also some nuisance native plants.
  - o Total Area Proposed for Treatment: 18 Acres
  - o State of Michigan Permit fee=\$500
  - o Cost per Acre: \$325
  - o **Total Cost for 18 Acres, including \$500 Permit fee: \$6,350**
- Using Contact Herbicides for late season treatment for the allowed 100' of frontage
  - o Using Tribune (contact herbicides) for milfoil and Cutrine Ultra or Propeller for algaecide
    - o Treatment Size: 18 Acres
    - o **Total Cost for 18 Acres=\$4,000**
- Treating a maximum of 4 acres for Wild Celery using Komeen
  - **Total cost for 4 acres of Celery= \$1,600**

Total Maximum Cost for two treatments, celery treatment, and the permit fee for the year

**\$11,950.00**







132 E. Broad Street • Linden, MI 48451 • P.O. Box 507  
Phone: (810) 735-7980 • Fax: (810) 735-4793

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February 4, 2026

Linden City Council  
132 E. Broad Street  
Linden, MI 48451

RE: 1013 North Bridge Street Conditional Rezoning Request  
PC-02-26

Dear Council Members:

City Council

Applicant and property owners, Noah and Danielle Morgan, are requesting the conditional rezoning of their property located at 1013 North Bridge Street from the LS, Local Service District to the R-3, Single-Family Residential District. The subject property (Property ID# 61-20-502-003) is 8,145 square feet (0.19 acres) in size and is located along the west side of North Bridge Street, north of the railroad.

### **Background**

The property currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years and is currently occupied as a duplex. The property's current zoning (LS District) does not allow residential use; therefore, the current use of the property as a duplex is non-conforming.

The applicant is seeking this rezoning to the R-3 District to make the residential use of the structure a conforming use. The R-3 District allows single-family dwellings as a principal permitted use and two-family dwellings as a special land use. Allowed by State-law and Section 154.030 of the City Zoning Ordinance, a conditional rezoning request is where a property owner may offer conditions related to the use and development of the land as part of a rezoning. The applicant/property owner submitted a letter to the Planning Commission, dated December 15, 2025, that outlined one proposed condition which is being voluntarily offered by the applicant:

*"The property will only be utilized as a Duplex or Single-Family residence."*

The City Planning Commission held the State-required public hearing on the conditional rezoning request at their January 5, 2026 meeting. Later in the meeting, the Planning Commission passed a motion recommending approval of the conditional rezoning request. In its motion, the Planning Commission indicated that the proposed rezoning satisfies the rezoning review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, supports the City's goal of protecting established neighborhoods, provides needed housing, supports affordable housing, and allows for a change back to the LS District in the future.

For your reference, the Zoning Ordinance's rezoning review standards are listed below:

- a. Whether the proposed rezoning is consistent with the goals, policies, and future land use map of the city's Master Plan;
- b. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding land uses and zoning districts in terms of land suitability, impacts on the environment, density, and influence on property values;
- c. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning. Consideration of impact on drains and roads is specifically required; and
- d. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

### **City Council Action and Sample Motion**

The City Council has final authority for the adoption of any rezoning or conditional rezoning. Therefore, at a regular meeting, the City Council should consider and take final action on the conditional rezoning request. For any conditional rezoning, the Zoning Ordinance requires the accepted conditions to be incorporated into a formal statement of conditions. Enclosed is a draft statement of conditions that has been reviewed by the City Attorney and agreed upon by the applicant/property owner.

Below are template motions for your consideration:

*Motion to approve the conditional rezoning request for 1013 North Bridge Street, from the LS, Local Service District to the R-3, Single-Family Residential District, in consideration of the Planning Commission's recommendation of adoption and agreement with the Planning Commission's findings that the request satisfies the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance. I further move that the condition offered by the applicant be incorporated into a signed statement of conditions acceptable to the City Attorney.*

-OR-

*Motion to deny the conditional rezoning request for 1013 North Bridge Street, from the LS, Local Service District to the R-3, Single-Family Residential District, based on the finding that the request does not satisfy the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, specifically....*

Please contact me at [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com) for further information.

Sincerely,



Adam Young, AICP, City Planner  
City of Linden

PW\LDN6100\26D\Docs\Correspondence\20260204 CC Letter 1013 N Bridge Street Rezoning.docx

Enclosure: Draft Statement of Conditions

## STATEMENT OF CONDITIONS UNDER MCL 125.3405

This instrument is executed as of \_\_\_\_\_, 2026, by Noah and Danielle Morgan (“Declarant”), whose address is 15102 Pinewood Trail, Linden, Michigan, 48451.

### RECITALS

1. On \_\_\_\_\_, 2026, pursuant to the request and offer of the Declarant, the City of Linden, City Council amended the zoning map of the City of Linden to rezone the “Property” (defined below) from the LS, Local Service District to the R-3, Single Family Residential District subject to conditions.
2. The amendment of the zoning map and the impositions of the conditions on the rezoning was made pursuant to an offer of Declarant under MCL 125.3405, which provides for rezoning of property and imposition of conditions related to the use and development of the land in connection with that rezoning.
3. Section 154.030,(F) of the City of Linden Zoning Ordinance requires that a formal written Statement of Conditions requested by Declarant and imposed by the City of Linden City Council pursuant to that request contain certain information and be recorded in the office of the Genesee County Register of Deeds by the Declarant.
4. The Declarant has prepared and executed this statement as the Statement of Conditions required by Section 154.030,(F) of the City of Linden Zoning Ordinance.

The Declarant states:

1. The “Property” is located in the City of Linden, Genesee County, Michigan, and legally described as:  
  
LOT 3 ASSESSORS PLAT NO 3. Address: 1013 North Bridge Street.
2. The conditions imposed upon the use and development of the Property are as follows:
  - a. The Property will only be utilized as a Duplex or Single-Family residence.
3. Upon the date that the rezoning of the Property to General Commercial takes effect under the Michigan Zoning Enabling Act, 2006 PA 110, as amended, the use and development of the Property shall, except as expressly set forth herein (see Paragraph 2.a., above), conform to all of the requirements regulating use and development within the R-3, Single Family Residential zoning district, as set forth in the City of Linden Zoning

Ordinance, as modified by this Statement of Conditions.

4. The terms, conditions, provisions, and restrictions set forth in this Statement of Conditions constitute building and use restrictions that run with the land and are binding upon all successor owners of title to all or any part of the Property. Any person who establishes a development or commences a use upon all or any part of the Property shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in this Statement of Conditions.
5. Failure to comply with any of the conditions set forth in Paragraph 2 of this Conditional Rezoning Agreement shall constitute a violation of the City of Linden Zoning Ordinance and MCL 125.3405, resulting in the Property reverting to the LS District zoning classification.
6. The Declarant is the sole owner of the Property as of the date of this instrument, and has voluntarily offered and consented to the provisions contained within this instrument.

Noah and Danielle Morgan

---

STATE OF MICHIGAN     )  
  ):SS  
COUNTY OF GENESEE    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Noah and Danielle Morgan, who being duly sworn on oath says that she signed the above document as the Property Owners.

---

## PLANNING COMMISSION STAFF REPORT

**MEMO NO.:** PC-02-26

**FROM:** Adam Young, AICP, City Planner

**AGENDA:** January 5, 2026 New Business (B)

**TOPIC:** 1013 North Bridge Street Conditional Rezoning Request

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**Background:** The City has received an application from the owner of 1013 North Bridge Street seeking to conditionally rezone the property from the LS, Local Service District to the R-3, Single-Family Residential District. The subject property (Property ID# 61-20-502-003) is 8,145 square feet (0.19 acres) in size and is located along the west side of North Bridge Street, north of the railroad. The property currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years; before 2015, it was occupied as a duplex, but as of today, it is occupied for single-family use. The property's current zoning (LS District) does not allow residential use; therefore, the current use of the property as a single-family dwelling is non-conforming.

The applicant is seeking this rezoning to the R-3 District to make the residential use of the structure a conforming use. The R-3 District allows single-family dwellings as a principal permitted use and two-family dwellings as a special land use. Allowed by State-law and Section 154.030 of the City Zoning Ordinance, a conditional rezoning request is where a property owner may offer conditions related to the use and development of the land as part of a rezoning. The applicant/property owner has submitted a letter to the Planning Commission, dated December 15, 2025, that outlines one proposed condition which is being voluntarily offered by the applicant:

“The property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence.”

The process for reviewing a conditional rezoning request is the same as a traditional rezoning request, including a public hearing held by the Planning Commission. After holding the public hearing, the Planning Commission would make a recommendation for or against the request to City Council. At a regular meeting, the City Council would take final action on the request. In accordance with Section 154.030,(F), if the offered condition is approved by the City Council as part of the rezoning, the condition will need to be incorporated into a formal written statement of conditions that will be recorded with the Genesee County Register of Deeds. That condition will be binding upon the current property owner and all future property owners.

A detailed conditional rezoning review letter is enclosed (Wade Trim planning consultant review letter dated December 29, 2025).

**Requested action:** A public hearing has been scheduled for the January Planning Commission meeting to hear citizen comments on the request, with due notice given according to State law. After holding the public hearing, the Planning Commission should consider the conditional rezoning request. In reviewing the conditional rezoning request, the Planning Commission is to utilize the review standards outlined in Section 154.030,(E) of the City Zoning Ordinance. These standards are listed below:

- a. *Whether the proposed rezoning is consistent with the goals, policies, and future land use map of the city's Master Plan;*

- b. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding land uses and zoning districts in terms of land suitability, impacts on the environment, density, and influence on property values;*
- c. *Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning. Consideration of impact on drains and roads is specifically required; and*
- d. *Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.*

The City Council has final authority for the approval of conditional rezonings; therefore, the Planning Commission would forward a recommendation of approval or denial to the City Council.

**City Planner’s recommendation:** Refer to the findings outlined in the Wade Trim review letter dated December 29, 2025.

**Motion template:**

With regard to the request submitted by property owner Noah Morgan to rezone 1013 North Bridge Street from the LS, Local Service District to the R-3, Single-Family Residential District, and in consideration of the condition voluntarily offered by the applicant in his letter dated December 15, 2025, I move to forward a recommendation of \_\_\_\_\_

*[approval or denial]*

to the City Council, upon a finding that the conditional rezoning request \_\_\_\_\_

*[does or does not]*

satisfy the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, specifically

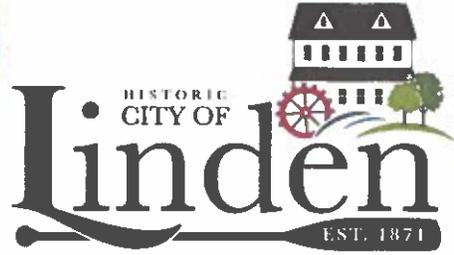
\_\_\_\_\_.

*[note the specific standards (a through d) that the request does or does not satisfy]*

Attachments: Rezoning application and supporting materials, dated December 8, 2025  
Wade Trim review letter dated December 29, 2025

RECEIVED  
DEC 09 2025  
BY: \_\_\_\_\_

# ZONING MAP AMENDMENT APPLICATION



132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Applicant's Name: Noah Morgan  
Address: 15102 Pinewood Trail City Linden State MI ZIP 48451  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner's Name: Noah Morgan  
Address: 15102 Pinewood Trail City Linden State MI ZIP 48451

Property Address: 1013 N Bridge St Property Tax #: 61-20-502-003  
Legal Description: Lot 3 of the Assessors Plat #3

Property Size: 0.19 acres OR \_\_\_\_\_ square feet  
Current Zoning: LS District Current Use: Single Family Dwelling  
Proposed Zoning: R3  
Reason(s) for Requesting Zoning Amendment: To align current use with future residential use and conform with City Ordinance. See Attached Details.

The application for zoning map amendment and any supporting documents must be submitted and all fees paid at least 28 days prior to the next regularly scheduled Planning Commission meeting.

Zoning Map Amendment Application Fee: \$500 plus \$5 per acre

### INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: [Signature] Date: 12/8/2025

THIS SECTION FOR CITY USE ONLY

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_  
Referred to Planning Commission: \_\_\_\_\_ Public Hearing/Meeting Date: \_\_\_\_\_  
Date Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Signature of Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

**Re: 1013 N Bridge St., Linden MI, 48451 – Conditional Rezoning LS2 to R3**

To align the property's long-standing residential use with future residential use, we are requesting a rezoning to the R3 District to allow a conforming single-family dwelling. The home was built in 1900 for residential purposes and has been used as a residence for over 125 years. Its current LS Service District zoning classifies it as a legal nonconforming use due to a past master plan change that designated the area as commercial.



Rezoning to R3 would restore appropriate residential zoning and allow buyers to obtain traditional residential mortgages. Under the current nonconforming status, lenders require commercial loans with 25% down—an obstacle for most first-time homebuyers.

Before 2015, the house functioned as a duplex. It has since been updated with a new roof, HVAC systems, flooring, and paint, and is currently used as a single-family rental property. Our goal is for this home to be owned and enjoyed by a family who wants to live and grow in Linden.



Date: 12/15/2025  
Planning Commission  
City of Linden, 132 E. Broad St., Linden, MI 48451

Re: Request for Conditional Rezoning of 1013 N Bridge St to Residential R-3

Dear City of Linden Planning Commission and City Council,

We are writing to respectfully request that the property located at 1013 N Bridge St, be conditionally rezoned to its original and previously grandfathered Residential R-3 classification for purposes of conforming residential use. We also have filed an application for Zoning Map Amendment with the planning commission.

The conditional rezoning is to maintain its current use and make conforming with city ordinance. **Under the following conditions if rezoned, the property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence.**

Under the current zoning designation, the home does not enjoy conforming status and cannot be mortgaged for Residential bank lending guidelines prohibit. Restoring the R-3 classification would align zoning with the existing and intended use, eliminate nonconformity, and ensure the property meets all requirements associated with a lawful residential structure within the district.

We further request that any approval be structured such that, should a future owner wish to pursue a commercial use of the property, a full Site Plan Review and Zoning Hearing would be required to revert the parcel back to the LS District, in accordance with the City's Master Plan and established zoning procedures. This conditional approach would ensure long-term consistency with the City's planning objectives while still recognizing the property's historic and current role as a residence.

Our intent is simple: maintain the property as a home, formalize its zoning to match that use, and provide a clear, appropriate mechanism for any future zoning changes should a commercial conversion ever be pursued.

Thank you for your consideration of this request. We appreciate the Board's ongoing work to ensure thoughtful and consistent land-use decisions within the community, and we would welcome the opportunity to answer any questions or provide additional information as needed.

Sincerely,

Handwritten signatures of Noah Morgan and Danielle Morgan. The signature for Noah Morgan is on the left, and the signature for Danielle Morgan is on the right.

Noah Morgan and Danielle Morgan



Wade Trim Associates, Inc.  
500 Griswold Street, Suite 2500 • Detroit, MI 48226  
313.961.3650 • www.wadetrim.com

December 29, 2025

City of Linden  
132 East Broad Street  
Linden, MI 48451

Attention: Planning Commission

Re: Conditional Rezoning Request, LS to R-3 District  
Noah Morgan / 1013 North Bridge Street  
Wade Trim Job No.: LDN6200-25D, Task 400

Dear Commissioners:

The applicant and property owner, Noah Morgan, is requesting the conditional rezoning of an approximately 0.19-acre property located at 1013 North Bridge Street, from the LS, Local Service District to the R-3, Single-Family Residential District. For your reference, below is a table summarizing the key facts pertaining to this request.

<i>Summary of Facts</i>	
Property Address:	1013 North Bridge Street
Applicant/Property Owner:	Noah Morgan
Property ID:	61-20-502-003
Project Location:	West side of North Bridge Street, north of the railroad tracks
Property Size:	8,276.4 square feet (0.19 acres)
Property Frontage:	Approximately 15 feet on North Bridge Street
Current Use of Property:	Single-family dwelling
Existing Zoning of Property:	LS, Local Service District
Proposed Zoning of Property:	R-3, Single Family Residential District
Future Land Use Designation of Property:	Office

*Please refer to the enclosed Aerial Photo Exhibit*

### PROJECT BACKGROUND

The subject site currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years; before 2015, it was occupied as a duplex, but as of today, it is occupied for single-family use. The property's current zoning (LS, Local Service District) does not allow residential use; therefore, the current use of the property as a single-family dwelling is non-conforming.

The applicant is seeking this rezoning to the R-3, Single-Family Residential District to make the residential use of the structure a conforming use. The R-3 District allows single-family dwellings as a principal permitted use and two-family dwellings as a special land use. Allowed by State-law and Section 154.030 of the City of Linden Zoning Ordinance, a conditional rezoning request is where a property owner may offer conditions related to the use and development of the land as part of a rezoning. The applicant/property owner has submitted a letter to the Planning Commission, dated December 15, 2025, that outlines one proposed condition which is being voluntarily offered by the applicant:

*"The property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence."*

The process for reviewing a conditional rezoning request is the same as a traditional rezoning request, including a public hearing held by the Planning Commission. After holding the public hearing, the Planning Commission would make a recommendation for or against the request to City Council. At a regular meeting, the City Council would take final action on the request. In accordance with Section 154.030,(F), if the offered condition is approved by the City Council as part of the rezoning, the condition will need to be incorporated into a formal written statement of conditions that will be recorded with the Genesee County Register of Deeds. That condition will be binding upon the current property owner and all future property owners.

## CONDITIONAL REZONING REVIEW

We have reviewed the conditional rezoning request in consideration of the existing land use pattern, existing and proposed zoning pattern, master plan recommendations, and sound planning principles. We offer the following findings for your consideration:

### Existing Land Use Conditions

The 0.19-acre subject site features an existing residential structure that is occupied for single-family residential use. Several properties adjacent to the subject site to the north are also residential structures, but with office use on the ground level and upper-story residential units. Other properties in the immediate vicinity which front North Bridge Street are occupied by a combination of office, personal service, and commercial uses.

North Bridge Street is designated as a City Major roadway in the City of Linden 2023 Master Plan. According to the Master Plan, the subject site is currently served by both public water and public sewer.

### Existing and Proposed Zoning

The subject site is currently zoned LS, Local Service District. The stated intent of the LS District, as established in Section 154.048,(D),(1) of the Zoning Ordinance, is as follows:

*The district is designed primarily for the convenience of persons residing in the city by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other districts.*

The properties to the north of the subject site along the west side of North Bridge Street are also zoned LS District. Additional properties fronting North Bridge Street in this vicinity are zoned GC, General Commercial District.

The applicant is proposing to rezone the subject site from the LS District to the R-3, Single-Family Residential District. The stated intent of the R-3 District, as listed in Section 154.048,(A),(1) of the Zoning Ordinance, is as follows:

*These districts are provided for in those areas of the city served by public water and a public sanitary sewer and where the principal use is intended to be single-family dwellings developed at various lot sizes. In addition to the dwellings permitted in this zoning district, certain non-residential and public uses may be permitted through special use approval.*

### Master Plan Recommendations

The 2023 City of Linden Master Plan has indicated that the subject site is future planned for Office use. In describing the Office future land use classification, page 64 of the Master Plan indicates the following:

*This land use classification is intended for low intensity, single story office uses. Specifically, it is envisioned that professional offices such as medical, dental, financial and personal services would be preferred uses. Lands within this classification are found in three small concentrations within the city: immediately south of downtown along South Bridge Street; at the southwest corner of West Broad Street and Hyatt Lane; and, along North Bridge Street near East Rolston Road.*

We have also reviewed the Goals and Objectives chapter of the Master Plan to identify any planning goals and policies which may be pertinent to this rezoning request. We note the following pertinent goals/policies:

- *While protecting the essential qualities of established neighborhoods, provide varied and high quality housing types needed by persons of all ages, incomes, and household sizes (Vibrant Residential Neighborhoods Goal)*
- *Support affordable housing opportunities that are consistent with market conditions. (Vibrant Residential Neighborhoods Objective #4)*
- *Retain existing businesses and promote the development of new businesses in defined locations that provide needed employment, goods, and services for residents, visitors, and workers. (Thriving Economy and Business Districts Goal)*
- *As new commercial and mixed-use development occurs, consider upper floors for resident populations (Thriving Economy and Business Districts Objective #2)*

### Findings

Based on the above analysis, we offer the following findings:

1. The residential structure on the subject site has been operated exclusively for residential use (single-family and/or duplex) for many years. A rezoning to the R-3 District would not change or impact the established character of the area.
2. In the long-term, the City's currently adopted Master Plan envisions the subject site for future office use as part of the North Bridge Street business district. Like the properties immediately adjacent to the north, the Master Plan would also support ground level office use with upper story residential use.
3. The proposed rezoning to the R-3 District does not accomplish the long-term goal of promoting office and/or mixed-use within the North Bridge Street business district. However, the Planning Commission may consider conditional R-3 District zoning as a short-term solution to allow for the single-family residential use to continue while supported by market demand.

If you have any questions, please do not hesitate to contact me at 313.961.3650 or by e-mail at [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com).

Very truly yours,

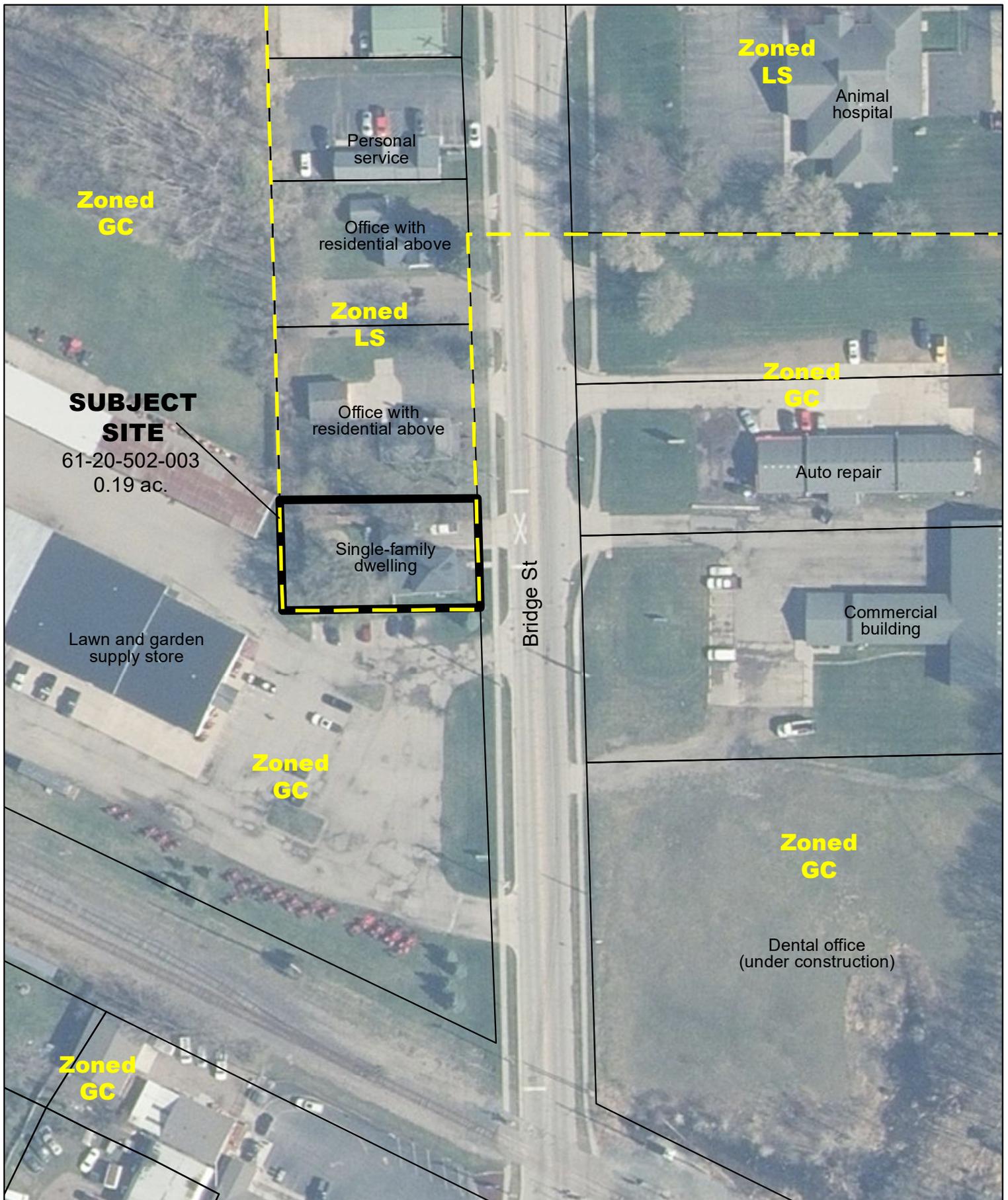
Wade Trim Associates, Inc.

A handwritten signature in blue ink, appearing to read "Adam C. Young".

Adam C. Young, AICP  
Professional Planner

ACY:  
LDN 6200-25D, Task 400  
20251229\_1013 N Bridge Conditional Rezoning Rvw-Ltr.docx

Enclosure: Aerial Photo Exhibit

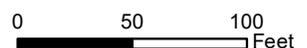


**SUBJECT SITE**  
61-20-502-003  
0.19 ac.

## 1013 N. Bridge Street Rezoning Exhibit



Parcel and Aerial Source: Genesee County Equalization, 2015 and 2018.



POLICE DEPARTMENT MONTHLY ACTIVITY REPORT  
CITY OF LINDEN

JANUARY 2026

COMPLAINTS

Larceny 0  
M.D.O.P. 0  
Juvenile Runaway 0  
Juvenile Offenses 1  
Assaults 0  
Breaking & Entering 0  
Domestic Violence 0

POLICE ASSISTS To From

Argentine 0 0  
Co. Sheriff 9 2  
MI State Police 0 0  
Fenton City 0 0

RADIO CALLS- 92

ALL OTHER ARRESTS

Warrants 3  
Felony Arrests 1  
Misdemeanor Arrests 5  
Lodged In Co. Jail 2

BUSINESS CHECKS- 542  
VACATION CHECKS- 24  
MEDICAL ASSISTS- 8

TRAFFIC

Accidents  
Property Damage 2  
Injuries 0  
Hit&Run 1  
  
Citations- Radar 22  
Citations- Other  
Passing 0  
Exp & Susp License 3  
Exp & Improper Plates 9  
No Proof of Insurance 11  
Seat Belts 1  
O.U.I.L. (O.U.I.D.) 0  
Disobey Traffic Signal 1  
Defective Equipment 0  
Warnings 41

NON TRAFFIC CITATIONS

Stolen Vehicle 0  
Recovered Vehicle 0  
Minors in Possession- Alcohol 0  
Parking 8  
Possession- Narcotics 0  
Reckless/Careless Driving 0  
Loud Music 0  
Ordinance Violation 0

Chief Scott D. Sutter

City of Linden Police Department  
Code Enforcement

**CODE ENFORCEMENT**

Date: 1-14-2026 | Address: Broad and Hickory | Violation(s) Yes:    or    No:

Comments/Action taken: Car parked illegally. Made contact with owner who moved the car.

Date: 1-15-2026 | Address: 200 Hyatt | Violation(s) Yes:    or    No:

Comments/Action taken: Complaint of resident feeding the deer. Advised them of the ordinance and gave a copy to them.

Date: 1-17-2026 | Address: 600 Bush | Violation(s) Yes:    or    No:

Comments/Action taken: Dog off of leash. Advised owner of the law.

Date: 1-22-2026 | Address: 100 Laura | Violation(s) Yes:    or    No:

Comments/Action taken: Loose dog, located dog and advised owner.

Date: 1-28-2026 | Address: 110 E. Broad | Violation(s) Yes:    or    No:

Comments/Action taken: sidewalk not shoveled. Advised owner of the ordinance.

City of Linden Police Department  
Code Enforcement

Date: 1-28-2026	Address: 103 N. Bridge	Violation(s) Yes:    or    No:
Comments/Action taken: sidewalk not shoveled. Advised owner of the ordinance.		

Date: 1-28-2026	Address: 123 N. Bridge	Violation(s) Yes:    or    No:
Comments/Action taken: sidewalk not shoveled. Advised owner of the ordinance.		

Date: 1-28-2026	Address: 105 N. Bridge	Violation(s) Yes:    or    No:
Comments/Action taken: sidewalk not shoveled. Advised owner of the ordinance.		

Date: 1-28-2026	Address: 205 N. Bridge	Violation(s) Yes:    or    No:
Comments/Action taken: sidewalk not shoveled. Advised owner of the ordinance.		

Date: 1-28-2026	Address: 120 N. Bridge	Violation(s) Yes:    or    No:
Comments/Actions Taken: vehicle parked over handicap lines due to snow. Owner moved the vehicle.		

City of Linden Police Department  
Code Enforcement

Date: 1-31-2026	Address: 600 Cherry	Violation(s) Yes:	or No:
Comments/Actions Taken: animal complaint, checked ok.			

### **Chief's Notes**

We responded to a total of 28 calls for the month of January with 16 of them being EMS. Other calls consisted of 1 fire alarm, , 2 gas odor investigation, 1 wire down call, 1 PI accident and 7 assist for mutual aid.

I have included our 2025 annual activity report for your review. It is broken down on call types and a comparative against the year 2024. Please reach out to me if anyone has any questions about our past year.

We conducted our annual Christmas and awards dinner at the Linden Hotel. We presented service awards, Firefighter of the year and Chiefs award, and congratulations to the recipients. I appreciate all the time and effort every member gave throughout the year with training sessions and attending the emergencies our residents called us to respond to.

As always if you have any questions, you can call me directly or email any concerns or comments.

Respectfully submitted,

Brian Will

## **APPARATUS AND EQUIPMENT**

E12- No report or repairs

E11- No report or repairs

R16- No report or repairs

U-17- No report or repairs

## **Fire Station**

No report

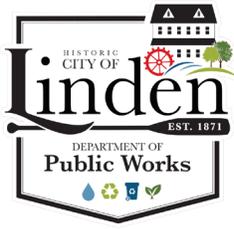
## **Training**

We conducted 2 training sessions this month as usual. Our first session was practicing different methods of using our jaws. Each member tried to pickup a ballon and move it to another location with the jaws and not drop it. We also used an egg to grab and move without breaking it. It sharpens their control and operational skills along with making it some friendly competition with the troops.

Our second session was watching a video on basement fires and the risk they can have when fighting these types of fires. The protocols gave us tips and options and got everyone aware and on the same page of operations.

## **Personnel**

No report



# DEPARTMENT OF PUBLIC WORKS

## Memorandum

To: Ellen Glass, City Manager  
From: Don Grice, Director of Public Works  
Date: February 17, 2026  
Re: DPW Monthly Report to Council

In addition to routine responsibilities, the Department of Public Works has accomplished the following over the past two months.

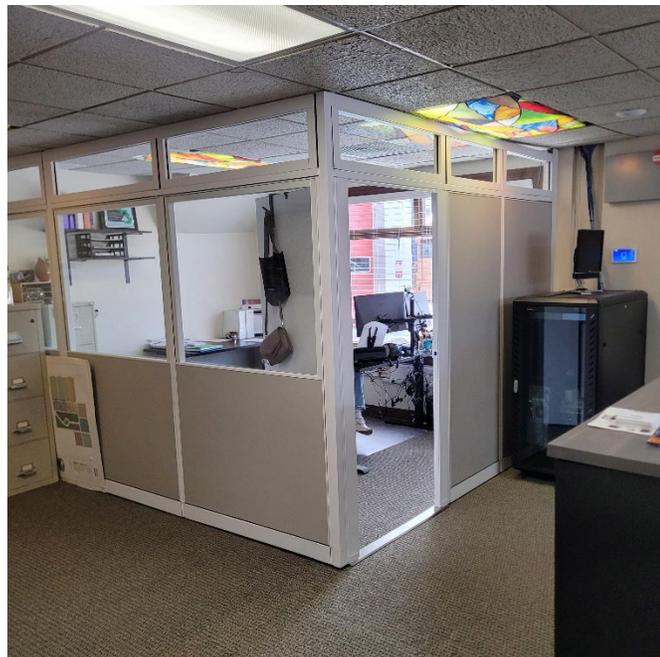
- Received and staked out over 40 Miss Dig tickets throughout the community.
- Dispense 5+ tons of cold- patch on surface roads and parking lots.
- Work with residents on leak detections.
- Change out water meters as needed.
- Loose Center work:
  - Daily cleaning (M-F).
  - Assist with table and chair set ups.
  - Install new TV monitors in annex.
  - Install window film on storage room door.
- Work with contractors, engineers, and architects on Mill Building Project.
  - Foundation work on the south side of the building has been completed, and the area is currently being backfilled.
  - The coffer dam is installed, and dewatering will begin to prepare the area for excavation. Once excavated, we will be able to determine the amount of work necessary to stabilize the foundation on the river side.
  - Now that the east as south walls have been stabilized, the masonry contractor is working on tuckpointing the existing stone foundation.



- Complete and submit MS4 Stormwater annual permit application.
- Haul excess snow from downtown and community cul-de-sacs.



- Work with contractor to design and prep for the installation of a new office space at City Hall.



Respectfully submitted,

Don Grice



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To: Ellen Glass, City Manager

From: Tessa Sweeney, Director of Senior Services & Community Engagement

Date: February 18, 2026

Re: Loose Monthly Report to Council-February 2026

In addition to our routine programming, please see the following updates from the past month:

- **Facility & Operations:**

- Following discussion at the February 9 City Council meeting, the purchase of bookshelves has been made and once received with the help of DPW they will be assembled and ready for use. Staff is also exploring a partnership with an Eagle Scout to build a "Free Little Library" to be placed outdoors for book exchanges.
- Regarding books, the City continues its partnership with the Genesee District Library, which provides extensive public and senior services, including outreach and homebound resources. Although the Linden branch is temporarily closed, services remain available through the Fenton branch, and residents are encouraged to utilize these tax-supported resources.
- In response to transportation feedback from the last meeting, the Mass Transportation Authority (MTA) partnered with the Loose Center to provide a shuttle on Monday, February 23:
  - 10:00 a.m. pickup at the Loose Center to the Fenton Library
  - 12:00 p.m. return pickup from the library to the Loose Center
- Staff continues to evaluate options for housing the pool table while maintaining efficient operations. The storage area will remain designated for storage, as originally designed and previously used before the sunroom became non-operational. From an operational standpoint, both the pool table and book storage previously had very limited usage relative to the space required. The pool table had been placed in the storage area. This space is also necessary for the Medical Loan Closet, which includes wheelchairs, shower chairs, toilet risers, and other assistive devices loaned to members. Staff have temporarily stored items in their offices to continue offering this service. Maintaining adequate storage capacity remains essential.
- Loose is currently seeking a new Medicare counselor for the upcoming open enrollment period, as Ann Walker would like to transition into retirement, planned for the next year.
- Monthly Coffee & Conversations for open forum to come and be heard will begin to be advertised in April in the newsletter. Invitations will also be extended to the County Commissioner and State Representative Mike Mueller to gauge interest in attending future sessions. As background, back on October 6, an informal open forum was previously held during Euchre from 1:00 p.m.-3:00 p.m; no comments were received.
- Dotti will transition to part-time beginning May 4, she will continue instructing yoga and assisting the center. Yoga will remain the same, except for Mondays, those classes will move to 5:00 p.m.

- A community member has proposed hosting a public board game night. Participants will bring their own games; the featured game mentioned was *Hanabi*. This free event is tentatively scheduled for Monday, March 9, from 6:30–8:30 p.m. in the annex.
  - Loose provided the space to Hannah from Greenlight Innovation to host a free business panelist for the community businesses first thing in the morning. This had a great turn out and there was many local faces from throughout the community that attended. The next panelist will be May 21 starting at 8:00 a.m.
  - At the last council meeting a councilor mentioned that persons in wheel chairs were having difficulty reaching sign in computers. Staff has move a sign in computer to make it more accessible.
- **Genesee County Senior Services:**
    - The Genesee County Board of Commissioners established the Genesee County Senior Services Task Force on a temporary, one-year basis to assess the needs of residents aged 60 and older throughout Genesee County. The Senior Task Force has reached out to every Director seeking input on the needs of seniors in Genesee County. This information they are requesting is to focus specifically on the unmet needs for seniors; underserved needs for seniors; gaps in services for seniors.
- **Friends of the Loose Center**
    - The Friends of the Loose center will compose of Chelsea Mills, Pat Lockwood, Joe Jenio, and LuAnn Easlick. One additional member is being recruited to fill the remaining position and will share further updates in my department report as they become available. The meeting is scheduled for February 25 at 9:00 a.m.
- **Community Events & Partnerships:**
    - **January Volunteer Brunch** was a success with a wonderful turn out from the volunteers, these volunteers were chosen from those that had helped Dotti with Loose special events over the year. Thank you to our sponsor of Vicinia Gardens
    - **“Sweet” Comedy Show** 120 attendees enjoyed a performance by Billy Ray Bauer. Feedback was overwhelmingly positive. Sponsors included Jeff Blum – Linden State Farm, American House of Grand Blanc, Symphony of Linden, Charter Senior Living of Linden, and Vascular Institute of Michigan.
    - **AARP Tax Program:** Free public tax preparation has begun; approximately 300 individuals are expected to be served this year.
    - **Community Food** January event was cancelled due to snow, but will resume this month.
    - **Fridays at Applewood:** As requested at a past meeting that Applewood seminars be more present in the newsletter, for the upcoming event on there has been no one that signed up for the “Estate Sales & Auction: What you need to know.”
    - **Mass Transportation Authority:** In feedback from the individuals, MTA has partnered with Loose to provide a shuttle ride on Monday, February 23 at 10am pick up at the Loose center going to the Fenton Library and the return ride pick up at 12pm from the library going to the Loose center for those that are needing transportation.

- **Senior Winter Games:** This year Loose hosted pickleball and walking. Pickleball had 7 teams in both the women and men’s categories. Additionally, walking had about over have the overall people attending making the attendance lower than the sign ups. Overall, it was a great day spent at the Linden Multi-purpose center and thank you to Linden Community Schools for hosting the Senior Winter games.
- **Genesee District Library Partnership**  
We are continuing our collaboration with GDL and have confirmed the following, these programs are FREE and open to the public:
  - Making Maple Syrup-Monday, February 23 @ 1pm
  - Oddities & Rarities-Monday, March 23 @ 1pm
  - The Wreck of Edmund Fitzgerald-Monday, April 6 @ 9:30am
  - Classic K9 Dancing Dogs-Tuesday, April 21 @ 4pm
  - UFOs Over Michigan-Monday, May 4 @ 1pm
  - Cooking with Ming: Cooking with Ming: Stir-fried Udon Noodles-Monday, May 18 @ 9:30am
- **Southern Lakes Park & Recreation:**
  - The annual report will be presented at the next board meeting in accordance with the partnership agreement.
- **Travel:**
  - Upcoming:
    - Casino Trip: Fire Keepers; FULL (0 spots remaining)
    - Butterflies in Bloom; 10 spots remaining

**Reporting Period:** October 1, 2025- September 30, 2026

**Total visitors: 1266**

Linden/Argentine: 552	Gaines:27
Fenton City/Township: 461	Goodrich: 0
Flint: 23	Grand Blanc: 50
Flushing: 11	Swartz Creek: 51
Byron: 20	Holly: 29
Howell: 8	Other Out of County: 17
Other in County: 17	

**Upcoming Events:**

- How to Tap a Maple Tree: Monday, February, 23 1:00 p.m.
- Community Food: Thursday, February 26, 2026 3:00-5:00 p.m.
- St Patrick’s Day Dinner & Show: Thursday, March 12 5:00 p.m.-7:00 p.m.
- Oddities & Rarities-Monday, March 23 at 1pm

Respectfully submitted,

Tessa Sweeney  
Director of Senior Service & Community Engagement

Attachments:

1. January Activity Report

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	<b>2025/2026 SENIOR MILLAGE</b>															Number of New Senior Participants During This Activity Period:					140			
2	<b>MONTHLY ACTIVITY LOG</b>															Cumulative Duplicated Senior Participants:					0			
3	Senior Center Name: Loose Senior Center							Month: January 1 through January 31, 2026							Cumulative Number of Unduplicated Senior Participants Year to Date:					1043				
4	Socialization Activities			Education Activities			Health Activities			Nutrition Activities			Transportation Activities			Social Services			Outreach			Volunteerism/Planning		
5	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Senior Persons	Activity Title	Activity Frequency	# of Units	Activity Title	Activity Frequency	# of Hours of Service
6	Bingo	1	19	Cooking with Ming	1	7	Arthritis Exercise 10:30	7	87	Volunteer Brunch	1	17				Alzheimers Support	1	5				Chorus		12
7	Bus Trip	1	23	Book Club	1	11	Arthritis Exercise 9:15	7	65	Food Pantry	5	125				Ask a Lawyer	1	4				Greeting Cards	3	3
8	Euchre	7	64	Crochet/Knitting	5	12	Beginner Pickleball	4	37	Lunch		177				Medicare/Medicaid/MICafe	5	13				MMAP/MICAFE	7	21
9	Euchre Tournament	1	14	Jewelry Class	1	8	Beginner Line Dancing	4	19							Grief Support	2	5				Special Events	1	6
10	Garden Club	0	0	Happy Stampers	1	3	Blood Pressure	2	6							Puzzles	17	47						
11	Mahjong	4	18	Neuropathy Education	1	7	Cardio/Aerobic	4	75							Veteran Support	1	7						
12	Newsletter	20	73	Loose Chorus	5	34	Chair Yoga	8	61							Loan Closet	17	11						
13	Office Visit	20	205	Painting	3	8	Gentle Flow Yoga	11	158							Secretary of State	1	23						
14	Out of County Membership	20	3	Quilting	5	8	Health Fair	1	20							Dementia Support	1							
15	Pinochle	4	25	Wood Carving	4	10	Intermediate Line Dance	4	12															
16	Tax Form pick up	3	83	Lunch and Learn	1	9	Massage	2	13															
17	Movie	1	25				Strength & Balance-IVY	4	39															
18							Pickleball	5	51															
19							Strength & Balance	5	33															
20							Drums Alive	1	12															
21							Tia Chi	3	15															
22							Hearing Screening	1	3															
23																								
24																								
25																								
26	<b>Total Socialization</b>	<b>82</b>	<b>552</b>	<b>Total Education</b>	<b>28</b>	<b>117</b>	<b>Total Health</b>	<b>73</b>	<b>706</b>	<b>Total Nutrition</b>	<b>6</b>	<b>319</b>	<b>Total Transportation</b>	<b>0</b>	<b>0</b>	<b>Total Social Services</b>	<b>46</b>	<b>115</b>	<b>Total Outreach</b>	<b>0</b>	<b>0</b>	<b>Total Volunteer/Planning</b>	<b>11</b>	<b>42</b>

Record yearly UNDUPLICATED programming in this section. Use the same programming definitions as on page one.

### Education Programs

Level 2 (6) Level 3 (10)

Wood Carving
Book Club
Crochet
Quilting
Knitting
Jewelry
Loose Chorus
Painting
Happy Stampers
Cooking with Ming
Neuro Education

### Health Programs

Level 2 (10) Level 3 (14)

Arthritis Exercise Class 9:30
Arthritis Exercise Class 10:30
Beginner Pickleball
Beginner Line Dance
Health Fair
Cardio/Aerobic
Chair Yoga
Gentle Flow Yoga
Strength & Balance
Intermediate Line Dance
Massage
Strength & Balance IVY
Pickleball
Drums Alive
-

### Social Services

Level 2 (6) Level 3 (10)

Alzheimer Support
Ask a Lawyer
Loan Closet
Grief Support
Secretary of State
MiCAFE
Dementia Support
Veteran Support
Puzzles



PROUDLY PRESENTED BY

Fenton & Linden  
Regional Chamber of Commerce

USA ★ 250 YEARS

2026  
*Community*  
**EXPO**

March 7, 2026 • 10 – 5 pm

March 8, 2026 • 11 – 4 pm

FENTON HIGH SCHOOL



ON THE THIRD WEDNESDAY OF THE MONTH  
JANUARY 21<sup>ST</sup>, FEBRUARY 18<sup>TH</sup> MARCH 18<sup>TH</sup>, APRIL 15<sup>TH</sup>, 2026  
SESSIONS AT 6:00 PM AND 7:00 PM

Join us for a night of fun and games at our  
Bingo Night! Get ready to shout "Bingo!" as we play  
for Cash prizes during three seperate sessions.

**BINGO | PULL-TABS | SNACKS**



Linden Community Center  
105 Mill St. Linden, MI 48451

[www.happeninginlinden.com](http://www.happeninginlinden.com)

