



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, DECEMBER 8, 2025 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 6:30 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 first responder heroes and military heroes that have lost their life in the line of duty this year and will not be joining their families this year for Christmas.

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

Absent: None

Others Present: Ellen Glass, City Manager; Don Grice, Director of Public Works; Tessa Sweeney, Director of Senior Services and Community Engagement; Kristyn Kanyak, City Clerk; Mike Gildner, City Attorney; Adam Young, City Planner & Zoning Administrator

a. Excuse Absent Member(s)

None.

SPECIAL PRESENTATIONS

(A) Proclamation for Ed Koledo, Executive Director of SLPR
Armstrong read and presented Koledo with a Proclamation.

PUBLIC HEARINGS

None.

CORRESPONDENCE

(A) Clerk's Office - Sunlight Award from MI Fair Elections Institute
Armstrong acknowledged the item, Kanyak reviewed the purpose of the award.

PUBLIC COMMENT

Armstrong read and reviewed the public comment process.

Public comment regarding Board of Review membership and experience; requested clarification for removal; volunteer appreciation, treatment and notice; requested consideration regarding consent agenda item.

Public comment regarding reconsideration of Howd's removal from Parks and Recreation Commission, reasoning and thanked all volunteers.

Public comment about development and traffic concerns; snow plowing in subdivision and requested affordable housing clarification.

Public comment about the Applewood and requested reasoning it's not included at Loose anymore. Also shared details for upcoming Loose Choir performances.

Public comment about Community Soup; requested clarification regarding ADUs; why Shiawassee Shores was removed from MTA stop; also commented on financials, requested reasoning we pay when we have available in Linden.

Public comment regarding Historical Society doing another book, reasoning and details; upcoming event and details; if city has any plans for America's Birthday.

Armstrong clarified remaining public comments would be addressed during agenda items. Staff addressed comments pertaining to the referenced development; Applewood; ADUs; MTA; financials; America250, Armstrong also addressed.

CONSENT AGENDA

- (A) City Council Meeting Minutes from November 10, 2025
- (B) 2026 Boards and Commissions Appointments
- (C) Financial Reports

Simons requested further discussion on Item (B) and reasoning, Armstrong and Simons briefly discussed. Glass and Gildner clarified removal of item for discussion and motion.

Motion by Simons, second by Howd to approve the consent agenda, but remove Item (B) 2026 Boards and Commissions Appointments and add as Item (F) under New Business. Roll call. Motion failed 5-2.

AYES: Simons, Howd

NAYS: Dick, Miller, Hicks, Link, Armstrong

ABSENT: None

Motion by Miller, second by Hicks Simons to approve the consent agenda. Roll call. Motion carried 6-1.

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

NAYS: Simons

ABSENT: None

UNFINISHED BUSINESS

None.

NEW BUSINESS

- (A) Conditional Rezoning Request: 210 Oak St.

Public comment from applicant on the process; explained the request and reasoning.

Public comment sharing opinion on the agenda item; thanked staff for efforts, responses; commented on affordable housing shortage; Fenton Township growth; and the zoning ordinance update process. Armstrong clarified agenda item.

Link and Young discussed scenario if this property is sold or changes ownership; zoning runs with the land, referenced conditions of approval offered and further explained. Simons and the applicant briefly discussed improvements. Miller and Young further discussed request and conditions offered. Hicks and Gildner discussed conditional rezoning and the voluntary provisions.

Motion by Howd, second by Miller to approve the conditional request to rezone the R-3 Single-Family Residential District to the R-4 Multiple Family Residential District, with the conditions as proposed. Gildner confirmed motion language.

Roll call. Motion carried 4-3.

AYES: Link, Miller, Howd, Simons

NAYS: Hicks, Armstrong, Dick

ABSENT: None

(B) Ordinance No. 425 An Ordinance Amending Section 154: Zoning (Housing Focused Zoning Ordinance Amendments)

Glass explained reasoning why topic has returned. Young reviewed options, explained not all or nothing; clarified no changes proposed to zoning districts map; also further explained multi-family resident zoning district; what current zoning allows for, and what it now defines and clarifies and reasoning.

Public comment about various language within the proposed ordinance draft about housing size; accessory dwelling units; definitions; shared personal experience and developments in other cities; and opinion.

Public comment expressing concerns regarding congestion; high density, multi-unit housing; proper infrastructure with growth; safety concerns; reason why this was brought back; requested consideration of long-term impact.

Public comment on supporting change and growth; shared concerns about traffic and speed; love for community, concern with water pressure if units are allowed.

Public comment thanked Young for reaching out after last meeting, concerns with Master Plan, downtown development/redevelopment; traffic, congestions and concerns.

Public comment on local service district use-types; discussed property and non-conforming use, referenced draft ordinance language for consideration and reasoning.

Public comment about ordinance update, Planning Commission's effort, time spent on and number of meetings; contacted Councilors and only one response; time spent on other ordinances.

Motion by Hicks, second by Link to postpone until February.

Discussion regarding motion, Gildner clarified.

Miller discussed concerns with how people are treating each other; need time to hear from residents; length with the Planning Commission. Simons referenced Young's summary of changes, suggested voting on parts, Gildner reviewed options. Link further discussed importance and concerns brought up. Howd discussed looking at changes by sections to review for ease. Dick explained tasking staff with specifics. Armstrong discussed length with Planning Commission; shared concerns regarding doors that could be open because of the grant; interested in continuing to talk about it with residents. Howd and Gildner briefly discussed conditional rezoning. Gildner restated the motion and confirmed understanding with Councilors.

Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

(C) Resolution No. 24-25 Approving Relocation of the Early Voting Election Site

(D) Resolution No. 25-25 Approving Relocation of the Election Day Voting Polling Location

Public comment shared past experience as election worker when there was a ballot-item concern and the polling location had to be moved from a Church.

Howd discussed the location change. Link requested additional information; lack of notice and to further discuss. Simons explained the Loose Center meets all required criteria for a polling location. Miller discussed the current early voting location shared concerns with using Loose. Hicks requested pros and cons. Dick suggested ask Clerk for reasoning. Kanyak reviewed memo; addressed comments and requested specifics. Discussion between Council and Staff regarding Community Center; current locations used; programming and scheduling options; election materials and campaigning, Gildner clarified and Kanyak further discussed.

Public comment shared concerns with using Loose for elections, discussed Community Center use.

Brief discussion with Miller and Kanyak regarding designated entrance possibility.

Public comment about parking lot capacity and use of senior center.

Motion by Dick, second by Simons to approve Resolution No. 24-25 Approving Relocation of the Early Voting Election Site and Resolution No. 25-25 Approving Relocation of the Election Day Voting Polling Location. Roll call. Motion carried 6-1.

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

NAYS: Armstrong

ABSENT: None

(E) SLPR-Loose Financial/Cooperative Agreement

Glass reviewed the topic. No public comment was received. Councilors briefly discussed, no comment was received from Councilor Link.

Motion by Miller, second by Armstrong to accept. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

CITY MANAGER'S REPORT

Glass provided a verbal update on the following items:

- Thanked Departments for help with Holiday Happening event
- Police Department's success with No Shave November initiative
- Safe Routes to School update
- Mill Building project update
- Year End Wrap-up
- Meeting with Linden Presbyterian Church

CITY ATTORNEY'S REPORT

Glass updated meeting recordings discussion will continue in the new year; discussed permanent space for meetings and evening programming within Loose. Gildner will reserve comments when information comes forward about recording meetings.

DEPARTMENT REPORTS

Armstrong thanked the Departments for their reports which included reports from the Police Department, Code Enforcement, Fire Department and Senior Services Department.

COUNCIL COMMENTS AND REPORTS

Simons requested emailed communications with Council and residents and reasoning; also thanked audience for participating.

Miller thanked Happening In Linden for Holiday Happening Event; commented on permanent meeting location and recording meetings; thanked Planning Commission for work on zoning ordinance; City Council brought gnome for Loose Center; wished everyone a Merry Christmas and commented on 2026.

Hicks thanked audience; wished everyone a Merry Christmas and commented on 2026.

Howd thanked Happening In Linden for Holiday Happening Event, shared volunteer experience; donations needed for food banks, shared items; and thanked various organizations for work in community.

Link shared concerns and referenced comments made, during last meeting, shared thoughts about and how to address moving forward.

Brief discussion between Armstrong and Simons about commenting. Armstrong thanked volunteers for serving Linden this year and read a personal statement/opinion. Armstrong thanked Dick; and wished all Merry Christmas and Happy New Year.

Simons commented on work session discussions and purpose; reasoning for asking questions; and the zoning ordinance returning. Brief discussion with Link and Simons. Armstrong reminded Simons of Rules of Procedure and asked for no interrupting. Link provided additional comments and his previous statements. Simons clarified her comments.

Hicks requested correspondence with him be city email. Glass and Simons commented on Open Meetings Act (OMA), Gildner further explained.

Armstrong further commented on her vote for zoning; who she contacted; brief discussion with Simons.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Armstrong, second by Howd to adjourn. The meeting was adjourned by Mayor Armstrong at 8:38 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____