



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, MARCH 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 fallen military overseas.

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

Absent: Brenda Simons

Others Present: Ellen Glass, City Manager; Kristyn Kanyak, City Clerk; Adam Young, City Planner & Zoning Administrator; Pat Parker, City Attorney

a. Excuse Absent Member(s)

Armstrong excused Councilor Simons.

SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CORRESPONDENCE

None.

PUBLIC COMMENT

Public comment about West Rolston Road speed limit sign and requested details for special meeting regarding Loose.

Public comment on requesting update on the Forest Ridge Estates Preliminary Unit Development (PUD).

Glass responded to public comments.

CONSENT AGENDA

Glass and Young referenced materials provided and reviewed purpose of Resolution No. 02-26 Opposing State Preemption of Local Zoning Authority. Discussion regarding moving this item to Discussion Items.

Motion by Miller, second by Link to move Item c. Resolution No. 02-26 Opposing State Preemption of Local Zoning Authority to Discussion Item d. Motion carried 6-0.

- a. City Council Meeting Minutes from February 23, 2026
- b. Street Collection - Knights of Columbus Saturday, October 10, 2026
- d. Financial Reports

Motion by Howd, second by Hicks to pass the consent agenda. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Simons

DISCUSSION ITEMS

- a. Zoning Ordinance Amendment: Home Occupations

Armstrong clarified public comment procedure. Council, Young and Parker discussed ordinance purpose, Planning Commission's intent and provided clarification and will vote next meeting.

- b. Draft Housing Focused Zoning Ordinance Amendments

Armstrong explained significant time spent on topic and reviewed process for review this meeting and reasoning.

Public comment requested clarification if ordinance is accounting for goods and/or services, Young responded.

Public comment about a previous vote on this item by Council, the item coming back and on Rules of Procedure.

Public comment asking about residence and zoning district, Parker responded.

Parker addressed public comment on reconsidering items after voting upon. Staff responded to public comment regarding the previous vote and reason for return of item, further discussion with Council and Parker.

Public comment on Robert's Rules and procedure for failed item vote, Parker responded.

Brief discussion with Armstrong and Parker about public comment and rules.

Public comment on vacant parcels and requested clarification on the PUD passed under existing zoning rules or new rules, Young responded.

Young reviewed the summary proposed zoning changes and discussed with Council in detail. Council provided direction on which changes to move forward with and/or not and will prepare a revised draft with Council's feedback applied.

d. Resolution No. 02-26 Opposing State Preemption of Local Zoning Authority
Miller explained reasoning for consent agenda removal. No public comment was received. Staff and Councilors shared updates received from speaking with State Representatives on the topic and House Bills, discussion adding additional House Bill numbers to Resolution. Discussion regarding removal from the consent agenda, timeliness of the Resolution, discussed voting during work session.

Motion by Miller, second by Howd to approve Resolution No. 02-26 Opposing State Preemption of Local Zoning Authority, with inclusion of additional House Bills. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Simons

c. Unfinished Business Items
Kanyak explained reason for the item and requested clarification, discussion with Link about requested open items list and reasoning. No public comment was received. Council and Staff further discussed information found in minutes; potential amendments to Rules of Procedure agenda format; frequency and expectations.

CITY MANAGER'S REPORT

Glass provided a verbal update on the following items:

- Thanked Expo volunteers
- Mill update
- Broad Street mill and resurface project
- Server issue, impact and future replacement
- Director of Public Works retirement
- Police Dept. grant application submission for police cruisers
- Grant application for City Hall improvements
- Facilities and Phase I Environmental for DPW property

Young provided update on Forest Ridge Estates PUD documents received.

Glass explained speaking with SLPR about agreement language regarding Loose Advisory Committee; reviewed steps taken; Director's role and direction. No public comment was received.

Howd asked about the Phase I Environmental and briefly discussed the Mill project. Hicks requested updates regarding Loose, Glass explained monthly report to Council. Link discussed staff role and Council's involvement. Link asked about plans for Broad Street millings from project and handling, Glass will share with Grice and suggested locations for millings. Miller thanked Young for review, shared comment on DPW retirement, Loose meeting with Director, discussed advisory committee, Glass clarified not the direction and reasoning.

COUNCIL COMMENTS & REPORTS

Miller discussed Community Soup for the Soul and shared suggestions for Loose.

Hicks addressed speed signs on West Rolston.

Howd commented on Expo experience; conversation with State Representatives Office about zoning; shared personal water testing experience and quality; thanked staff for MSHDA information that was requested.

Link commented on Grice’s retirement.

Armstrong discussed special meeting and reasoning last meeting; called a special meeting and provided written document request, discussion with Glass regarding meeting details and scheduling. Council and Staff shared dates and scheduled a special Meeting for Tuesday, March 17 at 6:30 p.m., pending Sweeney availability. Brief discussion with Armstrong and Kanyak about packet information, Glass referenced and explained information in her update and clarification on Council’s understanding last meeting. Parker explained previous Loose Board of Director; brief history on the subject and under current city management and Council authority.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Miller, second by Howd to adjourn. The meeting was adjourned by Mayor Armstrong at 9:02 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____

