



**CITY OF LINDEN  
CITY COUNCIL MEETING**

**MONDAY, NOVEMBER 10, 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 to honor our Veterans.

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

**Absent:** Jerry Link

**Others Present:** Ellen Glass, City Manager; Don Grice, Director of Public Works; Brooke Card, City Treasurer; Kristyn Kanyak, City Clerk; Chris Stritmatter, City Attorney

a. Excuse Absent Member(s)

Armstrong excused Link from the meeting.

**SPECIAL PRESENTATIONS**

(A) Fiscal Year 2025-2026 Audit, Presented By: Rana Emmons, PSLZ Certified Public Accountants

Emmons presented the audit. Glass and Emmons briefly discussed fund balance. No questions were received from Council. No public comment was received.

**PUBLIC HEARINGS**

None.

**CORRESPONDENCE**

(A) ChoiceOne Bank Trail Groundbreaking Ceremony Invitation

Glass explained the item. Public comment about the LAFF Pathway and Phase II project and groundbreaking.

**PUBLIC COMMENT**

Public comment on the American Legion hosting dementia-friendly workshops and details; shared garbage complaint occurring at same property as commented on before; and requested itemization on a Loose financial item.

Armstrong clarified remaining public comments would be addressed during agenda item. Glass acknowledged dementia workshop information and will follow up with trash concern. Card addressed Loose financial item.

### **CONSENT AGENDA**

- (A) City Council Meeting Minutes from October 27, 2025
- (B) Resolution No. 23-25 Establishing the 2026 City Meetings Schedule
- (C) Financial Reports

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

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

**NAYS:** None

**ABSENT:** Link

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

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

Glass referenced staff memos provided and briefly reviewed topic.

Public comment about current property's zoning; loan-type constraints and ordinance impact.

Public comment shared reasoning for concerns about ordinance; asked about financial benefits; and suggested what the focus should be and further reasoning.

Howd referenced Young's summary of changes. Dick explained Planning Commission's review, clarified types of housing may be built now under current ordinance, subject to review process; and briefly highlighted changes within the ordinance. Simons acknowledged Young's review and confirmed clarity. Miller shared concerns pertaining to traffic, parking, businesses and wants more information. Armstrong shared concerns pertaining to congestion and ordinance does not match the Master Plan. No questions were received from Councilors Howd, Dick, Hicks and Simons.

Motion by Simons, second by Howd, in consideration of the Planning Commission's recommendation of adoption, I move to adopt the housing-focused amendments to the City of Linden Zoning Ordinance, Chapter 154 of the Code of Ordinances, as outlined in the amendments packed dated October 23, 2025.

Kanyak explained ordinance language is still under review of City Attorney. Brief discussion with Stritmatter and Simons about the motion. Roll call. Motion failed 3-3.

**AYES:** Simons, Howd, Dick

**NAYS:** Armstrong, Miller, Hicks

**ABSENT:** Link

## **CITY MANAGER'S REPORT**

Glass provided a verbal update on the following items:

- MTA Trolley in Linden
- Mae Designs Ribbon Cutting
- Pathway Groundbreaking
- Computer upgrades/Windows 11
- Panic button installation and reasoning
- Dueling Pianos success
- Ladies Night success
- Audit finalization
- Budget process

Public comment on ordinance vote and impact, confirmed Council's understanding. Glass requested clarification for staff after not receiving specific feedback from Councilors. Public comment about how to address someone wanting to buy in that area, Armstrong explained speaking after the meeting.

Public comment on board attendance. Armstrong explained request of two Councilors and planned absences. Glass discussed this item being planned last meeting, no further questions were asked and option to postpone.

Public comment on the vote results, rentals and owners, Armstrong explained speaking after the meeting.

Glass requested specific feedback for staff to address concerns.

## **CITY ATTORNEY'S REPORT**

None.

## **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 shared comment on the LAFF Pathway Groundbreaking and new Executive Director at Southern Lakes Parks and Recreation (SLPR).

Howd commented on LAFF Pathway Groundbreaking; Ladies Night Out; dementia information shared; Metro Alliance lane proposal and Parks and Recreation meeting details, staff clarified date.

Dick commented on Ladies Night; briefly discussed multi-lane proposal with Howd; nothing we can do from ordinance to reduce congestion, no say in what Township does, Linden can't be built out and reasoning

Hicks shared next Historic District Commission (HDC) meeting and commented on crosswalk sign.

Miller commented on trolley stops; commended staff for the audit; Dueling Pianos feedback heard; her request pertaining to vote tonight; referenced Michigan Municipal League (MML) and will be fully informed next time.

Armstrong shared personal experiences and thanked Veterans; also commented on vote and Master Plan.

**CLOSED SESSION**

None.

**ADJOURNMENT**

The meeting was adjourned by Mayor Armstrong at 7:18 p.m.

Respectfully Submitted,

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

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