



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, OCTOBER 27, 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 firefighters and police officers that have lost their lives in the line of duty.

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

Absent: Tom Hicks

Others Present: Ellen Glass, City Manager; Scott Sutter, Police Chief; Brian Will, Fire Chief; Don Grice, Director of Public Works; Brooke Card, City Treasurer; Kristyn Kanyak, City Clerk; Michael Gildner, City Attorney; Adam Young, City Planner & Zoning Administrator

a. Excuse Absent Member(s)

Armstrong excused Hicks from the meeting.

SPECIAL PRESENTATIONS

(A) New Firefighter Introduction

Chief Will provided an introduction for new Fire Department member, Burke.

(B) New Police Officer Introduction

Chief Sutter provided an introduction for new Police Officer, Smith.

(C) Genesee District Library (GDL): A Brief Overview By: Dave Conklin, GDL Director
Conklin provided an introduction and presented on GDL locations; structure; services provided; funding; partnerships; and brief overview of financials. Councilors discussed the library; offerings; alternatives for copies and book order requests, Conklin shared details of homebound program and option at Loose; and the library's return to the Mill. Armstrong and Conklin briefly discussed the GDL's millage and reserve balance. No comment was received from Councilor Dick.

(D) AARP Network of Age-Friendly Communities By: Sadie Shattuck, AARP
Communications Analyst

Shattuck provided an introduction and presented on AARP's services; Age-Friendly Community Program details and process; engaged communities; grants and resources available. Councilors

and Shattuck briefly discussed grant program details and options; and presentation content. No comment was received from Councilor Link.

Public comment about savings with AARP. Shattuck addressed and Glass explained Loose's current engagement with AARP.

PUBLIC HEARINGS

None.

CORRESPONDENCE

None.

PUBLIC COMMENT

Public comment about the Mill project; parking; and requested temporary parking signage during the project and reasoning. Armstrong reviewed public comment procedure.

Public comment on behalf of the American Legion Auxiliary, provided update on current and upcoming initiatives for Veterans Day and November.

Armstrong clarified the remaining public comment would be addressed during agenda item. Glass provided an update about the parking; signage comment and staff outreach; also upcoming mill and resurface road project.

CONSENT AGENDA

- (A) City Council Meeting Minutes from October 14, 2025
- (B) Resolution No. 19-25 Dementia-Friendly Community Commitment
- (C) Resolution No. 20-25 Obligations for Bond Payment During 2026
- (D) Resolution No. 21-25 Directing Annual Notice Publication for Uncontained Trash Removal
- (E) Resolution No. 22-25 Adoption of Annual Exemption – Public Act 152
- (F) Financial Reports

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

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

NAYS: None

ABSENT: Hicks

UNFINISHED BUSINESS

None.

NEW BUSINESS

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

Young reviewed the reasoning for item and request. Gildner shared recommendation to postpone until a full Council present, Armstrong explained reasoning for addressing in December.

Motion by Dick, second by Armstrong to postpone the conditional rezoning request for 210 Oak. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Hicks

(B) Ordinance No. 423 An Ordinance Amending Chapter 90: Animals
Glass reviewed topic for consideration, did not receive any additional feedback. No questions were received from Council.

Public comment about consideration for bird feeder language in proposed ordinance, Glass referenced language included.

Motion by Miller, second by Howd to adopt Ordinance No. 423. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Hicks

(C) Ordinance No. 424 An Ordinance Amending Section 154.117 (Zoning Ordinance): Site and Exterior Lighting
Young reviewed topic and origin of request; Planning Commission process and recommendation for adoption; and referenced summary of changes. Dick further explained Planning Commission's role. Councilors and Young discussed grandfather clause; standards applicable to new developments and construction; and proposed language in detail. Miller confirmed if we can vote on this and learn more about it suggested adding to next work session for public input, Gildner addressed and Staff clarified this is ready for adoption. Brief discussion between Gildner and Council about zoning ordinance changes and grandfathering status. Armstrong shared concern and discussed with Sutter regarding lack of lighting at night.

Motion by Howd, second by Dick to approve amendment of Section 154.117 of Chapter 154 of Code of Ordinances. Roll call. Motion carried 6-0.

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

NAYS: None

ABSENT: Hicks

Public comment about light pollution and exterior lighting impacts; grandfathering language and scenarios. Young addressed, clarified grandfathering and adhering to site plan requirements.

Public comment expressed concern about language pertaining to lights being off at night on commercial property.

Public comment about safety concern with lights being off at night; enforcement; and consideration of other factors when decision-making.

Public comment about lighting direction and light pollution.

Public comment about business lighting.

Miller and Sutter briefly discussed enforcement. Glass clarified site plan approval standards and complaint process.

(D) Housing Focused Zoning Ordinance Amendments

Young explained the origin and reasoning for the topic; planning commission process; and presented detailed summary of what is included within the draft changes.

Link and Young discussed language about multi-family dwellings; square footage and property values; increased traffic and parking need with addition of homes. Howd and Young discussed zoning map and matrix chart within; and cemetery zoning. Dick discussed public hearings held and been with planning commission for one-year, referenced limited changes within residential district; housing prices and square footage assessment; traffic impact from developments just outside city; apartments; definitions and language. Miller and Young discussed short term rental licensing ordinance, separate. Armstrong shared concern about losing small town feel and if we've considered a traffic study and reasons, Young explained when one would be needed. Young clarified no change in residential lot sizes and discussed R-3 District. Howd referenced wetlands. Miller and Young asked if we account for safety concern pertaining to police and fire Departments, Young reviewed process.

No public comments were received.

CITY MANAGER'S REPORT

Glass provided a verbal update on the following items:

- Finalizing MTA Services availability
- Mill Project
- Safe Routes to School
- Finalizing agreement with Southern Lakes Parks & Recreation
- Audit finalization and November presentation
- Budget preparations for next year

CITY ATTORNEY'S REPORT

Gildner explained he will have requested information regarding recording of meetings, will report to Glass and bring back to discuss with Council.

DEPARTMENT REPORTS

Armstrong thanked the Departments for their reports which included reports from the Police Department, Code Enforcement, Department of Public Works (DPW), Fire Department, Senior Services Department and Treasurer's Department.

COUNCIL COMMENTS AND REPORTS

Dick shared comment on Zombies, Scarecrows and Monsters event; exterior lighting amendments and zoning amendments.

Simons commented on parking and signage and shared update for Southern Lakes Parks and Recreation (SLPR).

Miller commented on American Legion's Veterans signage and upcoming dinner; parking; and MTA in Linden.

Howd commented on Radon Health Fair event; shared a personal experience when driving; parking and suggested signage; Firefighter Fundraiser by Methodist Church, brief discussion with Will. Also commented on fire hydrants with new water system, Grice addressed.

Link commented on finding parking solution and requested to add to next work session.

Armstrong commented on parking and requested staff update Council on conversations with businesses and reasoning, Glass confirmed will include in future updates, shared staff approach and clarified with Link. Armstrong referenced driving experience, shared concerns in Bridge/Broad intersection if anything can be done, addition of turn signal and reasoning and re-striping; and thanked American Legion.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Howd, second by Simons to adjourn the meeting. Motion carried 6-0. The meeting was adjourned by Mayor Armstrong at 8:44 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____