



CITY OF LINDEN

CITY COUNCIL MEETING AGENDA

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

Monday, September 22, 2025

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

(A) Transportation Discussion By: Ed Benning, GM/CEO of the Mass Transportation Authority (MTA)

(B) APM Mosquito Control Season Report By: Ben Seago, APM General Manager

(C) Proclamation for the Linden Mills Historical Society

V. PUBLIC HEARINGS

VI. CORRESPONDENCE

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 September 8, 2025

(B) Financial Reports

IX. UNFINISHED BUSINESS

(A) Ordinance No. 421 An Ordinance Amending Chapter 90: Animals

(B) Ordinance No. 422 An Ordinance Amending Sections 154.024, 154.231-154.232 (Zoning Ordinance): Planning Commission

(C) Conditional Rezoning Request: 210 Oak St.

X. NEW BUSINESS

XI. MANAGER'S UPDATE

XII. CITY ATTORNEY'S UPDATE

XIII. DEPARTMENT REPORTS

(A) Police Department Report

(B) Code Enforcement Report

(C) Fire Department Report

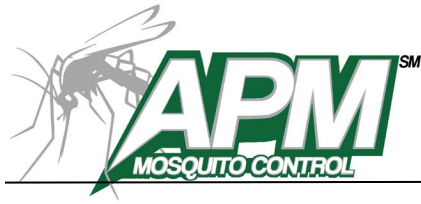
(D) Department of Public Works Report

(E) Senior Services

XIV. COUNCIL COMMENTS & REPORTS

XV. CLOSED SESSION

XVI. ADJOURNMENT



4136 Holiday Dr., Flint, Michigan 48507

Toll Free 877-276-4714

Email: apmmosquitosouth@gmail.com

www.advancedmosquito.com

Mrs. Elizabeth Armstrong, Mayor
& Linden City Council
201 Main St.
Linden, MI 48451

September 15, 2025

Dear Mayor Armstrong,

APM is winding down routine fieldwork for the 2025 season. A chilly spring turned into a sultry and thunder filled summer. The tail end of summer and so far into September, however, was cool with drier than normal conditions in the area. The busiest months of fieldwork were June and July, combating spring and summer floodwater mosquito populations.

The office fielded 29 resident calls this season, most of which came during the month of July. APM technicians inspected 41 standing water sites, treating 34 of them with 231 lbs. of Vectobac G. 616 city catch basins were treated with Natular XRT briquettes targeting larvae inhabiting storm drains. Backpack residential service requests continued in popularity; technicians serviced 21 homes with Demand CS via backpack applications. ULV truck spraying missions rolled throughout the summer as well; night drivers sprayed 235 miles of roadways throughout the city this season.

Cooler temperatures and dry conditions have worked in our favor decreasing adult mosquito activity. We are winding down routine night spraying routes for the season. APM will have office staff and field personnel available until the end of September to respond to individual homeowners as needed.

APM thanks you for another successful season and we appreciate the continued support of your community. On behalf of the whole team, we wish you all the best this upcoming fall season.

Sincerely,

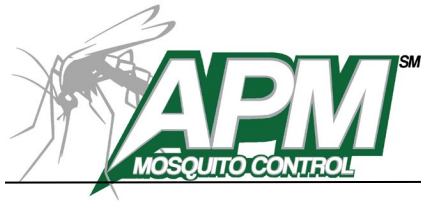
Benjamin D. Seago

Benjamin D. Seago

General Manager

APM Mosquito Control

Mosquitoes are all we do!



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Synopsis of 2025 season

April/May:

Pre-season standing water inspection and larviciding treatments began on 4/4/25. Preseason larviciding was completed on 4/16/25. Technicians applied 226 lbs. of Bti by ground to 33 sites. The focus of work thus far has been treating standing water. As the temperatures increase, we will begin to see more adult activity. Staking of off-road and shutoff properties will be complete prior to regular route spraying. There are 3 off-road and 14 shutoff properties updated in the database. Cool temps settle into region at the end of May, sliding start of ULV truck spraying to beginning of June.

June/July

Busiest months for fieldwork for the 2025 season – Summer rains produced rounds of summer floodwater mosquitoes. ULV spraying at increased rates continued – city is typically sprayed on Wednesday or Thursday nights after dark. Monthly totals for ULV truck spraying are 73.5 miles in June & 90 miles in July. New Jersey light traps are collected and sorted twice per week – season-high count of 264 females collected on 6/29 at the DPW trap location. 25 resident service calls fielded throughout June & July. CDC trapping for adult mosquito disease testing began 7/29/25 – sample pools are returned to APM Flint location where PCR testing for WNV, EEE, and SLE takes place.

August / September

Early August weather conditions favorable for decrease in mosquito activity, mostly dry conditions persisted to the mid/end of the month. At the end of August cool temperatures settle into area lasting into September. Routine ULV spraying continued – Monthly totals for ULV truck spraying are 71.2 miles in August. CDC trapping for adult mosquito disease testing completed 8/8/25. New Jersey light traps are collected and sorted twice per week. Just 2 resident service calls fielded throughout August and September. APM is winding down regular field operations for the 2025 season. September is warm but extremely dry, little to no adult mosquito activity. Office staff and technicians are available to service properties as needed until the end of the month.

Mosquitoes are all we do!

City of Linden 2025 Mosquito Management Budget Summary

APM Mosquito Control
Advanced Outdoor Spraying Company

www.advancedmosquito.com

APM

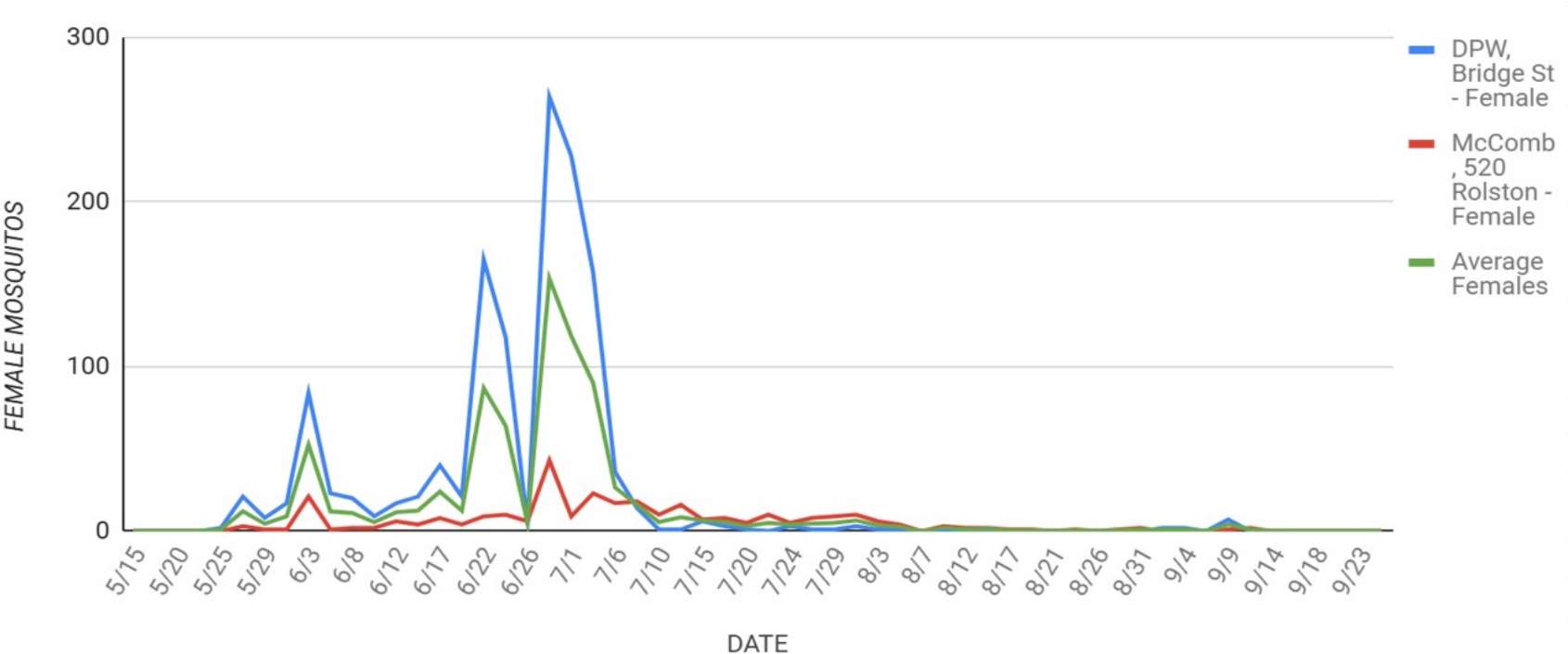
21240 34 Mile Rd
Armada, MI 48005
810 766-9423

Description	Unit	Unit Price	Proposed	Budget	Actual	Cost	Analysis
I&L Insp	Site	\$12.25	100	\$1,225.00	41	\$ 502.25	\$ 1,184.00
I&L Treat Vectobac G	Acre	\$45.00	100	\$4,500.00	92.00	\$ 4,140.00	\$ 360.00
I&L Treat Vectolex FG	Acre	\$ 75.00	0	\$ -		\$ -	\$ -
Harborage Adulticide BP	Each	\$80.00	35	\$2,800.00	21	\$ 1,680.00	\$ 1,120.00
Catch Basins	Each	\$9.15	600	\$5,490.00	616	\$ 5,636.40	\$ (146.40)
NJLT	Each	\$1,500.00	2	\$3,000.00	2	\$ 3,000.00	\$ -
Adult Mosquito Disease Testing	Each	\$225.00	10	\$2,250.00	10	\$ 2,250.00	\$ -
ULV Adulticide	Mile	\$43.00	300	\$12,900.00	235.00	\$ 10,105.00	\$ 2,795.00
Budget for 2024 season:				\$ 32,165.00		\$ 27,313.65	\$ 4,851.35

Cost of 2025 Mosquito Control Program through 9/15/2025	\$ 27,313.65
LESS 5 PAYMENTS OF \$5,300.00	\$ 26,500.00
FINAL INVOICE DUE APM	\$ 813.65
2025 MOSQUITO PROGRAM UNDER BUDGET BY	\$ 4,851.35

NEW JERSEY LIGHT TRAPS LINDEN CITY 2025																																																					
COLLECTION DAY	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR	MO	WE	FR											
COLLECTION DATE	5/19	5/21	5/23	5/26	5/28	5/30	6/2	6/4	6/6	6/9	6/11	6/13	6/16	6/18	6/20	6/23	6/25	6/27	6/30	7/2	7/4	7/7	7/9	7/11	7/14	7/16	7/18	7/21	7/23	7/25	7/28	7/30	8/1	8/4	8/6	8/8	8/11	8/13	8/15	8/18	8/20	8/22	8/25	8/27	8/29	9/1	9/3	9/5	9/8	9/10	9/12		
DPW, Bridge St - Male	2	0	0	2	43	13	25	45	51	15	8	7	8	20	5	32	2	12	16	63	176	8	2	1	0	0	0	0	0	0	2	0	0	2	1	1	1	1	0	0	0	0	0	0	0	0	2	0	0	2	0		
DPW, Bridge St -Female	6	2	0	2	21	8	17	84	23	20	9	17	21	40	21	165	118	4	264	228	157	36	14	1	1	6	3	1	0	3	1	1	3	1	1	0	1	0	1	0	0	0	0	0	0	2	2	0	7	0			
DPW, Bridge St - Total	8	2	0	4	64	21	42	129	74	35	17	24	29	60	26	197	120	16	280	291	333	44	16	2	1	6	3	1	0	3	1	3	3	1	3	1	2	1	2	0	0	0	0	0	0	0	4	2	0	9	0		
DPW, Bridge St - Rainfall	0.2	0.7	0.2	0	0	0.01	0	0	1.5	0	0.1	0	0	0	2.5	2	0	0	0.6	0.4	0	0.1	0.5	1.6	0.7	0	0	0	0	0	0	0.1	0	0	0	0	0	1.3	0	0	0.3	0	0	0	0.6	0	0	0.5	0	0	0	0	
McComb, 520 Rolston - Male	3	1	1	3	3	3	8	9	7	1	1	0	1	0	0	3	0	1	1	5	7	2	0	0	0	1	6	0	2	0	1	4	2	0	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0		
McComb, 520 Rolston - Female	5	1	0	0	3	1	1	21	1	2	2	6	4	8	4	9	10	6	43	9	23	17	18	10	16	7	8	5	10	5	8	9	10	6	4	0	3	2	2	1	1	0	1	0	1	2	0	0	0	1	2		
McComb, 520 Rolston - Total	8	2	1	3	6	4	9	30	8	3	3	6	5	8	4	12	10	7	44	14	30	19	18	10	16	8	14	5	12	5	9	13	12	6	6	0	3	2	2	1	2	1	1	0	1	2	0	0	0	1	2		
McComb, 520 Rolston - Rainfall	0.2	0.7	0.1	0	0	0.01	0	0	1.2	0	0.1	0	0	0	2.5	0.2	0	0	0.5	0.3	0	0.2	0.25	1.8	0.5	0	0	0	0	0.5	0	0	0.1	0	0	0	0	0	1.3	0	0	0.4	0	0	0	0.6	0	0	0.5	0	0	0	0
Township Total - Male	5	1	1	5	46	16	33	54	58	16	9	7	9	20	5	35	2	13	17	68	183	10	2	1	0	1	6	0	2	0	1	6	2	0	4	1	1	1	0	1	1	0	0	0	0	2	0	0	2	0			
Township Total - Female	11	3	0	2	24	9	18	105	24	22	11	23	25	48	25	174	128	10	307	237	180	53	32	11	17	13	11	6	10	8	9	10	13	7	5	0	4	2	3	1	1	0	1	0	1	2	2	2	0	8	2		
Total Mosquitos	16	4	1	7	70	25	51	159	82	38	20	30	34	68	30	209	130	23	324	305	363	63	34	12	17	14	17	6	12	8	10	16	15	7	9	1	5	3	4	1	2	1	1	0	1	2	4	2	0	10	2		
Average Mosquitos	4	1	0.25	1.75	17.5	6.25	12.8	39.8	20.5	9.5	5	7.5	8.5	17	7.5	52.3	32.5	5.75	81	76.3	90.8	15.8	8.5	3	4.25	3.5	4.25	1.5	3	2	2.5	4	3.75	1.75	2.25	0.25	1.25	0.75	1	0.25	0.5	0.25	0.25	0	0.25	0.5	1	0.5	0	2.5	0.5		

LINDEN NJLT 2025



CITY LINDEN ULV 2025

DATE	TRIP # - ROUTE - CARDS (ADDRESSES)	MATERIAL - BIO MIST 4+4 or PERM X 4-4	SPRAY M	OUNCES	GALLONS	JOB M	TRAVEL M	TOTAL M	JOB T	TRAVEL T	(MH) TOTAL T	EXT MH	OPER	TRUCK
6/5/25	CITY	KONTROL	19.53	606.54	14.73	26	23	49	1.9	0.95	2.85	5.7	LL/GC	1
6/12/25	CITY	KONTROL	18.92	565.18	4.42	26	25	51	1.8	0.65	2.45	2.45	SL	26
6/19/25	CITY	KONTROL	17.01	517.86	4.05	25	26	51	1.6	0.6	2.2	2.2	SL	26
6/26/25	CITY	KONTROL	18.04	513.41	4.01	26	51	77	1.6	0.6	2.2	2.2	SL	26
7/1/25	CITY	KONTROL	18.67	760.87	5.94	28	26	54	1.7	0.65	2.35	2.35	SL	4
7/10/25	CITY	KONTROL	18.02	767.79	6	24	27	51	1.65	0.55	2.2	2.2	SL	26
7/15/25	CITY RATE 2	KONTROL	17.63	935.58	7.31	26	22	48	1.8	0.8	2.6	2.6	LL	1
7/18/25	809 W BROAD50Z, 654 SUNFLOWER- 2OX	KONTROL	0.16	7	0.05	0	21	21	0.45	0.5	0.95	0.95	TB	24
7/23/25	CITY	KONTROL	17.35	572.58	4.47	25	16	41	1.8	0.3	2.1	2.1	SL	26

CITY LINDEN 2025 I&L

DATE	ROUND	INSPECTED	TREATED	VECTO BAC (Lbs)	VECTO LEX (Lbs)	JOB M	TRAVEL M	TOTAL M	JOB T	TRAVEL T	(MH) TOTAL T	EXT MH	OPER	TRUCK			
4/4/25	PS	20	20	157	0	7	29	36	3.65	0.85	4.5	9	TB/JZ	2			
4/9/25	PS	15	12	64	0	7	29	36	2.95	0.5	3.45	6.9	LL/JZ	3			
4/16/25	PS	1	1	5	0	15	0	15	0.2	0.8	1	2	LL/BG	1			
6/9/25	1	3	0	0	0	2	8	10	0.5	0.25	0.75	1.5	TB/CL	24			
6/16/25	1	1	1	5	0	0	0	0	0	0	0	0	TB	3			
7/14/25	2	1	0	0	0	0	0	0	0	0	0	0	TB	1			
		41	34	231													

INSPECTED	41
TREATED	34
LBS. VECTO G	231
ACRES	92.5

BARRIERS 2025

21

CITY LINDEN 2025 Catch Basin

DATE	MATERIAL (ALTOSID 30, ALTOSID XR, NATULAR XRT)	TOTAL # OF BRIQS.	JOB M	TRAVEL M	TOTAL M	JOB T	TRAVEL T	(MH) TOTAL T	EXT MH	TRUCK	OPER	# PER STREET
5/29/2025	NATULAR XRT	325	29	29	58	4.7	0.6	5.3	10.6	20	LL/GC	SADDLE BROOK FARMS 45, FAITH CHURCH 1, CHARTER SENIOR LIVING 13, HORIZON LAKES AIR PARK 16, BIRDIE CT 2, SPRING MEADOWS CLUB 2, RIPLEY RD 16, E ROLSTON RD 29, FORREST RIDGE 48, MEADOW GREEN LN 10, FAIRWAY DR 2, CRESCENT AVE 7, OAK TO MURPHY ST 76, CHESTNUT WAY 31, BYRAM LAKE DR 2, PINE VALLEY CT 6, HYATT ELEMENTARY 2, CREEKWOOD CIRCLE 17
6/10/2025	NATULAR XRT	291	84	23	107	6.9	0.55	7.45	14.9	24	KB/M M	N BRIDGE ST 53, HIGH ST NEIGHBORHOOD 116, S BRIDGE ST 24, W BROAD ST 41, HYATT LN 8, BLYTHE AVE 2, SHAIWASSE SHORES 44 W ROLSTON RD 3

0 616 113 52 165 11.6 1.15 12.75

CDC Traps

DATE	ACTIVITY	AMT	HI / LO	JOB M	TVL M	TOTAL M	JOB T	TVL T	(MH) T	EXT MH	TRUCK	OPER	ADDRESS
DATE	ACTIVITY	AMT	HI / LO	JOB M	TRAVEL M	TOTAL M	JOB T	TRAVEL T	(MH) TOTAL T	EXT MH	TRUCK	OPER	ADDRESS
7/29/2025	SET CDC	4	2HI/2LO	4	31	35	0.6	0.9	1.5	1.5	ENCORE	SO	LO @400 BLYTHE & CEMETARY ON SILVER LK. HI @ 520 ROLSTON & 400 BRIDGE ST (LINDEN EL)
7/29/2025	PU CDC	4	2HI/2LO	4	31	35	0.5	0.8	1.3	1.3	ENCORE	SO	LO @400 BLYTHE & CEMETARY ON SILVER LK. HI @ 520 ROLSTON & 400 BRIDGE ST (LINDEN EL)
8/5/2025	SET CDC	2	LO	1	47	48	0.7	1	1.7	1.7	ENCORE	SO	DPW ON BRIDGE; 314 LINWOOD (LINDEN FAMILY C
8/6/2025	PU CDC	2	LO	1	3	4	0.2	0.2	0.4	0.4	ENCORE	SO	DPW ON BRIDGE; 314 LINWOOD (LINDEN FAMILY C
8/7/2025	SET CDC	4	2HI/2LO	2	14	16	0.5	0.45	0.95	0.95	ENCORE	SO	1515 W ROLSTON,,/707 N BRIDGE/COMMUNITY CE
8/8/2025	PU CDC	4	2HI/2LO	2	2	4	0.4	0.2	0.6	0.6	ENCORE	SO	1515 W ROLSTON,,/707 N BRIDGE/COMMUNITY CE

SET 10

PROCLAMATION

*A Proclamation Recognizing the
50th Anniversary of the Linden Mills Historical Society*

WHEREAS, the Linden Mills Historical Society was established in 1975 with a mission of historical preservation and education;

WHEREAS, over the course of 50 years, the Historical Society has preserved, promoted and shared Linden's history through collection and display of valuable artifacts, photographs, documents and additional, which have been proudly displayed within their Museum in the Linden Mill Building;

WHEREAS, through its exhibits, educational programs, publications and outreach, the Historical Society has engaged citizens of all ages, fostering pride in our shared past and inspiring all to appreciate and learn about Linden's history;

WHEREAS, the Historical Society played a pivotal role in the celebration of Linden's Sesquicentennial in 2021, and put together a book entitled "Linden Memories Past and Present," as part of the celebration; and

WHEREAS, the dedication of its membership, volunteers and supporters has ensured Linden's legacy is preserved and the story shared for generations to come;

NOW THEREFORE I, Elizabeth Armstrong, Mayor of the City of Linden, do hereby recognize and congratulate the Linden Mills Historical Society on its 50th Anniversary and express our gratitude for its contributions to preserve and share the history of our community, on behalf of the City of Linden and Linden City Council on this day,

Monday, September 22, 2025

Elizabeth Armstrong, Mayor



**CITY OF LINDEN
CITY COUNCIL MEETING**

MONDAY, SEPTEMBER 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 6:31 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 First Responder heroes.

ROLL CALL & INTRODUCTIONS

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

Absent: None

Others Present: Ellen Glass, City Manager; Don Grice, Director of Public Works; Tessa Sweeney, Director of Senior Services & Community Engagement; Kristyn Kanyak, City Clerk

a. Excuse Absent Member(s)

None.

SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CORRESPONDENCE

Attorney Gildner entered the meeting.

Armstrong acknowledged receipt of a resident's written comment and requested staff responses be emailed to City Council

Motion by Howd, second by Miller to add two topics, discussion of a columbarium in Fairview Cemetery and the deer problem here in Linden. Motion carried 7-0.

PUBLIC COMMENT

There were no public comments. Glass and Grice addressed items within the Correspondence Item received.

CONSENT AGENDA

- a. City Council Meeting Minutes from August 25, 2025
- b. Street Collection Application - LHS Project Graduation: October 5, 2025
- c. Street Collection Application - Old Newsboys: December 5, 2025
- d. 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. Ordinance No. 421 Amending Chapter 90: Animals

Glass reviewed the topic; discussed applied feedback and adoption next meeting. There were no public comments. Councilors further discussed feedback included and wetlands language. Armstrong requested change to 75 feet from the residence with a 25-foot setback from the property line, reasoning and explained residents' feedback. There was discussion amongst Councilors regarding distance and setback, whether to keep or change; consideration of residents who do not live in condos or HOA's; positive press received and impact on number of chickens if changed. Armstrong further discussed if unchanged, HOA's would have to amend their bylaws and significant cost associated; hard time getting residents to their meetings for voting purposes; and shared information from people who have contacted her. Councilors discussed language pertaining to permits and HOA's and if there has been any communication from HOA's. Gildner discussed this will be a city-wide ordinance and will apply to everyone; topic has been talked about at length; can be revised if needed. Glass requested clarification. Gildner discussed motion options, if to be acted upon to know consensus.

Motion by Miller, second by Hicks to adopt the ordinance as is. Roll call. Motion fails 4-3.

AYES: Link, Miller, Hicks

NAYS: Armstrong, Simons, Howd, Dick

ABSENT: None

Glass requested clarification. Council discussed what was voted on. Gildner clarified the motion was to bring it back as presented. There was confusion regarding the motion expressed. Gildner confirmed Council's misunderstanding of what was being voted on discussed motion option to rescinded.

Motion by Miller, second by Hicks to rescind. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

Gildner, Glass and Councilors discussed options and clarification regarding setbacks and distance; Young's review; voting on next meeting; Council confirmed the following changes be applied with Staff: 75 feet from the dwelling, 10 feet setback from the property line.

b. Ordinance No. 422 Amending Sections 154.024, 154.231-154.232 (Zoning Ordinance)

Glass provided background on the item and purpose. Councilors briefly discussed the Planning Commission's review; being good to proceed and had no additional questions. Glass confirmed it will be on the next meeting agenda for adoption.

c. Housing-Focused Potential Zoning Ordinance Amendments

Glass reviewed the topic, purposes and referenced letter within packet about summary of the changes. There were no public comments. Glass and Councilors discussed redevelopment ready meaning and process; state mandate pertaining to housing and incentive eligibility; typo within townhouses section. Councilors discussed size reduction of homes and impact on property values and Sandal Wood development.

d. Conditional Rezoning Request: 210 Oak St.

Glass reviewed the topic and return for final approval next meeting.

Public comment about this property historically being a multi-family home.

Councilors discussed reason for Council approval requirement. Brief discussion with Gildner about precedence and change of ownership. The applicant was present and reviewed reasoning for the request and property details. Further discussion and clarification on items within agenda packet regarding statement of conditions document. Gildner discussed statement of conditions in reference to this property and use and cannot make owner-dependent and reasoning. There were no comments received from Councilors Howd, Miller and Simons.

e. Bridge Street Mural Proposal

Kanyak reviewed topic and requested consideration. There were no public comments. Staff and Council discussed concerns with mural ownership; maintenance and upkeep responsibility; concept and location; funds being requested; mural on side of City Hall; artist ownership aspect and removal of water tower; potentially a DDA-funded project and consideration of art students. Glass explained request and Council feedback on overall art; approvals needed and will get clarification.

f. Columbarium in Fairview Cemetery

Howd shared reason for addition to the agenda. Glass reviewed past discussions on this topic. Staff and Council discussed consideration and feasibility; available property within cemetery; obtaining an estimated cost; requested item come back in future with requested information. There were no comments received from Councilor Link and there were no public comments.

g. Deer Problem

Howd discussed reasoning for this addition to the agenda; shared experience; various concerns; current ordinance and controlling the population. No public comment was received. Councilors discussed how overpopulation can be controlled; solutions; shared concerns and experiences; ordinance and DNR rules. Glass reviewed past approach on this topic. Hicks discussed controlled hunts and outreach to farmers. Grice shared experience. There were no comments received from Councilor Link.

BUSINESS ITEM

a. Loose Center Annex Remodel

Glass explained purpose of this item on agenda and provided a background on the topic, referenced memo and explained funding mechanisms in detail, timeframe, motion options and reviewed requested approval.

Public comment asking if this is a total redo or remodel, Glass addressed.

Councilors and Staff discussed funds being used; age of annex; clarified this not an addition, on annex remodel and scope of project; notes and clarification, abatement and remediation. Staff addressed and confirmed new appliances are not included in project scope.

Motion by Howd, second by Miller to approve the allocation of \$100,000 in ARPA funds for Phase One of the Loose Senior Center Annex Renovation Project with Case Construction that covers initial project management, permitting and structural reinforcement and critical exterior work. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

Motion by Miller, second by Hicks to approve the allocation of \$47,307 in Loose General Fund Dollars for Phase Two of the Loose Senior Center Renovation Project with Case Construction that covers mechanical, electrical and required contractor allowances. Roll call. Motion carried 7-0.

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

NAYS: None

ABSENT: None

CITY MANAGER'S REPORT

Glass provided an update on the following items:

- Live with Cloud Service and transition
- Fiscal year end/audit preparations

There were no public comments or Council comments.

COUNCIL COMMENTS AND REPORTS

Miller thanked staff for recent senior services presentation and is taking classes through Michigan Municipal League (MML)

Howd shared update and details for upcoming Parks and Recreation event this Thursday.

Dick referenced Happening In Linden Zombies event and suggested students to volunteer.

Armstrong requested update on tree referenced last meeting, Grice provided an update.

There were no comments received from Councilors Hicks, Simons or Link.

CLOSED SESSION

None.

ADJOURNMENT

Motion by Miller, second by Hicks to adjourn the meeting. Motion carried 7-0. The meeting was adjourned by Mayor Armstrong at 8:06 p.m.

Respectfully Submitted,

Kristyn Kanyak, City Clerk

Approved: _____

DRAFT

CHECK REGISTER FOR CITY OF LINDEN

CHECK DATE 08/29/2025 - 09/15/2025

BANK CODE: SBGEN - STATE BANK (3140)

Check Date	Check	Vendor Name	Description	Amount
Bank SBGEN STATE BANK (3140)				
09/05/2025	13237	GENESEE CO. DRAIN COMMISSION	NPDES PHASE II FEES 7.1.25-9.30.25	312.82
09/05/2025	13238	GENESEE CO. TREASURER	TRAILER PARK FEES SEPT 2025	695.00
09/05/2025	13239	ROWE PROFESSIONAL SERVICES	LINDEN 2026 BRIDGE PROJECT JULY 2025	11,642.50
09/05/2025	13240	DEWEYS AUTO CENTER, INC.	REPAIRS #8223	2,020.58
09/05/2025	13241	GENESEE VALLEY VAULT	GRAVE OPENING HARRINGTON 8.18.2025	325.00
09/05/2025	13242	MICHIGAN LANDSCAPE SUPPLY CO	LIMESTONE AND DUMPING FEE	1,648.68
09/05/2025	13243	XTREME SHREDS	SHREDDING SERVICE	55.00
09/05/2025	13244	CHAMPS CLEANERS	POLICE UNIFORM CLEANING	120.00
			FIRE DEPT UNIFORM CLEANING	3.75
				<u>123.75</u>
09/05/2025	13245	SHINE OF FENTON	EXTERIOR/INTERIOR WINDOW CLEANING 9.2.2	100.00
09/05/2025	13246	VC3, INC	MONTHLY SUPPORT AUG 2025	1,150.00
			FIREWALL REPLACEMENT	1,236.00
				<u>2,386.00</u>
09/05/2025	13247	CHAPPLE ELECTRIC SERVICES	LL BRIDGE/DAM ELECTRICAL REPAIRS	3,225.00
09/05/2025	13248	CMP DISTRIBUTORS INC	POLICE EQUIPMENT-BALLISTIC VEST	715.00
09/05/2025	13249	FRONTIER	MILL BUILDING 8.25-9.24.25	77.84
09/05/2025	13250	MML WORKERS' COMP FUND	POLICY PREMIUM 7.1.25-7.1.26	3,144.00
09/05/2025	13251	VERIZON WIRELESS-JP	DPW JET PACKS 7.24-8.23.25	120.03
09/05/2025	13252	WADE TRIM	MONTHLY PLANNING SERVICES JULY 2025	2,100.00
09/05/2025	13253	XEROX CORPORATION	COPIER USAGE AUG 2025	422.19
09/08/2025	761(E)	MERS	Remittance Check	9,054.29
09/08/2025	762(E)	UNITED STATES TREASURY	Remittance Check	15,122.28
09/12/2025	13254	CONSUMERS ENERGY		8,474.97
09/12/2025	13255	GLORIA KIRSHMAN	RETIREE HEALTH REIMBURSEMENT OCT 2025	680.30
09/12/2025	13256	MARTHA DONNELLY	RETIREE HEALTH REIMBURSEMENT SEPT 2025	417.36
09/12/2025	13257	REBECCA VANDRIESSCHE	RETIREE HEALTH REIMBURSEMENT SEPT 2025	595.98
09/12/2025	13258	OPERATIONS SERVICES	DRINKING WATER OPERATIONS AUG 2025	673.75
09/12/2025	13259	HYDROCOP	CROSS CONNECTION PROGRAM AUG 2025	2,200.25
09/12/2025	13261	COMPREHENSIVE CONTRACTING, LL	PUMP STATION GENERATORS PAY APP #3	61,258.69
09/12/2025	13262	K & B ASPHALT SEALCOATING, IN	CRACK FILL LINDENWOOD	1,625.00
09/12/2025	13264	AIS CONSTRUCTION EQUIPMENT	WHEEL LOADER ELECTRICAL REPAIR	1,672.39
09/12/2025	13265	CMP DISTRIBUTORS INC	SPRINGFIELD ARMORY X 5	4,445.00
09/12/2025	13266	FENTON PRINTING	WINDOW ENVELOPES X 4	172.08
09/12/2025	13267	SIMEN, FIGURA & PARKER P.L.C.	LEGAL FEES GEN, COUNCIL, YONO, TRAFFIC	1,950.00
			LEGAL FEES JULY 2025 COUNCIL, GEN, H20,	1,750.00
				<u>3,700.00</u>
09/12/2025	13268	VIC CANEVER CHEVROLET	OIL CHANGE #6021 CHEVY SILVERADO	76.86
09/12/2025	13269	VIEW NEWSPAPERS	PUBLICATIONS ZBA, SPECIAL LAND, GAZEBO	936.00
SBGEN TOTALS:				
Total of 33 Checks:				140,218.59
Less 0 Void Checks:				0.00
Total of 33 Disbursements:				<u>140,218.59</u>

CHECK REGISTER FOR CITY OF LINDEN

CHECK DATE 08/29/2025 - 09/15/2025

BANK CODE: SBSRC - LOOSE SENIOR CENTER (4822)

Check Date	Check	Vendor Name	Description	Amount
Bank SBSRC LOOSE SENIOR CENTER (4822)				
09/05/2025	13778	TGI DIRECT	AUGUST 2025 NEWSLETTER	765.98
09/05/2025	13779	KIRK IN THE HILLS	KIRK IN THE HILLS CHURCH TOUR 9.17.25	135.00
09/05/2025	13780	BIANCO TOURS	ARK ENCOUNTER 9.9.25	5,190.00
09/05/2025	13781	VC3, INC	SENIOR SERVICES DESKTOP	946.99
09/12/2025	13783	CONSUMERS ENERGY	GAS/ELECTRIC LOOSE AUG 2025	1,268.47
09/12/2025	13784	MCINTYRE SOFT WATER SERVICE	WATER COOLERS X 3	23.25
09/12/2025	13785	K & B ASPHALT SEALCOATING, IN	CRACK FILL LOOSE	10,488.00
09/12/2025	13786	LINDA BUCKNAM	LINE DANCING 8.19-8.26 X4	120.00
09/12/2025	13787	TRACI JAMES	CARDIO 8.4-8.27.25 X7	210.00
09/12/2025	13788	WM CORPORATE SERVICES, INC	LOOSE TRASH SERVICE AUG 2025	364.72
09/12/2025	13789	GWEN FANNON	REIMBURSE FOR LITTLE CAESAR'S MOVIE DAY	67.12
09/12/2025	13790	SHIRLEY HENRY	TRIP CANCELLATION: CRANBROOKE	130.00
09/12/2025	13791	HENRY SONDEREGGER	TAI CHI 1.24.25-8.29.25	570.00
09/12/2025	13792	GAYLE GUTKNECHT	CANCELLED TRIP: CRANBROOKE	130.00
SBSRC TOTALS:				
Total of 14 Checks:				20,409.53
Less 0 Void Checks:				0.00
Total of 14 Disbursements:				20,409.53

CITY TOTAL: \$140,218.59

LOOSE TOTAL: \$20,409.53

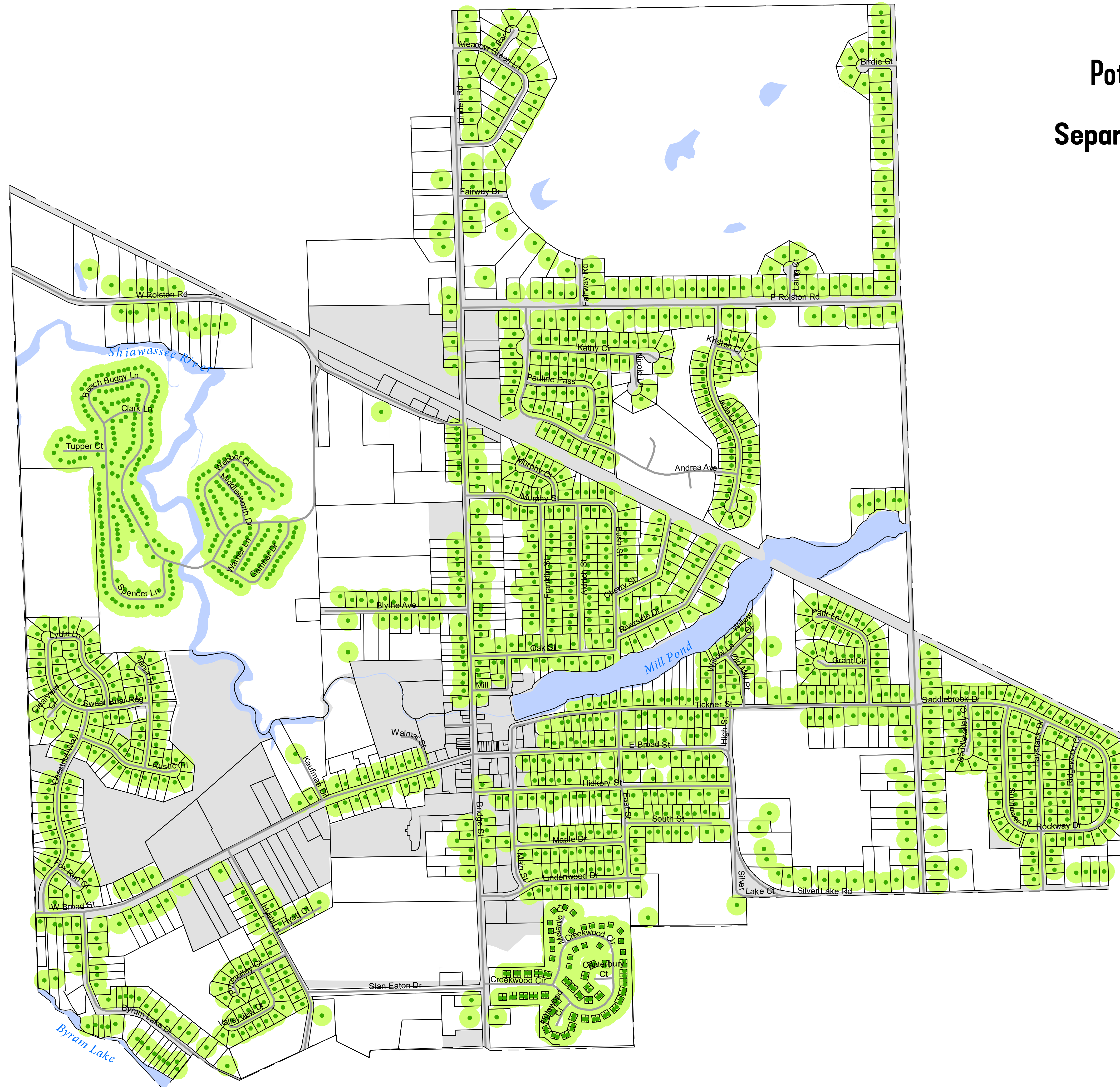
GRAND TOTAL: \$160,628.12

Chapter 90 (Animals)

Potential Amendments - Keeping of Chickens

Separation of Yards and Pens from Dwellings

Potential New Setback of 75 Feet



- Existing Dwellings
- Within 75 Feet of a Dwelling
- Property Lines
- Properties Zoned R-1, R-2, or R-3 District
- Other Zoning Districts

September 2025

0 500 1,000 Feet

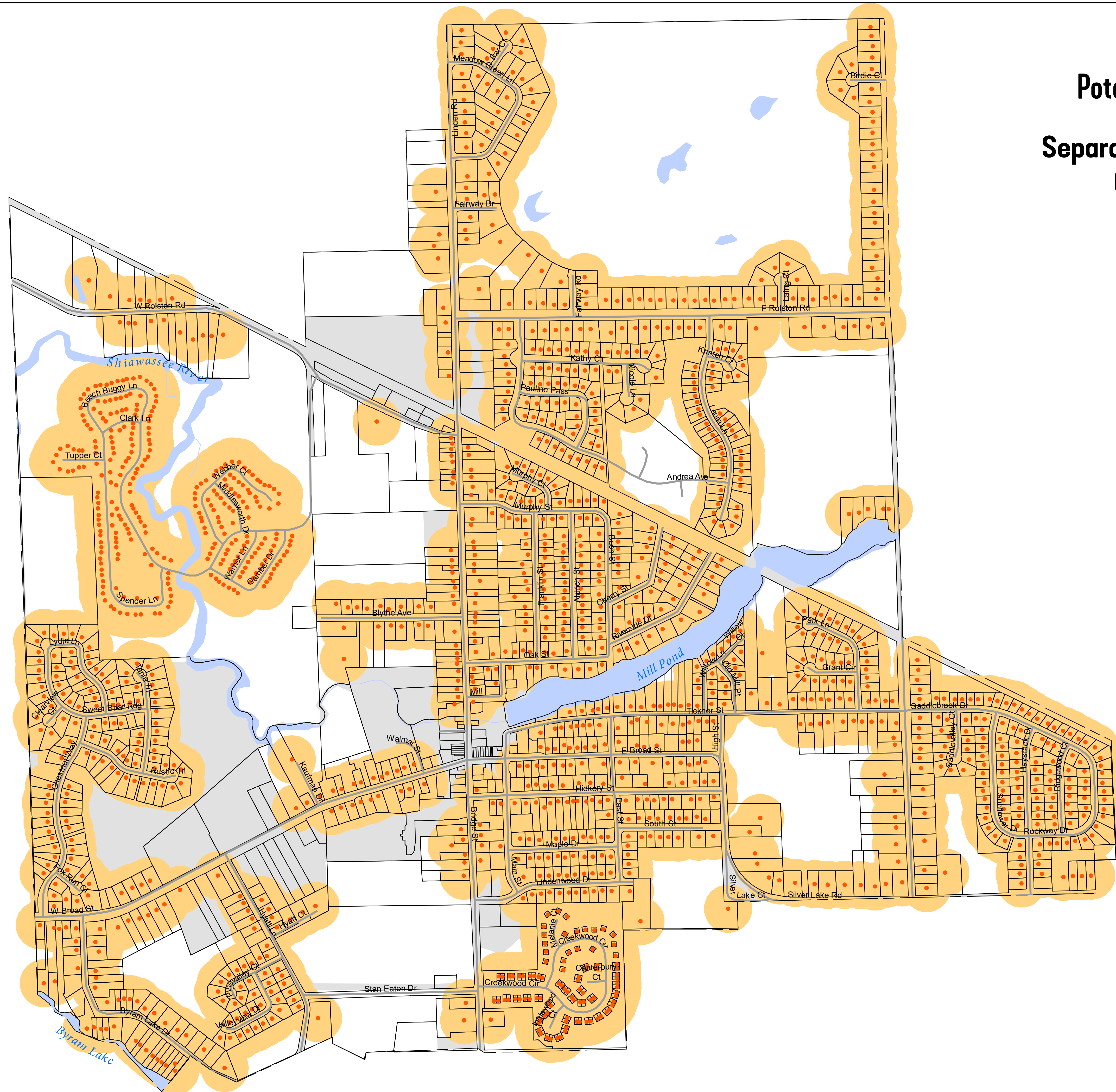
North Arrow

Chapter 90 (Animals)

Potential Amendments - Keeping of Chickens

Separation of Yards and Pens from Dwellings

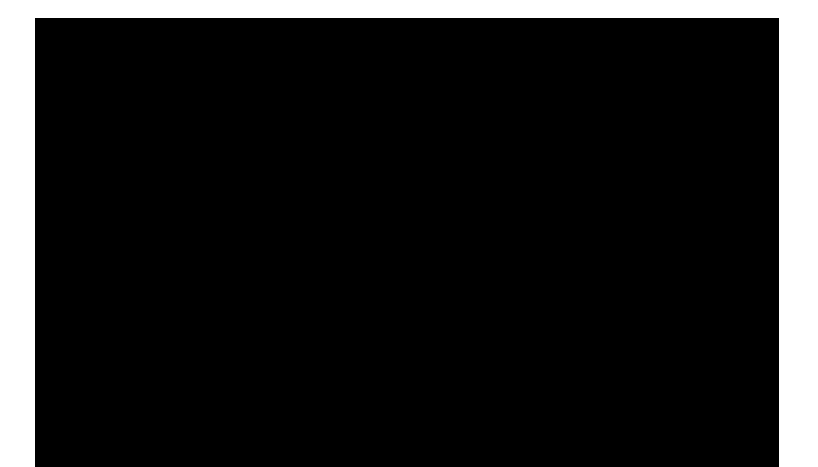
Currently Adopted Setback is 200 Feet



September 2025

0 500 1,000 Feet

↑ N



CITY OF LINDEN

ORDINANCE NO. 421

AN ORDINANCE AMENDING SECTIONS 90.11 AND 90.12 OF CHAPTER 90 OF THE CODE OF ORDINANCES

THE CITY OF LINDEN ORDAINS THAT:

Section 1. Amendment of Section 90.11 of Chapter 90 of the Code of Ordinances.

The City hereby amends Section 90.11 of Chapter 90 of the Code of Ordinances so that it reads as follows:

§ 90.11 KEEPING OF FARM ANIMALS; FOWL.

- (A) Any person being owner of, in possession of, or in control of any horse, cow, goat, rabbit, poultry, or any other domesticated farm animal or bird shall provide and maintain a yard, pen, shelter, or building for such confinement of said animals and poultry and shall keep such within the confines of said yard, pen, shelter, or building. The following additional requirements shall apply:
 - (1) No yard, pen, shelter, or building shall be provided or maintained which does not humanely provide adequate space to animals or poultry so confined. Such enclosures shall provide:
 - (a) Not less than 1,500 square feet of ground for a horse, cow, or goat;
 - (b) Not less than 3 square feet for each rabbit or poultry kept, but not more than 300 square feet total for rabbits or poultry.
 - (2) Any shelters or buildings shall comply with Chapter 154 (Zoning) requirements applicable to accessory buildings, including size, placement, and height requirements.
 - (3) No yard, pen, shelter, or building shall be permitted within or closer than twenty- five (25) feet from a State-regulated wetland.
- (B) The keeping of chickens shall comply with the following additional standards:
 - (1) Chickens may only be kept by persons residing in a detached single-family structure for personal use only and not for any business or commercial use.
 - (2) The following maximum number of chickens may be kept:
 - (a) Up to six (6) chickens on lots less than one-half (1/2) acre in size
 - (b) Up to ten (10) chickens on lots at least one-half (1/2) acre in size but less than one (1) acre in size
 - (c) Up to fifteen (15) chickens on lots one (1) acre in size or greater.
 - (3) The keeping of roosters is prohibited.

- (4) Slaughtering is prohibited.
- (5) A Zoning Permit shall be obtained from the city for the keeping of chickens. The permit application must be accompanied by a sketch plan indicating the location, design and height of the coop, along with any associated fencing, and all dimensions and the setbacks from the property lines.
- (6) Notwithstanding the issuance of a permit by the city, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

Section 2. Amendment of Section 90.12 of Chapter 90 of the Code of Ordinances.

The City hereby amends Section 90.12 of Chapter 90 of the Code of Ordinances so that it reads as follows:

§ 90.12 SEPARATION OF YARDS AND PENS FROM DWELLINGS AND PROPERTY LINES.

All parts of any yard, pen, shelter, or building provided and maintained as provided in § 90.11 shall be not less than 200 feet from any building used for dwelling purposes, except such separation distance shall be not less than 75 feet for the keeping of chickens only. All parts of any yard, pen, shelter, or building provided and maintained as provided in § 90.11 shall be not less than 10 feet from any property line.

Section 3. Effective Date.

This Ordinance shall become effective ten (10) days following publication

At a regular meeting of the Linden City Council held on September 22, 2025, adoption of the foregoing ordinance was moved by _____ and supported by _____.

Voting for: _____

Voting against: _____

The Mayor declared the ordinance adopted.

Kristyn Kanyak, City Clerk

Elizabeth Armstrong, Mayor

CERTIFICATION

The foregoing is a true copy of Ordinance No. 421 which was enacted by the Linden City Council at a regular meeting held on September 22, 2025, and that said ordinance was ordered to be given publication in the manner required.

Kristyn Kanyak, City Clerk

CITY OF LINDEN

ORDINANCE NO. 422

AN ORDINANCE AMENDING SECTION 154.024, SECTION 154.231, AND SECTION 154.232 OF THE CITY OF LINDEN ZONING ORDINANCE PERTAINING TO PRELIMINARY SITE PLAN SUBMITTAL REQUIREMENTS, FINAL SITE PLAN SUBMITTAL REQUIREMENTS, PLANNING COMMISSION MEMBERSHIP, AND PLANNING COMMISSION OFFICERS AND RULES

THE CITY OF LINDEN ORDAINS THAT:

Section 1. Amendment of Section 154.024,(C),(1) of Chapter 154 of the Code of Ordinances.

The City Council hereby amends Chapter 154 of the Code of Ordinances, Section 154.024, Subsection (C),(1) to read as follows:

§ 154.024 SITE PLAN REVIEW.

(C) Preliminary site plan.

- (1) Application. Any applicant may submit a request for preliminary site plan review by filing with the Zoning Administrator completed forms, payment of the review fee, and 3 copies of the preliminary site plan drawing(s) properly signed and sealed by a licensed professional. The Administrator, upon receipt of the application, shall transmit only complete submittals of the preliminary site plan drawings to the Planning Commission, city planning and engineering consultants, and any other consultants, at least 21 days prior to its next regular meeting. The purpose of such preliminary review is to confirm general compliance with city standards as well as to suggest changes, if necessary, for final site plan approval.

Section 2. Amendment of Section 154.024,(D),(1) of Chapter 154 of the Code of Ordinances.

The City Council hereby amends Chapter 154 of the Code of Ordinances, Section 154.024, Subsection (D),(1) to read as follows:

§ 154.024 SITE PLAN REVIEW.

(D) Final site plan.

- (1) Application. Following approval of a preliminary site plan, the applicant shall submit to the Zoning Administrator 3 copies of a final site plan as well as other data and exhibits hereinafter required, the review fee, and a completed application form. The Administrator, upon receipt of the application, shall transmit only complete submittals of the final site plan drawing(s) to the Planning

Commission, city planning and engineering consultants, and any other consultants, prior to its next regular meeting.

Section 3. Amendment of Section 154.231,(A) of Chapter 154 of the Code of Ordinances.

The City Council hereby amends Chapter 154 of the Code of Ordinances, Section 154.231, Subsection (A), to read as follows:

§ 154.231 MEMBERSHIP.

- (A) The Commission shall consist of nine members who shall be representative of important segments of the city, such as the economic, governmental, educational, and social development of the city, in accordance with the major interests as they exist in the city, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable. The Mayor and/or up to three members of the City Council, or any combination thereof, may be appointed to the Planning Commission as ex officio members; however, not more than one-third of the members of the Planning Commission shall be ex officio members. All members, except the Mayor, shall be appointed by the Mayor, subject to the approval of a majority vote of the members elect of the City Council. Except for the Mayor, City Council member(s), one member of the Zoning Board of Appeals, and one member of the Historic District Commission, no member of the Commission shall hold any other municipal office. The Commission members shall serve without compensation, except for necessary expenses in connection with their work. The term of each appointed member shall be three years. The Mayor and the City Council member(s) shall serve only so long as they are members of the City Council. Appointed members of the Planning Commission may be removed by the City Council for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

Section 4. Amendment of Section 154.232 of Chapter 154 of the Code of Ordinances.

The City Council hereby amends Chapter 154 of the Code of Ordinances, Section 154.232 to read as follows:

§ 154.232 OFFICERS AND RULES.

The Commission shall elect its Chairperson from among the appointed members and shall create and fill such other of its offices as it may determine. The term of the Chairperson shall be one year, with eligibility for reelection. The Commission shall hold not less than 4 regular meetings each year. The City Clerk shall act as Secretary to the Commission. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations which record shall be a public record. The Commission shall make an annual written report to the City Council concerning its operations and the status of planning

activities, including recommendations regarding actions by the City Council related to planning and development.

Section 5. Effective Date.

This Ordinance shall become effective ten (10) days following publication.

At a regular meeting of the Linden City Council held on September 22, 2025, adoption of the foregoing ordinance was moved by _____ and supported by _____.

Voting for: _____

Voting against: _____

The Mayor declared the ordinance adopted.

Kristyn Kanyak, City Clerk

Elizabeth Armstrong, Mayor

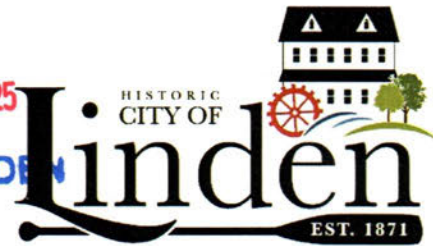
CERTIFICATION

The foregoing is a true copy of Ordinance No. 422 which was enacted by the Linden City Council at a regular meeting held on September 22, 2025, and that said ordinance was ordered to be given publication in the manner required.

Kristyn Kanyak, City Clerk

**ZONING MAP AMENDMENT
APPLICATION**

PAID
MAR 31 2025
CITY OF LINDEN



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: Debra R. Cameron
Address: 10449 Lake Shore Dr City Fenton State MI ZIP 48430
Phone: [REDACTED] Email: [REDACTED]

Property Owner's Name: Same
Address: _____ City _____ State _____ ZIP _____

Property Address: 210 Oak Street Property Tax #: 61-20-552-118
Legal Description: E 10.5 FT of LOT 129 BLK 19 EXCEPT W. 50 FT
OF S 9 FT & LOT 130 BLK 19 EXCEPT E 8.50 FT OF
N 123 FT & LOT 133 BLK 19 & E 6.5 OF LOT 134 BLK 19
ORIGINAL PLAT OF VILLAGE OF LINDEN (18)

Property Size: .31 acres OR _____ square feet
Current Zoning: R3 Current Use: Triplex
Proposed Zoning: R4

Reason(s) for Requesting Zoning Amendment: This property has operated as a
triplex for at least 40 years and has been consistently
rented, I even have a waiting list of people looking to rent
in the area. I am unable to procure a mortgage to make
improvements

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

or secure
additional
properties
due to the
current
zoning being
non-conforming
use.

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: Debra R. Cameron Date: 3/26/25

Fee Paid: 500.00 Date: 3/31/2025 Check # 1129077
Referred to Planning Commission: _____ Public Hearing/Meeting Date: _____
Date Approved: _____ Denied: _____

THIS SECTION FOR CITY USE ONLY

Signature of Zoning Administrator: _____ Date: _____









Similar shots
Feb 9, 2023

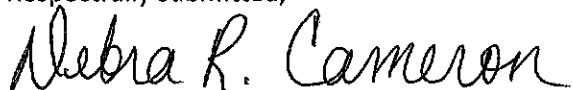


July 24, 2025

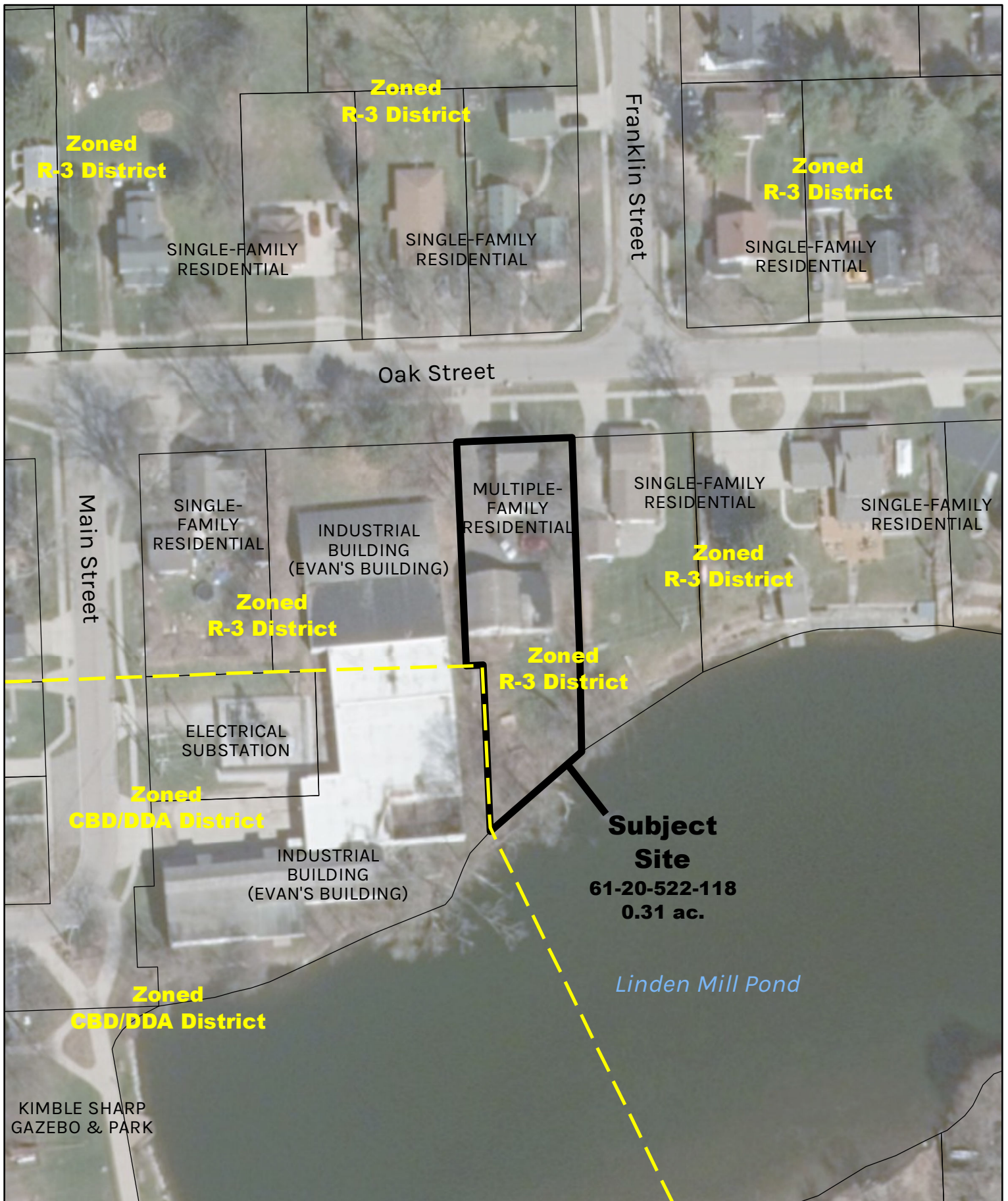
Dear Planning Commission Members,

As a condition to the approval of R4 District zoning for 210 Oak Street, the existing property will only be utilized as a triplex. No uses under the R4 District zoning would be allowed on the property, except for a triplex, duplex, or single-family dwelling. However, the property owner retains the right to convert the property to any of the uses allowed within the R3 District, subject to required City approvals. If the structure was destroyed by fire or similar disaster, it could be rebuilt as a triplex, duplex, or single-family dwelling, subject to required City approvals.

Respectfully submitted,

A handwritten signature in black ink that reads "Debra R. Cameron". The signature is written in a cursive, flowing style.

Debra R. Cameron



210 Oak Street Rezoning Zoning and Aerial Exhibit

Parcel Source: Genesee County Equalization, 2015.

May 2025

0 25 50
Feet





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

September 12, 2025

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

RE: 210 Oak Street Conditional Rezoning Request
PC-07-25

Dear Council Members:

City Council

Applicant and property owner, Debbie Cameron, is requesting the conditional rezoning of her property located at 210 Oak Street from the R-3, Single-Family Residential District to the R-4, Multiple Family Residential District. The subject property (Property ID# 61-20-522-118) is 13,504 square feet (0.31 acres) in size and is located along the south side of Oak Street, east of Main Street.

Background

The subject site has been occupied as a 3-unit/triplex structure for many years. However, the triplex is a non-conforming use as the R-3 District does not allow multiple-family residential dwellings. If rezoned, according to the application form, the property will continue to operate as a triplex. Currently, the property is considered a non-conforming use. The applicant is pursuing a rezoning to bring the property into compliance with the zoning ordinance, so they are able to procure a mortgage to make improvements to the structure. As a principal permitted use, the R-4 District allows multiple-family dwellings.

The City Planning Commission held a public hearing on the request in July. Later in July, the applicant submitted a letter voluntarily offering certain conditions/limitations on the future use of the property, if rezoned. (This is called a “conditional rezoning,” which is allowed by State-law and Section 154.030 of the City Zoning Ordinance.) The following condition was offered by the applicant:

As a condition to the approval of R4 District zoning for 210 Oak Street, the existing property will only be utilized as a triplex. No uses under the R4 District zoning would be allowed on the property, except for a triplex, duplex, or single-family dwelling. However, the property owner retains the right to convert the property to any of the uses allowed within the R3 District, subject to required City approvals. If the structure was destroyed by fire or similar disaster, it could be rebuilt as a triplex, duplex, or single-family dwelling, subject to required City approvals.

At their August 4th meeting, in consideration of the condition voluntarily offered by the applicant, the Planning Commission passed a motion recommending approval of the 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. For your reference, these 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, the City Council should consider and take final action on the 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 is a template motion of adoption:

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 move to adopt the conditional request submitted by property owner Debra Cameron to rezone 210 Oak Street from the R-3 Single-Family Residential District to the R-4 Multiple Family Residential District. I further move that the condition offered by the applicant be incorporated into a signed statement of conditions acceptable to the City Attorney.

Please contact me at ayoung@wadetrim.com for further information.

Sincerely,



Adam Young, AICP, City Planner
City of Linden

PW\LDN6100\25D\Docs\Correspondence\20250912 CC Letter 210 Oak Street Rezoning.docx

Enclosure: Draft Statement of Conditions

STATEMENT OF CONDITIONS UNDER MCL 125.3405

This instrument is executed as of _____, 2025, by Debra Cameron ("Declarant"), whose address is 10449 Lake Shore Drive, Fenton, Michigan, 48430.

RECITALS

1. On _____, 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 R-3, Single Family Residential District to the R-4, Multiple 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:

E 10.5 FT OF LOT 129 BLK 19 EXCEPT W .50 FT OF S 9 FT & LOT 130 BLK 19 EXCEPT E 8.50 FT OF N 123 FT & LOT 133 BLK 19 & E 6.5 FT OF LOT 134 BLK 19 ORIGINAL PLAT OF VILLAGE OF LINDEN. Address: 210 Oak 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 triplex, duplex, or a single-family dwelling. No other uses under the R-4 District zoning would be allowed on the Property. However, the property owner retains the right to convert the property to any of the uses allowed within the R-3 District, subject to required City approvals. If the structure was destroyed by fire or similar disaster, it could be rebuilt as a triplex,

duplex, or single-family dwelling, subject to required City approvals.

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 all of the requirements regulating use and development within the R-4, Multiple 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 R-3 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.

Debra Cameron

STATE OF MICHIGAN)
):SS
COUNTY OF GENESEE)

On this ____ day of _____, 2025, before me personally appeared Debra Cameron, who being duly sworn on oath says that she signed the above document as the Property Owner.

POLICE DEPARTMENT MONTHLY ACTIVITY REPORT
CITY OF LINDEN

AUGUST 2025

COMPLAINTS

Larceny	3
M.D.O.P.	0
Juvenile Runaway	0
Juvenile Offenses	0
Assaults	0
Breaking & Entering	1
Domestic Violence	1

POLICE ASSISTS To From

Argentine	10	4
Co. Sheriff	11	5
MI State Police	0	0
Fenton City	1	0

RADIO CALLS- 108

ALL OTHER ARRESTS

Warrants	12
Felony Arrests	9
Misdemeanor Arrests	10
Lodged In Co. Jail	7

BUSINESS CHECKS- 621

TRAFFIC

Accidents	
Property Damage	2
Injuries	0
Hit&Run	0
Citations- Radar	10
Citations- Other	
Passing	0
Exp & Susp License	0
Exp & Improper Plates	10
No Proof of Insurance	7
Seat Belts	0
O.U.I.L. (O.U.I.D.)	2
Disobey Traffic Signal	3
Defective Equipment	0
Warnings	44

NON TRAFFIC CITATIONS

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

City of Linden Police Department
Code Enforcement

CODE ENFORCEMENT

Date: 8/1/25	Address: 514 Franklin	Violation(s) Yes: or No:
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Comments/Action taken: Questions about chickens in the city, advised.

Date: 8/2/25	Address: Broad and High	Violation(s) Yes: or No:
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Comments/Action taken: sign in right of way, removed.

Date: 8/5/25	Address: Hickory and East	Violation(s) Yes: or No:
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Comments/Action taken: Solicitor. Solicitors, checked area and could not locate any.

Date: 8/9/25	Address: Main St.	Violation(s) Yes: or No:
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Comments/Action taken: Sign in the right of way, removed.

Date: 8/12/25	Address: Broad and Hyatt	Violation(s) Yes: or No:
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Comments/Action taken: Dog of its leash, advised owner of the ordinance.

City of Linden Police Department
Code Enforcement

DATE: 8/13/25	Address: Rolston/Bridge	Violation(s) Yes: or No:
Comments/Action taken: Sign in the right of way. Removed.		

Date: 8/17/25	Address: 413 Bush	Violation(s) Yes: or No:
Comments/Action taken: Solicitor. Car parked illegally, owner moved car.		

Date: 8/18/25	Address: 104 Ripley	Violation(s) Yes: or No:
Comments/Action taken: Vehicle parked on grass. Spoke to the owner and they removed the vehicle.		

Date: 8/20/25	Address: 464 Saddlebrook	Violation(s) Yes: or No:
Comments/Action taken: Vehicle parked on grass. Advised owner. Vehicle was removed.		

Date: 8/21/25	Address: 805 W. Broad	Violation(s) Yes: or No:
Comments/Action Taken: Tall grass. Advised homeowner of ordinance. Grass was mowed a few days later.		

City of Linden Police Department
Code Enforcement

Date: 8/25/25	Address: 741 Tickner	Violation(s): Yes: or No:
Comments/Actions Taken: long grass. Owner advised, grass moved a few days later.		

Chief's Notes

We responded to a total of 34 calls for the month of August with 12 of them being EMS. Other calls consisted of 3 fire alarm, 11 lift assists, 2 odor/smoke investigation, 1 open burn and 1 structure fire within the city with minor smoke damage and 4 assist for mutual aid.

As you can see our calls for lift assists has risen since the past few months. Most of these are repetitive residents who need assistance being picked up. We are discussing this increasing service on ways to educate families to prevent falls, adjust their walkers, declutter their paths to the bedroom and bath areas ect so they don't fall as frequently as they do. A little history on this, County 911 ask if fire departments would take over this service from the past protocol of ambulances doing it. The shortage of ambulances caused the change but it does add to our calls/costs to preform the duties.

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 repair

R16- No report or repairs

U-17- No report or repairs

Fire Station

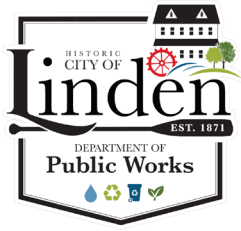
No report

Training

We conducted 2 training sessions this month. We did hose deployment practice and master streams. This training is using a variety of hose sizes, nozzles and large truck top nozzles which we use in different type of fires. Our 2nd training was drafting out of the mill pond, filling our second pumper and then spraying water with the deluge gun back into the mill pond. This method trains them to get water, transfer water to another pumper and then dispensing where needed.

Personnel

We did get a Firefighter back from sick leave and one put on sick leave.



DEPARTMENT OF PUBLIC WORKS

Memorandum

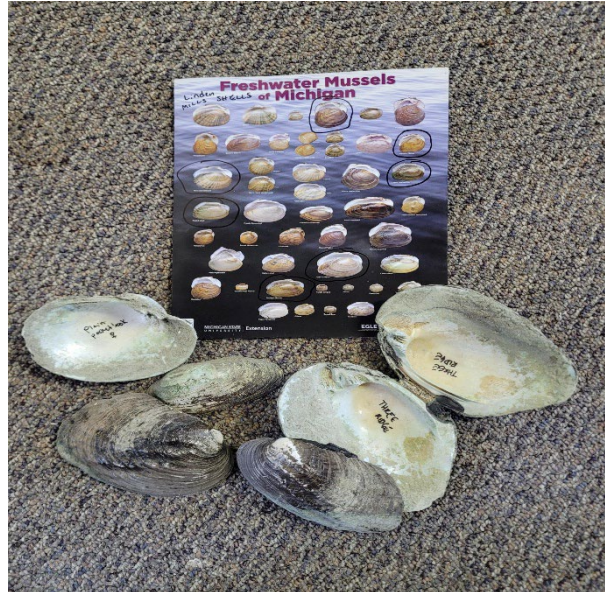
To: Ellen Glass, City Manager
From: Don Grice, Director of Public Works
Date: September 18, 2025
Re: DPW Monthly Report to Council

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

- Received and staked out over 84 Miss Dig tickets throughout the community.
- Inspect sewer lift stations and sewer lines weekly.
- Loose Center work:
 - Daily cleaning (M-F).
 - Assist with table and chair set ups.
- Work with contractor to schedule Loose Remodel Project.
- Continue street sweeping program.
- Move speed sign bi-weekly for police department.
- Work with engineers to create punch list for Mill Pond Walkway Project.



- Work with Genesee County to install drain line for Stan Eaton Water Tower.
- Continued tree work in cemetery.
- Send employee to training for cemetery headstone maintenance.
- Work with contractors and engineers to resolve drainage on W. Rolston Road Project.
- Work with aquatic experts on the monitoring and relocation of mussels in the Shiawassee River to meet permit requirements for the Mill Renovation Project



- Dispense 35 tons of HMA patch on surface roads and cemetery drive.



Respectfully submitted,

Don Grice



To: Ellen Glass, City Manager

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

Date: September 17, 2025

Re: Loose Monthly Report to Council-September 2025

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

- **Facility & Operations:**

- All IT systems and phone lines have now been successfully transitioned to the City, with the exception of the copier.
- In the coming weeks, the south wing of the Loose Center — commonly referred to as the “Annex” — will undergo a major remodel. This project will include minor construction modifications to improve space functionality, new flooring, upgraded lighting and ceilings, bathroom enhancements, and a fresh coat of paint throughout. While there may be some minor adjustments to programming, most activities will continue as scheduled.
- The Loose Lunch program will be temporarily paused during the remodel.
- Staff has implemented the City’s standardized cash receipting process

- **Genesee County Senior Center Contracts:**

- Genesee County Senior Center contracts have been approved by Genesee County, the board approved a 5% increase to all the senior centers for the upcoming contract year.

- **Community Events & Partnerships:**

- Adopt-a-Pet of Fenton will continue its fundraising efforts with a Puppy Yoga event scheduled for October.
- The Genesee District Library hosted its most attended “Cooking with Ming” session yet, welcoming 40 participants — up from the usual 25. Upcoming GDL events at Loose include All About Honeybees and Faygo Pop: A Michigan Favorite.
- Loose will participate in a Digital Divide Study, led by University of Michigan-Flint students. This peer-to-peer program focuses on digital literacy and inclusion.
- Valley Area Agency on Aging will host a 6-week workshop for individuals living with Type 2 Diabetes.
- In partnership with EGLE and the Genesee County Health Department, Loose will host an Environmental Fair offering education and screenings related to radon and certain cancers.
- Loose is currently seeking a new Medicare counselor for the upcoming open enrollment period, as Ann Walker has begun her transition into retirement, planned for the next year.
- Linden Community Schools will host their annual Senior Student Dinner at Loose in November.

- I attended and volunteered at the Genesee County Fair during the sponsored Senior Day last month.
- Edward Jones of Linden will continue their informational series in October.
- Legal Services of Eastern Michigan presented a well-attended Estate Planning seminar, drawing over 40 participants. Seth will return on September 30 with a session on Elder Scams.
- **Travel:**
 - Recent trips included:
 - Soaring Eagle (featuring entertainment by Don McLean)
 - Cranbrook and Kirk in the Hills (6 spots remained at time of update)
 - The Ark Encounter Trip (via Premier Travel) had 8 sign-ups.
 - Upcoming: The Meijer Gardens trip on October 10 currently has 1 spot remaining.
 - Planning for 2026 travel is underway, with one trip already open for registration.

Numbers: (10/1/2024-)

All visitors as of 8/31/2025: 1943

Linden/Argentine: 788

Gaines:47

Fenton City/Township: 708

Goodrich: 4

Flint: 46

Grand Blanc: 72

Flushing:16

Swartz Creek: 100

Byron: 46

Holly: 49

Howell:13

Other Out of County: 37

Other in County: 17

Upcoming Events:

- Community Food: Thursday, September 25 3:30 pm-6:30pm
- Talent Show: Thursday, September 18.
- Chili & Desser Cook off: Thursday, October 16 4:00 p.m.-6:00 p.m.
- All About Bees: Monday October 20 at 1:30 p.m.
- Secretary of State: Wednesday, October 29
- Faygo Pop: A Michigan Favorite: Tuesday, November 18 5:00 p.m.
- Dueling Pianos: Thursday, November 6 5:00 p.m.- 8:00 p.m.

Respectfully submitted,

Tessa Sweeney

Director of Senior Service & Community Engagement

	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	<div> <div>2024/2025 SENIOR MILLAGE</div> <div>MONTHLY ACTIVITY LOG</div> </div>															Number of New Senior Participants During This Activity Period:						63		
2																Cumulative Duplicated Senior Participants:						28,776		
3																Cumulative Number of Unduplicated Senior Participants Year to Date:						1562		
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	28				Arthritis Exercise 10:30	4	149	Lunch	21	214				Alzheimers Support	1	3				Chorus		0
7	Bus Trip	1	58	Book Club	1	12	Arthritis Exercise 9:15	4	166	Food Pantry	14	258				Ask a Lawyer	1	7				Greeting Cards	21	3
8	Euchre	8	124	Crochet/Knitting	4	9	Beginner Pickleball	4	25	Commodities	21	2				Battery Recycle	21	0				MMAP/MiCAFE	4	12
9	Euchre Tournament	1	20	Estate Planning	1	7	Beginner Line Dancing	4	25	Community Food	1	41				Grief Support	2	11				Office Help	21	5
10	Garden Club	31	35	Happy Stampers	1	4	Blood Pressure	2	16													Special Events	4	14
11	Mahjong	4	32				Cardio/Aerobic	8	94							Library	21	125						
12	Newsletter	21	53	Loose Chorus	4	42	Chair Yoga	7	104							Loan Closet	21	17						
13	Office Visit	21	187	Painting	4	23	Gentle Flow Yoga	11	170							Medicare/Medicaid/ MiCafe	3	8						
14	Out of County Membership	21	0	Quilting	4	11	Meditation	1	1							Puzzles	21	86						
15	Pinochle	4	44	Wood Carving	3	13	Intermediate Line Dance	4	14							Veteran Support	1	4						
16	Pool Table	21	55				Massage	3	14															
17	Movie	1	17				Strength & Balance- JY	4	46															
18	Junk in the Trunk	1	15				Pickleball	5	23															
19	Junk in the Trunk Registration	21	1				Strength & Balance	4	55															
20	Car Cruise	1	13				Foot Doctor	1	15															
21							Walking Club	3	1															
22							Biking Bunch	4	14															
23							Tai Chi	4	19															
24																								
25																								
26	Total Socialization	158	682	Total Education	22	121	Total Health	77	951	Total Nutrition	57	515	Total Transportation	0	0	Total Social Services	92	261	Total Outreach	0	0	Total Volunteer/ Planning	50	34

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	
Learn A Craft	
Loose Chorus	
Painting	
Happy Stampers	
Estate Planning	

Health Programs

Level 2 (10)	Level 3 (14)
Arthritis Exercise Class 9:30	
Arthritis Exercise Class 10:30	
Beginner Pickleball	
Beginner Line Dance	
Blood Pressure	
Cardio/Aerobic	
Chair Yoga	
Gentle Flow Yoga	
Walking Club	
Intermediate Line Dance	
Massage	
Meditation	
Pickleball	
Strength & Balance	
Biking Bunch	
-	

Social Services

Level 2 (6)	Level 3 (10)
Alzhemier Support	
Ask a Lawyer	
Battery Recycle	
Grief Support	
Pool Table	
MiCAFE	
Library	
Veteran Support	
Loan Closet	
Puzzles	



DOWNTOWN DAY GIVEAWAY



**SATURDAY,
SEPTEMBER 27**

1 WINNER!

Support Local & Win!

Tag us in your photo supporting a local Linden business and you'll be entered into a drawing for a basket full of goodies!

To enter:

Use the hashtag #LindenDowntownDay2025

Tag @CityofLinden, Michigan - Administrative Offices

Each tag from a different business = one entry.

Entries must be posted only on Saturday, September 27, 2025.

The drawing will take place on Monday, September 29, 2025!

ZOMBIES, SCARECROWS, & MONSTERS

Happening In Linden
Presents

OCTOBER 17TH & 18TH

EAGLES WOODEN PARK – LINDEN

SCHEDULE OF EVENTS:
OCTOBER 17TH & OCTOBER 18TH

✋ **5:30 PM – 10 PM FOOD TRUCKS @ THE PARK**

✋ (TWISTED BURGER & GRAND TRAVERSE PIE COMPANY)

✋ **6:00 PM – 8 TRICK OR TREAT TRAIL OPEN**

✋ **6:30 PM ZOMBIE WALK BEGINS***

✋ ZOMBIES START GATHERING NEAR THE LIBRARY @ 5:30 PM

✋ **7:15 THRILLER FLASHMOB DANCE PERFORMANCE***

✋ **8:15 PM – 10:30 SCARE TRAIL OPEN**

***ZOMBIE WALK AND FLASH MOB ON FRIDAY ONLY. VENDORS AND OTHER ACTIVITIES IN THE PAVILION BOTH NIGHTS, AND SURPRISES AROUND EVERY TURN ON THE TRAILS. THIS EVENT IS FAMILY-FRIENDLY, BUT THE SCARE TRAIL IS NOT FOR THOSE WHO ARE EASILY SCARED.**

PREMIER PARTNER

COMMUNITY PARTNER SPONSORS



FRIENDS OF THE COMMUNITY



**TRICK OR TREAT
TRAIL SPONSOR**



**SCAN FOR
MORE INFORMATION**



happeninginlinden.com