



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday, August 4, 2025

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the July 7, 2025 Regular Meeting

IV. PUBLIC HEARINGS/SPECIAL PRESENTATIONS

V. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY)

Any person wishing to address the Planning Commission on non-agenda items only are asked to state their name and address for the record and limit their comments to five minutes, or ten minutes if representing a group of persons. Opportunity will be given to address the Planning Commission on Agenda items as they are called on the Agenda.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

(A) PC-07a-25, 210 Oak Street Conditional Rezoning Request

(B) PC-06a-25, Site and Exterior Lighting Standards Discussion

VIII. NEW BUSINESS

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

**CITY OF LINDEN
REGULAR MEETING MINUTES
PLANNING COMMISSION**

Monday, July 7, 2025

7:00 P.M.

CALL TO ORDER

The regular meeting of the Linden Planning Commission was called to order at 7:00 p.m. by Vice Chairperson Aaron Wiens. The meeting was held at The Loose Senior Citizen Center located at 707 North Bridge Street, Linden, Michigan 48451.

ROLL CALL

Present: Aaron Wiens, Ben Cox, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick,

Absent: James Hurst, Matt Mlinarich, Daniel Cusson

Others Present: Ellen Glass, City Manager; Adam Young, City Planner/Zoning Administrator; Nicole Weissenborn, Deputy Clerk

a. Excuse Absent Member(s)

James Hurst, Matt Mlinarich, Daniel Cusson

MINUTES APPROVAL

Motion by Steele, second by Dick to approve the minutes from the May 5, 2025 Planning Commission meeting. Motion carried 6-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-07-25 210 Oak Street Rezoning Request

Young reviewed his staff report: The City has received an application for rezoning for 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. 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.

Wiens opened public comment at 7:07 p.m.

Public comment inquiring if this property becomes for sale can it be converted back to a one residence home and inquired about current landscape on property. Young and Glass responded.

Weissenborn advised that there are no additional correspondences.

Wiens closed public comment at 7:13 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

Wiens reviewed the public comment procedure.

Public comment regarding the cost of water.

Weissenborn advised no other correspondences received.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

(A) PC-01d-25 Housing Readiness Zoning Amendments

Young suggested that the commissioners rearrange the agenda to move the new business before unfinished business based on attendance.

Motion by Roblyer, second by Steele to make a recommendation to move New Business before Unfinished Business. Motion carried 6-0.

NEW BUSINESS

(A) PC-07-25 210 Oak Street Rezoning Request

Applicant, Debra Cameron, explained that this residence has operated for about 50 years as a triplex. She is attempting to secure a mortgage, but she needs it to be zoned properly to be in compliance and make improvements to the property.

Young reviewed his letter dated May 29, 2025 regarding the proposed rezoning request in consideration of the existing land use pattern, established zoning pattern, proposed zoning, master plan recommendations, and sound planning principles.

Commissioners and Young discussed the square footage of the units; potential future use for R-4; master plan mixed uses; maintenance and current usage with financial improvements; property occupancy; zoning ordinance; conditional rezoning options.

Applicant requested to postpone to consider conditional rezoning options to bring forward to the commission for next meeting.

Motion by Hartranft, second by Roblyer, to make a recommended motion to move to postpone. Motion carried 6-0.

Ayes: Hartranft, Steele, Weins, Dick, Cox, Roblyer

Nays: None

Absent: Hurst, Cusson, Mlinarich

UNFINISHED BUSINESS

(A) PC-01d-25 Housing Readiness Zoning Amendments

Young reviewed his staff report: At the July meeting, we will continue the review of potential zoning ordinance amendments pertaining to housing. We previously discussed these amendments at the December 2024, January 2025, April 2025, and May 2025 meetings. Enclosed is the latest draft of potential amendments, dated April 29, 2025. Young also discussed previous municipalities with Accessory Dwelling Unit procedures.

Cox left the meeting at 8:03.

Cox returned to the meeting at 8:05.

Young discussed with commissioners the plan of action to move forward with the proposed amendments, a public hearing would need to be scheduled to hear citizen comments.

Discussion among commissions and Young regarding enforcement of accessory dwelling units; unconventional housing complexes; affordability of housing; generation; ordinance language; rental income; community type and being innovative; update to detached Accessory Dwelling Units only.

Commissioners advised Young that they are ready to move forward with the proposed amendments and schedule a public hearing.

COMMISSIONER/COMMITTEE REPORTS

Roblyer has no comment.

Steele has no comment.

Cox requested status on the former application for Forest Ridge. Young and Glass Addressed.

Hartranft requested Linden Mill status update. Glass addressed.

Cox congratulated Glass on “Safe Routes to School” grant approval and inquired about LAFF Pathway progress. Glass addressed.

Dick advised of the upcoming River Roast.

Weins has no comment.

ADJOURNMENT

The meeting was adjourned by Vice Chairperson Weins at 8:40 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-07a-25

FROM: Adam Young, AICP, City Planner

AGENDA: August 4, 2025 Unfinished Business (A)

TOPIC: 210 Oak Street Rezoning Request – Revised to a Conditional Rezoning Request

Background: At the July meeting, the Planning Commission reviewed and held a public hearing on a proposed rezoning for 210 Oak Street, with the owner requesting a change 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.

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.

During deliberation of the request at the July meeting, the applicant asked the Planning Commission to postpone action to allow for the request to be changed to a conditional rezoning request. Allowed by State-law and Section 154.030 of the City Zoning Ordinance, a conditional rezoning request is where a property owner may offer conditions related to the use and development of the land as part of a rezoning. The applicant/property owner has submitted a letter to the Planning Commission, dated July 24, 2025, that outlines one proposed condition which is being voluntarily 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.

The process for reviewing a conditional rezoning request is the same as a traditional rezoning request. The public hearing was already held in July – a new public hearing is not required. In accordance with Section 154.030,(F), if the offered condition is approved by the City Council as part of the rezoning, the condition will need to be incorporated into a formal written statement of conditions that will be recorded with the Genesee County Register of Deeds. That condition will be binding upon the current property owner and all future property owners.

A detailed rezoning review letter was prepared by Wade Trim for the original rezoning request and is still relevant to this conditional rezoning. This review letter, dated May 29, 2025, is enclosed.

Requested action: The Planning Commission should consider the conditional rezoning request. In reviewing the conditional rezoning request, the Planning Commission is to utilize the review standards outlined in Section 154.030,(E) of the City Zoning Ordinance. These 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.*

The City Council has final authority for the approval of conditional rezonings; therefore, the Planning Commission would forward a recommendation of approval or denial to the City Council.

City Planner's recommendation: Refer to the findings outlined in the Wade Trim review letter dated May 29, 2025.

Motion template:

With regard to 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, and in consideration of the condition voluntarily offered by the applicant in her letter dated XXXX, 2025, I move to forward a recommendation of _____

[approval or denial]

to the City Council, upon a finding that the conditional rezoning request _____
[does or does not]

satisfy the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, specifically

_____.
[note the specific standards (a through d) that the request does or does not satisfy]

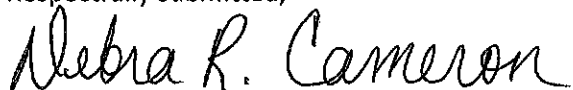
Attachments: Conditional rezoning letter from the applicant, dated July 24, 2025
Original rezoning application and supporting materials
Wade Trim review letter dated May 29, 2025

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

**ZONING MAP AMENDMENT
APPLICATION**



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: 810.394.6426 Email: debra.cameron.789@gmail.com

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: _____



WELCOME

210

SPORT







Similar shots
Feb 9, 2023





Wade Trim Associates, Inc.
500 Griswold Street, Suite 2500 • Detroit, MI 48226
313.961.3650 • www.wadetrim.com

May 29, 2025

City of Linden
132 East Broad Street
Linden, MI 48451

Attention: Planning Commission

Re: Rezoning Request, R-3 District to R-4 District
Debra Cameron / 210 Oak Street
Wade Trim Job No. LDN 6200-25D, Task 100

Dear Commissioners:

The applicant, Debra Cameron, is requesting the rezoning of an approximately 0.31-acre property located at 210 Oak Street. The applicant is requesting the rezoning from the R-3, Single-Family Residential District to the R-4, Multiple-Family Residential District. For your reference, below is a table summarizing the key facts pertaining to this request.

<i>Summary of Facts</i>	
Property Address:	210 Oak Street
Applicant/Owner:	Debra Cameron
Property ID:	61-20-522-118
Project Location:	South side of Oak Street, between Main and Franklin Streets, abutting the Linden Mill Pond to the south
Property Size:	13,504 square feet (0.31 acres)
Property Frontage:	Approximately 68 feet on Oak Street
Current Use of Property:	Multi-family (3-unit/triplex) residential dwelling with detached accessory garage
Existing Zoning of Property:	R-3, Single-Family Residential District
Proposed Zoning of Property:	R-4, Multiple-Family Residential District
Future Land Use Designation of Property:	Historic/Core Residential
<i>Please refer to the enclosed Aerial Photo Exhibit</i>	

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. Although the applicant has indicated that the proposed use of the property will not change, the Planning Commission should consider the merits of this request in consideration of all uses potentially allowed under the R-4, Multiple-Family Residential District.

We have reviewed the proposed rezoning request in consideration of the existing land use pattern, established zoning pattern, proposed zoning, master plan recommendations, and sound planning principles. We are pleased to offer the following findings for your consideration.

Existing Land Use Conditions

The 0.31-acre subject site is currently used as a triplex. Properties immediately to the north, across Oak Street, and east of the subject site are used as single-family dwellings. The Linden Mill Pond abuts the site's southern border. Immediately to the west of the subject site is a large industrial warehouse building that is currently unoccupied (commonly known as the "Evan's" building).

Additional existing land uses in the general vicinity consist of single family dwellings along Oak and Franklin Streets. Downtown Linden is located immediately to the west of the subject site, with the Evan's building considered as being on the edge of downtown.

Oak Street is designated as a City Minor roadway in the Master Plan. According to the 2023 City of Linden Master Plan, the subject site is currently served by both public water and public sewer.

Existing Zoning

The subject site is zoned R-3, Single-Family Residential District. The stated intent of the R-3 District, as established in Section 154.048.A.1 of the Zoning Ordinance, is as follows:

[This district is] provided for in those areas of the city served by public water and a public sanitary sewer and where the principal use is intended to be single-family dwellings developed at various lot sizes. In addition to the dwellings permitted in this zoning district, certain non-residential and public uses may be permitted through special use approval.

The properties to the north (across Oak Street), east, and west of the subject site are also zoned R-3 District. Properties to the southwest of the subject site are zoned CBD, Central Business District. Additionally, these southwestern properties are within the Downtown Development Authority (DDA) District boundary.

Proposed Zoning

The applicant is proposing to rezone the subject site from the R-3, Single-Family Residential District to the R-4, Multiple-Family Residential District. The stated intent of the R-4 District, as listed in Section 154.048.B.1 of the Zoning Ordinance, is as follows:

This district is composed of those areas of the city where the principal use is intended to be multiple-family dwellings. Areas zoned R-4 shall be served by public water and public sanitary sewers, and which abut or are adjacent to such other uses, buildings, structures, or amenities, which support, complement, or serve such a multiple-family density. In addition to the dwellings permitted in this zoning district, certain non-residential and public uses may be permitted through special use approval.

Master Plan Recommendations

The adopted 2023 City of Linden Master Plan has indicated that the subject site is future planned for Historic/Core Residential use. In describing the Historic/Core Residential future land use classification, Page 62 of the Master Plan indicates the following:

The intent of this classification is to protect and preserve the integrity of the traditional neighborhood character of the City of Linden... This area is characterized by small lots ranging in size from 8,400 to 9,600 square feet and ranging in width between 70 and 80 feet.

These neighborhoods are located immediately adjacent to and/or are within easy walking distance from downtown Linden. Nearly all of the properties in this classification are developed. Although the majority of properties feature detached single-family homes, there are a small number of duplex dwellings scattered within these areas.

As shown in the Future Land Use Map, the subject site borders the Mixed-Use future land use classification to the west. All of the properties to the north and east of the subject site are located within the Historic/Core Residential area.

We have reviewed the Goals and Objectives chapter of the Master Plan to identify any planning goals and policies which may be pertinent to this rezoning request. We note the following pertinent goals/policies:

- *Enact zoning regulations that encourage high quality, mixed-use development within and adjacent to the downtown area. (Exceptional Community Character Objective)*
- *Encourage the regular maintenance of residential and commercial buildings. (Exceptional Community Character Objective)*
- *While protecting the essential qualities of established neighborhoods, provide varied and high quality housing types needed by persons of all ages, incomes and household sizes (Vibrant Residential Neighborhoods Goal)*

Additionally, it is pertinent to note the Priority Redevelopment Sites section of the Master Plan. This section identifies four different locations to prioritize for redevelopment. One of these locations is the property immediately adjacent to the west of the subject site (the Evan's building). According to the Master Plan, "Two concept drawings have been prepared to illustrate opportunities for the redevelopment of this site... Both concepts envision mixed-use development capitalizing on the site's waterfront setting."

Findings

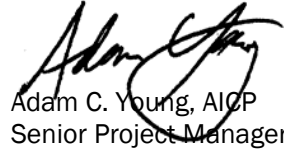
Based on the above analysis, we offer the following findings:

1. The proposed rezoning is not explicitly consistent with City's currently adopted Master Plan, which has designated the subject site for future Historic/Core Residential use. Although, properties immediately to the west are designated for future Mixed-Use land use, which compliments the subject site's current triplex use. The proposed rezoning would appear to meet several goals and objectives of the Master Plan, allowing for improvements to be made to the property (by eliminating the non-conforming use status of the property) and promoting housing type diversity within the City.
2. The subject site has been operated as a 3-unit/triplex structure for many years. Bringing the property into a conforming use status would afford a benefit to the property owner allowing them to undertake improvements, according to the application form.
3. If rezoned to the R-4 District, it would be unlikely for the property to be expanded/redeveloped for a more intensive multiple-family residential development, as even the R-4 District site requirements (minimum lot size, width, and maximum density) would not allow increased density for a property of this size.
4. The proposed rezoning to the R-4 District (and the current 3-unit/triplex use) of the subject site represents an appropriate buffer transition between downtown Linden immediately adjacent to the west and the single-family residential neighborhoods to the north and east.

If you have any questions, please do not hesitate to contact me at 313.961.3650 or by e-mail at ayoung@wadetrim.com.

Very truly yours,

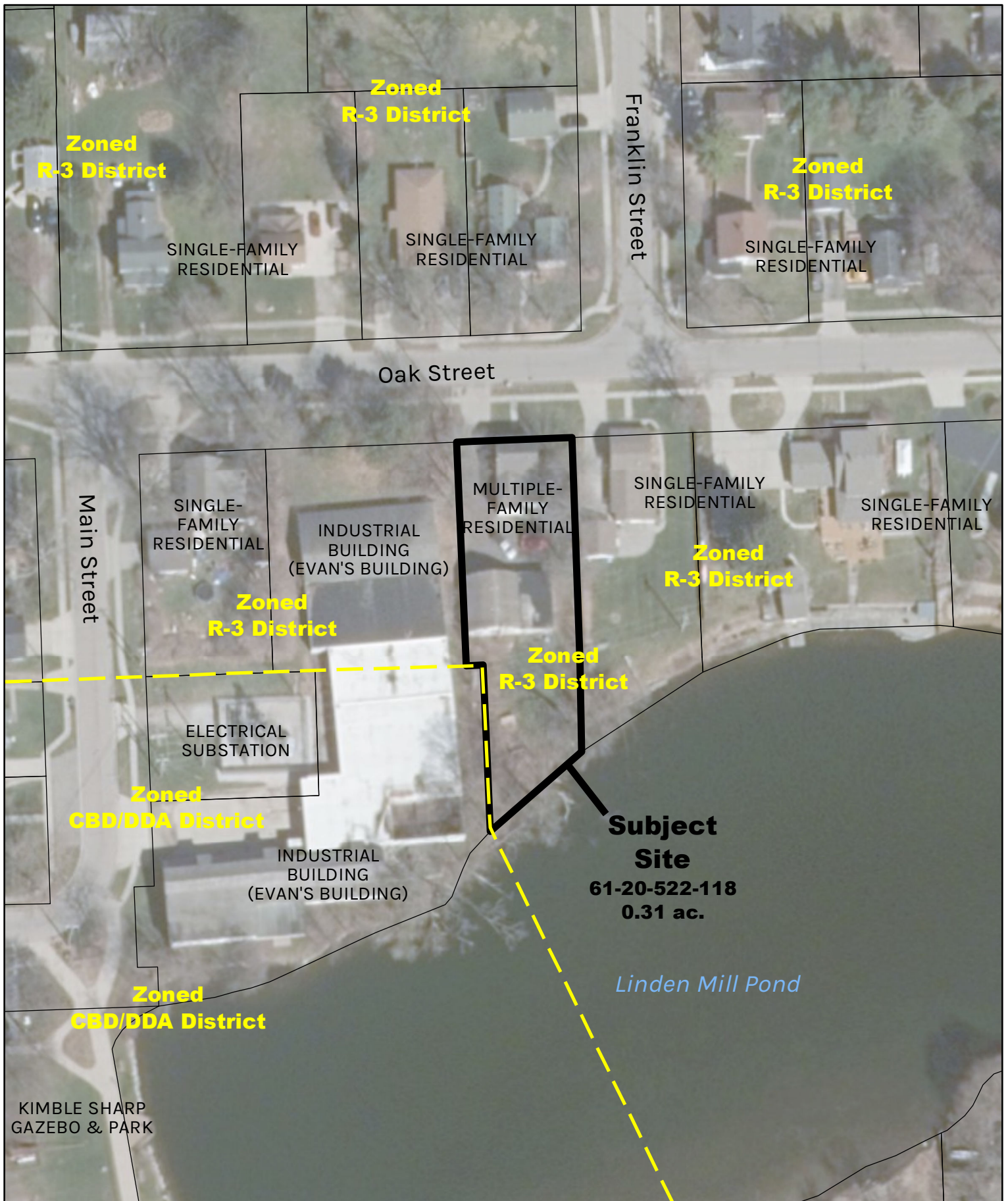
Wade Trim Associates, Inc.

A handwritten signature in black ink, appearing to read "Adam C. Young". The signature is stylized with a large, looping "A" and a cursive "Y".

Adam C. Young, AICP
Senior Project Manager

ACY:
LDN 6200-25D, Task 100
20250220_210 Oak St Rzn Rvw-Ltr.docx

Enclosure: Aerial Photo Exhibit



210 Oak Street Rezoning Zoning and Aerial Exhibit

Parcel Source: Genesee County Equalization, 2015.

May 2025

0 25 50
Feet



PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-06a-25

FROM: Adam Young, AICP, City Planner

AGENDA: August 4, 2025 Unfinished Business (B)

TOPIC: Site and Exterior Lighting Proposed Zoning Ordinance Amendments

Background: Section 154.117 of the City of Linden Zoning Ordinance outlines standards for site and exterior lighting. As you know, a Linden resident has made comment at several recent Planning Commission meetings regarding the city's exterior lighting standards. He has also provided correspondence and a variety of informational materials for your review. At the May meeting, the Planning Commission agreed to review the current language within Section 154.117 to consider whether certain amendments may be appropriate.

Enclosed is a draft of potential amendments to Section 154.117 for the Planning Commission's initial review and consideration. The following key changes are proposed in the draft:

- A new purpose subsection has been added to clarify the governmental interest in regulating exterior lighting.
- A new applicability subsection has been added clarifying what lighting is subject to the requirements and indicating that the Zoning Administrator/Enforcement Officer has the authority to inspect sites for compliance.
- A new definitions subsection has been added to clarify key terms such as glare, light trespass, and shielding.
- The maximum ground illumination levels within a site and at the property lines have been revised based on best practices and standards within comparable communities.
- New language requiring lighting within the commercial and industrial districts to be turned off during overnight hours has been added.
- New exemptions to the requirements have been added.

These proposed changes are consistent with discussions at the prior Planning Commission meetings.

Requested action: Discussion only. A public hearing will need to be scheduled before forwarding a recommendation to the City Council.

City Planner's recommendation: n/a

Recommended motion: n/a

Attachments: Potential Site and Exterior Lighting Amendments, dated July 29, 2025

City of Linden
Site and Exterior Lighting
Potential Zoning Ordinance Amendments

Prepared by Wade Trim
July 29, 2025 DRAFT

Key:

~~Text proposed to be removed~~
Text proposed to be added

SECTION 154.117 SITE AND EXTERIOR LIGHTING STANDARDS

(A) *Purpose.* The purpose of this section is to protect the health, safety, and welfare of the public by recognizing the need for buildings and sites to be illuminated for safety, security, and visibility for pedestrians and motorists. To do so, the lighting standards in this Section are designed to:

- (1) Minimize light pollution.
- (2) Maintain safe nighttime driver performance on public roadways
- (3) Preserve the restful quality of nighttime by eliminating intrusive artificial light and lighting that unnecessarily contributes to a sky glow.
- (4) Reduce light pollution and light trespass from light sources onto adjacent properties
- (5) Conserve electrical energy.
- (6) Curtail the degradation of the nighttime visual environment.
- (7) Minimize glare and preserve the historic character of the City.

(B) *Applicability.* The standards in this section shall apply to any light source that is visible from any property line or beyond, for the site from which the light is emanating. The Zoning Administrator or Zoning Enforcement Officer may review any building or site to determine compliance with the requirements under this section.

(C) *Definitions.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section:

- (1) *Glare.* Direct or reflective light emitted by a lamp, luminous tube lighting, or other light source.
- (2) *Light Pollution.* Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties.
- (3) *Light Trespass.* The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

(4) *Luminous Tube Lighting.* Gas filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used (e.g., neon or argon).

(5) *Outdoor Light Fixture.* Outdoor artificial illuminating devices, outdoor fixtures, lamps, and other similar devices, permanently installed or portable, used for flood lighting, general illumination, or advertisement.

(6) *Shielded Fixture.* Outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted (i.e., a shoebox-type fixture). A luminaire recessed in a canopy or other structure such that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this ordinance.

(D) *Light and glare from indirect sources.* The design and/or screening of the development shall ensure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, particularly residential property. Exterior doors shall be located, operated, and maintained so as to prevent any glare and light from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses.

(E) *Exterior lighting from direct sources.*

(1) Ground illumination shall not exceed ~~4.5 foot-candles average maintained. The light intensity at ground level shall not exceed 0.1 foot-candles at the property line adjacent to residentially zoned or used property and 1.0 foot-candle measured at the property line adjacent to all other uses~~ five (5) foot-candles or one (1) foot-candle at a property line, except where it abuts a residentially used or zoned lot, in which case a maximum of 0.1 foot-candles is permitted. Automobile service station canopy and vehicle sales dealership lighting shall be permitted a maximum of 25 foot-candles within the site, but the above standards shall apply to intensity at the property line.

(2) Free standing light standards including base shall not exceed 20 feet in total height and if located in the Linden Historic District, standards and light fixtures shall be of a period design approved by the Historic District Commission prior to final site plan approval by the Planning Commission.

(3) All light fixtures shall be ~~of a sharp cut-off design. Fixtures that allow light to shine on adjoining property or create horizontal glare shall not be approved. Lighting designs that allow light to shine into a public street or right-of-way shall not be approved~~ fully shielded and directed downward to prevent off-site glare.

~~(4) Free standing light fixtures shall be of a design to direct light into the development and away from adjacent property. House side shields shall be required in residential areas adjacent to any illuminated sites.~~

(4) Outdoor lighting fixtures not used for security purposes, hereafter installed within LS, GC, CBD, and LI Districts, shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly, and repair areas, where such use continues after 11:00 p.m. but only for so long as such use continues. Two photometric grids shall be provided, illustrating light levels during business hours and during hours that the business is closed.

(F) Architectural lighting.

(1) Illumination of buildings, monuments or flags shall not exceed 15 foot-candles average maintained. All fixtures shall be shielded or designed to prohibit glare from shining into any residential area, street or public right-of-way.

(2) Unshielded luminous tube (neon), LED, incandescent or fluorescent lighting shall be prohibited as an architectural detail on the exterior of any structure, including but not limited to rooflines, cornices, eaves, windows, and door openings. The Planning Commission may approve internally illuminated architectural bands or similar shielded lighting accents as part of a site plan, upon determining that such lighting accents would enhance the aesthetics of the site, and would not cause off-site glare or light pollution.

(G) Window lighting. All interior light fixtures visible through a window from a public right-of-way or adjacent property shall be shielded to prevent glare at the property line or within a public right-of-way. Unshielded luminous tube (neon), LED, incandescent and fluorescent light fixtures shall be prohibited where the light source would be visible through the window from a public right-of-way or adjacent property.

(H) Prohibited lighting elements.

- (1) Running, chasing or otherwise intermittent lighting;
- (2) The internal illumination of translucent building-mounted canopies/awnings;
- (3) The use of laser light sources, searchlights, or any similar high-intensity light.

(I) Exemptions. The following are exempt from the lighting requirements of this section, except that the Zoning Administrator may take steps to eliminate the impact of the exempted items when deemed necessary to ensure that they will not interfere with vehicular traffic or the enjoyment and use of adjacent properties:

- (1) Holiday decorations;
- (2) Window displays without glare;
- (3) Shielded pedestrian walkway lighting;
- (4) Residential lighting with no off-site glare.

(5) Sports fields.

(6) Soffit lighting.

(7) Street lights.

(J) Sign illumination. Sign illumination shall conform to the provisions of §§ [154.155](#) through [154.163](#).

(K) *Submittal requirements.* Lighting designer and/or fixture manufacturer shall provide a drawing with photometric layout of the proposed design to show actual initial foot-candle levels on a plot plan sealed by a professional engineer or architect licensed in the State of Michigan. Submitted drawing shall include detailed fixture schedule, which shall include manufacturer's name, catalog number, lamp type and wattage. A complete set of manufacturer's catalog specification sheets for each fixture type used on lighting design shall be included with photometric submittal.