



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Tuesday, September 2, 2025

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the August 4, 2025 Regular Meeting

IV. PUBLIC HEARINGS/SPECIAL PRESENTATIONS

(A) PC-08-25, 208 Lindenwood Dr. – Firearms Sales Preliminary Site Plan & Special Land Use Review

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-06b-25, Site and Exterior Lighting Standards Discussion

VIII. NEW BUSINESS

(A) PC-08-25, 208 Lindenwood Dr. – Firearms Sales Preliminary Site Plan & Special Land Use Review

(B) Beacon & Bridge No Left Turn Sign Discussion

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, August 4, 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 Chairperson Daniel Cusson. The meeting was held at The Loose Senior Citizen Center located at 707 North Bridge Street, Linden, Michigan 48451.

ROLL CALL

Present: James Hurst, Aaron Wiens, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, Daniel Cusson

Absent: Ben Cox

Others Present: Ellen Glass, City Manager; Caitlyn Habben, City Planner/Zoning Administrator Substitute; Nicole Weissenborn, Deputy Clerk

- a. Excuse Absent Member(s)
None.

MINUTES APPROVAL

Motion by Steele, second by Wiens to approve the minutes from the July 7, 2025 Planning Commission meeting. Motion carried 8-0.

PUBLIC HEARING/SPECIAL PRESENTATION

None.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

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

Habben reviewed Young's staff report recapping the previous 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 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. 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.”

Board members discussed with Habben regarding the applicant meeting all conditions and were comfortable moving forward with applicant’s request.

Motion by Wiens, second by Steele to make a recommendation 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 July 24, 2025, I move to forward a recommendation of approval to the City Council, upon a finding that the conditional rezoning request does satisfy the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, specifically a through d.

- 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.

Roll call. Motion carried 7-1.

AYES: Hartranft, Hurst, Steele, Cusson, Wiens, Roblyer, Mlinarich

NAYES: Dick

ABSENT: Cox

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

Habben reviewed Young’s staff report regarding the City of Linden Zoning Ordinance outlining standards for site and exterior lighting., a Linden resident has made comment at several Planning Commission meetings regarding the city’s exterior lighting standards and a variety of informational materials for your review. Planning Commission agreed to review the current language within Section 154.117 to consider whether certain amendments may be appropriate. A draft of potential amendments to Section 154.117 for the Planning Commission’s initial review and consideration was provided.

Commissioners and Habben discussed water’s edge lighting borders; light regulations affecting multifamily and commercial properties, code enforcement procedures; how to handle existing properties once a new ordinance is adopted; ensuring new developments comply with the newly adopted ordinance. Board members emphasized the importance of educating business owners and the community via newsletters and social media.

Habben advised that there will be discussion with the City attorney and council along with promoting lighting aspect through social media and education.

NEW BUSINESS

None.

COMMISSIONER/COMMITTEE REPORTS

Hartranft requested status of the mill and RFP recipients. Glass responded.

Cusson advised that Alpine market has products outside encroaching on the road. Glass acknowledged.

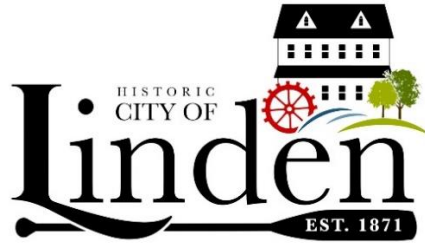
ADJOURNMENT

The meeting was adjourned by Chairperson Cusson at 7:28 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____



**CITY OF LINDEN
PLANNING COMMISSION
PUBLIC HEARING REQUEST FOR SPECIAL LAND USE**

NOTICE IS HEREBY GIVEN, The City of Linden's Planning Commission will be conducting a public hearing as part of a regular meeting agenda on Tuesday, September 2, 2025, at 7:00 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden, MI 48451. The purpose of the hearing is to hear citizens' comments on a request for a Special Land Use to conduct the sale of weapons in the home of the property owner located at 208 Lindenwood Drive. The property is zoned R-2, Single-Family Residential District, which allows sale of weapons as a Special Land Use.

Petitioner/Request: Nick Barthold

Tax Description: Tax ID# 61-20-553-035

Legal Description: LOT 52 LINDEN GROVE NO 2 (76). Commonly known as 208 Lindenwood Drive.

Applications and supporting documentation are available for public review at City Offices located at 132 East Broad Street, Linden, MI, 48451 during regular business hours Monday through Friday. Persons wishing to comment may do so during the hearing. Written comments may also be submitted prior to 4:00 p.m. on September 2, 2025 via email to deputyclerk@lindenmi.us or addressed to:

City Clerk's Office
132 East Broad St.
P.O. Box 507
Linden, MI 48451

Post: August 18, 2025
Publish: August 17, 2025
Mail: August 18, 2025

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-06b-25

FROM: Adam Young, AICP, City Planner

AGENDA: September 2, 2025 Unfinished Business (A)

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. At the August meeting, the Planning Commission reviewed a draft of potential amendments to Section 154.117, which was dated July 29, 2025.

One of the questions raised during the August meeting was whether these exterior lighting standards should continue to be included within the zoning ordinance or should be relocated to the City's general code of ordinances. This is an important consideration, as anything within the zoning ordinance is subject to nonconforming use exceptions. Essentially, any condition that was lawfully established prior to the adoption of new or revised zoning requirements must be allowed to remain as a nonconforming condition. The nonconforming use concept does not apply to stand-alone/police power ordinances.

A zoning ordinance divides land into different districts to regulate how that land can be used. It dictates specific rules for each zone, related to uses, buildings, and site improvements. From a legal perspective, whenever regulatory distinctions are made based on zoning districts, such regulations should be contained within a zoning ordinance. The City's current/proposed exterior lighting requirements include a variety of distinctions based on zoning districts. For that reason, the lighting requirements should be kept within the zoning ordinance. Additionally, lighting regulations are nearly exclusively found within municipal zoning ordinances – this is the case for all nearby municipalities including Durand, Fenton, Grand Blanc, Holly, Howell, and Swartz Creek.

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

City Planner's recommendation: At this stage, we recommend that the Planning Commission keep the lighting requirements within the zoning ordinance and set a public hearing to gain citizen comments on the proposed amendments.

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.

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-08-25

FROM: Adam Young, AICP, City Planner

AGENDA: September 2, 2025, New Business (A)

TOPIC: 208 Lindenwood Drive – Firearms Sales Preliminary Site Plan and Special Land Use Review

Background: We are in receipt of a special land use review application and preliminary site plan review application submitted by Nick Barthold, on behalf of property owner Brian Barthold, to establish a new home-based firearms sales use at 208 Lindenwood Drive. The subject site, property ID# 61-20-553-035, is zoned R-2, Single-Family Residential District. According to Section 154.048,(A),(3),(j) of the City of Linden Zoning Ordinance, the “sale of weapons” may be allowed as a special land use within the R-1, R-2, and R-3 Districts.

The subject site (208 Lindenwood Drive) is approximately 9,500 square feet in size and is currently occupied by a single-family dwelling. The site is bordered by single-family dwellings to the east and west, and single-family dwellings to the north, across Lindenwood Drive. Adjacent to the south is Schultz Family Dentistry.

According to the application, Nick Barthold proposes to operate S&B Armory LLC within his home at 208 Lindenwood Drive. This is a firearms sales business that brokers online gun sales from online distributors to clients. The business “has exclusive distributors that will ship our customers firearms to their local gun store” and is “not open for in person sales nor will we accept them of any kind or taking any shipments of firearms or other sporting goods accessories.” In addition to the applicant, one non-resident employee will be engaged in the business. The applicant has indicated that a Type 1 Federal Firearms License (FFL) is required for this operation – the applicant has made application to the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). This application is pending zoning approval from the City of Linden.

The applicant has submitted a preliminary site plan sketch showing the property lines, existing structures, and other improvements at the property. No modifications or improvements are proposed on the property associated with the proposed firearms sales business.

We have shared this request with the City of Linden Police Chief and Fire Chief. They indicated that a Federal FFL license would be required. However, they had no other comments given the limited nature of the proposed operation with no on-site sales, weapons-making, ammunition-making, or explosives storage proposed.

Requested Action:

Special Land Use

After holding the public hearing, the Planning Commission should consider the special land use request for the proposed firearms sales at 208 Lindenwood Drive. In reviewing the special land use request, the Planning Commission should refer to the standards outlined in Section 154.023, (C), (1) through (7) of the Linden Zoning Ordinance. The Planning Commission may deny, approve, or approve with conditions the request for special land use. The Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights,

and for ensuring that the purposes of the Ordinance are observed.

Preliminary Site Plan

The Planning Commission should consider the preliminary site plan for the proposed accessory dwelling unit at 208 Lindenwood Drive. The Planning Commission may deny, approve or approve with conditions the preliminary site plan. Please note that if the special land use and preliminary site plan is approved by the Planning Commission, this project would not need to come back to the Planning Commission for final site plan review, as final site plan review is not required for single-family dwellings or home occupations (see Section 154.024, (A) and (B)).

City Planner's Recommendation: The special land use standards of Section 154.023, (C), (1) through (7) are listed below. The Planning Commission must consider whether the proposed use:

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area;
3. Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future;
4. Will be an improvement in relation to property in the immediate vicinity and to the city as a whole;
5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility;
6. Will not create excessive additional public costs and will not be detrimental to the economic welfare of the city; and
7. Will be consistent with the intent and purposes of this chapter.

In evaluating the proposed request, we note that no changes to the exterior of the premises are proposed or needed to accommodate the proposed firearms sales business. Given the limited nature of the online sales business, any associated activities would not exceed that which is normally experienced within a residential area. The proposed business will not feature on-site sales, weapons-making, ammunition-making, or explosives storage.

Recommended Motion:

Special Land Use

Based on consistency with the standards of Section 154.023,(C) of the zoning ordinance, I move to _____ *[approve/deny]* the special land use request for the proposed firearms sales business at 208 Lindenwood Street. *[If conditions are imposed...]* This special land use approval is made contingent upon the following:

1. *[list conditions, if any]*

Preliminary Site Plan

I move to approve the preliminary site plan for the proposed firearms sales business at 208 Lindenwood Street. *[If conditions are imposed...]* This preliminary site plan approval is made contingent upon the following:

1. *[list conditions, if any]*

Attachments:

- Application Materials and Preliminary Site Plan, dated July 28, 2025



SPECIAL LAND USE REVIEW 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: Nick Barthold

Address: 325 coyote run City holly State mi ZIP 48442 Phone: 248-895-0472 Email: sbarmory1@gmail.com

Property Owner's Name: Brian Barthold

Address: 208 lindenwood dr City linden State mi ZIP 48451

Property Address: 208 lindenwood dr Property Tax #: 61-20-553-035 Zoning District: R2

Property Size: _____ acres OR 9583 square feet

Description of Proposed Special Use: at home online sporting good business

Sale of Weapons is a SLU in the R-2 District

scheduled Planning Commission meeting.

INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED

In addition to this Special Land Use Application, the applicant is required to submit a Site Plan Application (Preliminary) along with a preliminary site plan prepared in accordance with Section 3.5.3 of the City of Linden Zoning Ordinance. The applications and supporting documents must be submitted and all fees paid at least 28 days prior to the next regularly

Special Land Use Application Fee: \$350

Preliminary Site Plan Application Fee: \$500 Escrow: A \$4,000 deposit will be required by the City to pay for consultants, engineers, traffic engineers, and/or the City Attorney to conduct reviews if needed. Additional fees may apply. All costs to review applications shall be paid by the owner or applicant.

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: [Signature] Date: 6/19

THIS SECTION FOR CITY USE ONLY

Fee Paid: \$350 Date: 7/28/2025

Referred to Planning Commission: _____ Public Hearing/Meeting Date: _____ Date

Approved: _____ Denied: _____

Signature of Zoning Administrator: _____ Date: _____

SITE PLAN REVIEW APPLICATION

Preliminary or Final Site Plan



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: Nicholas Barthold

Address: 325 coyote run City: Holly State: MI ZIP 48442

Phone: 248-895-0472

Email: sbarmory1@gmail.com

Property Owner's Name: Brian Barthold

Address: 208 Lindenwood dr City: Linden State: MI ZIP 48451

Property Address: 208 lindenwood dr

Property Tax #: 61-20-553-035

Zoning District: **R2**

Property Size: _____ acres OR 9583 square feet

Proposed Use: online sporting goods business

Sale of Weapons is a SLU in the R-2 District

New Structure: _____ Addition: _____ Alteration/Repair/Replacement: _____

Plat Development: _____ Site Condominium Development: _____

Other: At home online business

Deadline for Submittal: Application for site plan and supporting documents must be submitted and fees paid at least 21 days prior to the next regularly scheduled Planning Commission meeting.

Application must include a site plan prepared in accordance with Section 3.5.3 (Preliminary) or Section 3.5.4 (Final) of the City of Linden Zoning Ordinance.

Preliminary Site Plan Application Fee: \$500

Final Site Plan Application Fee: \$750

Combined Preliminary & Final Application Fee: \$600

Escrow: A \$4,000 deposit will be required by the City to pay for consultants, engineers, traffic engineers, and/or the City Attorney to conduct reviews if needed.

Additional fees may apply. All costs to review applications shall be paid by the owner or applicant.

INCOMPLETE SITE PLAN SUBMITTAL WILL NOT BE ACCEPTED

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: _____

Date: 6/19

THIS SECTION FOR CITY USE ONLY

Fee Paid: \$500

Escrow Paid: _____

Date: 7/28/2025

Referred to Planning Commission: _____

Meeting Date: _____ Date

Approved: _____

Denied: _____

Signature of Zoning Administrator: _____

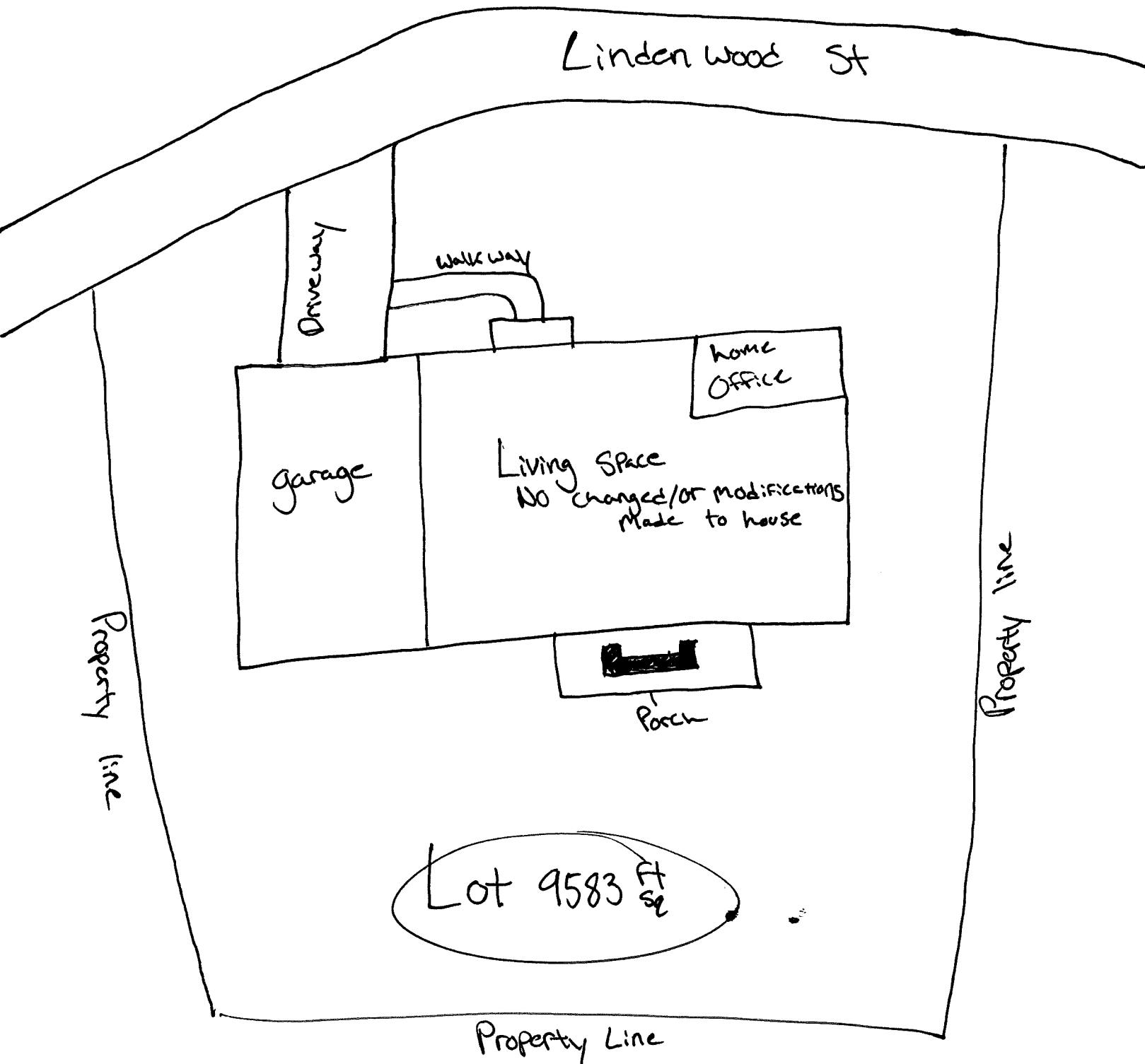
Date: _____

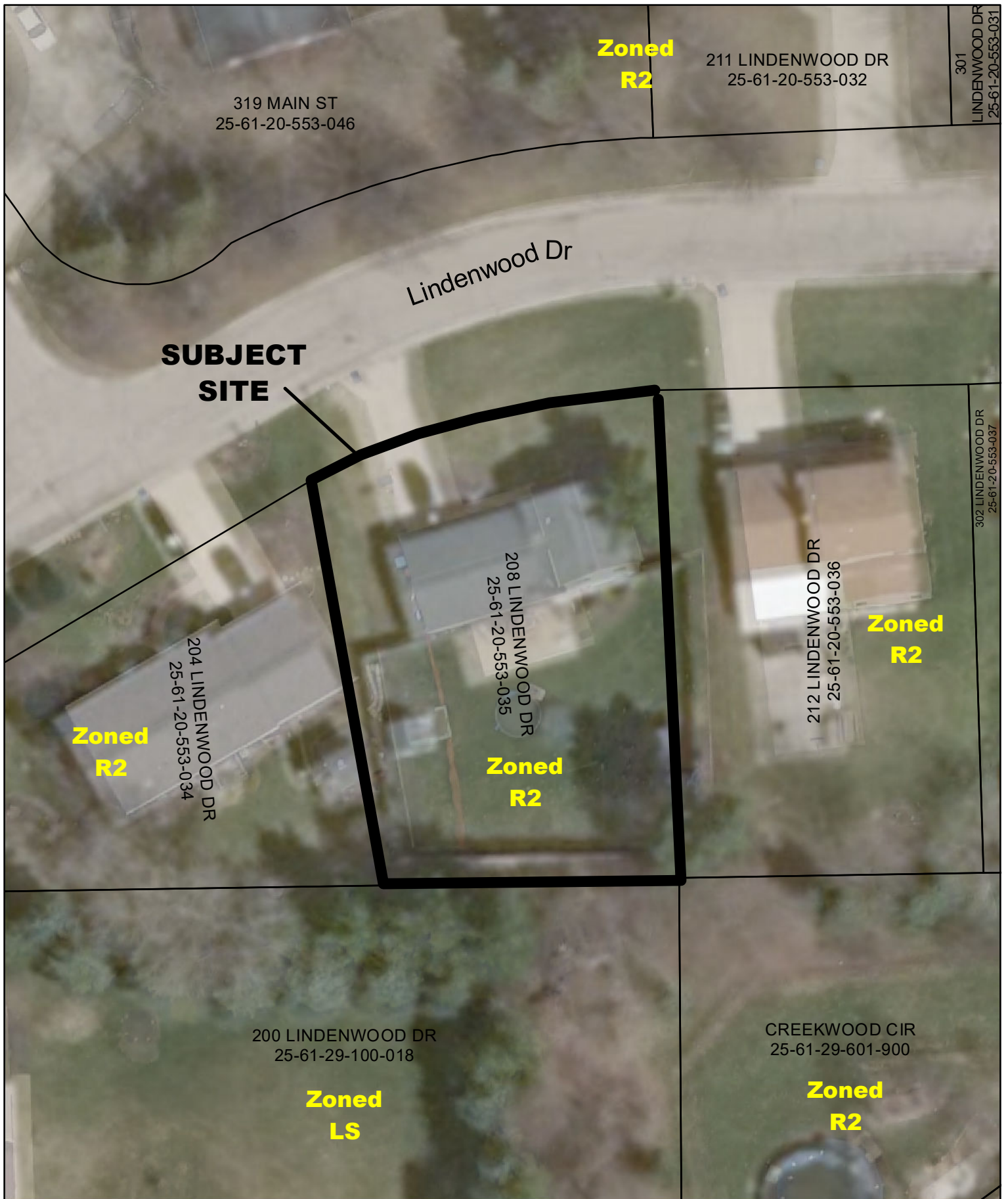
- NICK BARTHOLD -248-895-0472

S&B ARMORY LLC, 208 LINDENWOOD, LINDEN MI 48451

- S&B ARMORY does NOT obtain fire arms, we broker online gun sales from online distributors to clients. We have exclusive distributors that will ship our customers firearms to their local gun store. We are not open for in person sales nor will we accept them of any kind or taking any shipments of firearms or other sporting good accessories. This is purely ran off of a computer in the home. Contactable hours of operation are Monday and Friday from 6pm-8pm.
- A type 1 FFL has been filed and pending approvment from the city of linden upon request. Sales will be starting beginning of August.
- Nick Barthold and Paul Skendi both owners of S&B Armory will be the only employees on site.
- Business Is registered to this location for FFL and tax purposes.

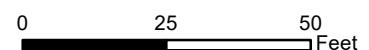
Zone: R2





208 Lindenwood Drive

Parcel and Aerial Source: Genesee County Equalization, 2015 and 2018.



CITY OF LINDEN

Receipt: 79323

07/28/25

132 E. BROAD
LINDEN, MI 48451

(810) 735-7980

Cashier: JEN

Received Of: SB ARMORY

The sum of: 850.00

| | | |
|----------|------------------------------|--------|
| PLANNING | Site Plan Review, Signs, HDC | 850.00 |
| | Total | 850.00 |

| | | |
|-----------------|-----------|--------|
| CREDIT CARD | 179967648 | 850.00 |
| Credit Card Fee | 179967648 | 25.50 |

Signed: _____

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-09-25

FROM: Adam Young, AICP, City Planner

AGENDA: September 2, 2025, New Business (B)

TOPIC: Beacon & Bridge No Left Turn Sign Discussion

Background: City Administration has been working with Beacon & Bridge Market (southeast corner of Bridge and Broad Streets) to correct site plan non-compliance issues. Most recently, Beacon & Bridge installed the two “No Left Turn” signs near the driveway exit to East Broad Street that were required by the originally approved site plan. One sign is located to the left of the driveway (attached to the side of the building) while the second sign is to the right of the driveway (post mounted). After installation, the location of the post mounted sign to the right of the driveway was scrutinized by the neighboring property owner as interfering with an existing parking space.

We are bringing this situation to the Planning Commission’s attention for discussion. You may consider whether the sign should be relocated or removed. Attached for your information is a copy of Sheet C6 of the originally approved site plan, along with a photo of the signs as installed.

Requested Action: You may consider whether the sign should be relocated or removed.

City Planner’s Recommendation: N/a

Recommended Motion: N/a

Attachments:

- Sheet C6 from the Approved Site Plan
- Photos of the No Left Turn signs





DSL 3.59
REG 3.14

NO
LEFT
TURN

ENTRANCE

MIDNIGHT

EYE CARE

EYE CARE

WILD CHILD

EYE CARE

SALON

NO
LEFT
TURN





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!