



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday, January 5, 2026

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the December 11, 2025 Special Meeting

IV. PUBLIC HEARINGS/SPECIAL PRESENTATIONS

(A) PC-01-26, 1013 N. Bridge Street Rezoning Request

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

VIII. NEW BUSINESS

(A) PC-02-26, Welcome of New Commissioners & Election of Officers
(B) PC-01-26, 1013 N. Bridge Street Rezoning Request

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, December 11, 2025

7:00 P.M.

CALL TO ORDER

The special 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; Adam Young, City Planner/Zoning Administrator; Nicole Weissenborn, Deputy Clerk

a. Excuse Absent Member(s)

MINUTES APPROVAL

Motion by Steele, second by Weins to approve the minutes from the October 6, 2025 Planning Commission meeting. Motion carried 8-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-11-25, 14479 Ripley Road Group Child Care Site Plan & Special Land Use Review

Young provided an overview of the request for a Group Child Care Site Plan & Special Land Use, reviewed public hearing process, newspaper publication, letters sent to property owners within 300 feet surrounding area, and Public Hearing process.

Cusson opened public comment at 7:04 p.m.

Weissenborn confirmed no written correspondences received.

Cusson closed public comment at 7:05 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

(A) 2026 Meeting Schedule

Cusson reviewed the correspondence with commissioners.

UNFINISHED BUSINESS

(A) PC-10-25, Home Occupations Online Sales Discussion

Young reviewed his staff report: Responding to an inquiry from a resident, City Administration discovered a possible contradiction within the City of Linden Zoning Ordinance pertaining to home occupations involving online retail sales (e-commerce). At the October meeting, the Planning Commission agreed that this should be added to a future agenda for consideration of a possible zoning ordinance amendment. Home occupations are regulated by Section 154.064 of the City of Linden Zoning Ordinance. Section 154.064,(A) lists six specifically permitted home occupations. One of the six

permitted home occupations is “home offices for such professionals as... salespersons.” However, Section 154.064,(B) lists seven specifically prohibited home occupations. One of the prohibited home occupations is “retail sales of merchandise.” The broad definition of “retail sales” includes all forms of the sale of goods and services, including both in-person transactions and online (e-commerce) transactions. Even though Section 154.064,(A) allows the home office of a salesperson, the prohibition of retail sales indicates that a salesperson could not sell any products at retail, even if the exchange is exclusively online. In today’s economy, citizens are increasingly finding opportunities to engage in online sales as a primary or secondary income source.

Commissioners discussed with Young regarding enforcement options, frequency of transactions allowed, commercial shopping, warehouse and storage percentage, locations of allowed storage items, nuisance language, traffic, business versus hobby, and language definition clarification.

Commissioners requested to move forward with a public hearing. Motion carried 8-0.

Commissioners expressed additional consideration regarding non-profit business meetings, free food pantries, and pop-up pantries.

NEW BUSINESS

(A) PC-11-25, 14479 Ripley Road Group Child Care Site Plan & Special Land Use Review
Young discussed his review letter with commissioners.

Cusson asked commissioners to discuss the request for the Special Land Use and applicant, Riveria, was also present to answer any questions.

Commissioners discussed with applicant and Young hours of operation, time frame on fence install, number of employees, reason for location change, zoning in R2, state inspections.

Motion by Weins, second by Steele to move to approve this special land use request for the group day care home at 14479 Ripley Road contingent on the fence being installed within 6 months of tonight’s approval date of December 11, 2025. Roll Call. Motion Carried 8-0.

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

NAYS: None

ABSENT: Cox

Motion by Weins, second by Roblyer to move to approve the preliminary site plan of the group day care home at 14479 Ripley Road contingent on the fence being installed within 6 months of tonight’s approval date of December 11, 2025. Roll Call. Motion Carried 8-0.

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

NAYS: None

ABSENT: Cox

Cusson confirmed with applicant approval and best wishes. Young clarified with applicant next steps.

(B) PC-12-25, 2025 Annual Report

Young reviewed his staff report: Responding to an inquiry from a resident, City Administration discovered a possible contradiction Section 19 of the Planning Enabling Act, Public Act 33 of 2008, as amended, states that: *A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.* To comply with the Act, we have prepared a draft 2025 Annual Report for your review and comment. In addition to a summary of the Planning Commission's 2025 activities, the annual report also outlines work plan ideas for 2026.

Motion by Cusson, second by Dick to *move to approve the 2025 Annual Report and send to the City Council for their information and files.*

AYES: Mlinarich, Steele, Dick, Roblyer, Hurst, Cusson, Hartranft, Weins,
NAYS: None
ABSENT: Cox

(C) PC-13-25, Appointment to Sign Review Committee

Young reviewed his staff report: Section 154.162.(B),(6) of the City Zoning Ordinance establishes a Sign Review Committee to review and approve requests for various types of permanent signage within the City. The 3-member Sign Review Committee consists of the City Manager, Zoning Administrator and "one member of the Planning Commission, as approved by a majority vote of the Planning Commission." In anticipation of the start of 2026, it is appropriate to nominate and vote on one member of the Planning Commission to serve on the Sign Review Committee.

Cusson nominated Dick as the Planning Commission representative to the Sign Review Committee. Dick accepted the nomination.

Motion by Cusson, second by Steele to nominate Dick as the Planning Commission representative to the Sign Review Committee for 2026. Roll Call. Motion carried 8-0.

AYES: Hurst, Steele, Mlinarich, Hartranft, Roblyer, Wiens, Dick, Cusson
NAYS: None
ABSENT: Cox

COMMISSIONER/COMMITTEE REPORTS

Hartranft requested for the City to provide and update on the Mill Renovation. Glass addressed.

Weins requested potential for recording meetings and for a non-voting student member on the commission for discussions. Glass responded.

Young explained to Commissioners that there will be a meeting on January 5th, 2026 for a rezoning application and the zoning amendments are being discussed in the City Council February work session.

Dick reviewed that ourfuturegenesee.org. has the new master plan proposed draft for Genesee County for 50 year plan and public hearing is in January.

Cusson advised that it is his last meeting addressing that it was an honor and pleasure to serve the city. Commissioners and staff thanked Cusson for his service.

ADJOURNMENT

The meeting was adjourned by Chairperson Cusson at 7:54 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

DRAFT



**CITY OF LINDEN
PLANNING COMMISSION
PUBLIC HEARING REQUEST FOR REZONING**

NOTICE IS HEREBY GIVEN, the City of Linden Planning Commission will be conducting a public hearing as part of a Regular Meeting Agenda on Monday, January 5, 2026 at 7:00 p.m. at the Loose Senior Center, located at 707 North Bridge Street, Linden, Michigan, 48451. The purpose of the hearing is to hear citizens' comments on requested conditional rezoning of 1013 North Bridge Street, from the LS, Local Service District, to the R-3, Single Family Residential District.

Petitioner: Noah Morgan

Property Owner: Noah Morgan

Property Address: 1013 North Bridge Street

Property Tax ID Number: 61-20-502-003

Legal Description: LOT 3 ASSESSORS PLAT NO 3

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. Please contact the City Clerk by 4:00 p.m. the day of the meeting by phone at (810) 735-7980 or by email at clerk@lindenmi.us should you have any special needs or requests for accommodations. Persons wishing to comment may do so during the public hearing. Written comments may also be submitted prior to 4:00 p.m. on January 5, 2026 via email to clerk@lindenmi.us or addressed to:

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

Post: December 17, 2025

Publish: December 21, 2025

Mail: By December 19, 2025

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-01-26

FROM: Adam Young, AICP, City Planner

AGENDA: January 5, 2026 New Business (A)

TOPIC: New Member Welcome and Election of Officers

Background: Welcome to the new members of the Planning Commission! You should have received a new member welcome packet from the Deputy Clerk. If you have any questions about your new role, please feel free to reach out to City staff.

Article II of the By-Laws of the City of Linden Planning Commission states that the officers of the Planning Commission shall consist of a Chairperson and Vice Chairperson. Article III states that the nomination of officers shall be made from the floor at the annual organizational meeting. An officer receiving a majority vote of the membership of the Planning Commission shall be declared elected and shall take office immediately after election and shall serve for one year or until his successor shall take office.

Requested action: Nominations and voting of a Chairperson and Vice Chairperson.

City Planner's recommendation: n/a

Recommended motion: n/a

Attachments: Planning Commission By-Laws

BY-LAWS OF THE CITY OF LINDEN PLANNING COMMISSION

ARTICLE I - OBJECTIVES

The objectives and purposes of the City of Linden Planning Commission are those set forth in Act 33, P.A. 2008 as amended, and those powers and duties delegated to the Planning Commission by the City of Linden Ordinances in accordance with the above mentioned enabling law.

ARTICLE II - OFFICERS AND THEIR DUTIES

Section 1. The officers of the Planning Commission shall consist of a Chairperson and Vice Chairperson.

Section 2. The Chairperson shall be one of the appointed members of the commission. He/She shall have the privilege of discussing all matters before the commission and to vote thereon. The Chairperson shall preside at all meetings, appoint such committees as shall from time to time be deemed necessary, and sign all necessary documents authorized by the Planning Commission.

Section 3. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and the Vice Chairperson, the Mayor or a Council member shall act in their place.

Section 4. The City Clerk, or representative, shall act as secretary to the Commission and keep the minutes and records of the Commission, provide notice of the meetings to the Commission members, arrange proper and legal notice of hearings, attend to correspondence of the commission and such other duties as are normally carried out by the secretary.

Section 5. The City Manager or City Planner shall prepare the agenda, review all agenda items, and present each case in summary to the Commission.

Section 6. If a member shall miss four (4) consecutive regular meetings of the commission or fifty (50%) percent of such meetings in any calendar year of the appointed term, the appointment shall be declared vacant by the City Council. Notice shall be sent to any member when one (1) more absence would make it necessary for the Council to declare such a vacancy.

ARTICLE III - ELECTION OF OFFICERS

Section 1. Nomination of officers shall be made from the floor at the annual organizational meeting and the elections shall follow immediately thereafter.

Section 2. An officer receiving a majority vote of the membership of the Planning Commission shall be declared elected and shall take office immediately after election and shall serve for one year or until his successor shall take office.

Section 3. Vacancies in offices shall be filled immediately by regular election procedure.

ARTICLE IV - MEETINGS

Section 1. Regular meetings will be held on the first Monday of each month at 7:00 PM at the designated location of the Linden City Council Chambers, or other site designated by the Planning Commission. Where there is no business to be discussed, regular meetings may be cancelled; however, the Commission shall hold not less than 4 regular meetings each year.

When the regular meeting falls on a holiday, the meeting shall be held on such other day as determined by the Planning Commission.

Section 2. A majority of the membership of the commission shall constitute a quorum and the number of votes necessary to transact business shall be a majority of the members of the commission present.

Section 3. Members of the Planning Commission shall vote on every motion placed on the floor unless there is a conflict of interest.

Section 4. Special meetings may be called by the Chairperson, or the City Manager, or two members of the Planning Commission. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered except by a unanimous consent of the commission. The Secretary shall notify all members of the commission, in writing no less than eighteen (18) hours in advance of such special meeting.

Section 5. All meetings at which official action is taken shall be open to the general public in accordance with the Open Meetings Act.

ARTICLE V - ORDER OF BUSINESS

The order of business at regular meetings shall be:

- (a) Call to Order
- (b) Roll Call
- (c) Approval of Minutes of previous meeting
- (d) Public Hearings
- (e) Citizens Comments
- (f) Communications
- (g) Old Business
- (h) New Business
- (i) Commissioner/Committee Reports
- (j) Adjournment

This order of business may be suspended by a vote of the commission. Meetings will be conducted under Roberts Rules of Order as revised.

ARTICLE VI - COMMITTEES

Section 1. The Chairperson shall appoint such committees as deemed necessary and these committees shall continue until a final report is completed or is dissolved by the Planning Commission.

ARTICLE VII - MEETING REPORT

The Planning Commission shall supply written minutes of each meeting to the City Council.

ARTICLE VIII - HEARINGS

Section 1. In addition to those required by law, the commission may at its discretion hold public hearings when it decides that such hearings will be in the public interest.

Section 2. Notice of such hearings shall be published in a newspaper of general circulation as required by City Ordinances and/or State Law.

Section 3. The case before the commission shall be presented in summary by the City Manager, City Planner, or a designated member of the commission and all interested parties shall have privilege of the floor.

Section 4. A record shall be kept of those speaking before the commission.

ARTICLE IX - AMENDMENTS

These by-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

Adopted at a regular Planning Commission Meeting on the 2nd day of January, 2012.

Daniel Cusson, Chairman

ATTEST:

Kristyn Kanyak, City Clerk

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-02-26

FROM: Adam Young, AICP, City Planner

AGENDA: January 5, 2026 New Business (B)

TOPIC: 1013 North Bridge Street Conditional Rezoning Request

Background: The City has received an application from the owner of 1013 North Bridge Street seeking to conditionally rezone the property from the LS, Local Service District to the R-3, Single-Family Residential District. The subject property (Property ID# 61-20-502-003) is 8,145 square feet (0.19 acres) in size and is located along the west side of North Bridge Street, north of the railroad. The property currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years; before 2015, it was occupied as a duplex, but as of today, it is occupied for single-family use. The property's current zoning (LS District) does not allow residential use; therefore, the current use of the property as a single-family dwelling is non-conforming.

The applicant is seeking this rezoning to the R-3 District to make the residential use of the structure a conforming use. The R-3 District allows single-family dwellings as a principal permitted use and two-family dwellings as a special land use. 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 December 15, 2025, that outlines one proposed condition which is being voluntarily offered by the applicant:

“The property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence.”

The process for reviewing a conditional rezoning request is the same as a traditional rezoning request, including a public hearing held by the Planning Commission. After holding the public hearing, the Planning Commission would make a recommendation for or against the request to City Council. At a regular meeting, the City Council would take final action on the request. 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 conditional rezoning review letter is enclosed (Wade Trim planning consultant review letter dated December 29, 2025).

Requested action: A public hearing has been scheduled for the January Planning Commission meeting to hear citizen comments on the request, with due notice given according to State law. After holding the public hearing, 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 December 29, 2025.

Motion template:

With regard to the request submitted by property owner Noah Morgan to rezone 1013 North Bridge Street from the LS, Local Service District to the R-3, Single-Family Residential District, and in consideration of the condition voluntarily offered by the applicant in his letter dated December 15, 2025, I move to forward a recommendation of _____

[approval or denial]

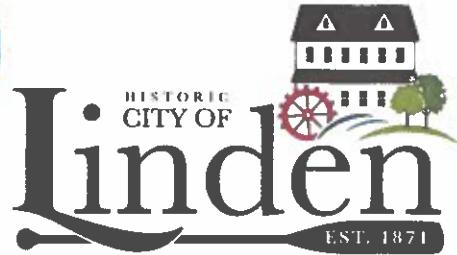
to the City Council, upon a finding that the conditional rezoning request _____
[does or does not]

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: Rezoning application and supporting materials, dated December 8, 2025
Wade Trim review letter dated December 29, 2025

RECEIVED
DEC 09 2025
BY:

**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: Noah Morgan
Address: 15102 Pinewood Trail City Linden State MI ZIP 48451
Phone: _____ Email: _____

Property Owner's Name: Noah Morgan
Address: 15102 Pinewood Trl City Linden State MI ZIP 48451

Property Address: 1013 N Bridge St Property Tax #: 61-20-502-003
Legal Description: Lot 3 of the Assessors Plat #3

Property Size: 0.19 acres OR square feet
Current Zoning: LS District Current Use: Single Family Dwelling
Proposed Zoning: R3

Reason(s) for Requesting Zoning Amendment: To align current use with future
residential use and conform with City Ordinance.
See Attached Details.

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

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: Noah Morgan

Date: 12/8/2025

THIS SECTION FOR CITY USE ONLY

Fee Paid: _____ Date: _____

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

Date Approved: _____ Denied: _____

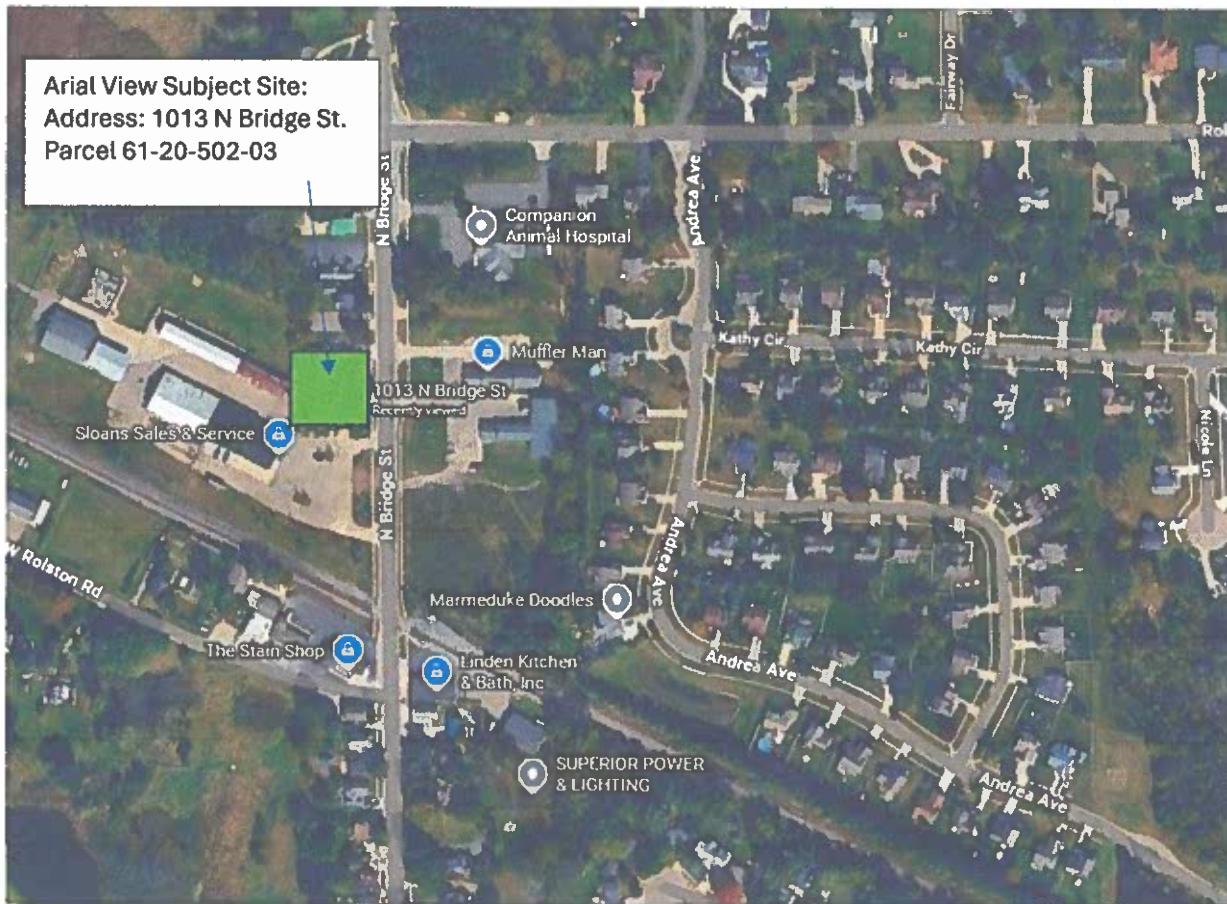
Signature of Zoning Administrator: _____ Date: _____

Re: 1013 N Bridge St., Linden MI, 48451 – Conditional Rezoning LS2 to R3

To align the property's long-standing residential use with future residential use, we are requesting a rezoning to the R3 District to allow a conforming single-family dwelling. The home was built in 1900 for residential purposes and has been used as a residence for over 125 years. Its current LS Service District zoning classifies it as a legal nonconforming use due to a past master plan change that designated the area as commercial.

Rezoning to R3 would restore appropriate residential zoning and allow buyers to obtain traditional residential mortgages. Under the current nonconforming status, lenders require commercial loans with 25% down—an obstacle for most first-time homebuyers.

Before 2015, the house functioned as a duplex. It has since been updated with a new roof, HVAC systems, flooring, and paint, and is currently used as a single-family rental property. Our goal is for this home to be owned and enjoyed by a family who wants to live and grow in Linden.



Date: 12/15/2025
Planning Commission
City of Linden, 132 E. Broad St., Linden, MI 48451

Re: Request for Conditional Rezoning of 1013 N Bridge St to Residential R-3

Dear City of Linden Planning Commission and City Council,

We are writing to respectfully request that the property located at 1013 N Bridge St, be conditionally rezoned to its original and previously grandfathered Residential R-3 classification for purposes of conforming residential use. We also have filed an application for Zoning Map Amendment with the planning commission.

The conditional rezoning is to maintain its current use and make conforming with city ordinance. **Under the following conditions if rezoned, the property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence.**

Under the current zoning designation, the home does not enjoy conforming status and cannot be mortgaged for Residential bank lending guidelines prohibit. Restoring the R-3 classification would align zoning with the existing and intended use, eliminate nonconformity, and ensure the property meets all requirements associated with a lawful residential structure within the district.

We further request that any approval be structured such that, should a future owner wish to pursue a commercial use of the property, a full Site Plan Review and Zoning Hearing would be required to revert the parcel back to the LS District, in accordance with the City's Master Plan and established zoning procedures. This conditional approach would ensure long-term consistency with the City's planning objectives while still recognizing the property's historic and current role as a residence.

Our intent is simple: maintain the property as a home, formalize its zoning to match that use, and provide a clear, appropriate mechanism for any future zoning changes should a commercial conversion ever be pursued.

Thank you for your consideration of this request. We appreciate the Board's ongoing work to ensure thoughtful and consistent land-use decisions within the community, and we would welcome the opportunity to answer any questions or provide additional information as needed.

Sincerely,

The image shows two handwritten signatures. The first signature on the left is "Noah Morgan" in a cursive script. The second signature on the right is "Danielle Morgan" in a similar cursive script.

Noah Morgan and Danielle Morgan



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

December 29, 2025

City of Linden
132 East Broad Street
Linden, MI 48451

Attention: Planning Commission

Re: Conditional Rezoning Request, LS to R-3 District
Noah Morgan / 1013 North Bridge Street
Wade Trim Job No.: LDN6200-25D, Task 400

Dear Commissioners:

The applicant and property owner, Noah Morgan, is requesting the conditional rezoning of an approximately 0.19-acre property located at 1013 North Bridge Street, from the LS, Local Service District to the R-3, Single-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: | 1013 North Bridge Street |
| Applicant/Property Owner: | Noah Morgan |
| Property ID: | 61-20-502-003 |
| Project Location: | West side of North Bridge Street, north of the railroad tracks |
| Property Size: | 8,276.4 square feet (0.19 acres) |
| Property Frontage: | Approximately 15 feet on North Bridge Street |
| Current Use of Property: | Single-family dwelling |
| Existing Zoning of Property: | LS, Local Service District |
| Proposed Zoning of Property: | R-3, Single Family Residential District |
| Future Land Use Designation of Property: | Office |

*Please refer to the enclosed **Aerial Photo Exhibit***

PROJECT BACKGROUND

The subject site currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years; before 2015, it was occupied as a duplex, but as of today, it is occupied for single-family use. The property's current zoning (LS, Local Service District) does not allow residential use; therefore, the current use of the property as a single-family dwelling is non-conforming.

The applicant is seeking this rezoning to the R-3, Single-Family Residential District to make the residential use of the structure a conforming use. The R-3 District allows single-family dwellings as a principal permitted use and two-family dwellings as a special land use. Allowed by State-law and Section 154.030 of the City of Linden 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 December 15, 2025, that outlines one proposed condition which is being voluntarily offered by the applicant:

"The property is currently used as a Duplex, and if rezoned would only be utilized as a Duplex or Single-Family residence."

The process for reviewing a conditional rezoning request is the same as a traditional rezoning request, including a public hearing held by the Planning Commission. After holding the public hearing, the Planning Commission would make a recommendation for or against the request to City Council. At a regular meeting, the City Council would take final action on the request. 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.

CONDITIONAL REZONING REVIEW

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

Existing Land Use Conditions

The 0.19-acre subject site features an existing residential structure that is occupied for single-family residential use. Several properties adjacent to the subject site to the north are also residential structures, but with office use on the ground level and upper-story residential units. Other properties in the immediate vicinity which front North Bridge Street are occupied by a combination of office, personal service, and commercial uses.

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

Existing and Proposed Zoning

The subject site is currently zoned LS, Local Service District. The stated intent of the LS District, as established in Section 154.048,(D),(1) of the Zoning Ordinance, is as follows:

The district is designed primarily for the convenience of persons residing in the city by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit development of the enumerated functions in a manner which is compatible with uses in the surrounding area. To these ends, certain uses are excluded which would function more effectively in other districts.

The properties to the north of the subject site along the west side of North Bridge Street are also zoned LS District. Additional properties fronting North Bridge Street in this vicinity are zoned GC, General Commercial District.

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

These districts are 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.

Master Plan Recommendations

The 2023 City of Linden Master Plan has indicated that the subject site is future planned for Office use. In describing the Office future land use classification, page 64 of the Master Plan indicates the following:

This land use classification is intended for low intensity, single story office uses. Specifically, it is envisioned that professional offices such as medical, dental, financial and personal services would be preferred uses. Lands within this classification are found in three small concentrations within the city: immediately south of downtown along South Bridge Street; at the southwest corner of West Broad Street and Hyatt Lane; and, along North Bridge Street near East Rolston Road.

We have also 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:

- *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)*
- *Support affordable housing opportunities that are consistent with market conditions. (Vibrant Residential Neighborhoods Objective #4)*
- *Retain existing businesses and promote the development of new businesses in defined locations that provide needed employment, goods, and services for residents, visitors, and workers. (Thriving Economy and Business Districts Goal)*
- *As new commercial and mixed-use development occurs, consider upper floors for resident populations (Thriving Economy and Business Districts Objective #2)*

Findings

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

1. The residential structure on the subject site has been operated exclusively for residential use (single-family and/or duplex) for many years. A rezoning to the R-3 District would not change or impact the established character of the area.
2. In the long-term, the City's currently adopted Master Plan envisions the subject site for future office use as part of the North Bridge Street business district. Like the properties immediately adjacent to the north, the Master Plan would also support ground level office use with upper story residential use.
3. The proposed rezoning to the R-3 District does not accomplish the long-term goal of promoting office and/or mixed-use within the North Bridge Street business district. However, the Planning Commission may consider conditional R-3 District zoning as a short-term solution to allow for the single-family residential use to continue while supported by market demand.

City of Linden
December 29, 2025
Page 4

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,

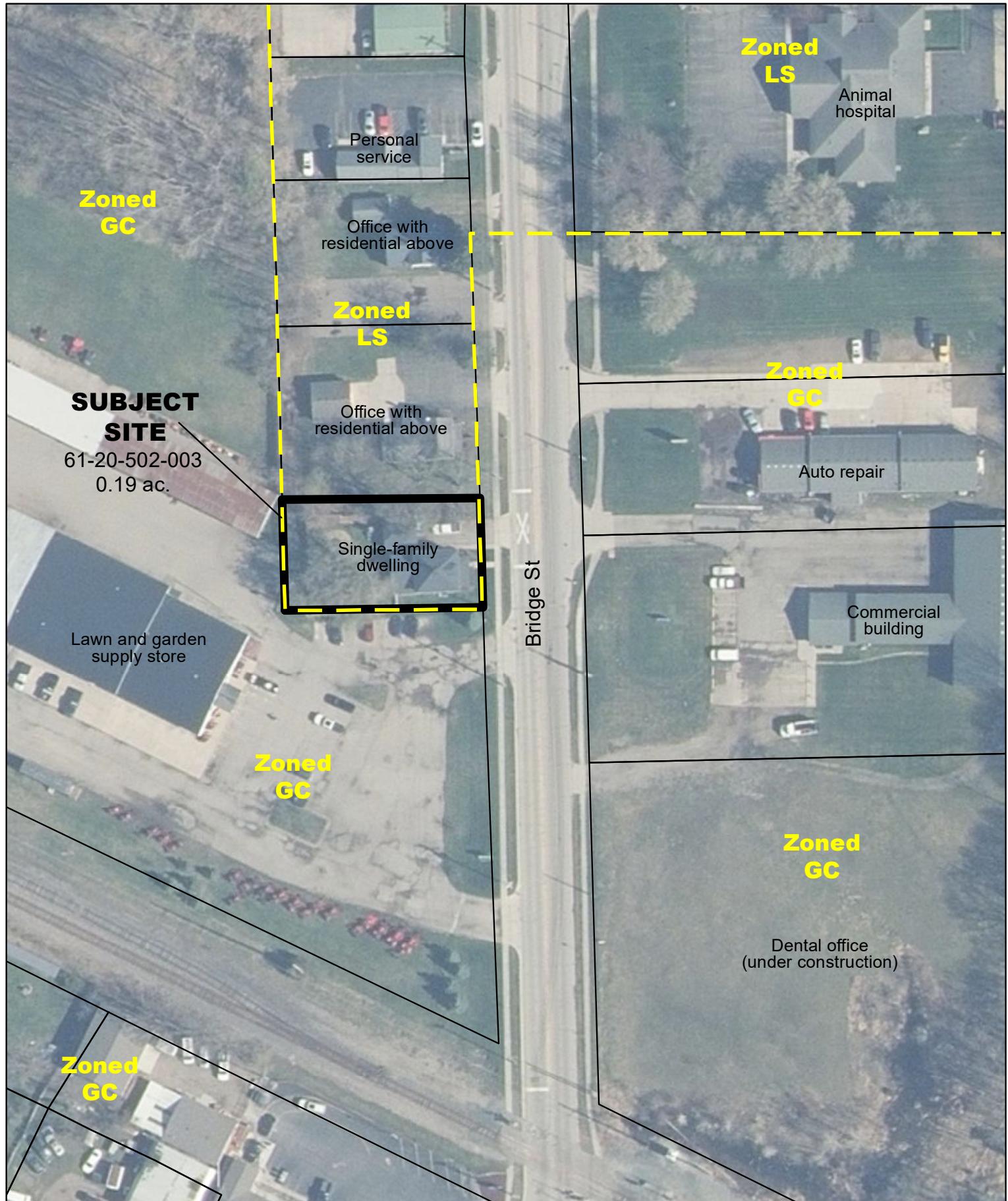
Wade Trim Associates, Inc.



Adam C. Young, AICP
Professional Planner

ACY:
LDN 6200-25D, Task 400
20251229_1013 N Bridge Conditional Rezoning Rvw-Ltr.docx

Enclosure: Aerial Photo Exhibit



1013 N. Bridge Street Rezoning Exhibit

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

0 50 100
Feet

