



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday, October 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 August 3, 2026 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

(A) 2027 Meeting Schedule

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

(A) PC-06-26 Political Sign Regulations Discussion

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, August 3, 2026

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 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, Jerry Link, Matt Mlinarich, John Hartranft, Cody Roblyer, Brad Dick, Robert Glover

Absent: None.

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

(A) Excuse Absent Members(s)

James Hurst, Phillip Steele

MINUTES APPROVAL

Hartranft inquired to Young regarding the site plan from the previous meeting to confirm whether all additional requests from the applicant had been successfully addressed. Young responded.

Motion by Roblyer, second by Dick to approve the minutes from the June 1, 2026 Regular Planning Commission meeting.

Motion by Dick, second by Roblyer to approve the minutes from the May 4, 2026 Regular Planning Commission meeting as amended.

PUBLIC HEARING/SPECIAL PRESENTATION

None.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) PC-05-26 - 119 W. Broad Street – Linden Presbyterian Church Site Plan – Re-Approval Request

Young reviewed his staff report: For those of you on the Planning Commission in 2022, you may recall the Linden Presbyterian Church site plan request for the reconfiguration and reconstruction of the existing offstreet parking lot and other improvements at their site located at 119 West Broad Street. The site plan for this project was approved by the City Planning Commission on December 5, 2022. On September 5, 2023, the Planning Commission approved a 1-year extension on the site plan

CITY OF LINDEN

**RESOLUTION NO. 13-26
A RESOLUTION ESTABLISHING THE REGULAR MEETING SCHEDULE FOR 2027**

WHEREAS, the Linden City Council wishes to establish its regular meeting schedule for 2027; and

WHEREAS, the Linden City Council wishes to provide proper posting for all City Boards and Commissions Meetings, in accordance with the Open Meetings Act; and

WHEREAS, meeting times may change, and special meetings may be scheduled from time-to-time, revisions to the regular meeting schedule below shall be posted in City Hall, in accordance with the Michigan Open Meetings Act;

NOW, THEREFORE BE IT RESOLVED, the Linden City Council instructs the City Clerk to post notification of the following regular meetings:

CITY COUNCIL

Regular meetings are held on the fourth Monday of each month at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden MI 48451 unless otherwise noted:

January 25, 2027	May 24, 2027	September 27, 2027
February 22, 2027	June 28, 2027	October 25, 2027
March 22, 2027	July 26, 2027	*November 8, 2027
April 26, 2027	August 23, 2027	*December 13, 2027

CITY COUNCIL WORK SESSIONS Work sessions are held on the second Monday of each month at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden MI 48451 unless otherwise noted:

January 11, 2027	May 10, 2027	September 13, 2027
February 8, 2027	June 14, 2027	*October 12, 2027
March 8, 2027	No July Work Session	No November Work Session
April 12, 2027	August 9, 2027	No December Work Session

PLANNING COMMISSION

Regular meetings are held on the first Monday of each month at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden, MI 48451 unless otherwise noted:

January 4, 2027	May 3, 2027	*September 7, 2027
February 1, 2027	June 7, 2027	October 4, 2027
March 1, 2027	*July 6, 2027	November 1, 2027
April 5, 2027	August 2, 2027	December 6, 2027

ZONING BOARD OF APPEALS

Meets the second Tuesday (as needed) of January, April, July and October at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden MI 48451 unless otherwise noted:

January 12, 2027	July 13, 2027
April 13, 2027	*October 13, 2027

**Special meeting dates may be scheduled on an as-needed basis on the second Tuesday of the month.

*Denotes meeting dates adjusted due to holidays.

HISTORIC DISTRICT COMMISSION Meets the third Wednesday of each quarter at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden MI 48451 unless otherwise noted:

January 20, 2027	July 21, 2027
April 21, 2027	October 20, 2027

LIBRARY BOARD Meets the first Thursday of the months below at 6:30 p.m. within The Loose Senior Center, located at 707 North Bridge Street, Linden MI 48451 unless otherwise noted:

January 7, 2027	June 3, 2027	December 2, 2027
April 1, 2027	September 2, 2027	

PARKS & RECREATION COMMISSION Meets the third Thursday of every other month at 6:00 p.m. or as needed:

January 21, 2027	May 20, 2027	September 16, 2027
March 18, 2027	July 15, 2027	November 18, 2027

DOWNTOWN DEVELOPMENT AUTHORITY Meets the fourth Thursday of each month at 8:30 a.m. at The Linden Community Center, located at 105 Mill Street, Linden MI 48451 unless otherwise noted:

January 28, 2027	May 27, 2027	September 23, 2027
February 25, 2027	June 24, 2027	October 28, 2027
March 25, 2027	July 22, 2027	*November 18, 2027
April 22, 2027	August 26, 2027	No December Meeting

SIGN COMMITTEE Meets Thursday at 8:30 a.m. if there is an agenda item in City Hall, 132 East Broad Street

BOARD OF REVIEW

March 2, 2027	Organizational meeting only 9:00 a.m.
March 8, 2027	3:00 p.m. – 9:00 p.m.
March 9, 2027	9:00 a.m. – 3:00 p.m.
July 20, 2027	9:00 a.m.
December 14, 2027	9:00 a.m.

*Denotes meeting dates adjusted due to holidays.

**MINUTES OF ALL MEETINGS ARE AVAILABLE FOR REVIEW UPON REQUEST MADE TO THE CITY CLERK
CHECK SUPPLEMENTAL POSTINGS TO CONFIRM MEETING TIMES AND DATES. ALL AGENDA PACKETS
ARE POSTED ON THE CITY'S WEBSITE.**

Adopted by the Linden City Council at their regular meeting held on Monday, September 28, 2026.

Elizabeth Armstrong, Mayor

Attest:

Kristyn Kanyak, City Clerk

approval. However, the project did not move forward and their site plan approval has since expired (per Section 154.024,(D),(6) of the City of Linden Zoning Ordinance).

Linden Presbyterian Church is now seeking to proceed with the project. They have submitted a new site plan application and site plan to secure a new site plan approval. The site plan for the project was prepared by Griggs Quaderer, Inc. and is dated November 14, 2022. This is the same site plan that was previously approved by the Planning Commission).

The applicant has indicated that the only change to the project is that the entry vestibule building addition is no longer proposed. Otherwise, they are seeking to move forward with the other improvements shown on the site plan, which include: reconfiguration and reconstruction of the existing off-street parking lot; demolition of the existing church “manse” building, which will be replaced with a new patio/multi-purpose space; new accessory building (240 square feet); new dumpster enclosure; new site lighting; new landscaping and site amenities; and new or reconfigured site utilities. Please note that the City's Historic District Commission previously reviewed the demolition of the manse building and issued a notice to proceed.

We have distributed the site plan for review by the various City departments, including engineering, public works, police, fire, and building. No concerns have been raised regarding the proposed project.

The City Engineer Dave Richmond from ROWE has previously reviewed the site plan and issued a letter dated November 29, 2022. He indicated that his prior comments still apply, and that he has no objections to re-approval of the site plan, subject to the items noted in his letter being addressed during detailed engineering review.

Weins opened public comment.

Applicant, Pastor Dawn Russell, discussed with commissioners the revised project and future plans, associated costs, different programs provided, and also a parking partnership with the city.

Public comment regarding request for updated lighting standards be implemented with the project.

Weissenborn advised there were no additional correspondences.

Commissioners discussed the engineering project site plan update, lighting plans, and parking and expressed their enthusiasm about the project.

Motion by Roblyer, second by Link to move to re-approve the site plan for Linden Presbyterian Church improvement project located at 119 West Broad Street. Roll Call. Motion carried 7-0.

Ayes: Hartranft, Glover, Weins, Dick, Link, Roblyer, Mlinarich

Nays: None

Absent: Hurst, Steele

COMMISSIONER/COMMITTEE REPORTS

Hartranft explained that as a liaison for the HDC that they have received the SHPO Grant for historic buildings within the city. Hartranft reviewed the weed treatment of the mill pond and requested City to seek independent review of the chemicals used. Glass Responded. Hartranft requested status of

the Mill and future occupancy. Glass responded. Dick also discussed the tour recently completed and structure along with costs involved.

ADJOURNMENT

The meeting was adjourned by Chairperson Weins at 7:22 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

DRAFT

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-06-26

FROM: Adam Young, AICP, City Planner

AGENDA: October 5, 2026 New Business (A)

TOPIC: Political Sign Regulations Discussion

Background: During the current election season, City Administration has received inquiries regarding the regulation of political signs. These inquiries have prompted a review of the political-sign provisions in the City of Linden Zoning Ordinance and the broader legal considerations associated with regulating temporary signs.

Linden's Zoning Ordinance defines political signs as temporary signs associated with an election or referendum. Section 154.156(F)(2) exempts political signs from permitting requirements, but requires adherence to certain standards:

"Political signs may be erected 36 days prior to an election. Such signs shall be erected on private property only and no less than 100 feet from any entrance to a building in which a polling place is located. All such signs shall be removed two days following Election Day."

This current language does not establish a maximum size for political signs nor a limit on the number of political signs that are allowed on a property.

The First Amendment protects political and other forms of noncommercial speech. In *Reed v. Town of Gilbert*, the United States Supreme Court considered a sign ordinance that divided temporary signs into categories based on their message and applied different size, location, and duration standards to those categories. The Court held that distinctions based on a sign's content are subject to strict judicial scrutiny. As a result, content based sign regulations may face an increased risk of legal challenge and may be found unconstitutional if challenged in court. (In practical terms, a regulation may be considered content based when an enforcement official must examine a sign's message to determine which standards apply.) In light of the *Reed v. Town of Gilbert* decision and in consultation with the City Attorney, the City has not been enforcing the time limitations applicable to political signs.

The Michigan Sign Guidebook, prepared by Scenic Michigan in 2021, recommends addressing political signs not as a unique sign type but rather under the broader heading of temporary signs. Suggested approaches include establishing a total amount of temporary sign area per parcel, regulating the height and materials of temporary signs, requiring signs to be well-maintained, and establishing a uniform display duration. The Guidebook identifies several higher-risk approaches, including banning political signs, applying size or material standards only to political signs, imposing overly restrictive sign-number limits, or restricting political signs to a period immediately before an election.

Requested action: Discussion only.

City Planner's recommendation: We recommend that the Planning Commission direct staff to review the City's political and temporary sign regulations comprehensively and prepare potential ordinance amendments for future consideration. This approach would allow the City to respond to the immediate questions concerning political signs while avoiding an isolated amendment that may leave similar message-based distinctions elsewhere in the ordinance.

Recommended motion: n/a

Attachments: None