



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday February 2, 2026

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the January 5, 2025 Regular Meeting

IV. PUBLIC HEARINGS/SPECIAL PRESENTATIONS

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

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-10c-25, Home Occupations Online Sales Discussion

VIII. NEW BUSINESS

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, January 5, 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 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: James Hurst, Aaron Wiens, Jerry Link, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, George Horn

Absent: None.

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

Excuse Absent Members(s)

MINUTES APPROVAL

Motion by Steele, second by Hartranft to approve the minutes from the December 11, 2025 Special Planning Commission meeting. Motion carried 9-0.

PUBLIC HEARING/SPECIAL PRESENTATION

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

Young reviewed his staff report: 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.

Young reviewed procedure regarding the public hearing, types of notices made available to the public, process of the public hearing, and the applicant's conditions.

Wiens opened public comment at 7:06 p.m.

Public comment from applicant, Noah Morgan, regarding the current property usage, ownership length of time, and explained mortgage issues for potential buyers due to the current zoning, master plan, and issue with other residents having rezoning issues for mortgage purposes.

Public comment regarding a house in a business location being common based on the age of the city. He requests flexibility in a transition area and has no issues with applicant's request.

Public comment regarding this being a home that is zoned R-3. There are other homes zoned commercial and would request to alleviate issues in the future for other home owners.

Weissenborn advised that there are no additional correspondences.

Weins closed public comment at 7:12 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

Public comment suggestion regarding after completion of LAFF pathway to consider a traffic study or research for ways to alleviate traffic on Silver Lake Court.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) PC-02-26, Welcome of New Commissioners & Election of Officers

Young welcomed the new commissioners appointed. Young referenced the Commission's bylaws and explained the requirement for annual elections of the Chairperson and Vice Chairperson. Young reviewed the roles and responsibilities of the Chairperson, Vice Chairperson, Planning Commission liaison, and discussed the relevant bylaws and ordinance language. Young also reviewed that a Welcome packet was emailed to commissioners and to reach out with any questions to staff.

Weins requested that commissioners introduce themselves and provide a brief overview along with length of service on the planning commission.

Weins opened nominations for Chairperson. Weins and Hartranft were nominated. Weins accepted the nomination. Hartranft declined the nomination.

Motion by Steele, second by Dick to nominate Aaron Weins as Chairperson. Motion carried 9-0.

Weins opened nominations for Vice Chairperson. Roblyer was nominated and accepted the nomination. No other nominations.

Motion by Dick, second by Steele to nominate Cody Roblyer as Vice Chairperson. Motion carried 9-0.

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

Young reviewed his staff report and his letter dated December 29, 2025 regarding the proposed rezoning request, background of the site, existing land use conditions, existing proposed zoning, master plan recommendations and findings. Young also reviewed the applicant's letter in detail.

The applicant explained the current use of the property and inquired regarding the decision tonight and the master plan being updated at a later date. Young clarified.

Commissioners discussed the conditional rezoning request with the applicant and Young, addressing current property use, owner contingencies, mortgage concerns, property location within the zoning map, and the current master plan.

Motion by Dick, second by Steele, to make a recommended motion 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 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 while it may not be exactly R3 compatible it does help maintain their goal of protecting central quality of established neighborhoods, provide varied and high quality housing needed person of all ages, support affordable housing, retains exiting business use, and promote the development of new business in defined locations because it allows them to change into an LS in the future. A new commercial and mixed-use development occurs consider upper floors for resident populations (Thriving Economy and Business Districts Objective # 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. Roll Call. Motion carried 7-2.

Ayes: Hartranft, Hurst, Steele, Horn, Wiens, Dick, Roblyer

Nays: Link, Mlinarich

Absent: None

COMMISSIONER/COMMITTEE REPORTS

Hartranft reviewed updated information as the HDC liaison regarding the Mill Renovations.

Dick welcomed new members to the Planning Commission.

No other comments from commissioners.

ADJOURNMENT

The meeting was adjourned by Chairperson Weins at 7:48 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____



**CITY OF LINDEN
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING FOR ZONING TEXT AMENDMENTS**

NOTICE IS HEREBY GIVEN, the City of Linden Planning Commission will conduct a public hearing on Monday, February 2, 2026, at 7:00 p.m., within the Loose Senior Center, located at 707 North Bridge Street, Linden, MI 48451. The purpose of this hearing is to provide opportunity for public comment on proposed amendments to Chapter 154 (Zoning) of the City of Linden Code of Ordinances. Amendments are proposed to Section 154.064 pertaining to Home Occupations.

The text of the proposed amendments 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 February 2, 2026 via email to clerk@lindenmi.us or addressed to:

Linden City Clerk's Office
P.O. Box 507
Linden, MI 48451

Post: January 14, 2026
Publish: January 18, 2026

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-10c-25

FROM: Adam Young, AICP, City Planner

AGENDA: February 2, 2026 Unfinished Business (A)

TOPIC: Home Occupations Online Sales Public Hearing and Discussion

Background: 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).

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.

After reviewing the topic in October and December 2025, the Planning Commission agreed to schedule a public hearing on a proposed zoning ordinance amendment to address and allow home occupation online sales. This public hearing has been noticed and scheduled for February 2nd. The proposed zoning ordinance amendment, dated January 13, 2026, is enclosed.

For reference, we reviewed home occupation requirements in similar and nearby communities and note the following:

- City of Fenton – The sale of products or services on the premises is prohibited; online sales are not stated as being prohibited.
- Village of Holly – Direct sales to customers are prohibited on the premises; online sales are not stated as being prohibited.
- City of Grand Blanc – Direct sales to customers are prohibited on the premises; online sales are not stated as being prohibited.

Please note that no changes are proposed to the home occupation use standards outlined in Section 154.064,(C). These standards seek to ensure that home occupations are appropriately integrated within and do not change the essential character of residential neighborhoods. Among other aspects, the standards of 154.064,(C) address: the amount of floor space which can be dedicated to a home occupation (max. 25% of a dwelling or accessory structure); prohibition of nuisance impacts (noise, odor, etc.); prohibition of non-resident employees; prohibition of outdoor display and storage; traffic standards; and, customer and delivery timeframes.

Requested action: Hold the public hearing and consider any comments received. If the Planning Commission wishes to move forward with the zoning ordinance amendment, it should forward a recommendation of adoption to City Council.

City Planner's recommendation: We advise the Planning Commission to forward a recommendation of adoption to City Council.

Recommended motion: I move to recommend to City Council that they adopt amendments to Section 154.064 of the City of Linden Zoning Ordinance as outlined in the report dated January 13, 2026.

Attachment:

- Home Occupations Potential Zoning Ordinance Amendment, dated January 13, 2026

**City of Linden
Home Occupations
Potential Zoning Ordinance Amendments**

Prepared by Wade Trim
January 13, 2026 DRAFT

Key:

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

SECTION 154.064 HOME OCCUPATIONS

(A) *Permitted home occupations.*

[No changes proposed to the current language]

(B) *Prohibited home occupations.* The following uses are expressly prohibited as a home occupation:

- (1) Automobile truck, recreation vehicle, boat, motorcycle, or small engine repair, bump and paint shops, salvage or storage yards;
- (2) Kennels or veterinary clinics;
- (3) Medical or dental clinics;
- (4) **On-site** retail sales of merchandise (**not including online sales or e-commerce**);
- (5) Eating and/or drinking establishments;
- (6) Undertaking and funeral homes; and
- (7) Adult uses and sexually-oriented businesses.

(C) *Use standards.*

[No changes proposed to the current language]

(D) *Permits.*

[No changes proposed to the current language]



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Presents

FEBRUARY 15th, 2026

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ON THE THIRD WEDNESDAY OF THE MONTH
JANUARY 21ST, FEBRUARY 18TH MARCH 18TH, APRIL 15TH, 2026
SESSIONS AT 6:00 PM AND 7:00 PM

Join us for a night of fun and games at our
Bingo Night! Get ready to shout "Bingo!" as we play
for Cash prizes during three seperate sessions.

BINGO | PULL-TABS | SNACKS



Linden Community Center
105 Mill St. Linden, MI 48451

www.happeninginlinden.com

