



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday, June 1, 2026

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the May 4, 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) Attendance Letter

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

(A) PC-04-26 - 106 S. Bridge Street, Combined Preliminary & Final Site Plan Review

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, May 4, 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: James Hurst, Aaron Wiens, Jerry Link, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, George Horn

Absent: None.

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

(A) Excuse Absent Members(s)
None.

MINUTES APPROVAL

Hartranft commented regarding commissioner committee reports and his request for an update on the Linden Mill, to which Glass responded. Hartranft stated that he has not found publicly available information regarding the current status of the mill renovation and requested additional detail be included in the minutes.

Motion by Steele, second by Roblyer to approve the minutes from the April 6, 2026 Regular Planning Commission meeting. Motion carried 8-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-03b-26 Revised Draft of Proposed Housing Readiness Zoning Ordinance Amendments

Wiens requested from commissioners a motion to open public hearing.

Motion by Steele, second by Link, to open the public hearing. Motion carried 8-0.

Wiens opened public comment at 7:03 p.m.

Young reviewed his staff report: The Planning Commission held a public hearing in October 2025 on proposed zoning ordinance amendments pertaining to housing. After the public hearing, the Planning Commission forwarded a recommendation of adoption to City Council. After receiving the Planning Commission's recommendation, the City Council reviewed and deliberated on the proposed amendments during several meetings and study sessions. During their March 9, 2026 study session, the Council requested numerous changes to the proposed amendments. We then prepared an updated draft of amendments, dated March 12, 2026, for further review by the Council which occurred during their March 23, 2026 regular meeting. Because the updated draft of amendments included new changes that were not included in the draft that was reviewed during the October 2025 public hearing, we advised the Council that the revised amendments should be sent back to the Planning Commission to hold another public hearing. We have prepared a revised draft of amendments, dated April 28, 2026 which incorporates two minor changes. The Planning Commission agreed that a

public hearing should be held to gain citizen comments on the draft. This public hearing has been noticed and scheduled for the May 4, 2026 Planning Commission meeting.

Young also reviewed the public hearing procedure and process.

Wiens requested public comment. No comments were received.

Weissenborn advised there are no additional correspondences.

Wiens requested a motion to close the public hearing.

Motion by Steele, second by Roblyer to close the public hearing. Motion carried 8-0.

Wiens closed public comment at 7:09 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

(A) PC-03b-26, Revised Draft of Proposed Housing Readiness Zoning Ordinance Amendments

Wiens requested comments from the commissioners.

Dick stated that he had no further questions and that the information provided reflected what City Council had requested.

Wiens advised that the information is clear and logical.

No additional comments from commissioners.

Motion by Roblyer, second by Steele to move that the proposed housing-focused Zoning Ordinance amendments, as outlined in the report dated April 28, 2026, are forwarded to the City Council for adoption. Roll Call. Motion carried 8-0.

Ayes: Hartranft, Hurst, Steele, Wiens, Dick, Link, Roblyer, Mlinarich

Nays: None

Absent: Horn

NEW BUSINESS

COMMISSIONER/COMMITTEE REPORTS

Hartranft advised that Bridge Street Brewtique withdrew their mural application for the bridge adjacent to their property.

Dick advised of the upcoming Memorial Day Parade.

No further comments from commissioners.

ADJOURNMENT

Motion by Steele, second by Roblyer to adjourn meeting.

The meeting was adjourned by Chairperson Wiens at 7:12 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

DRAFT



132 E. Broad St., P.O. Box 507 • Linden, MI 48451 • 810.735.7980

May 7, 2026

George Horn
420 E. Rolston
Linden, MI 48451

Dear Planning Commissioner,

Our records indicate that the last Planning Commission meeting you attended was Monday, January 5, 2026. Section 6 of the City of Linden's Planning Commission by-laws reads: "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."

The Planning Commission would like to make sure all commissioners are attending the meetings, as upcoming decisions should have input from those who serve. If you no longer have the time to serve, please let the Deputy Clerk know by Monday, May 25, 2026. Feel free to contact our offices by phone at (810) 735-7980 or by email: deputyclerk@lindenmi.us.

The Planning Commission will continue to meet monthly, on the first Monday unless affected by a holiday. If you choose to not serve, the City is always looking for volunteers for City events! We hope you will continue to be involved.

Sincerely,

Nicole Weissenborn
Deputy Clerk
City of Linden
132 E. Broad St., P.O. Box 507
Linden, MI 48451
deputyclerk@lindenmi.us
810.735.7980

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-04-26

FROM: Adam Young, AICP, City Planner

AGENDA: June 1, 2026, New Business (A)

TOPIC: 106 South Bridge Street – Linden Commons – Combined Preliminary & Final Site Plan Review

Background: We are in receipt of a combined preliminary and final site plan application for the establishment of a multi-vendor commercial market space (Linden Commons) within the ground floor of the existing building located at 106 South Bridge Street. The property is 7,318 square feet in size and is zoned Central Business District.

Presently, 106 South Bridge Street consists of a historic, two-story building. The main level is currently unoccupied (with the exception of a small space for the Ice Cream Garage business), while the second floor features residential units which are to remain unchanged. The applicant intends to renovate the main level of the building (2,774 square feet in size) to accommodate vendor sales space, seating areas, a commercial kitchen, and restrooms.

Because the total floor space of the proposed use is greater than 2,500 square feet, this project is not eligible for administrative site plan review; rather, this project requires site plan review and approval by the Planning Commission (see Section 154.024,(B),(1),(b),(6)).

Typically, a two-step site plan review process is stipulated in Section 154.024 of the City of Linden Zoning Ordinance. However, according to Section 154.024,(E), “an applicant may, at his or her discretion and risk, combine a preliminary and final site plan application for approval.” The applicant has chosen to follow this route. In this instance, the Planning Commission must waive the review of the preliminary site plan to proceed with the review of the final site plan as submitted. If warranted, due to the complexity of the project or insufficient information provided, the Planning Commission retains the authority to require submittal of a preliminary site plan separate from a final site plan.

To assist you in reviewing this project, a detailed site plan review has been conducted by the City planning consultant Wade Trim (review letter dated May 27, 2026). The site plan has also been distributed for review to various City departments including the Department of Public Works, Police and Fire. The Police Chief and Public Works Director both responded and indicated off-street parking as being of concern.

Requested Action: The Planning Commission should consider the combined preliminary and final site plan for the proposed market space use. In reviewing the site plan, the Planning Commission shall determine whether the plan meets the specifications and standards outlined in Section 154.024,(D),(3) of the Zoning Ordinance. The Planning Commission may suggest and/or require modifications in the proposed final site plan as are needed to gain approval.

Effect of Approval: Approval of a final site plan authorizes the applicant to apply for a building permit, certificate of zoning compliance and/or certificate of occupancy. A building permit, certificate of zoning compliance and/or certificate of occupancy will not be granted for site plans approved with conditions until the remaining issues have been addressed and resolved to the satisfaction of the City.

Expiration of Approval: Approval of a final site plan shall expire and be of no effect one (1) year following the date of approval unless construction has begun on the property in conformance with the approved final site plan. The applicant can request a one (1) year extension from the Planning Commission a month prior to the date of expiration. Approval shall also expire and be of no effect unless a building permit shall have been taken out within one hundred eighty (180) days of the date of approval of the final site plan.

City Planner's Recommendation: We are in support of the project and the ultimate approval of the site plan.

Recommended Motion: The Planning Commission may wish to see the revised site plan again for further review, or may consider contingent approval. This leaves two options for a motion:

To Postpone:

I move to postpone action on the combined preliminary and final site plan for 106 South Bridge Street, to allow the applicant to prepare a revised site plan for further review by the Planning Commission.

To Approve Contingently:

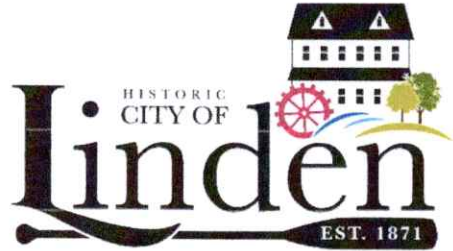
Because the combined preliminary and final site plan for 106 South Bridge Street demonstrates consistency with the site plan review standards of Section 154.024,(D),(3) of the Zoning Ordinance, I move to approve the site plan, dated May 11, 2026, contingent upon the following:

- 1. That a revised site plan is submitted for administrative review and approval which addresses the items noted in the Wade Trim review letter dated May 27, 2026.*
- 2. [List any other contingencies as deemed necessary by the Planning Commission...]*

Attachments:

- Planning Review – Wade Trim review letter dated May 27, 2026

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: Robert & Sarah Page
 Address: 12201 N Fenton Rd City Fenton State MI ZIP 48430
 Phone: 248-431-8191 / 810-845-9703 Email: 106S Bridge St LLC@gmail.com

Property Owner's Name: 106 S Bridge St LLC
 Address: 12201 N Fenton Rd City Fenton State MI ZIP 48430

Property Address: 106 S Bridge St Property Tax #: 61-20-552-055

Zoning District: Downtown Linden

Property Size: 0.168 acres OR _____ square feet

Proposed Use: Booth Rental for small businesses / Event Space / Commercial Kitchen

New Structure: _____ Addition: _____ Iteration/Repair/Replacement: X

Plat Development: _____ Site Condominium Development: _____

Other: _____



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.

BY: _____

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: [Signature]

Date: 5/6/26

Fee Paid \$750.00 Escrow Paid \$4,000.00 Date: 5/6/26

Referred to Planning Commission: _____ Meeting Date: _____

Date Approved: _____ Denied: _____

Signature of Zoning Administrator: _____

THIS SECTION FOR CITY USE ONLY



Date: _____ CITY OF LINDEN

LINDEN COMMONS

106 S BRIDGE ST, LINDEN, MI

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T002 AND T003 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC. AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

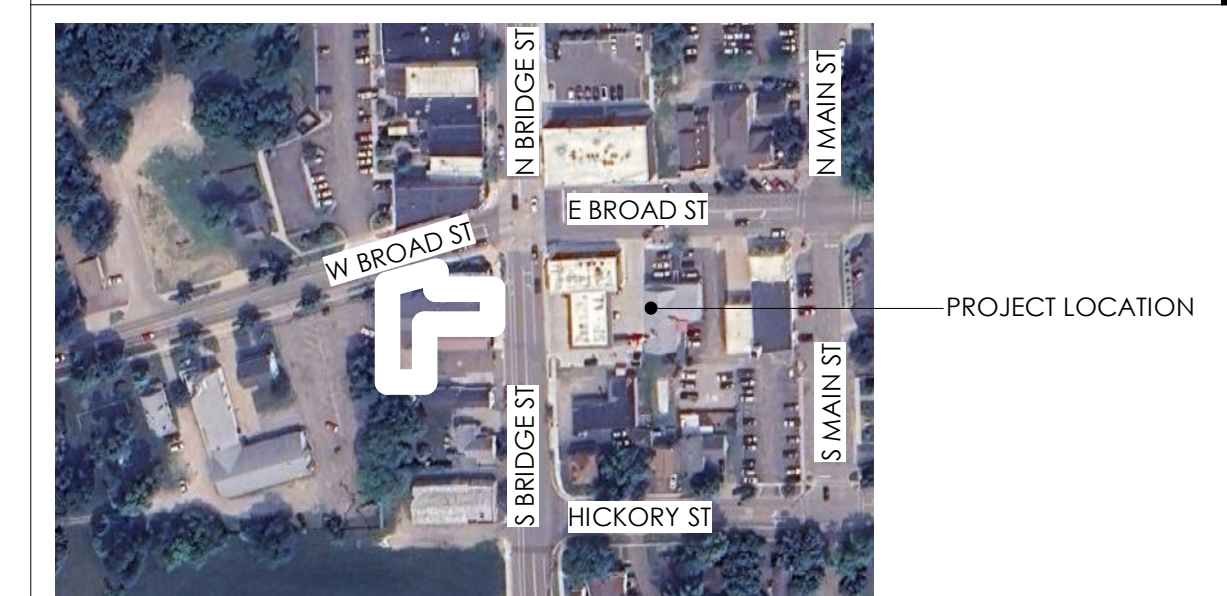
AN EXISTING HISTORIC BUILDING IS BEING RENOVATED TO HAVE A NEW COMMUNITY SPACE ON THE FIRST FLOOR AND THE UPPER APARTMENTS ON THE SECOND FLOOR ARE TO REMAIN.

ZONING MAP

ZONING - CBD, CENTRAL BUSINESS DISTRICT



CONTEXT MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	04/01/2026 - PERMIT SET	05/11/2026 - SITE PLAN APPROVAL SET
GENERAL			
T000	TITLE SHEET	X	X
T001	RENDERINGS	X	X
T002	GENERAL MOUNTING HEIGHTS + ABBREVIATIONS	X	X
T003	PLUMBING MOUNTING HEIGHTS	X	X
T004	CODE COMPLIANCE - REHAB CODE	X	X
T005	CODE COMPLIANCE	X	X
T006	AREA PLANS	X	X
CIVIL			
C100	ARCHITECTURAL SITE PLAN	X	X
ARCHITECTURAL			
A000	EXISTING FLOOR PLANS	X	
A001	EXISTING FLOOR PLANS	X	
A110	DEMOLITION PLANS	X	
A120	PARTITION TYPES	X	
A121	NEW FLOOR PLANS	X	
A130	ENLARGED PLANS	X	
A140	FINISH PLAN & SCHEDULE	X	
A200	REFLECTED CEILING PLANS	X	
A220	ROOF PLAN	X	
A300	INTERIOR ELEVATIONS	X	
A310	INTERIOR DETAILS	X	
A400	DOOR SCHEDULE	X	
A500	EXTERIOR ELEVATIONS	X	X
A501	EXTERIOR ELEVATIONS	X	X
A600	BUILDING SECTIONS	X	
A700	BALCONY DETAILS	X	
A800	COLUMN DETAILS	X	
A801	MECH UNIT ALT. SUPPORTING STRUCTURE	X	
A802	KITCHEN HOOD SUPPORT DETAIL	X	
PLUMBING			
P000	PLUMBING SYMBOLS AND NOTES	X	
P001	PLUMBING SPECIFICATIONS	X	
P002	PLUMBING SPECIFICATIONS	X	
P003	PLUMBING INSULATION APPLICATION SCHEDULES	X	
P110	PLUMBING PLANS	X	
P501	PLUMBING SCHEDULES	X	
MECHANICAL			
M000	MECHANICAL SYMBOLS AND GENERAL NOTES 30X42	X	
M001	MECHANICAL SPECIFICATIONS	X	
M002	MECHANICAL SPECIFICATIONS	X	
M003	MECHANICAL SPECIFICATIONS	X	
M004	MECHANICAL SPECIFICATIONS	X	
M005	MECHANICAL SPECIFICATIONS	X	
M006	MECHANICAL MATERIAL/INSULATION APPLICATION SCHEDULES	X	
M110	MECHANICAL PLANS	X	
M501	MECHANICAL SCHEDULES	X	
M701	MECHANICAL KITCHEN EQUIPMEN	X	
M702	MECHANICAL KITCHEN EQUIPMENT	X	
MPD110	FIRST FLOOR MECHANICAL DEMOLITION PLAN	X	
ELECTRICAL			
E000	ELECTRICAL SYMBOLS AND GENERAL NOTES	X	
E001	ELECTRICAL SPECIFICATIONS	X	
E002	ELECTRICAL SPECIFICATIONS	X	
E110	FIRST FLOOR POWER PLAN	X	
E210	FIRST FLOOR LIGHTING PLAN	X	
E401	ELECTRICAL ONE-LINE DIAGRAM	X	
E402	ELECTRICAL DETAILS	X	
ED110	FIRST FLOOR ELECTRICAL DEMOLITION PLAN	X	
Grand total: 53			



ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Bottle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
The Pagel's
106 S. Bridge Street
Linden, MI

CONSTRUCTION MANAGER/GC
Pillar Construction
2005 Orchard Lake Rd
Sylvan Lake, MI

MEP ENGINEER
IGNYTE Design
38 Commerce Ave SW, Suite 450
Grand Rapids, MI
(269) 203-5058
jrumohr@ignyte.design

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
LINDEN COMMONS
PROJECT ADDRESS
106 S BRIDGE ST, LINDEN, MI

ISSUE/REVISION
SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
DATE 5/6/2026 2:48:08 PM
SCALE
STAMP

PROJECT NUMBER
2025.137

TITLE SHEET
T000



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
 LINDEN COMMONS
 PROJECT ADDRESS
 106 S BRIDGE ST, LINDEN, MI

ISSUE/REVISION
 SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
 DATE 5/6/2026 2:48:08 PM
 SCALE
 STAMP

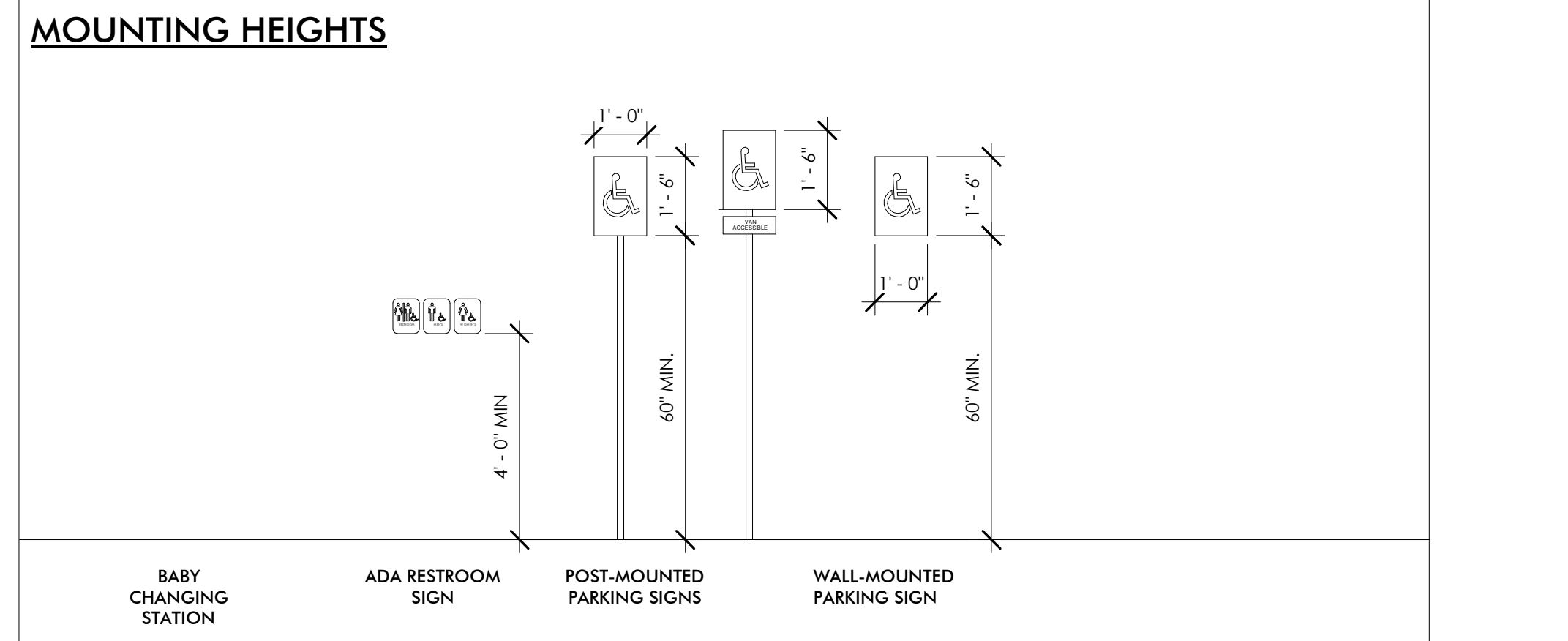
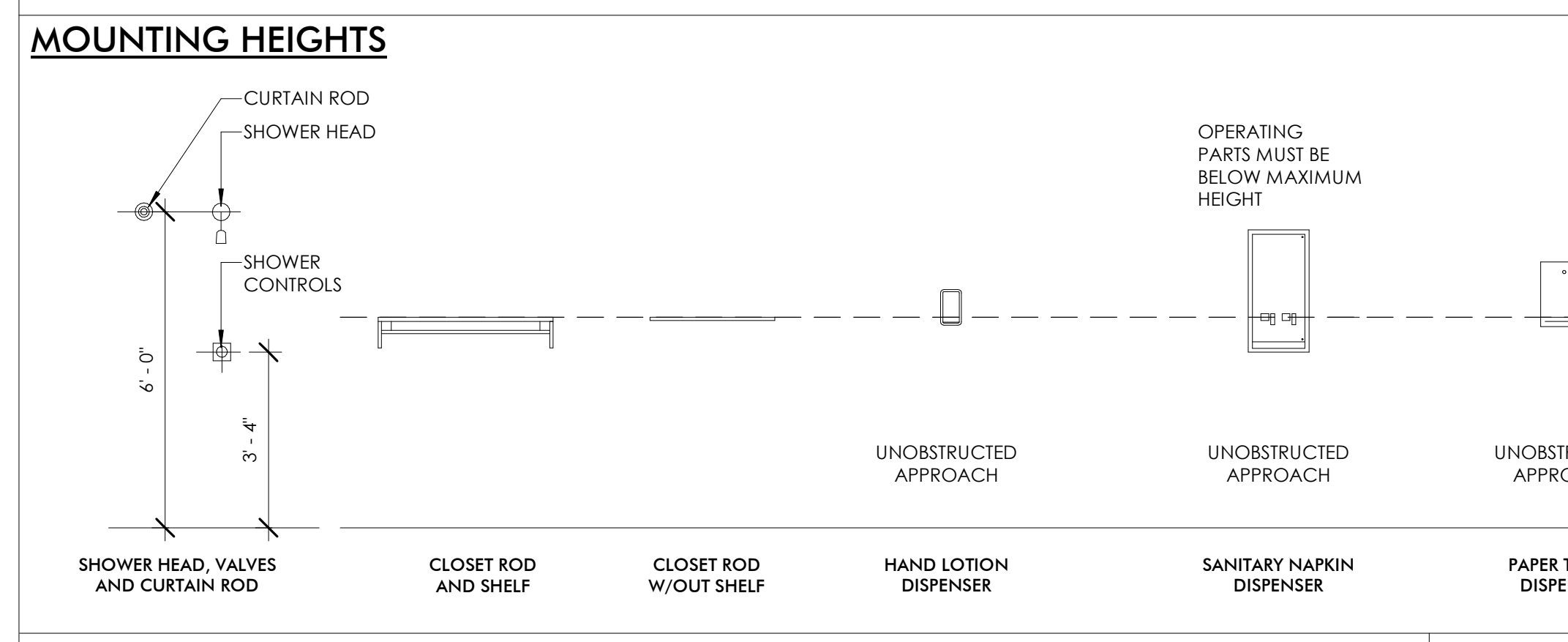
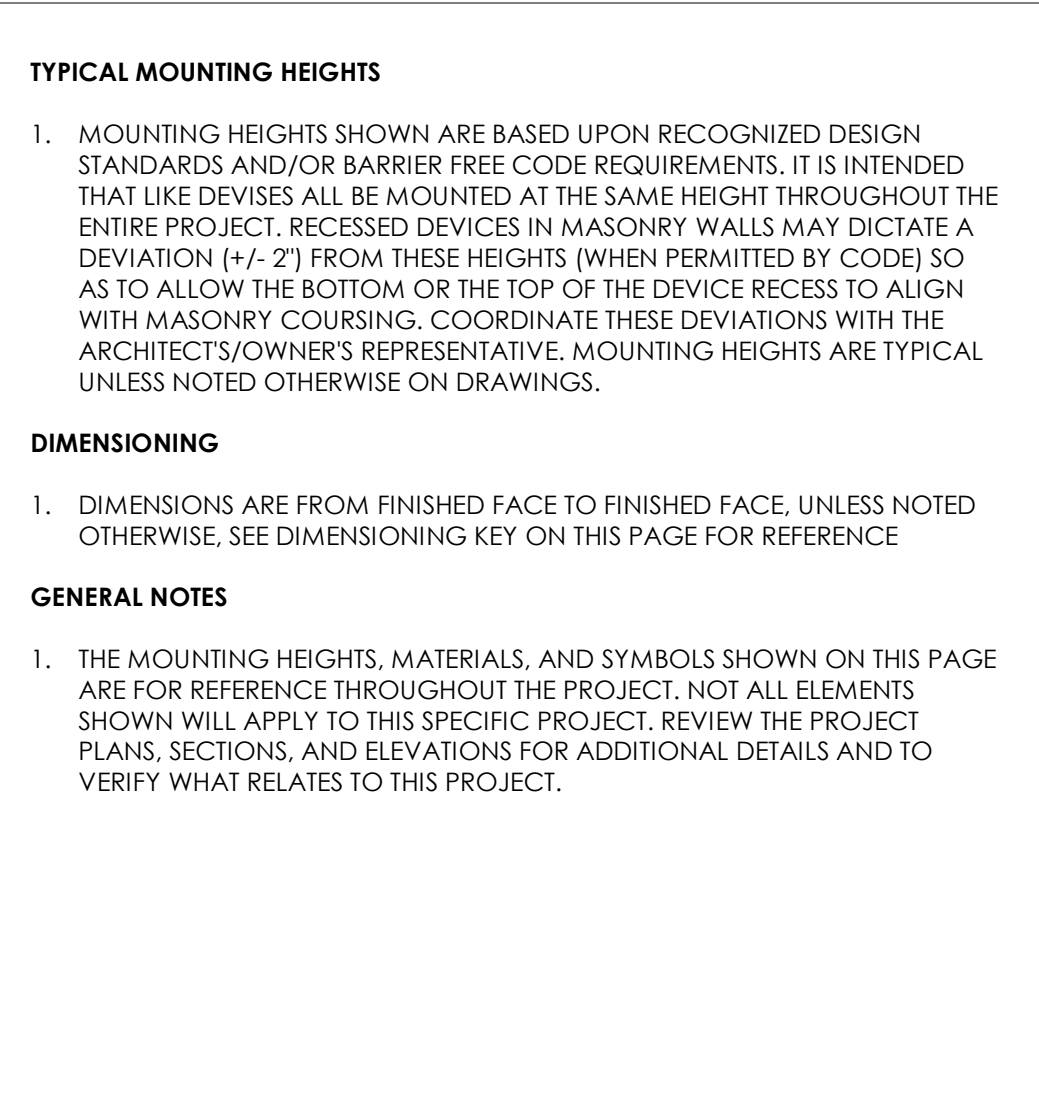
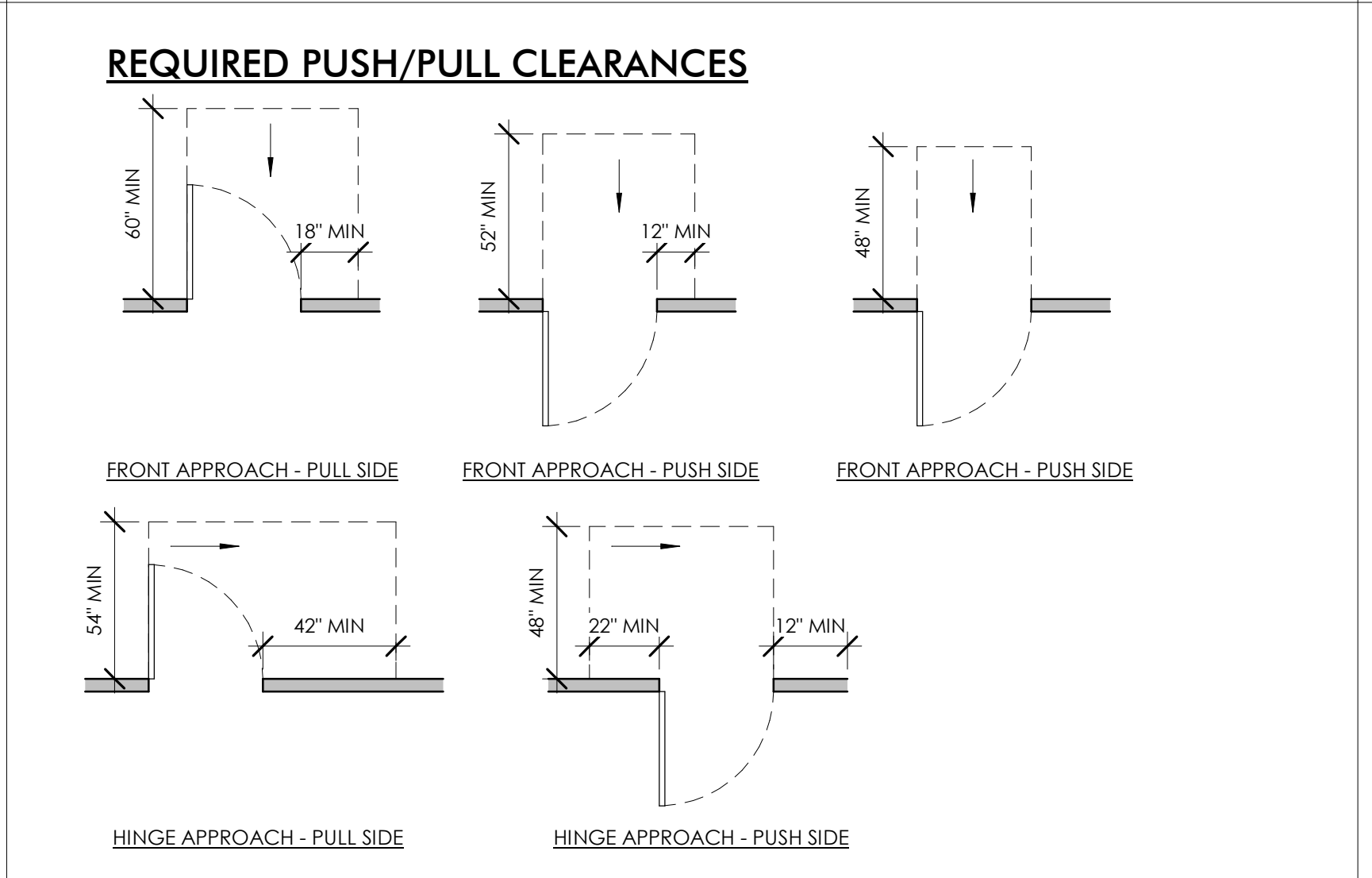
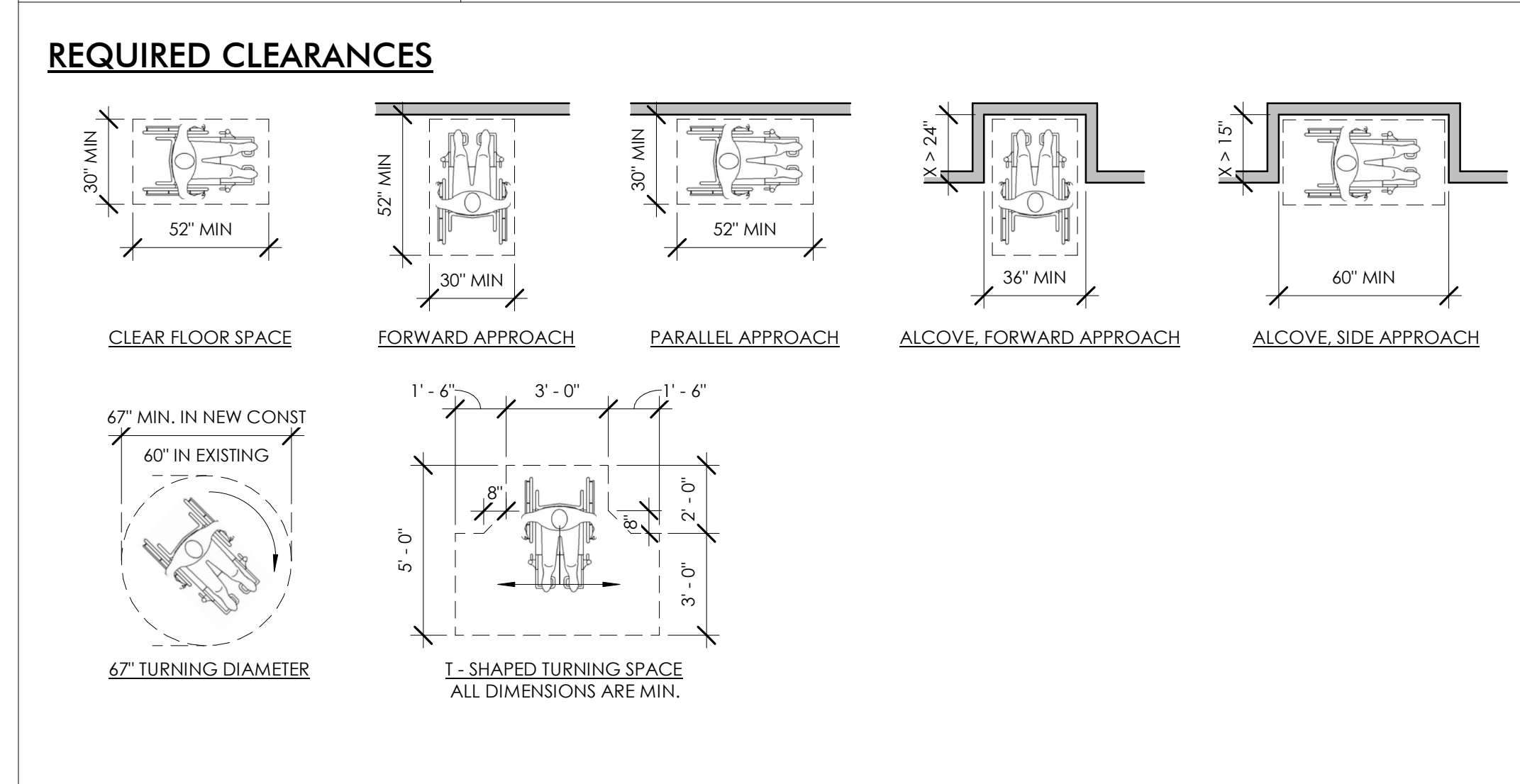
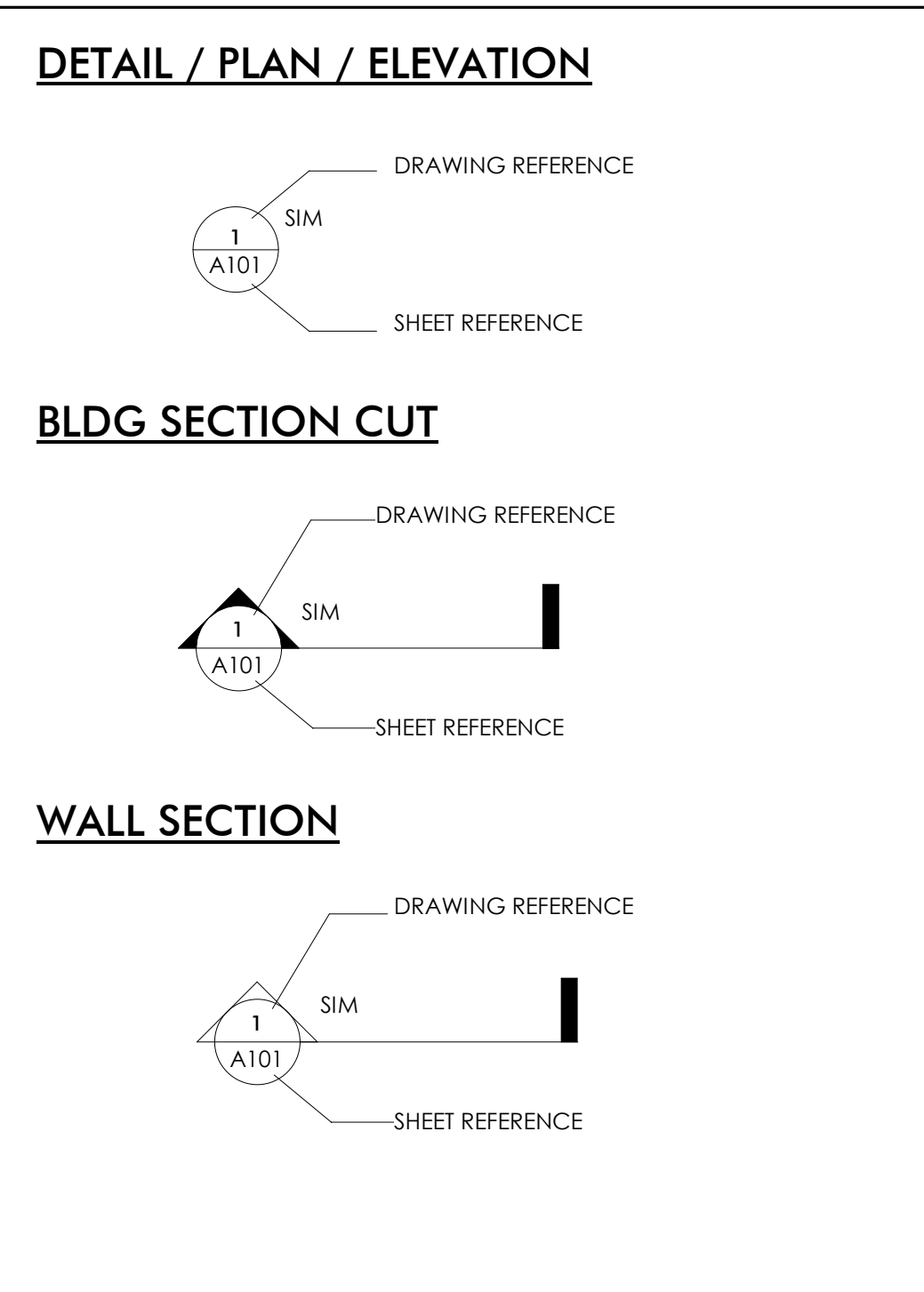
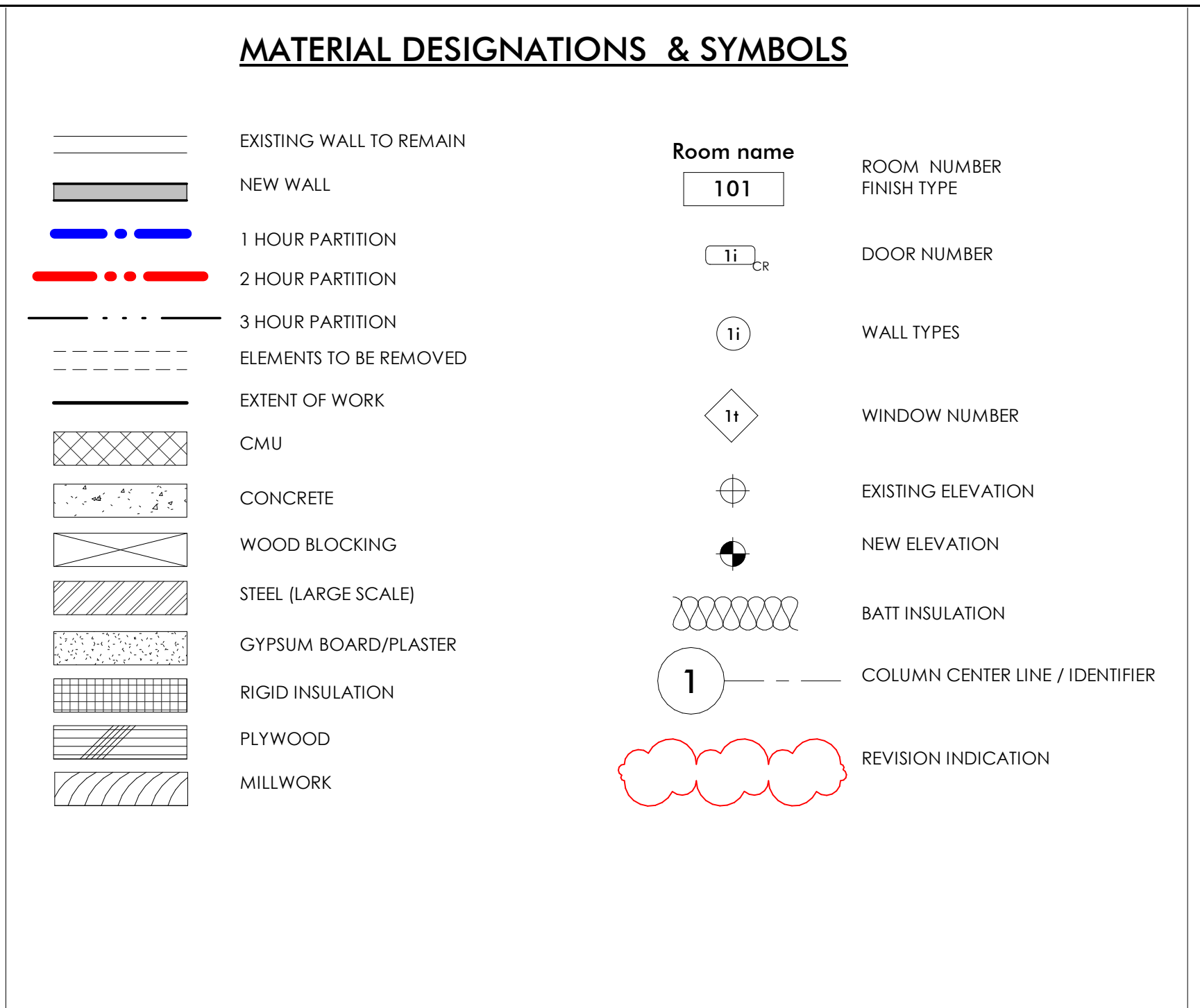
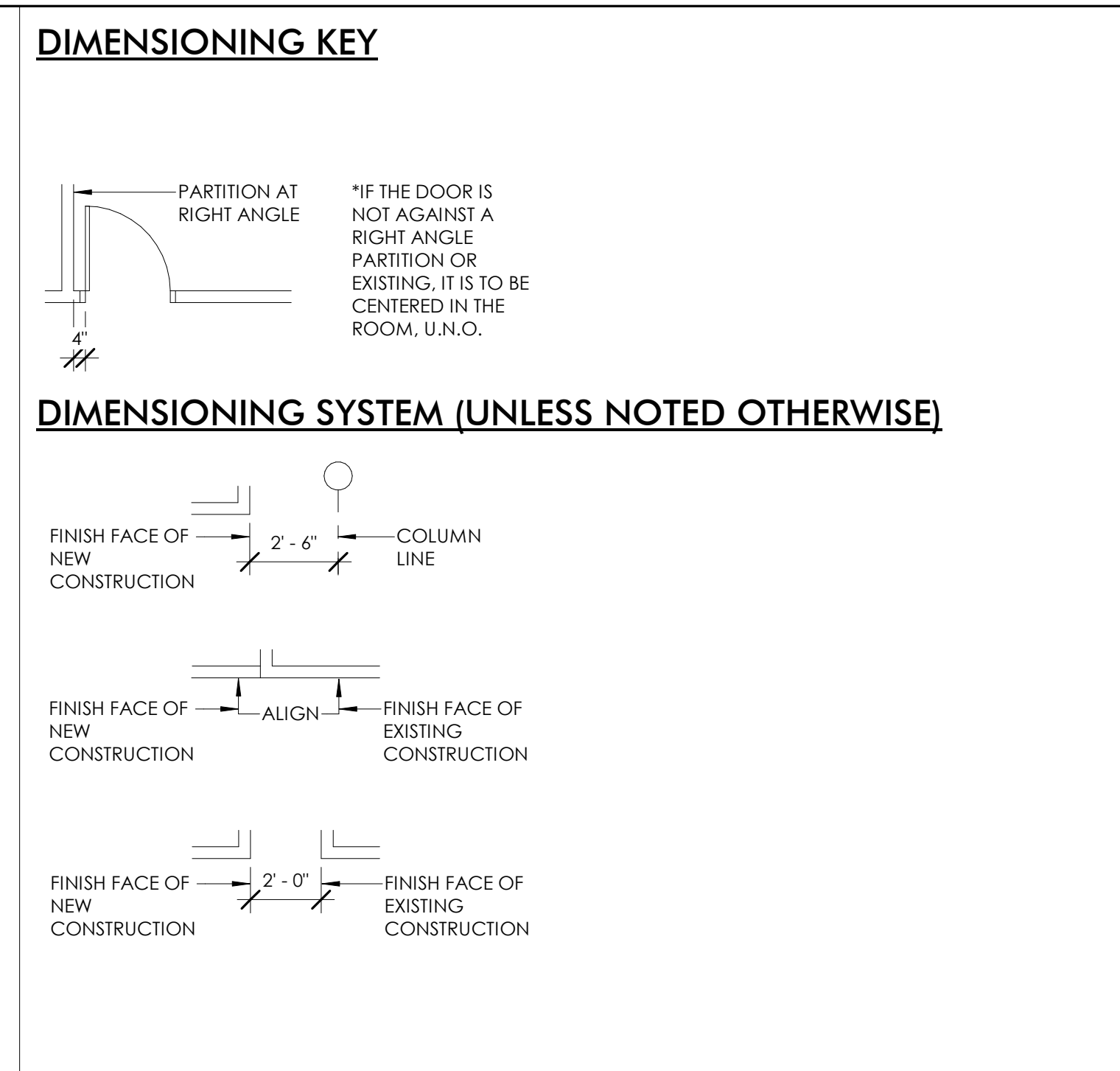
PROJECT NUMBER
 2025.137

RENDERINGS
T001

ABBREVIATION LIST	
A/C	AIR CONDITIONING
A/V	AUDIO/VISUAL
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT (URAL. URE)
ASSOC	ASSOCIATED
AUTO	AUTOMATIC
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS, BITUMEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	COMMUNICATIONS
CONC	CONCRETE
CONFG	CONFIGURATION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DEG	DEGREE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG(S)	DRAWING(S)
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIXT	FIXTURE
FL	FLOOR(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOS	FACE OF STUDS
FP	FIREPROOF(ING)
FT	FEET
FTG	FOOTING
FUR	FURR(ED)ING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GL	GLASS, GLAZING
GOVT	GOVERNMENT
GT	GROUT
GYP BD	GYP(SUM WALLBOARD
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING

ABBREVIATION LIST	
ID	INSIDE DIAMETER
IN	INCH(ES)
INCAN	INCANDESCENT
INCL	INCLUDE(D)ING
INSUL	INSULATION, INSULATED
INT	INTERIOR
JAN	JANITOR
JT(S)	JOINT(S)
KIT	KITCHEN
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LL	LIVE LOAD
LP	LOW POINT
LTG	LIGHTING
LTL	LINTEL
MANF	MANUFACTURE(R)
MAS	MASONRY
MATL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
PART	PARTITION
PC	PRECAST
PERF	PERFORATE(D)
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL(ED)
PR	PAIR
PREP	PREPARE (SURFACE)
PROV	PROVIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PVMT	PAVEMENT
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
REF	REFRIDGERATOR
REINF	REINFORCED
REQ'D / REQ'D	REQUIRED
RES	RESILIENT
RET	RETAINING
REV	REVISION(S) / REVISE(D)
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TECH	TECHNOLOGY
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)

ABBREVIATION LIST	
THRESH	THRESHOLD
TOC	TOP OF CURB
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSPARENT
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY UNLESS OTHERWISE NOTED
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VU	VENTILATION UNIT
VWC	VINYL WALLCOVERING
W	WATER RESISTANT
WJ	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WALL HUNG
WP	WORK POINT
WR	PAINT(ED)
WT	WEIGHT
WWF	WELDED WIRE FABRIC
#	NUMBER
&	AND
+/-	EXIST (OR APPROX) DIM - VIF
CL	CENTER LINE
L	ANGLE



PROJECT NAME
LINDEN COMMONS

PROJECT ADDRESS
106 S BRIDGE ST. LINDEN, MI

ISSUE/REVISION
SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY
CMN

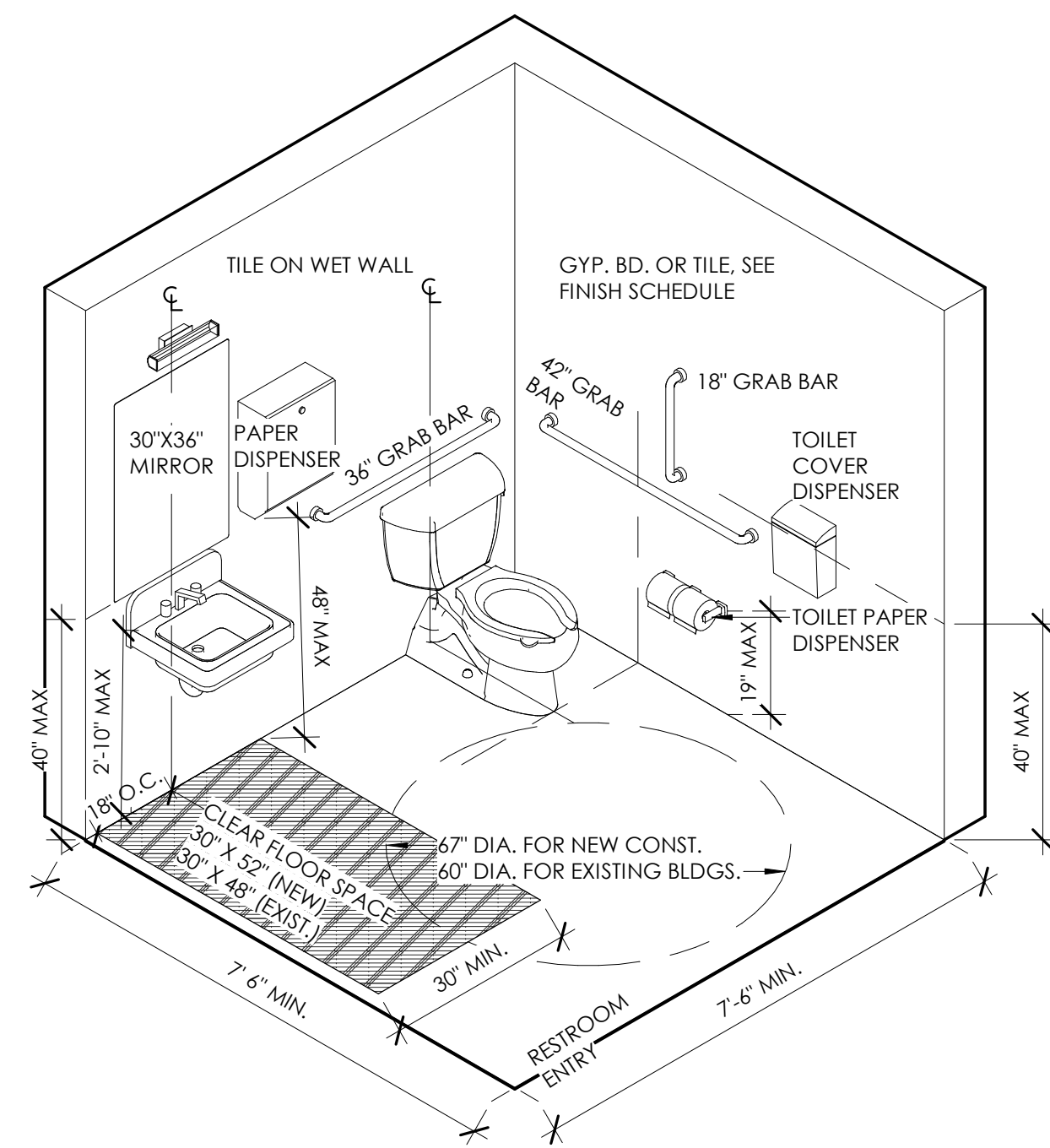
DATE
5/6/2026 2:48:09 PM

SCALE
As indicated

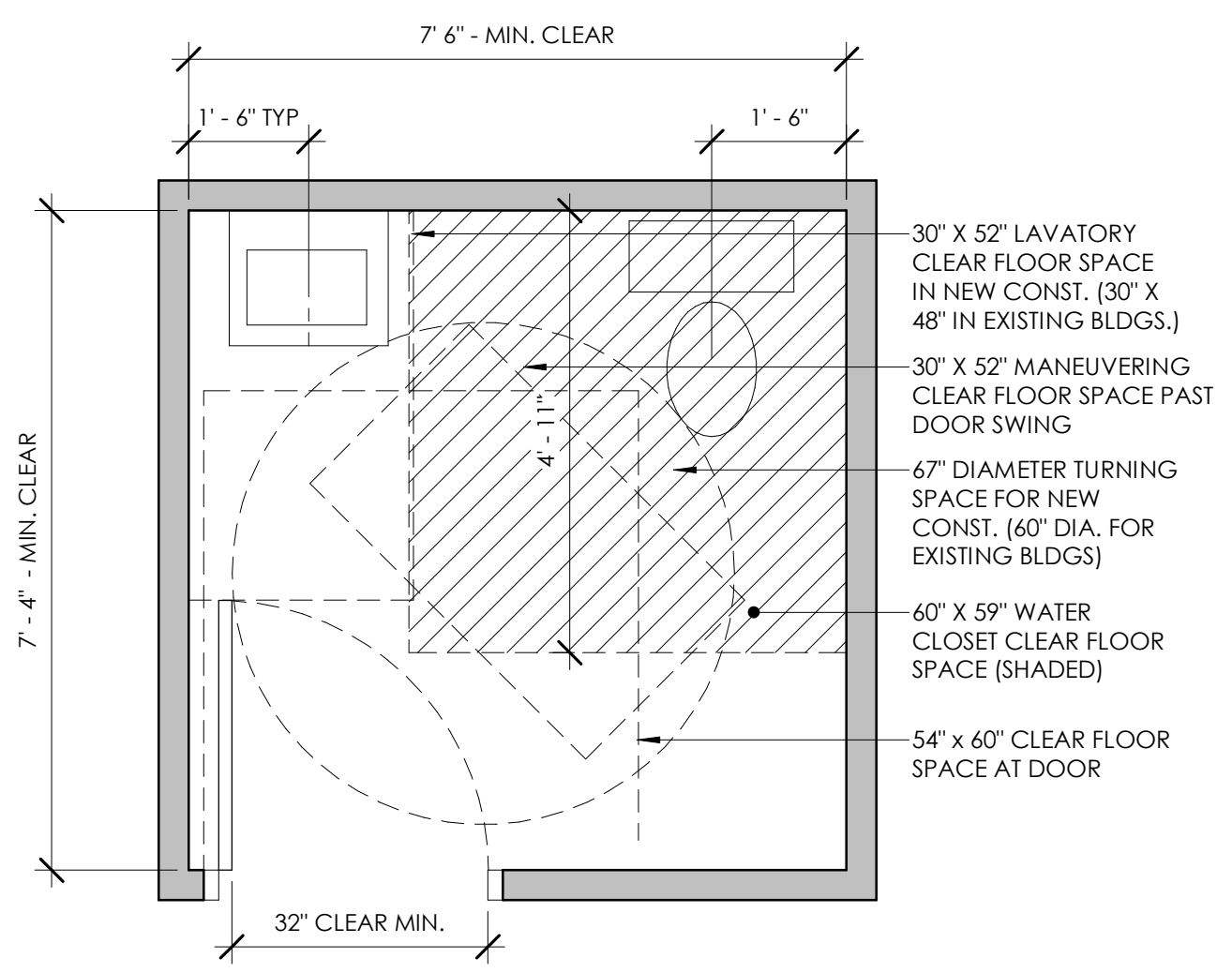
STAMP

PROJECT NUMBER
2025.137

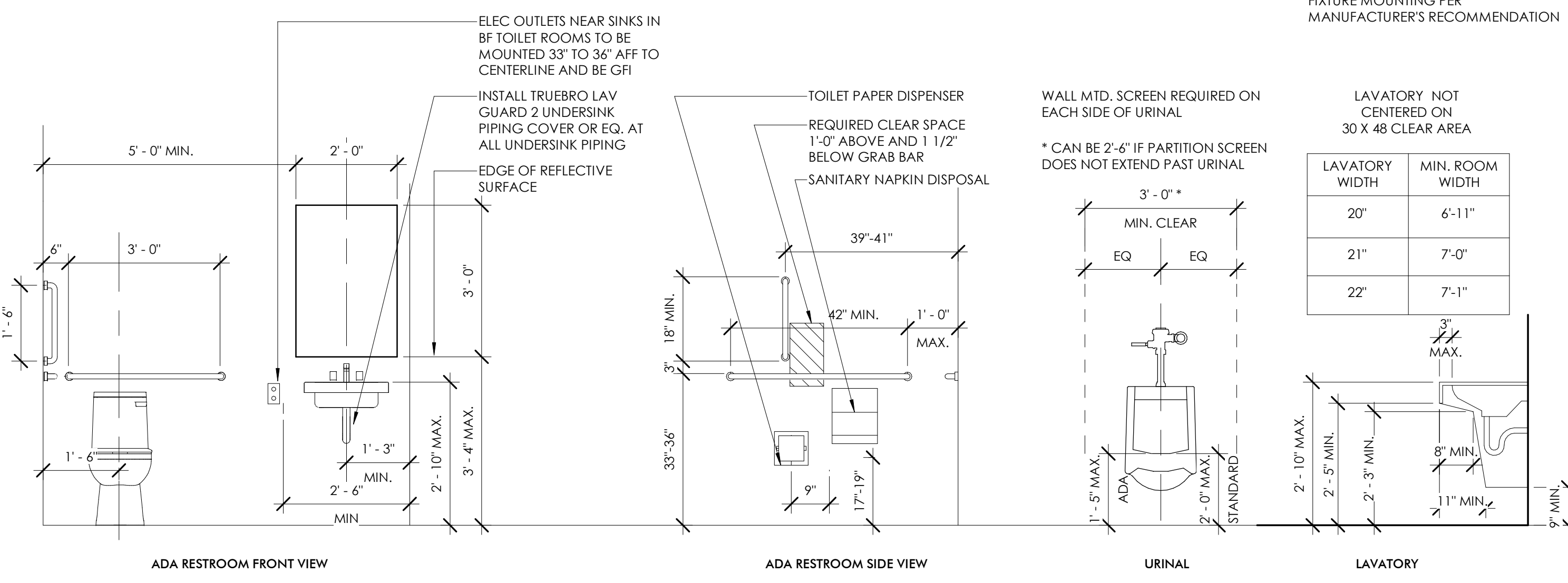
GENERAL MOUNTING HEIGHTS + ABBREVIATIONS
T002



ACCESSIBLE RESTROOM AXON - NTS

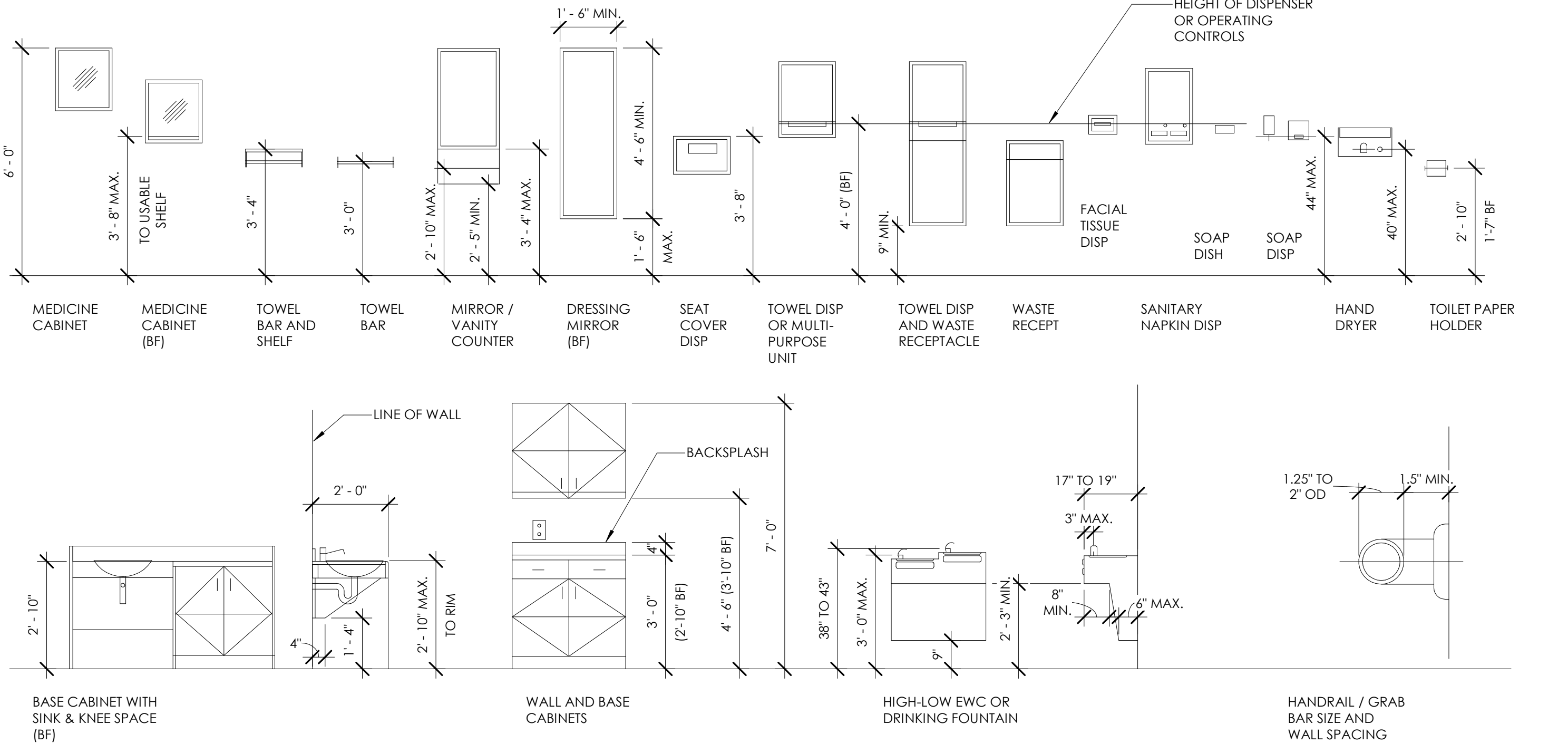


ACCESSIBLE RESTROOM PLAN - NTS



RESTROOM DETAILS - NTS

RESTROOM MOUNTING HEIGHTS



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
 LINDEN COMMONS
 PROJECT ADDRESS
 106 S BRIDGE ST, LINDEN, MI

ISSUE/REVISION
 SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
 DATE 5/6/2026 2:48:09 PM
 SCALE As indicated
 STAMP

PROJECT NUMBER
 2025.137

PLUMBING MOUNTING HEIGHTS
T003

2021 MICHIGAN REHABILITATION CODE

CHAPTER 6: CLASSIFICATION OF WORK SECTION 604

AREA OF RENOVATION = 3,000 SQUARE FEET, WHICH IS 51% OF THE TOTAL BUILDING AREA. THE WORK IS GREATER THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 3 ALTERATION.

SECTION 607.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

CHAPTER 7: ALTERATIONS - LEVEL 1

SECTION 702.5 REPLACEMENT WINDOWS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE MICHIGAN RESIDENTIAL CODE. REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 1031.3 OF THE MICHIGAN BUILDING CODE AND SECTION R310.2 OF THE MICHIGAN RESIDENTIAL CODE. PROVIDED THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. WHERE THE REPLACEMENT WINDOW IS PART OF A CHANGE OF OCCUPANCY IT SHALL COMPLY WITH SECTION 1011.5.6.

SECTION 702.7 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE MICHIGAN BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, MICHIGAN MECHANICAL CODE, AND MICHIGAN PLUMBING CODE, AS APPLICABLE. THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

SECTION 704.1 GENERAL. ALTERATIONS SHOWS BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 708.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFIRM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 2

SECTION 801.4 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. **EXCEPTIONS:** **1.** NEW WINDOWS ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE MICHIGAN BUILDING CODE. **2.** NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. **3.** THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7. **4.** THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET. **5.** WHERE PROVIDED IN BELOW-GRADE TRANSPORTATION STATIONS, EXISTING AND NEW ESCALATORS SHALL BE PERMITTED TO HAVE A CLEAR WIDTH OF LESS THAN 32 INCHES. **6.** NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.

SECTION 802.2 VERTICAL OPENINGS. EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 802.2.1, 802.2.2 AND 802.2.3.

SECTION 802.2.1 EXISTING VERTICAL OPENINGS. EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. **EXCEPTIONS:** **1.** WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. **2.** INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE BLOCKED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. **3.** THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1 CONNECTING THE MAIN FLOOR AND MEZZANINES; OR 3.2 ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 3.2.1 THE COMMUNICATING AREA HAS A LOW-HAZARD OCCUPANCY OR HAS A MODERATE-HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM. 3.2.2 THE LOWEST OR NEXT TO THE LOWEST LEVEL IS THE STREET LEVEL. 3.2.3 THE ENTIRE AREA IS OPEN AND UNOBSTRUCTED IN A MANNER SUCH THAT IT MAY BE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READILY OBVIOUS TO ALL OF THE OCCUPANTS. 3.2.4 EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATION OF REQUIRED EXIT CAPACITY. 3.2.5 EACH FLOOR LEVEL, CONSIDERED SEPARATELY, HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXITS LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL OR BE EXPOSED TO THE SMOKE OR FIRE SPREADING FROM ANOTHER COMMUNICATING FLOOR LEVEL.

SECTION 803.2.2.1 MIXED USES. IN WORK AREAS CONTAINING MIXED USES, ONE OR MORE OF WHICH REQUIRES AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH SECTION 803.2.2, SUCH PROTECTION SHALL NOT BE REQUIRED THROUGHOUT THE WORK AREA PROVIDED THAT THE USES REQUIRING SUCH PROTECTION ARE SEPARATED FROM THOSE NOT REQUIRING PROTECTION BY FIRE RESISTANCE RATED CONSTRUCTION HAVING A MINIMUM 2-HOUR RATING FOR GROUP H AND A MINIMUM 1-HOUR RATING FOR ALL OTHER OCCUPANCY GROUPS.

SECTION 804.4.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 804.4.1.1 SINGLE-EXIT BUILDINGS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIST SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: **1.** THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 804.4.1.1(1) OR TABLE 804.4.1.1(2). **2.** IN GROUP R-1 OR R-2, BUILDINGS WITHOUT AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INDIVIDUAL SINGLE-STORY OR MULTIPLE-STORY DWELLING OR SLEEPING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING OR SLEEPING UNIT PROVIDED ONE OF THE FOLLOWING CRITERIA ARE MET: 2.1. THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET. 2.2. THE BUILDING IS NOT MORE THAN THREE STORIES IN HEIGHT; ALL THIRD-STORY SPACE IS PART OF DWELLING WITH AN EXIT ACCESS DOORWAY ON THE SECOND STORY; AND THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DOOR TO ANY HABITABLE ROOM WITHIN ANY SUCH UNIT TO THE UNIT ENTRANCE DOORS DOES NOT EXCEED 50 FEET. 3. IN BUILDINGS OF GROUP R-2 OCCUPANCY OF ANY NUMBER OF STORIES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR SERVED BY AN INTERIOR EXIT STAIRWAY; WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH SECTIONS 909.20 AND 1023.12 OF THE INTERNATIONAL BUILDING CODE OR AN EXTERIOR STAIRWAY AS AN EXIT; AND WHERE THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DWELLING UNIT ENTRANCE DOOR TO THE EXIT IS NOT GREATER THAN 20 FEET.

SECTION 804.5.2 IN ANY WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE. ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

SECTION 804.5.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 804.9.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 805.1 STRUCTURAL ELEMENTS AND SYSTEMS WITHIN BUILDINGS UNDERGOING LEVEL 2 ALTERATIONS SHALL COMPLY WITH SECTION 805.

SECTION 805.2 ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE MICHIGAN BUILDING CODE FOR NEW STRUCTURES.

SECTION 807.1 RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MICHIGAN MECHANICAL CODE.

SECTION 809.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY

SECTION 1007.1 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED TO ONE OF THE SPECIAL OCCUPANCIES LISTED IN NFPA 70, THE ELECTRICAL WIRING AND EQUIPMENT OF THE BUILDING OR PORTION THEREOF THAT CONTAINS THE PROPOSED OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 1011.5.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.5, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MICHIGAN BUILDING CODE.

SECTION 1011.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.6, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1011.7.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE MICHIGAN BUILDING CODE. **EXCEPTION 3:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHERE AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT. **EXCEPTION 4:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1011.7.

CHAPTER 12: HISTORIC BUILDINGS

SECTION 1203.6 IN BUILDINGS OF THREE STORIES OR LESS, EXIT ENCLOSURE CONSTRUCTION SHALL LIMIT THE SPREAD OF SMOKE BY THE USE OF TIGHT-FITTING DOORS AND SOLID ELEMENTS. SUCH ELEMENTS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING.

SECTION 1204.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE

SECTION 1204.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

SECTION 1204.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL.

SECTION 1204.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

SECTION 1204.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.



ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Baffle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
The Pagel's
106 S. Bridge Street
Linden, MI

CONSTRUCTION MANAGER/GC
Pillar Construction
2005 Orchard Lake Rd
Sylvan Lake, MI

MEP ENGINEER
IGNYTE Design
38 Commerce Ave SW, Suite 450
Grand Rapids, MI
(269) 203-5058
jrumohr@ignyte.design

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
LINDEN COMMONS
PROJECT ADDRESS
106 S BRIDGE ST, LINDEN, MI

ISSUE/REVISION
SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
DATE 5/6/2026 2:48:09 PM
SCALE
STAMP

PROJECT NUMBER
2025.137

CODE COMPLIANCE - REHAB CODE

T004

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2021 MICHIGAN BUILDING CODE			
2021 MICHIGAN MECHANICAL CODE			
2021 MICHIGAN PLUMBING CODE			
2021 MICHIGAN REHABILITATION CODE	605	INTERIOR RENOVATION GREATER THAN 50%	LEVEL 3 ALTERATION
2021 INTERNATIONAL FIRE CODE			
2023 MICHIGAN ELECTRICAL CODE			
ANSI/ASHRAE 90.1-2019			
ICC/ANSI 117.1-2017			
NFPA 101 (2021) / NFPA 13 (2019)			
ZONING			
ZONING	CITY OF LINDEN		CBD, CENTRAL BUSINESS DISTRICT
1 - SCOPE AND ADMIN			
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS			
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	55 FEET	38 FEET
BASE STORIES ALLOWED	TABLE 504.4	2 STORIES	2 STORIES
REQUIRED SEPARATION OF OCCUPANCIES	TABLE 508.4	2 HOURS	5 HOURS
TABULAR AREA	TABLE 506.2	12,500 SF	5,874 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED IN RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF, NOT REQUIRED	EXISTING RESIDENTIAL TO REMAIN, NO SUPPRESSION REQUIRED
FIRE ALARM AND DETECTION SYSTEMS	907	FEWER THAN 16 UNITS AND 500 PEOPLE, NOT REQUIRED	NOT PROVIDED
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
3 - BUILDING AREA BY USE			
OCCUPANCY TYPE	PERCENTAGE OF PROJECT		AREA
BASEMENT ASSEMBLY	25%		911 SF
FIRST FLOOR ASSEMBLY	75%		2774 SF
Grand total	100%		3684 SF
10 - OCCUPANCY AREAS			
OCCUPANCY TYPE	AREA		OCCUPANCY
ASSEMBLY (none)	3684 SF		61
	3684 SF		61
10 - MEANS OF EGRESS			
TOTAL OCCUPANCY	DOOR EGRESS WIDTH 1005.3.2	EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2	NUMBER OF EXITS TABLE 1006.3.1
61	36"	200 FEET	2 EXITS
	36"	57 FEET	2 EXITS
			44"
			N/A

29 - PLUMBING											
TABLE 403.1 PLUMBING CLASS	OCCUPANCY	WATER CLOSETS			LAVATORIES			DRINKING FOUNTAINS		SINK REQUIREMENTS	
		REQUIRED	PROVIDED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
A-2 RESTAURANTS	64	1	1	2 UNISEX	1	1	2 UNISEX	1	1	1	1

CODE COMPLIANCE GENERAL NOTES

- ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
- ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION ON IT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
- PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
- SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS.
- SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
- FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY.

CHAPTER 7: FIRE AND SMOKE PROTECTION

SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS.

SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS.

SECTION 713.14.1 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

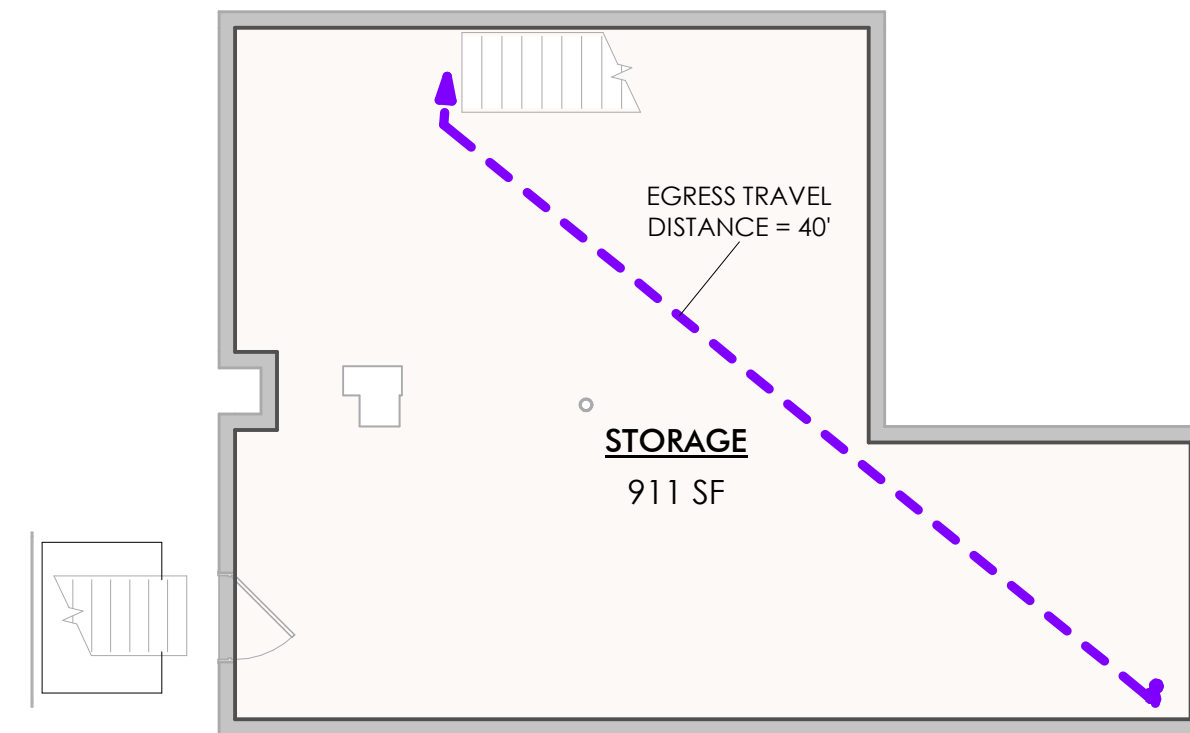
TABLE 716.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXIT STAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS.

CHAPTER 12: INTERIOR ENVIRONMENT

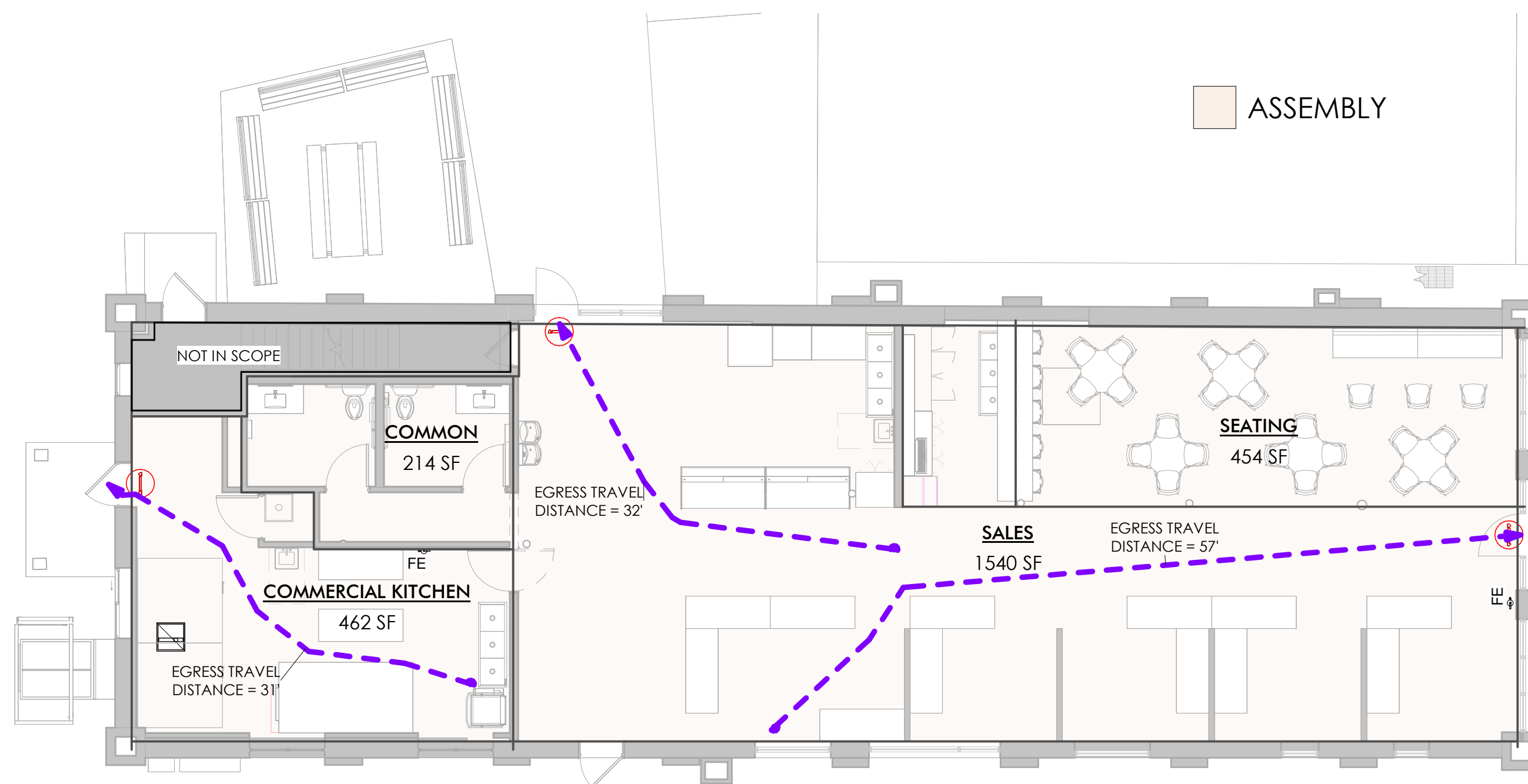
SECTION 1206.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. **PROVIDED STC = 50.**

SECTION 1206.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. **PROVIDED IIC = 57.**

SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".



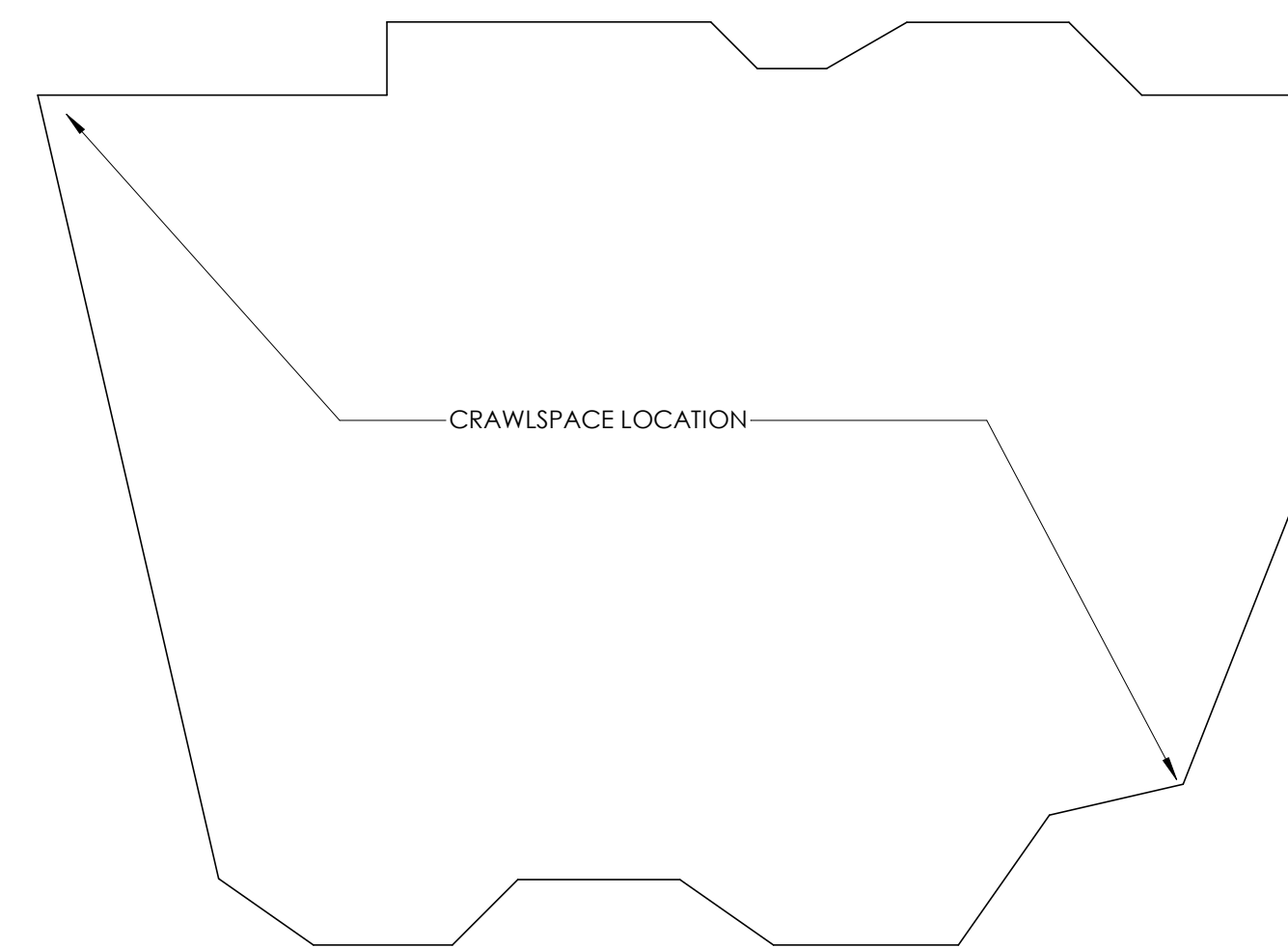
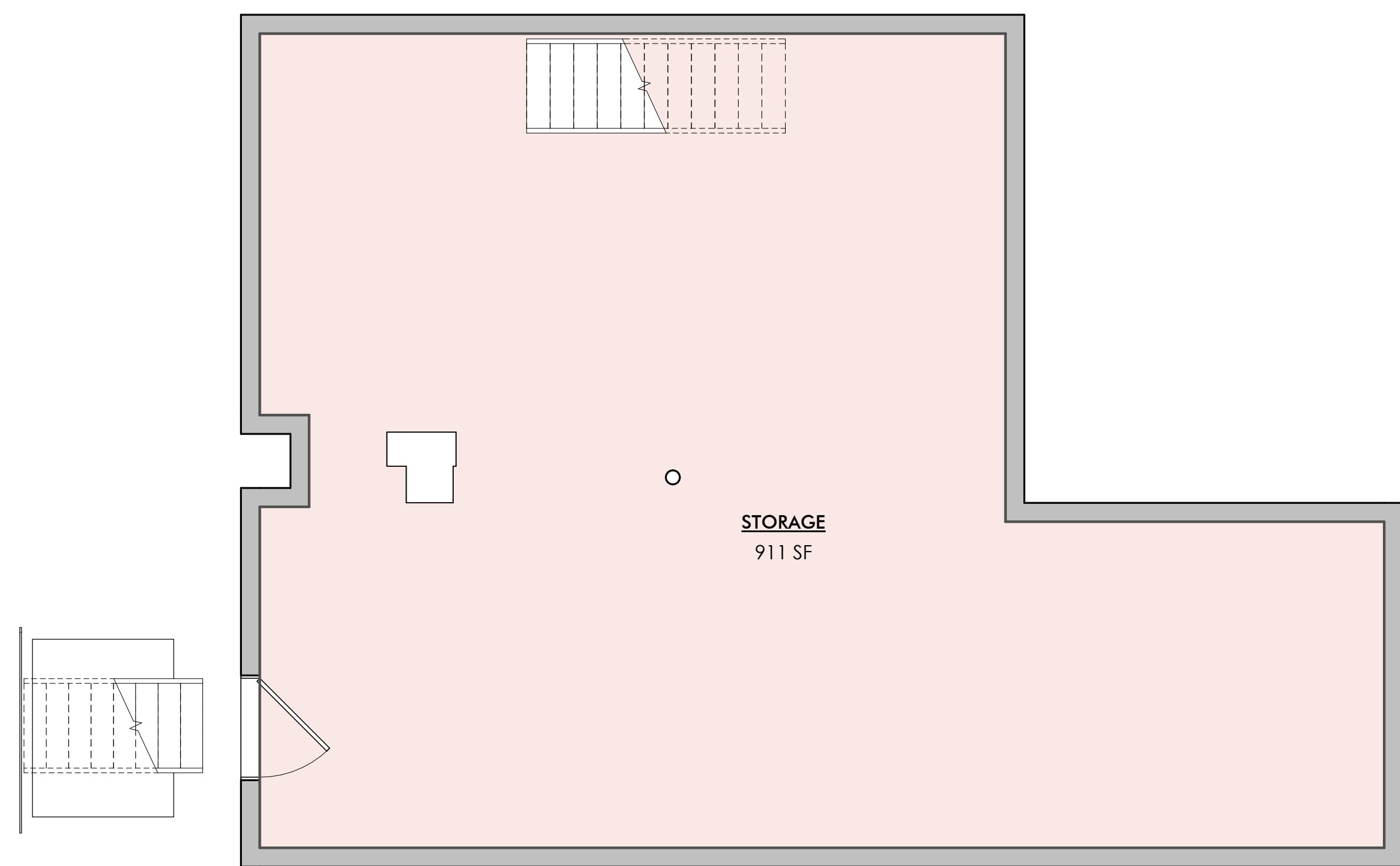
3 BASEMENT CODE COMPLIANCE
 1/8" = 1'-0"



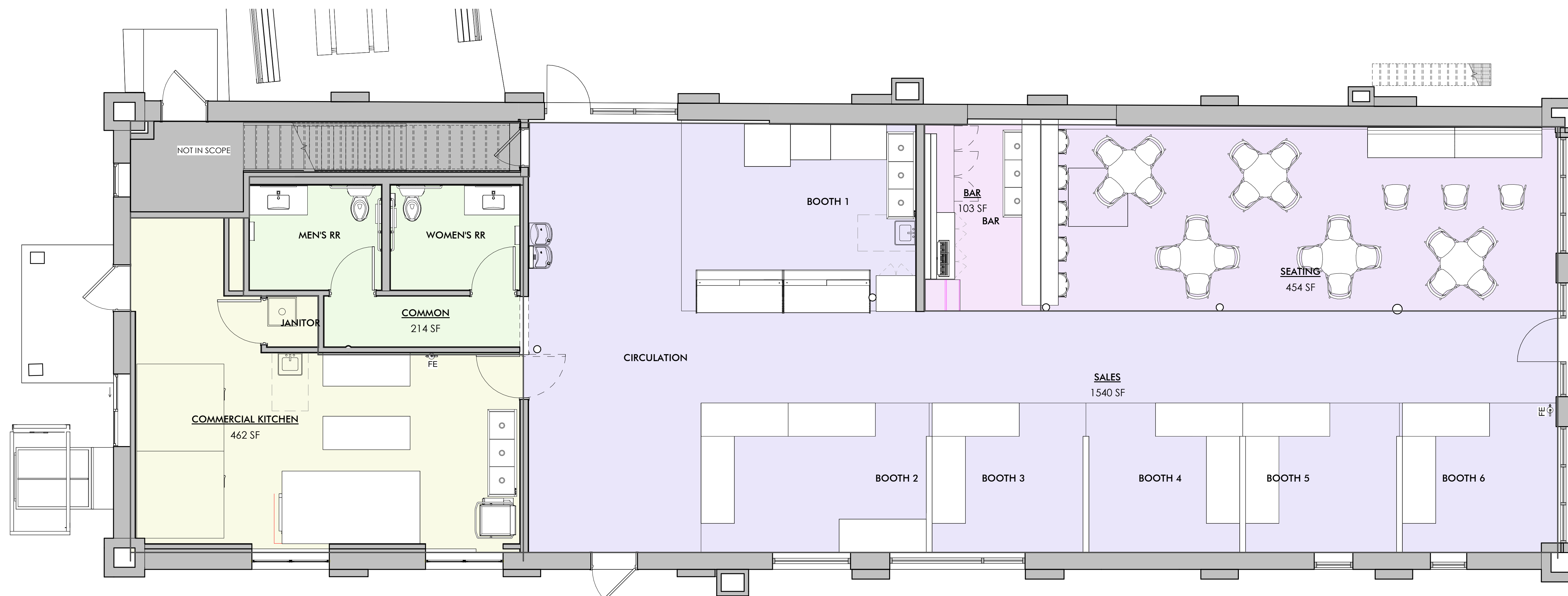
1 FIRST FLOOR COMPLIANCE PLAN
 1/8" = 1'-0"

COMPLIANCE LEGEND

- SYMBOL ITEM**
- FIRE EXTINGUISHER
 - EXIT SIGN W/ EGRESS LIGHTS
 - EGRESS LIGHTING
 - TRAVEL DISTANCE
 - 1 HOUR WALL
 - 2 HOUR WALL



2 BASEMENT AREA PLAN
 1/4" = 1'-0"



1 FIRST FLOOR AREA PLAN
 1/4" = 1'-0"

GENERAL NOTES

- EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- PATCH EXISTING PARKING LOT AS REQUIRED AFTER CONSTRUCTION
- EXISTING VEGETATION TO REMAIN ON THE SITE. TRIM AS REQUIRED
- PROVIDE A KNOX BOX AT THE MAIN ENTRY TO THE BUILDING. COORDINATE WITH LOCAL FIRE DEPARTMENT ON KEYING AND INSTALLATION
- WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.
- THE FIRST FLOOR FOOTPRINT MINUS THE SECOND FLOOR VESTIBULE AND FIRST FLOOR COMMON RESTROOMS IS UNDER 2,500 SF.

PROJECT ZONING

CBD, CENTRAL BUSINESS DISTRICT

PARKING REQUIREMENTS

BUILDINGS AND USES LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) SHALL BE EXEMPT FROM PROVIDING OFF-STREET PARKING. STAFF PARKING IS PROVIDED ON SITE ON THE EXISTING GRAVEL LOT.

LEGAL DESCRIPTION

LOT 74 BLK 10 EXCEPT A PARCEL OF LAND BEG AT NE COR OF LOT 74 TH S 35 FT TH W 70 FT TH N TO N LINE OF LOT 74 TH NELY TO PLACE OF BEG AND N 5 FT OF LOT 75 BLK 10 ORIGINAL PLAT OF VILLAGE OF LINDEN

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
LINDEN COMMONS
PROJECT ADDRESS
106 S BRIDGE ST, LINDEN, MI

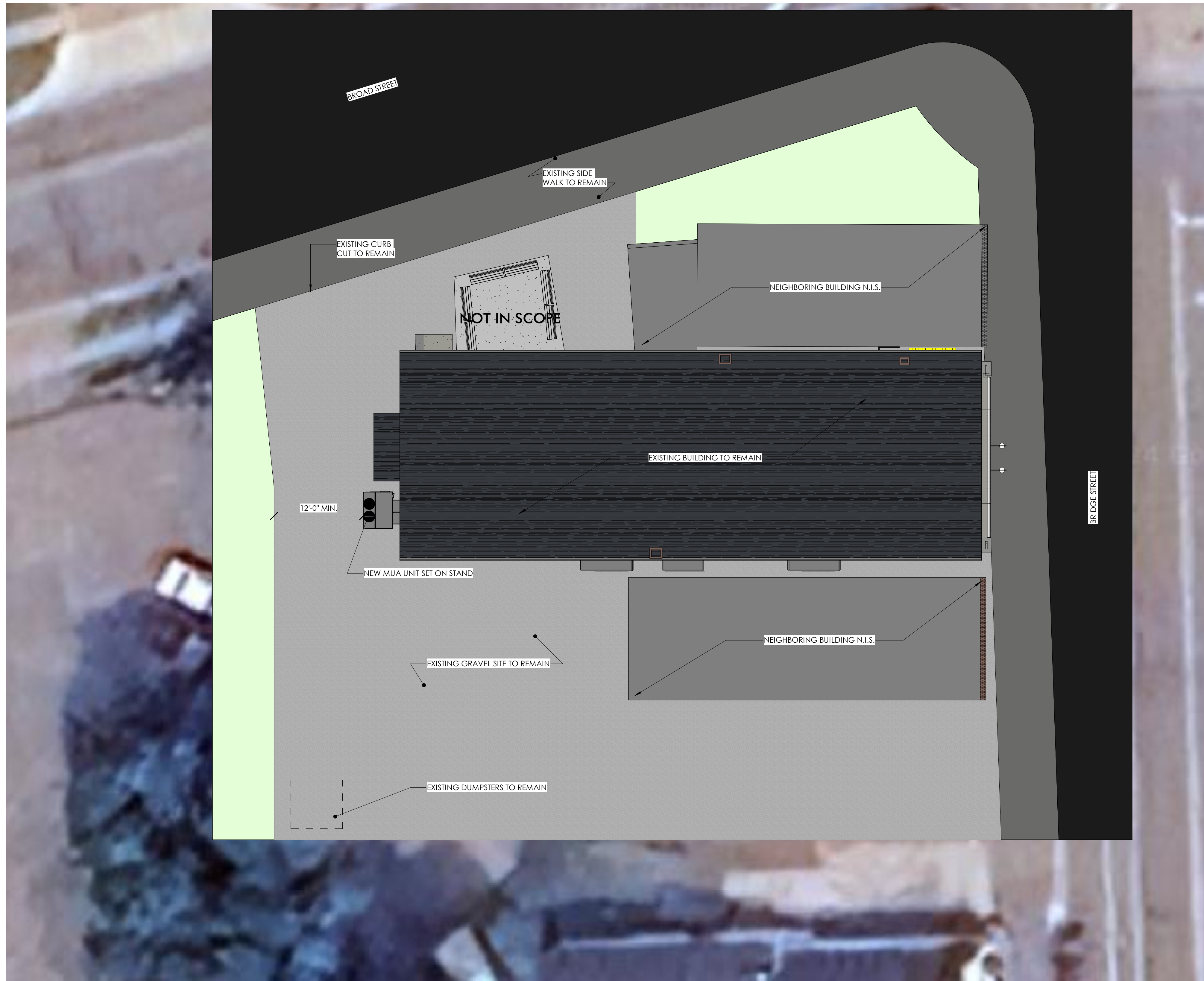
ISSUE/REVISION
SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
DATE 5/6/2026 2:48:13 PM
SCALE 1" = 10'-0"
STAMP

PROJECT NUMBER
2025.137

ARCHITECTURAL SITE PLAN

C100



GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

ARCHITECTURE/INTERIOR DESIGN
 Driven Design Studio PLLC
 117 West Michigan Avenue
 Battle Creek, MI 49017
 (269) 753-8040
 cody@drivendesignstudio.com

OWNER
 The Pagel's
 106 S. Bridge Street
 Linden, MI

CONSTRUCTION MANAGER/GC
 Pillar Construction
 2005 Orchard Lake Rd
 Sylvan Lake, MI

MEP ENGINEER
 IGYTE Design
 38 Commerce Ave SW, Suite 450
 Grand Rapids, MI
 (269) 203-5058
 jrums@ignyte.design

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
 LINDEN COMMONS
 PROJECT ADDRESS
 106 S BRIDGE ST. LINDEN, MI

ISSUE/REVISION
 SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
 DATE 5/6/2026 2:48:14 PM
 SCALE 1/8" = 1'-0"
 STAMP

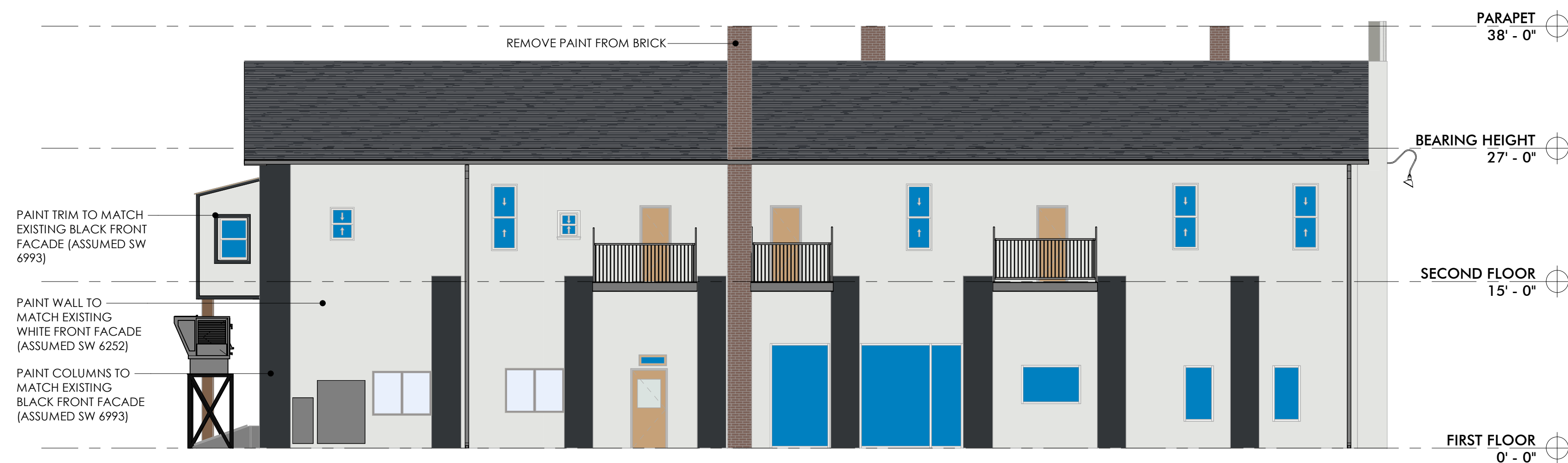
PROJECT NUMBER
 2025.137

EXTERIOR ELEVATIONS

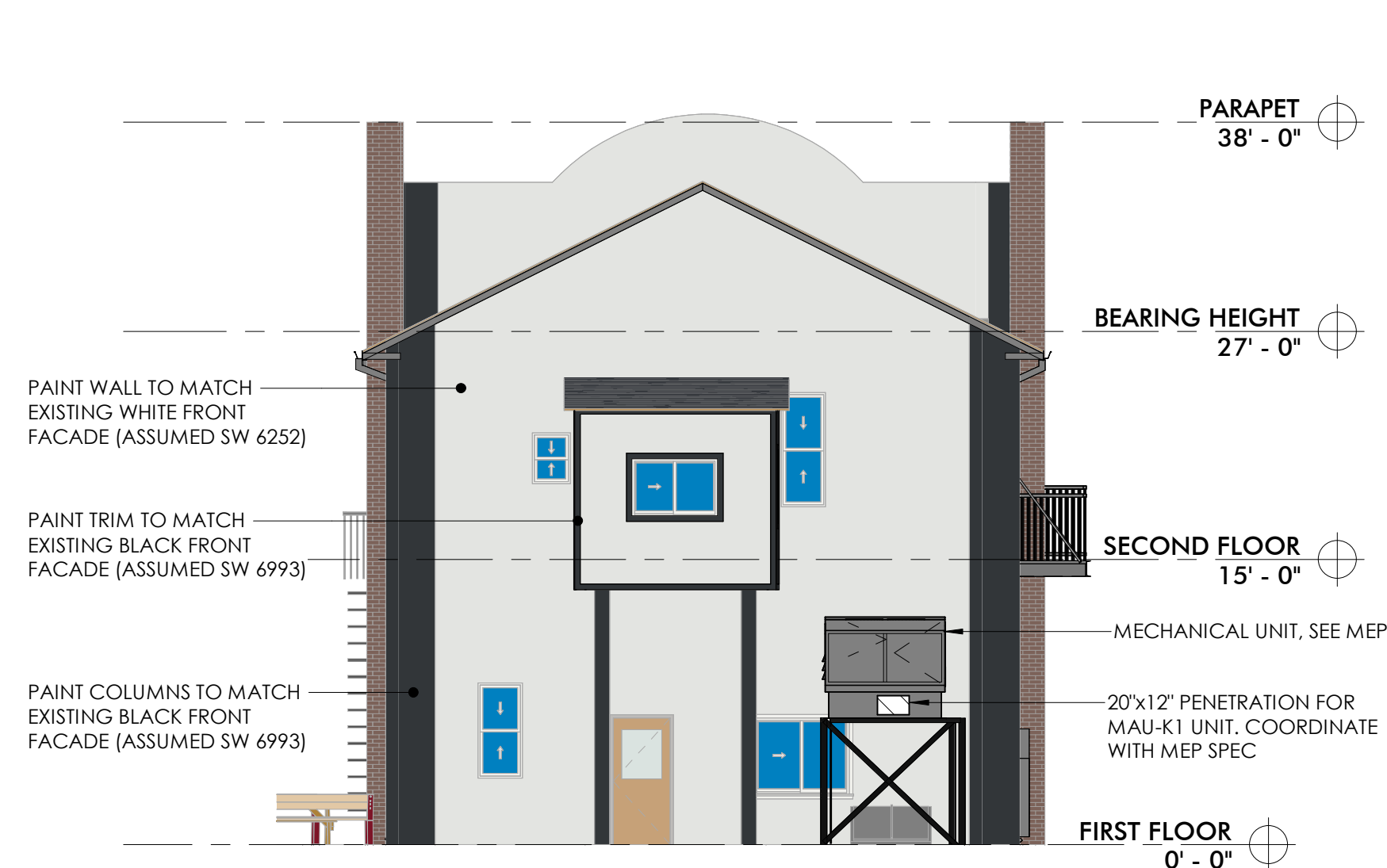
A500



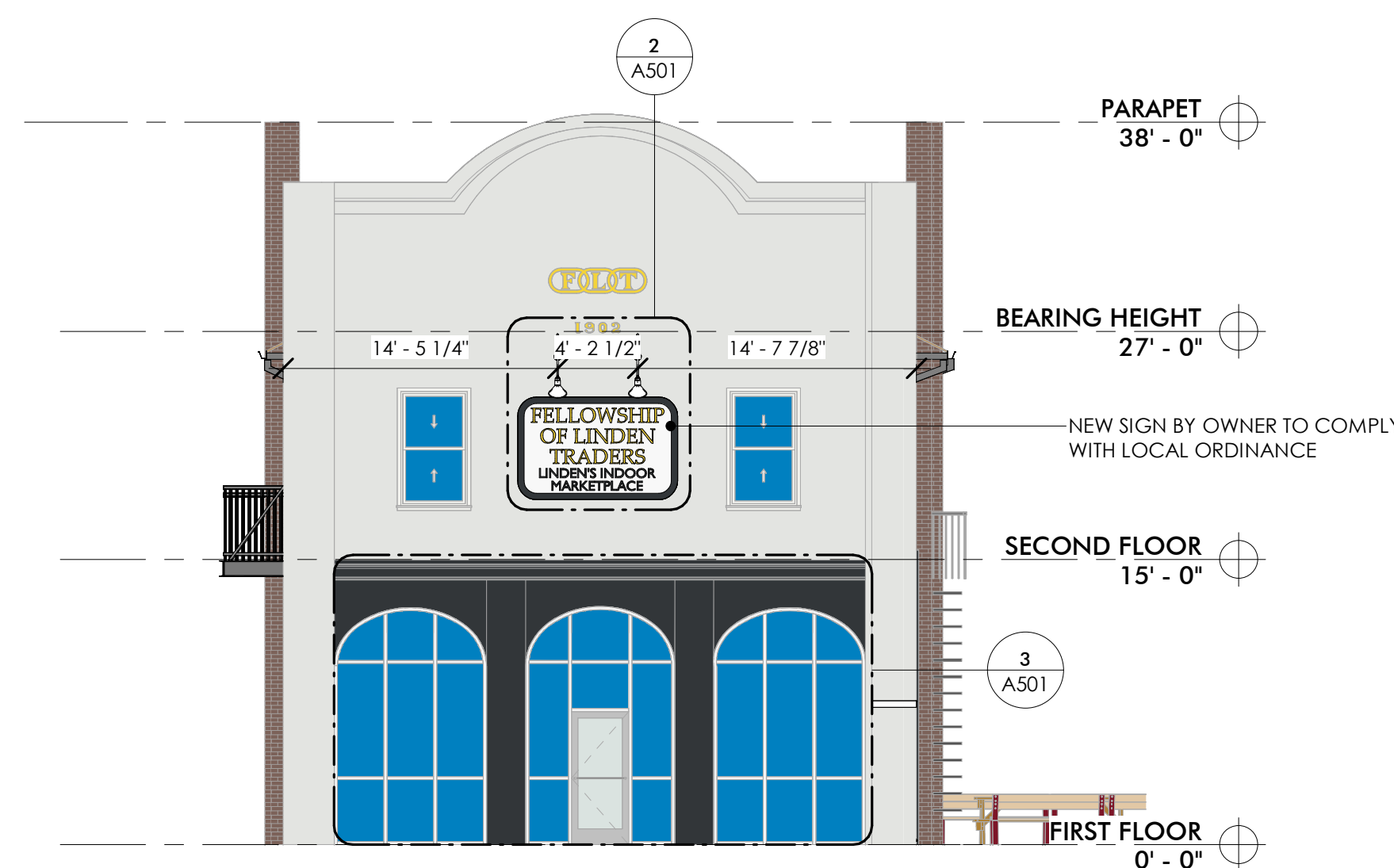
1 NORTH ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

PROJECT NAME
 LINDEN COMMONS
PROJECT ADDRESS
 106 S BRIDGE ST. LINDEN, MI

ISSUE/REVISION
 SITE PLAN APPROVAL SET - 05/11/2026

DRAWN BY CMN
DATE 5/6/2026 2:48:15 PM
SCALE As indicated
STAMP

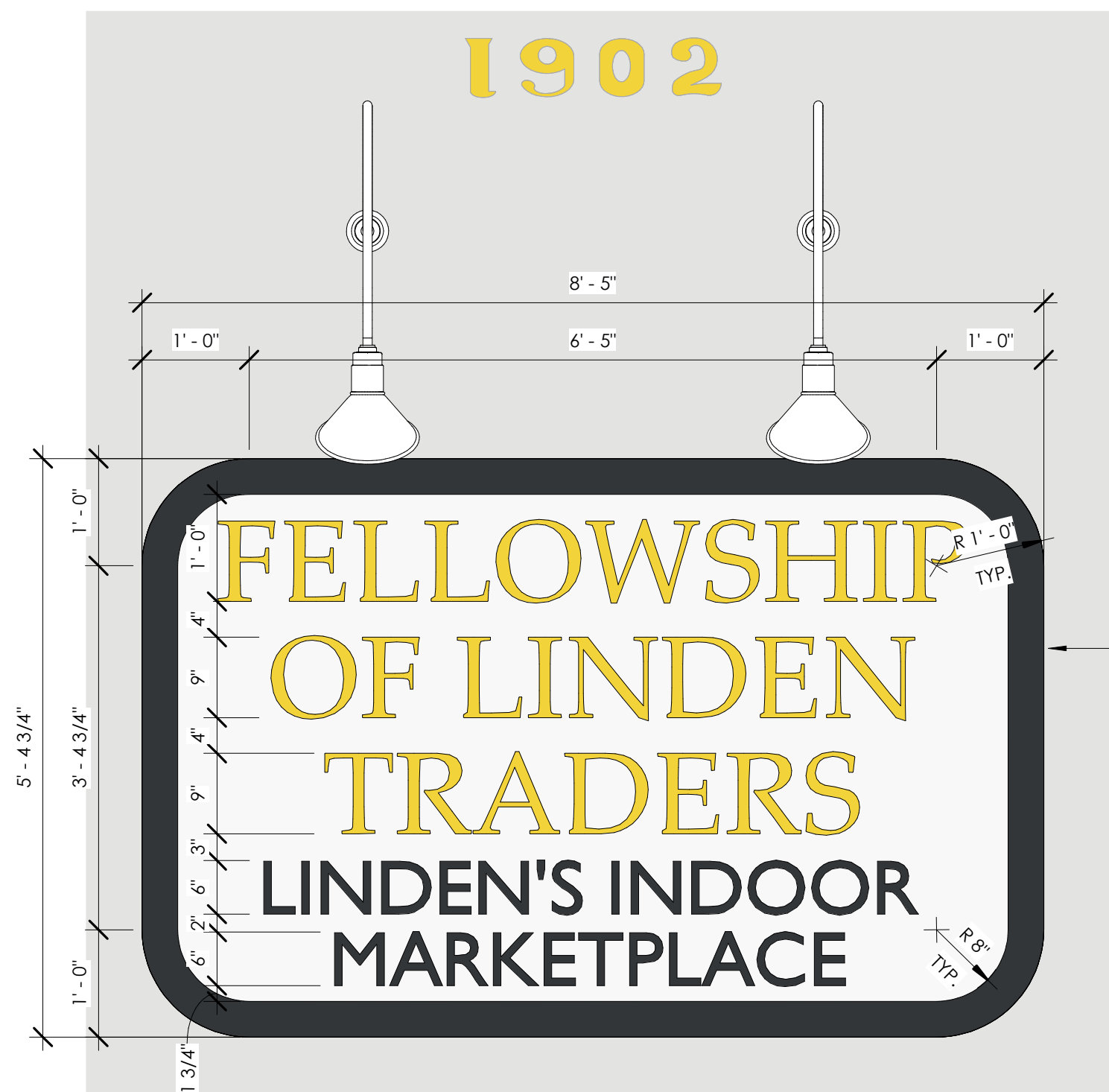
PROJECT NUMBER
 2025.137

EXTERIOR ELEVATIONS

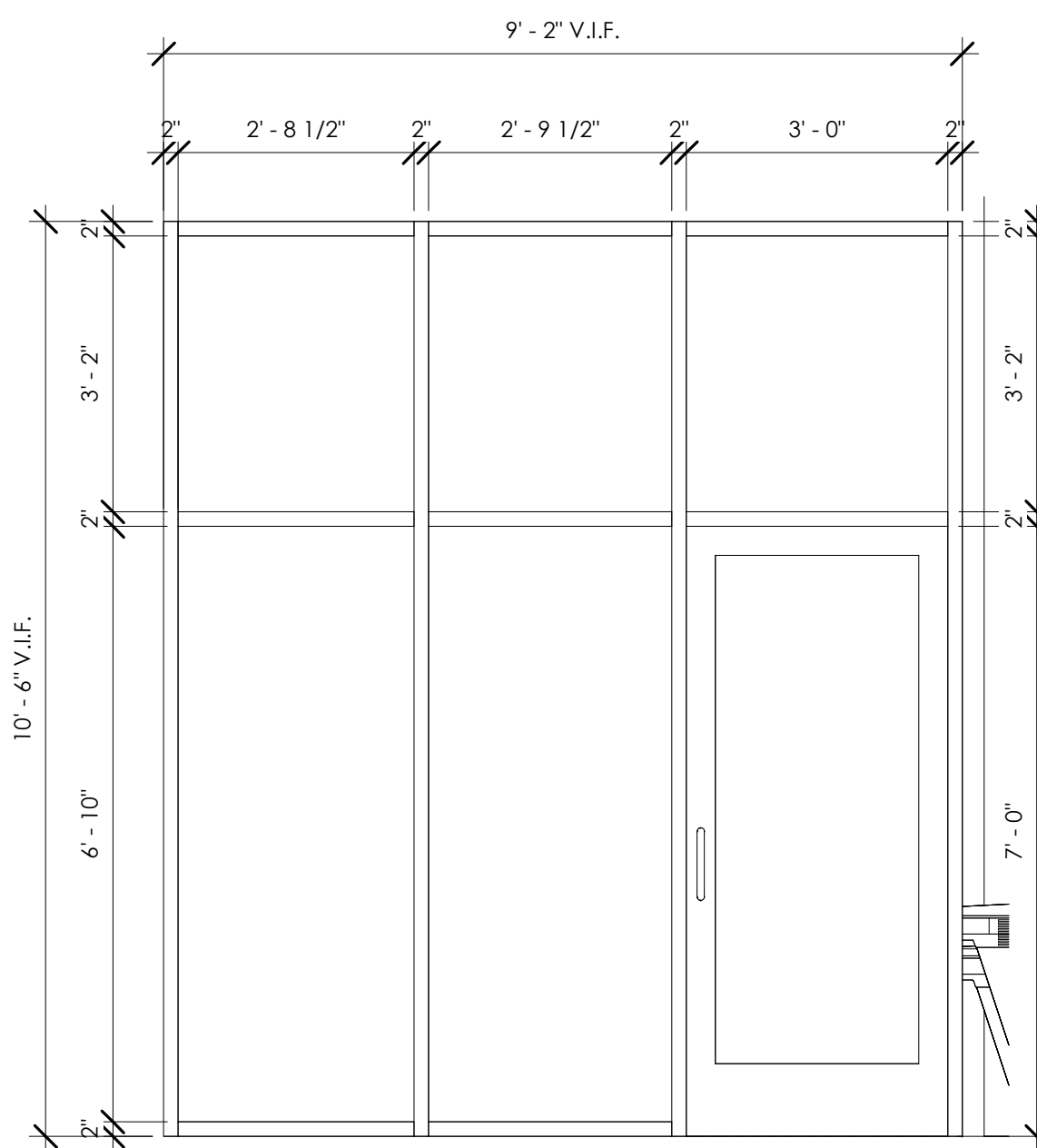
A501

GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.



SIGN IS 44.5 SF IN AREA WHICH IS LESS THAN 45 SF AND 120 SF (10% OF FRONT FACADE)



2 SIGN DETAIL
 3/4" = 1'-0"

1 NORTH FACADE GLAZING DETAIL
 1/2" = 1'-0"



3 FRONT FACADE GLAZING DETAIL
 1/2" = 1'-0"



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

May 27, 2026

City of Linden
 132 East Broad Street
 Linden, MI 48451

Attention: Planning Commission

Re: Combined Preliminary & Final Site Plan Review
 Linden Commons Market Space
 106 S. Bridge Street
 City of Linden Case No. PC-04-26
 Wade Trim Job No. LDN6200-26D, Task 100

Dear Commissioners:

We are in receipt of a combined preliminary and final site plan application for the establishment of a multi-vendor commercial market space (Linden Commons) within the ground floor of the existing building located at 106 South Bridge Street. For your reference, below is a table summarizing the key facts pertaining to this request.

<i>Site Characteristics</i>	
Property Address:	106 South Bridge Street
Applicant:	Robert & Sarah Page
Property Owner:	106 S. Bridge St, LLC
Property ID:	61-20-552-055
Project Location:	Southwest corner of Bridge/Broad Street intersection
Property Size:	7,318 square feet (0.168 acres)
Property Frontage:	Approx. 62' on Broad St./Approx. 42' on Bridge St.
Current Use of Property:	Unoccupied building (1 st floor), with the exception of the Ice Cream Garage business; Residential apartments (2 nd floor)
Existing Zoning of Property:	CBD, Central Business District
Proposed Use:	Market with vendor booths for small businesses, event space, and commercial kitchen
Allowance for Use:	As a principal permitted use, the CBD District allows retail sales, restaurants, delis, and meat markets
Future Land Use Designation of Property:	CBD, Central Business District

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

PROJECT BACKGROUND

Presently, 106 South Bridge Street consists of a historic, two-story building. The main level is currently unoccupied (with the exception of a small space for the Ice Cream Garage business), while the second floor features residential units which are to remain unchanged. The applicant intends to renovate the building to accommodate a market space with vendor booths for small businesses, retail space, event space, and a commercial kitchen.

The subject property is 7,318 square feet in size. The majority of the site is occupied by the building, which extends to the front property line (along South Bridge Street). The rear (west) portion of the site features an existing access drive leading to a small parking lot on the adjacent property to the south (we are not sure if this is a “shared” parking lot that the patrons of this subject site may utilize). A small portion of the subject site along the West Broad Street frontage features seating space for the existing Ice Cream Garage business that occupies a small portion of this building. (It is unclear if the existing Ice Cream Garage business will remain as part of this new market space proposal.) The only exterior improvement proposed is the replacement of the existing HVAC unit located to the rear (west) of the building (see Sheet C100), along with painting the building (see Sheet A500), and new building signage (see Sheet A501).

The proposed market space will occupy the main level of the building, which is 2,774 square feet in size. As noted on the floor plan (Sheet T005), the use will include vendor sales space, seating areas, a commercial kitchen, and restrooms.

REVIEW PROCESS

Because the total floor space of the proposed use is greater than 2,500 square feet, this project is not eligible for administrative site plan review; rather, this project requires site plan review and approval by the Planning Commission (see Section 154.024,(B),(1),(b),(6)).

Typically, a two-step site plan review process is stipulated in Section 154.024 of the City of Linden Zoning Ordinance. However, according to Section 154.024,(E), “an applicant may, at his or her discretion and risk, combine a preliminary and final site plan application for approval.” The applicant has chosen to follow this route. In this instance, the Planning Commission must waive the review of the preliminary site plan to proceed with the review of the final site plan as submitted. If warranted, due to the complexity of the project or insufficient information provided, the Planning Commission retains the authority to require submittal of a preliminary site plan separate from a final site plan. Based on our review of the project and site plan, we recommend that the Planning Commission waive preliminary site plan review.

Please note that separate review and approval of the proposed building painting and signage will be required by the Linden Historic District Commission (HDC).

SITE PLAN REVIEW

The site plan for this project has been prepared by Driven Design Studio PLLC and is dated May 11, 2026. We have reviewed the site plan to determine compliance with the requirements of the City of Linden Zoning Ordinance and sound planning principles. Based on our review of the site plan, we note the following issues or concerns:

1. Given the scope of this project, which involves re-occupancy of an existing building only, some site plan informational elements are not pertinent to the review and understanding of this project. However, the following information is pertinent and required per Section 154.024,(D) of the Zoning Ordinance and should be provided on a revised site plan:
 - Location of the subject property lines should be added to Sheet C100
 - Location of easements – in prior correspondence, the applicant suggested that a parking easement may exist with the adjacent property owners
 - Note indicating that separate approval from the City will be required for proposed building signage

2. Because this property is located within the Central Business District (CBD), Section 154.177,(D) grants an exemption from providing off-street parking. The rationale for this exemption is the presence of existing public parking within the CBD. Nonetheless, the Planning Commission should inquire whether any private off-street parking areas may be available to serve the proposed use, such as the parking area on the adjacent property to the south.
3. Sheet C100 indicates an “existing dumpster to remain” on the adjacent property to the south. The Planning Commission should seek clarification from the applicant whether they have access to this existing dumpster.
4. For uses involving the receipt or distribution of trucks and/or delivery vehicles, Section 154.180 requires sufficient space for loading and unloading. A specific loading/unloading area is not designated on the site plan. The Planning Commission should inquire with the applicant how loading/unloading will be accommodated.
5. Section 154.183,(B),(4) requires site amenities to be provided which enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Such amenities may include bike racks, drinking fountains, canopies, and benches. No such amenities are shown on the site plan.


RECOMMENDATION

Upon satisfactory resolution of the above noted items, we recommend site plan approval. Approval should be made contingent upon the submittal of a revised site plan for administrative review which addresses the items noted above and/or as required by the Planning Commission.

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.



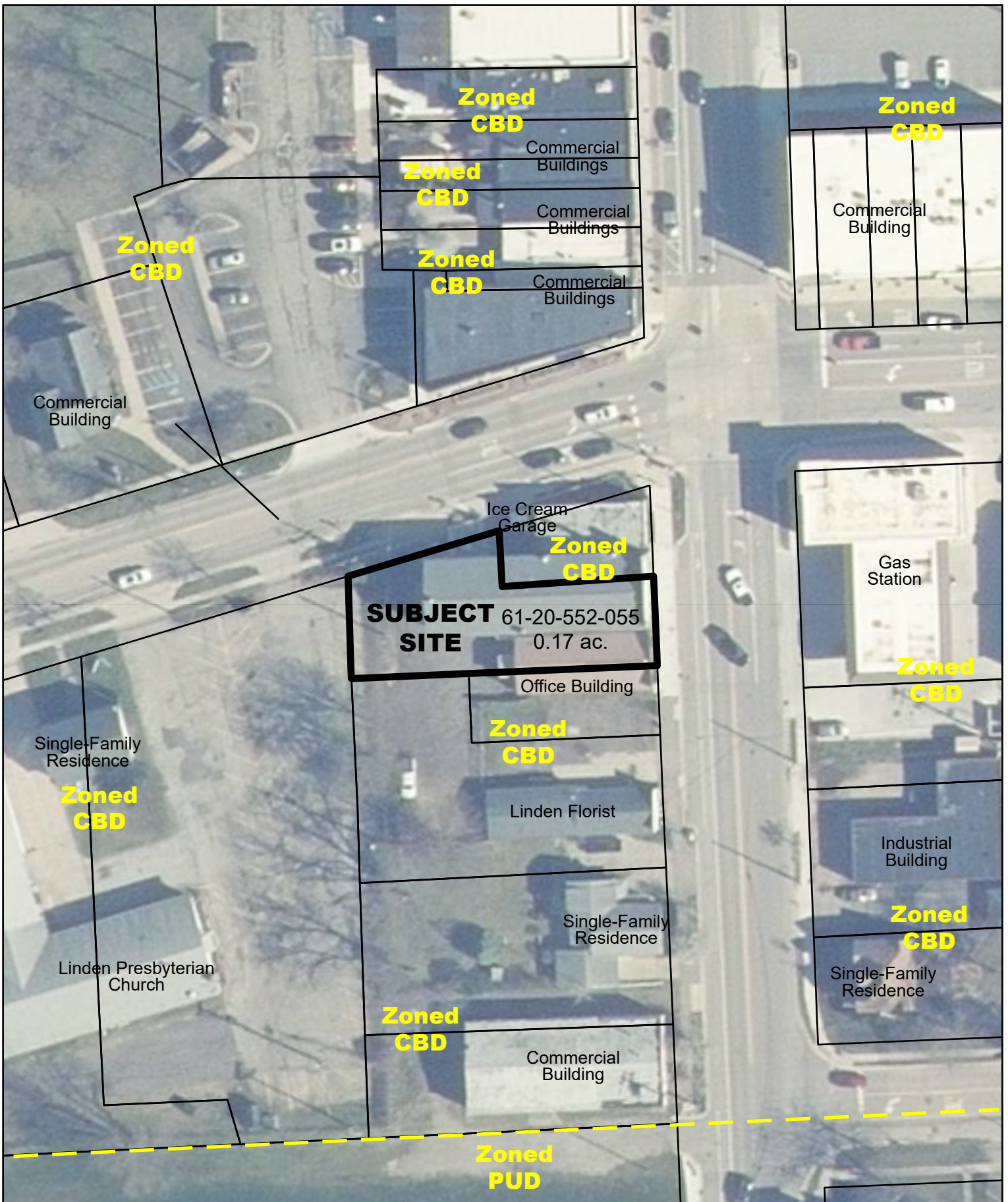
Adam Young, AICP
Professional Planner

ACY:lkf

LDN 6200-26D, Task 100

20260527_Linden Commons Combined Prelim & Final SP Review-Ltr.docx

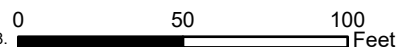
Enclosures: Aerial Photo Exhibit



106 S. Bridge Street Site Plan Exhibit



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



KARAOKE

at THE MILL POND

 Happening in Linden
Presents

PREMIER PARTNER



TUESDAYS 6pm - 9pm
JUNE 9th & 23rd, JULY 7th & 21st
AUGUST 4th & 18th

Kimble Sharp Park & Gazebo, Linden

FUN FOOD TRUCK GIVEAWAYS



RACHOR FINANCIAL
WEALTH MANAGEMENT SOLUTIONS



LINDEN PARKS & REC EVENT SCHEDULE

April 23 – Fly Tying, Loose Center

May 14 – Ben Franklin Kite Making & Flying, Linden County Park

May 25 – Memorial Day Kayaking, Mill Pond Begins at noon

June 18 – Little Explorers, Eagle's Wooden Park

July 16 – Bats in our Backyard, Eagle's Wooden Park

August 6 – Little Explorers, Eagle's Wooden Park

September 17 – Senior Kayaking, Mill Pond

Knit-a-thon, Kimble-Sharp Gazebo

Events begin at 6:00 p.m. unless otherwise noted

 **Follow City of Linden, MI Parks & Recreation for event info & updates**