



CITY OF LINDEN

PLANNING COMMISSION MEETING AGENDA

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

Monday, August 3, 2026

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

(A) Excused Absent Member(s)

III. MINUTES APPROVAL

(A) Minutes of the June 1, 2026 Regular Meeting

(B) 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

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

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

IX. COMMISSIONER COMMENTS & REPORTS

X. ADJOURNMENT

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

Monday, June 1, 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,

Absent: George Horn

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

Motion by Roblyer, second by Dick to approve the minutes from the May 4, 2026 Regular Planning Commission meeting. Motion Carried 6-0

PUBLIC HEARING/SPECIAL PRESENTATION

None.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

(A) Attendance Letter

Young reviewed correspondence with the commissioners regarding consecutive absences.

UNFINISHED BUSINESS

None.

NEW BUSINESS

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

Young reviewed his staff report: 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.

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.

Young also reviewed his Wade Trim Letter and applicant addressed his site plan requests and provided an updated site plan.

Applicant and owners, Robert and Sarah Pagel, reviewed the previous and current occupancy, the potential usage of the building, the work done to the building, and action taken to achieve their ultimate goal of helping grow small businesses.

Wiens asked if there was any public comment. No public comment.

Commissioners, Young, and applicants discussed in detail in regards to easements, parking locations, loading/unloading areas, delivery traffic, usage of space, business hours, liquor license, maintenance, state inspection / ADA compliance, and the current revisions addressed.

Commissioners discussed the business model and concept of flexibility along with bringing additional businesses to Linden. Young discussed the revised site requests.

Motion by Hartranft, second by Link, to move to approve the site plan, dated May 11, 2026, for the consultant to review the bullet points contained in his initial review and see that they have all been addressed successful in the revised survey as submitted. Roll Call. Motion carried 6-0.

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

Nays: None.

Absent Hurst, Steele, Horn

Glass stated that the applicants had been cooperative throughout the process, working with the City to address identified issues and expressed appreciation for their commitment, resilience, and significant investment in the building's future use.

COMMISSIONER/COMMITTEE REPORTS

Dick expressed support for the proposed event space and inquired about total occupancy. Applicant responded.

Wiens advised that the Parks and Recreation Fly Tying event and Kite Making was a success along with the Memorial Day Kayaking event and also shared Parks and Recreation's upcoming events.

ADJOURNMENT

The meeting was adjourned by Chairperson Wiens at 7:49 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

DRAFT

**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~~; George Horn

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

PLANNING COMMISSION STAFF REPORT

MEMO NO.: PC-05-26

FROM: Adam Young, AICP, City Planner

AGENDA: August 3, 2026, New Business (A)

TOPIC: 119 W. Broad Street – Linden Presbyterian Church Site Plan – Re-Approval Request

Background: 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 off-street 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 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.

Requested Action: The Planning Commission should consider the site plan for the proposed Linden Presbyterian Church improvements. 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.

Effect of Approval: Approval of a 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.

City Planner's Recommendation: With no substantive changes to the project being proposed in comparison to the previously approved site plan (which was deemed by the Planning Commission to have met the site plan review standards of Section 154.024,(D),(3) of the Zoning Ordinance), we recommend "re-approval" of this site plan.

Recommended Motion: I move to re-approve the site plan for Linden Presbyterian Church improvement project located at 119 West Broad Street.

Attachments:

- Site Plan Review Application, dated July 10, 2026
- Campus improvements artist rendering
- Site Plan, dated November 14, 2022
- ROWE Engineering review letter, dated November 29, 2022

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: Rev. Dawn Russell
Address: LPC 119 W. Broad St. City Linden State Mi ZIP 48451
Phone: 810-735-5755 Email: pastor-dawn@lpcmi.org

Property Owner's Name: Linden Presbyterian Church
Address: 119 W. Broad St. City Linden State Mi ZIP 48451

Property Address: 119 W. Broad St Property Tax #: _____

Zoning District: _____

Property Size: _____ acres OR _____ square feet

Proposed Use: green space and parking lot

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

Plat Development: _____ Site Condominium Development: _____

Other: demolition of manse for green space and parking lot.

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

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

Preliminary Site Plan Application Fee: \$500
Final Site Plan Application Fee: \$750
Combined Preliminary & Final Application Fee: \$600
Escrow: A \$4,000 deposit will be required by the City to pay for consultants, engineers, traffic engineers, and/or the City Attorney to conduct reviews if needed. Additional fees may apply. All costs to review applications shall be paid by the owner or applicant.

INCOMPLETE SITE PLAN SUBMITTAL WILL NOT BE ACCEPTED

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

Signature of Applicant: Rev. Dawn Russell Date: 7/10/26

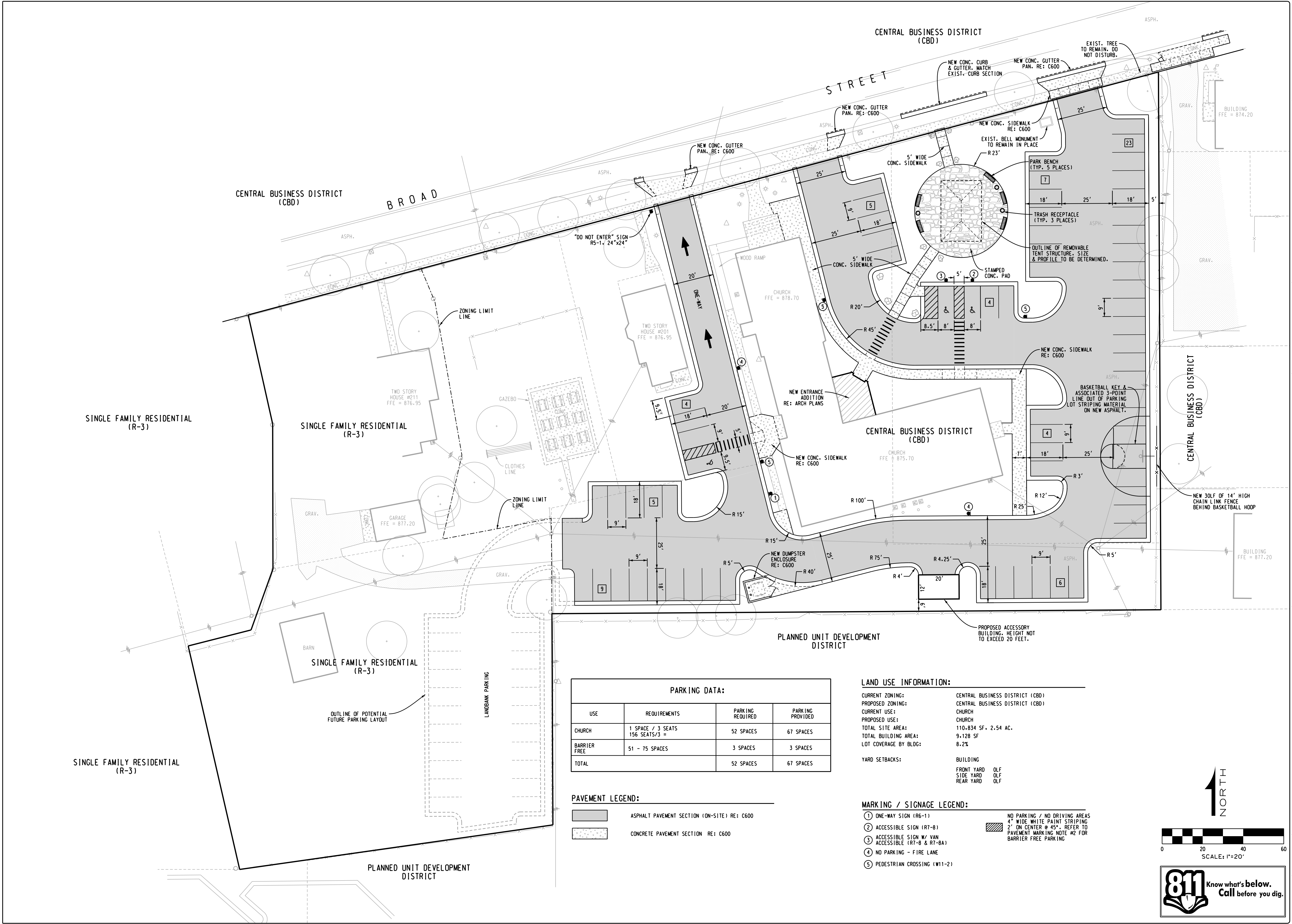
Fee Paid: 750.00 Escrow Paid: _____ Date: 7/8/26
Referred to Planning Commission: _____ Meeting Date: _____
Date Approved: _____ Denied: _____

THIS SECTION FOR CITY USE ONLY

Signature of Zoning Administrator: _____ Date: _____



RENDERED VIEW OF PROPOSED GATHERING AREA LOOKING SOUTHWEST



PARKING DATA:			
USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
CHURCH	1 SPACE / 3 SEATS 156 SEATS/3 =	52 SPACES	67 SPACES
BARRIER FREE	51 - 75 SPACES	3 SPACES	3 SPACES
TOTAL		52 SPACES	67 SPACES

PAVEMENT LEGEND:	
	ASPHALT PAVEMENT SECTION (ON-SITE) RE: C600
	CONCRETE PAVEMENT SECTION RE: C600

LAND USE INFORMATION:	
CURRENT ZONING:	CENTRAL BUSINESS DISTRICT (CBD)
PROPOSED ZONING:	CENTRAL BUSINESS DISTRICT (CBD)
CURRENT USE:	CHURCH
PROPOSED USE:	CHURCH
TOTAL SITE AREA:	110,834 SF, 2.54 AC.
TOTAL BUILDING AREA:	9,128 SF
LOT COVERAGE BY BLDG:	8.2%
YARD SETBACKS:	BUILDING
	FRONT YARD OLF
	SIDE YARD OLF
	REAR YARD OLF

MARKING / SIGNAGE LEGEND:	
① ONE-WAY SIGN (R6-1)	NO PARKING / NO DRIVING AREAS
② ACCESSIBLE SIGN (R7-8)	4" WIDE WHITE PAINT STRIPING
③ ACCESSIBLE SIGN W/ VAN ACCESSIBLE (R7-8 & R7-8A)	2" ON CENTER @ 45°, REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING
④ NO PARKING - FIRE LANE	
⑤ PEDESTRIAN CROSSING (W11-2)	

811

Know what's below.
Call before you dig.

0

20

40

60

SCALE: 1"=20'

NORTH

1

STATE OF MICHIGAN
RUDY J. QUADERER
ENGINEER
38770

SEAL

DRAWN: QUADERER

DESIGNED: BRZEZINSKI

CHECKED: CREW

FIELD: CREW CB / RO

119 WEST BROAD STREET
CITY OF LINDEN
COUNTY OF GENESEE
STATE OF MICHIGAN

LINDEN
PRESBYTERIAN
CHURCH

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

DATE: 2/20/2025

TIME: 1:56:05 AM

11-14-22 SITE PLAN SUBMISSION

10-15-21 90% REVIEW (TOPOGRAPHY)

NO. DATE

REVISION OR ISSUE

PHASE: SPA

JOB NO.: 210903

C200

15th ANNIVERSARY
2004 - 2019

CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING



November 29, 2022

Planning Commission
City of Linden
132 East Broad Street
Linden, MI 48451

RE: Preliminary Site Plan Review
Linden Presbyterian Church

Dear Planning Commission:

The preliminary site plan dated November 14, 2022, prepared by Griggs Quaderer, Inc. for the above referenced project has been reviewed in accordance with the city's engineering standards. The site is a 2.54-acre site with the existing church, other buildings and associated parking and drives located on the south side of Broad Street, west of Bridge Street. The applicant is proposing to add new parking areas, drives, a gazebo, and new entrance to church.

General

All permits are to be obtained prior to the start of construction. Currently the permits for these improvements appear to include Genesee County Drain Commission - Soil Erosion and Sedimentation Control (GCDC-SESC), and City of Linden Road Right-Of-Way Construction.

Water Supply

A 12-inch water main is available along the north side of Broad Street which the existing building is connected to with a one-inch water service. There are no new connections to existing water line for the facility. A proposed ¾-inch water line is shown for irrigation around the proposed gazebo.

Sanitary Sewer

There is an eight-inch sanitary sewer line in Broad Street that the existing building is connected to. There are no new connections proposed.

Storm Water/Drainage

The stormwater is proposed to be collected on-site through a storm sewer system that outlets into an existing storm sewer on site and the storm sewer on Broad Street where the site currently drains. The applicant previously provided stormwater drawings and calculations showing there is no measurable change in stormwater flow from the site.

1. The engineering drawings show a slight change in the drainage for the site. Provide updated drainage plans and calculations for the site.

Flint, MI (HQ): 540 S. Saginaw Street, Suite 200, 48502 | Phone: (810) 341-7500

Civil Engineering | Surveying | Landscape Architecture | Aerial Imagery/Mapping | Planning

Flint, MI (HQ) | Lapeer, MI | Farmington Hills, MI | Kentwood, MI | Mt. Pleasant, MI | Grayling, MI | Myrtle Beach, SC | www.rowepsc.com

2. The applicant will need to coordinate with the adjacent property owner to maintain access to their site during construction of the storm sewer.
3. It appears that there will be issues with the installation of MH1a. There is a large utility pole and utility pedestals in the area that will cause issues. Also, the storm line is on the property line, an easement from the adjacent property owner will be required to install the storm line at MH1a.
4. Adjust the limits of disturbance on sheet C301. Currently the limit of disturbance is shown on the adjacent property on the east of the site.

Paving and Grading

The plans show a 25-foot-wide access drive through the site for two-way drives and 20-foot-wide for one-way drive with parking and sidewalks.

1. Show high points and drainage arrows on the grading plan.

Subject to the items noted above being addressed in the engineering plan submittal, we have no objections to approval of the Preliminary and Final Site Plan.

Please contact us at (810) 341-7500 if you have any questions regarding the site plan review comments above.

Sincerely,
ROWE Professional Services Company

David E. Richmond, PE
Senior Project Manager

cc: Adam Young, AICP – City Planner/Zoning Administrator
Ellen Glass – City Manager
Don Grice – DPW Director

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
POSTPONED!

August 6 – Little Explorers, Eagle's Wooden Park

September 24 – Senior Kayaking, Mill Pond

NEW DATE!

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**