

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

Monday, October 6, 2025

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 Cusson. The meeting was held at The Loose Senior Citizen Center located at 707 North Bridge Street, Linden, Michigan 48451.

ROLL CALL

Present: James Hurst, Ben Cox, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, Daniel Cusson

Absent: Aaron Wiens

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

a. Excuse Absent Member(s)

Aaron Wiens

MINUTES APPROVAL

Hartranft inquired that the minutes reflect that the lighting amendments to confirm that both residential and businesses are part of the amendments.

Cusson made a motion per Hartranft's request to approve minutes with added language that both residential and commercial business will be affected by this change even though there is a soft role out and educational side.

Motion by Cusson, second by Hartranft to approve the minutes from the September 1, 2025 Planning Commission meeting with the amendments as discussed. Motion carried 8-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-06c-25, Site and Exterior Lighting Zoning Amendments

Cusson opened public comment at 7:04.

Young provided a detailed background summary with the potential amendments, reasoning for a public hearing, as well as the public hearing process regarding the Site and Exterior Lighting Zoning amendments.

Public comment thanking the Commissioners for listening and taking action on the amendments. He offered additional recommendations to the ordinance and provided each Commissioner with a copy of his suggested modifications to the zoning amendments.

Weissenborn advised that there were no additional correspondences.

Cusson closed public comment at 7:14.

(B) PC-01e-25 Housing Readiness Zoning Amendments

Cusson opened public comment at 7:15.

Young provided a detailed background summary of the zoning amendments with the reasoning for the potential amendment changes, locations of the zoning districts, reasoning for a public hearing, as well as the public hearing process regarding the Housing Readiness Zoning Amendments.

Public comment regarding concern for Stan Eaton vacant land. Cusson and Young addressed.

Cusson closed public comment at 7:44.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

(A) PC-06b-25, Review of Site and Exterior Lighting Zoning Amendments

The Commissioners and Young engaged in a detailed discussion with the public comment speaker regarding the suggested changes as presented.

Motion by Hartranft, second by Steele to make a recommendation to submit the proposed language with the amendments provided by Mr. Dietz and send to City Council for final authority for adoption.

Roll Call. Motion carried 8-0.

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

NAYES: None

ABSENT: Weins

Cusson thanked Mr. Dietz for bringing the matter to the Commission's attention, as well as for his extensive research and commitment to improving the community.

(B) PC-01e-25, Review of Housing Readiness Zoning Amendments

Young reviewed the options to the commissioners: discussion, any additional questions, or move forward the draft with or without to City Council for approval.

Commissioners requested clarification with Young in regards to group homes, group home quantities, and temporary rental occupancy. Young addressed.

Cox noted reducing the square footage for homes, noting it would help younger families remain in the community.

Motion by Cusson, second by Roblyer to accept the way Housing Readiness Zoning Amendments is written and pass it along to City Council.

Roll Call. Motion carried 8-0.

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

NAYES: None

ABSENT: Weins

NEW BUSINESS

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

Young reviewed his staff report: Responding to an inquiry from a resident, City Administration discovered a possible contradiction within the City of Linden Zoning Ordinance pertaining to home occupations involving online retail sales (e-commerce). Therefore, we are bringing this to the Planning Commission's attention to consider whether clarifications to the Zoning Ordinance may be necessary.

Commissioners held a brief discussion regarding online-only retail sales, e-commerce practices, in-person transactions, and additional marketing strategies. Cusson requested that the topic be placed on a future agenda for continued discussion.

COMMISSIONER/COMMITTEE REPORTS

Hartranft provided a recap of the HDC special meeting and asked further questions concerning the mural, to which Glass responded.

Cusson addressed Alpine Market public safety issues, to which Glass responded.

ADJOURNMENT

The meeting was adjourned by Chairperson Cusson at 8:36 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____