

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

Monday, February 2, 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, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick

Absent: Matt Mlinarich, George Horn

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

(A) Excuse Absent Members(s)
None.

MINUTES APPROVAL

Wiens requested that the spelling of his name be corrected.

Motion by Steele, second by Hartranft to approve the minutes from the January 5, 2026 Regular Planning Commission meeting with the amendments as discussed. Motion carried 7-0.

PUBLIC HEARING/SPECIAL PRESENTATION

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

Motion by Roblyer, second by Dick, to open the Public Hearing. Motion carried 7-0. Wiens opened public comment at 7:03 p.m.

Young reviewed his staff report: 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.

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

Public comment regarding a request to clarify language regarding “onsite inventory.”

Weissenborn advised there are no additional correspondences.

Motion by Dick, second by Steele, to close Public Hearing. Motion carried 7-0. Wiens closed public comment at 7:09 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

Public comment regarding compliment to commissioners for drafting lighting standard and requested the city implement educating the community on the topic. Young addressed.

Weissenborn advised there are no additional correspondences.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

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

Young and Commissioners reviewed language, defined definitions, clarification of direct sales versus on-site sales, various methods of sales & types of services, and other community's ordinance language.

Commissioners requested language to state, "direct sales of merchandise to customers are prohibited on premises."

Motion by Steele, second by Dick to move to recommend to City Council that they adopt amendments to Section 154.064 of the City of Linden Zoning Ordinance as updated on February 2, 2026. Roll Call. Motion carried 7-0.

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

Nays: None

Absent: Horn, Mlinarich

NEW BUSINESS

None.

COMMISSIONER/COMMITTEE REPORTS

Hartranft advised that he was absent from previous HDC meeting and is the chairperson.

Dick advised that the "No Left Turn" sign has been removed from Beacon and Bridge building.

Hurst inquired about the 15-minute parking sign by city hall. Weissenborn addressed.

ADJOURNMENT

Motion by Steele, Second by Roblyer, to adjourn the meeting. The meeting was adjourned by Chairperson Wiens at 7:31 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____