

**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: _____