

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

Monday, May 5, 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 Vice 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, Ben Cox, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick

Absent: None

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

a. Excuse Absent Member(s)
James Hurst, Daniel Cusson

MINUTES APPROVAL

Motion by Dick, second by Steele to approve the minutes from the April 7, 2025 Planning Commission meeting. Motion carried 7-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-05c-25 Planning Commission Ordinance and Procedures Amendments
Young provided a detailed background on the topic, reasoning for a public hearing, as well as the public hearing process. Board Members and Young briefly discussed.

Wiens opened the public hearing at 7:04 p.m.

Wiens closed the public hearing at 7:05 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

(A) PC-05c-25 Planning Commission Ordinance and Procedures Amendments
Young reviewed his staff report: City administration has conducted a review of the Planning Commission establishment ordinance and current adopted bylaws. We have found that certain provisions may be inconsistent with recent changes to the Michigan Planning Enabling Act (PA 33 of 2008) and/or current practice. At the April meeting, the Planning Commission decided to move forward with the changes and asked that a public hearing is scheduled for the May meeting. After the public hearing, the Planning Commission would make a recommendation to City Council – the City Council has the final authority for adoption. For the By-Laws, amendments can be made through two thirds vote of the Planning Commission.

Young explained the procedure for established ordinance amendments, as well as changes to bylaws. Young reviewed with Commissioners their questions, provided clarification on language, and reasons for the changes in detail.

Motion by Dick, second by Roblyer that the Planning Commission should forward a recommendation to City Council to adopt the zoning ordinance as noted in the Staff Report: Section 154.231, Section 154.232, Section 154.024, Section 154.024.

Young clarified to the Commissioners that the motion is for the procedural changes. Roll call.
Motion carried 7-0.

AYES: Hartranft, Steele, Wiens, Dick, Cox, Roblyer, Mlinarich

NAYS: None

ABSENT: Cusson, Hurst

Young clarified with Commissioners that information regarding the By-Laws is directly in the staff report only.

Motion by Roblyer, second by Steele to amend Article 1, Article 11, Article 111, Article 1V, and Article VIII of the Planning Commission By-Laws as noted in the staff report. Roll call. Motion carried 7-0.

AYES: Roblyer, Hartranft, Dick, Mlinarich, Wiens, Cox, Steele

NAYS: None

ABSENT: Cusson, Hurst

(A) PC-01c-25 Housing-Readiness Zoning Amendments

Young discussed his staff report: At the May meeting, we will continue the review of potential zoning ordinance amendments pertaining to housing. We previously discussed these amendments at the December 2024, January 2025, and April 2025 meetings. Young reviewed these changes. Commissioners and Young discussed passive versus active development; greenbelt; and potential of options for developers.

Public comment regarding concern with accessory dwelling after family members no longer using the space for the intended purpose. Glass, Young, and Commissioners addressed.

Young explained next steps and confirmed with Commissioners to move forward with the public hearing.

NEW BUSINESS

(A) PC-06-25 Site and Exterior Lighting Standard Discussion

Young reviewed his staff report: Section 154.117 of the City of Linden Zoning Ordinance outlines standards for site and exterior lighting. A Linden resident has made comment at several recent Planning Commission meetings regarding the city's exterior lighting standards. He has also provided correspondence and a variety of informational materials for your review. At the April meeting, the Planning Commission agreed to add this as a topic of discussion on a future agenda. Specifically, the Planning Commission asked that we research and/or provide answers to several questions. Questions were answered in detail per the Planning Commission request.

Commissioners discussed lighting definitions; city and residential lighting versus Consumers lighting; enforcement policies; community education options; third party to measure lighting; and Planning Commission goals.

Public comment requested to do maintenance on lights over time.

Commissioners requested additional information to discuss at a future meeting.

COMMISSIONER/COMMITTEE REPORTS

Hartranft requested an update on the library and Mill proposals.. Glass provided an update.

Wiens requested sidewalks be striped at Broad and Bridge.

Mlinarich inquired about the owner of the theater, Glass addressed..

ADJOURNMENT

The meeting was adjourned by Vice Chairperson Wiens at 8:29 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____