

**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: _____