

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

Monday, July 7, 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, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick,

Absent: James Hurst, Matt Mlinarich, Daniel Cusson

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

a. Excuse Absent Member(s)

James Hurst, Matt Mlinarich, Daniel Cusson

MINUTES APPROVAL

Motion by Steele, second by Dick to approve the minutes from the May 5, 2025 Planning Commission meeting. Motion carried 6-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-07-25 210 Oak Street Rezoning Request

Young reviewed his staff report: The City has received an application for rezoning for 210 Oak Street, from the R-3, Single-Family Residential District to the R-4, Multiple Family Residential District. The subject property (Property ID# 61-20-522-118) is 13,504 square feet (0.31 acres) in size and is located along the south side of Oak Street, east of Main Street. The subject site has been occupied as a 3-unit/triplex structure for many years. However, the triplex is a non-conforming use as the R-3 District does not allow multiple-family residential dwellings. If rezoned, according to the application form, the property will continue to operate as a triplex. Currently, the property is considered a non-conforming use. The applicant is pursuing a rezoning to bring the property into compliance with the zoning ordinance, so they are able to procure a mortgage to make improvements to the structure. As a principal permitted use, the R-4 District allows multiple-family dwellings.

Wiens opened public comment at 7:07 p.m.

Public comment inquiring if this property becomes for sale can it be converted back to a one residence home and inquired about current landscape on property. Young and Glass responded.

Weissenborn advised that there are no additional correspondences.

Wiens closed public comment at 7:13 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

Wiens reviewed the public comment procedure.

Public comment regarding the cost of water.

Weissenborn advised no other correspondences received.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

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

Young suggested that the commissioners rearrange the agenda to move the new business before unfinished business based on attendance.

Motion by Roblyer, second by Steele to make a recommendation to move New Business before Unfinished Business. Motion carried 6-0.

NEW BUSINESS

(A) PC-07-25 210 Oak Street Rezoning Request

Applicant, Debra Cameron, explained that this residence has operated for about 50 years as a triplex. She is attempting to secure a mortgage, but she needs it to be zoned properly to be in compliance and make improvements to the property.

Young reviewed his letter dated May 29, 2025 regarding the proposed rezoning request in consideration of the existing land use pattern, established zoning pattern, proposed zoning, master plan recommendations, and sound planning principles.

Commissioners and Young discussed the square footage of the units; potential future use for R-4; master plan mixed uses; maintenance and current usage with financial improvements; property occupancy; zoning ordinance; conditional rezoning options.

Applicant requested to postpone to consider conditional rezoning options to bring forward to the commission for next meeting.

Motion by Hartranft, second by Roblyer, to make a recommended motion to move to postpone. Motion carried 6-0.

Ayes: Hartranft, Steele, Weins, Dick, Cox, Roblyer

Nays: None

Absent: Hurst, Cusson, Mlinarich

UNFINISHED BUSINESS

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

Young reviewed his staff report: At the July 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, April 2025, and May 2025 meetings. Enclosed is the latest draft of potential amendments, dated April 29, 2025. Young also discussed previous municipalities with Accessory Dwelling Unit procedures.

Cox left the meeting at 8:03.

Cox returned to the meeting at 8:05.

Young discussed with commissioners the plan of action to move forward with the proposed amendments, a public hearing would need to be scheduled to hear citizen comments.

Discussion among commissions and Young regarding enforcement of accessory dwelling units; unconventional housing complexes; affordability of housing; generation; ordinance language; rental income; community type and being innovative; update to detached Accessory Dwelling Units only.

Commissioners advised Young that they are ready to move forward with the proposed amendments and schedule a public hearing.

COMMISSIONER/COMMITTEE REPORTS

Roblyer has no comment.

Steele has no comment.

Cox requested status on the former application for Forest Ridge. Young and Glass Addressed.

Hartranft requested Linden Mill status update. Glass addressed.

Cox congratulated Glass on “Safe Routes to School” grant approval and inquired about LAFF Pathway progress. Glass addressed.

Dick advised of the upcoming River Roast.

Weins has no comment.

ADJOURNMENT

The meeting was adjourned by Vice Chairperson Weins at 8:40 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____