

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

Monday, August 3, 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, Robert Glover

Absent: None.

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

Hartranft inquired to Young regarding the site plan from the previous meeting to confirm whether all additional requests from the applicant had been successfully addressed. Young responded.

Motion by Roblyer, second by Dick to approve the minutes from the June 1, 2026 Regular Planning Commission meeting.

Motion by Dick, second by Roblyer to approve the minutes from the May 4, 2026 Regular Planning Commission meeting as amended.

PUBLIC HEARING/SPECIAL PRESENTATION

None.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) PC-05-26 - 119 W. Broad Street – Linden Presbyterian Church Site Plan – Re-Approval Request

Young reviewed his staff report: For those of you on the Planning Commission in 2022, you may recall the Linden Presbyterian Church site plan request for the reconfiguration and reconstruction of the existing offstreet parking lot and other improvements at their site located at 119 West Broad Street. The site plan for this project was approved by the City Planning Commission on December 5, 2022. On September 5, 2023, the Planning Commission approved a 1-year extension on the site plan

approval. However, the project did not move forward and their site plan approval has since expired (per Section 154.024,(D),(6) of the City of Linden Zoning Ordinance).

Linden Presbyterian Church is now seeking to proceed with the project. They have submitted a new site plan application and site plan to secure a new site plan approval. The site plan for the project was prepared by Griggs Quaderer, Inc. and is dated November 14, 2022. This is the same site plan that was previously approved by the Planning Commission).

The applicant has indicated that the only change to the project is that the entry vestibule building addition is no longer proposed. Otherwise, they are seeking to move forward with the other improvements shown on the site plan, which include: reconfiguration and reconstruction of the existing off-street parking lot; demolition of the existing church “manse” building, which will be replaced with a new patio/multi-purpose space; new accessory building (240 square feet); new dumpster enclosure; new site lighting; new landscaping and site amenities; and new or reconfigured site utilities. Please note that the City's Historic District Commission previously reviewed the demolition of the manse building and issued a notice to proceed.

We have distributed the site plan for review by the various City departments, including engineering, public works, police, fire, and building. No concerns have been raised regarding the proposed project.

The City Engineer Dave Richmond from ROWE has previously reviewed the site plan and issued a letter dated November 29, 2022. He indicated that his prior comments still apply, and that he has no objections to re-approval of the site plan, subject to the items noted in his letter being addressed during detailed engineering review.

Weins opened public comment.

Applicant, Pastor Dawn Russell, discussed with commissioners the revised project and future plans, associated costs, different programs provided, and also a parking partnership with the city.

Public comment regarding request for updated lighting standards be implemented with the project.

Weissenborn advised there were no additional correspondences.

Commissioners discussed the engineering project site plan update, lighting plans, and parking and expressed their enthusiasm about the project.

Motion by Roblyer, second by Link to move to re-approve the site plan for Linden Presbyterian Church improvement project located at 119 West Broad Street. Roll Call. Motion carried 7-0.

Ayes: Hartranft, Glover, Weins, Dick, Link, Roblyer, Mlinarich

Nays: None

Absent: Hurst, Steele

COMMISSIONER/COMMITTEE REPORTS

Hartranft explained that as a liaison for the HDC that they have received the SHPO Grant for historic buildings within the city. Hartranft reviewed the weed treatment of the mill pond and requested City to seek independent review of the chemicals used. Glass Responded. Hartranft requested status of

the Mill and future occupancy. Glass responded. Dick also discussed the tour recently completed and structure along with costs involved.

ADJOURNMENT

The meeting was adjourned by Chairperson Weins at 7:22 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____