

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

Monday, August 4, 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 Chairperson Daniel Cusson. 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, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, Daniel Cusson

Absent: Ben Cox

Others Present: Ellen Glass, City Manager; Caitlyn Habben, City Planner/Zoning Administrator Substitute; Nicole Weissenborn, Deputy Clerk

- a. Excuse Absent Member(s)
None.

MINUTES APPROVAL

Motion by Steele, second by Wiens to approve the minutes from the July 7, 2025 Planning Commission meeting. Motion carried 8-0.

PUBLIC HEARING/SPECIAL PRESENTATION

None.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

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

Habben reviewed Young's staff report recapping the previous July meeting, the Planning Commission reviewed and held a public hearing on a proposed rezoning for 210 Oak Street, with the owner requesting a change from the R-3, Single-Family Residential District to the R-4, Multiple Family Residential District. 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. During deliberation of the request at the July meeting, the applicant asked the Planning Commission to postpone action to allow for the request to be changed to a conditional rezoning request. The applicant/property owner has submitted a letter to the Planning Commission, dated July 24, 2025, that outlines one proposed condition which is being voluntarily offered by the applicant:

"As a condition to the approval of R4 District zoning for 210 Oak Street, the existing property will only be utilized as a triplex. No uses under the R4 District zoning would be allowed on the property, except for a triplex, duplex, or single-family dwelling. However, the property owner retains the right to convert the property to any of the uses allowed within the R3 District, subject to required City approvals. If the structure was destroyed by fire or similar disaster, it could be

rebuilt as a triplex, duplex, or single-family dwelling, subject to required City approvals.”

Board members discussed with Habben regarding the applicant meeting all conditions and were comfortable moving forward with applicant’s request.

Motion by Wiens, second by Steele to make a recommendation with regard to the conditional request submitted by property owner Debra Cameron to rezone 210 Oak Street from the R-3 Single-Family Residential District to the R-4 Multiple Family Residential District, and in consideration of the condition voluntarily offered by the applicant in her letter dated July 24, 2025, I move to forward a recommendation of approval to the City Council, upon a finding that the conditional rezoning request does satisfy the review standards of Section 154.030,(E) of the City of Linden Zoning Ordinance, specifically a through d.

a. Whether the proposed rezoning is consistent with the goals, policies, and future land use map of the city’s Master Plan;

b. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding land uses and zoning districts in terms of land suitability, impacts on the environment, density, and influence on property values;

c. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning. Consideration of impact on drains and roads is specifically required; and

d. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

Roll call. Motion carried 7-1.

AYES: Hartranft, Hurst, Steele, Cusson, Wiens, Roblyer, Mlinarich

NAYES: Dick

ABSENT: Cox

(B) PC-06a-25, Site and Exterior Lighting Standards Discussion

Habben reviewed Young’s staff report regarding the City of Linden Zoning Ordinance outlining standards for site and exterior lighting., a Linden resident has made comment at several Planning Commission meetings regarding the city’s exterior lighting standards and a variety of informational materials for your review. Planning Commission agreed to review the current language within Section 154.117 to consider whether certain amendments may be appropriate. A draft of potential amendments to Section 154.117 for the Planning Commission’s initial review and consideration was provided.

Commissioners and Habben discussed water’s edge lighting borders; light regulations affecting multifamily and commercial properties, code enforcement procedures; how to handle existing properties once a new ordinance is adopted; ensuring new developments comply with the newly adopted ordinance. Board members emphasized the importance of educating business owners and the community via newsletters and social media.

Habben advised that there will be discussion with the City attorney and council along with promoting lighting aspect through social media and education.

NEW BUSINESS

None.

COMMISSIONER/COMMITTEE REPORTS

Hartranft requested status of the mill and RFP recipients. Glass responded.

Cusson advised that Alpine market has products outside encroaching on the road. Glass acknowledged.

ADJOURNMENT

The meeting was adjourned by Chairperson Cusson at 7:28 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____