

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

Tuesday, September 2, 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: Aaron Wiens, John Hartranft, Cody Roblyer, Brad Dick, Daniel Cusson

Absent: James Hurst, Ben Cox, Matt Mlinarich, Phillip Steele

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

a. Excuse Absent Member(s)

James Hurst, Philip Steele

MINUTES APPROVAL

Hartranft requested clarification from Young in regards to previous meeting pertaining to lighting ordinance being applicable for business, residential properties, and residential water front properties. Young addressed Hartranft question and explained this request can be discussed further during the agenda item to provide clarification.

Motion by Roblyer, second by Dick to approve the minutes from the August 4, 2025 Planning Commission meeting. Motion carried 5-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-08-25, 208 Lindenwood Dr. – Firearms Sales Preliminary Site Plan & Special Land Use Review

Young reviewed his staff report: We are in receipt of a special land use review application and preliminary site plan review application submitted by Nick Barthold, on behalf of property owner Brian Barthold, to establish a new home-based firearms sales use at 208 Lindenwood Drive. The subject site, property ID# 61-20-553-035, is zoned R-2, Single-Family Residential District. According to Section 154.048,(A),(3),(j) of the City of Linden Zoning Ordinance, the “sale of weapons” may be allowed as a special land use within the R-1, R-2, and R-3 Districts.

Young reviewed state law requirements regarding special land use, preliminary site-plan, notices to be published and sent out to property owners within 300 feet from surrounding property owners for a public hearing, and the planning commission will then have authority to review approval for the special land use.

Hartranft requested clarification from Young regarding item # 7 City Planner’s Recommendations section. Young addressed.

Nick Barthold, the applicant, explained that this is an online sports retail store only stressing that there are no sales or inventory of weapons at the location. Barthold explained the process of business and the location of where the inventory is stored.

Cusson opened public comment at 7:11 p.m.

Public comment regarding being for legal gun ownership and glad that the applicant clarified about merchandise not being on site; requests quality control from the city; question regarding if license stays with the home if applicant moves.

Young advised that there were no written correspondences received.

Cusson closed public comment at 7:14 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

None.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

(A) PC-06b-25, Site and Exterior Lighting Standards Discussion

Young reviewed his staff report. At the August meeting, the Planning Commission reviewed a draft of potential amendments to Section 154.117, which was dated July 29, 2025. One of the questions raised during the August meeting was whether these exterior lighting standards should continue to be included within the zoning ordinance or should be relocated to the City's general code of ordinances.

Young reviewed with the commissioners the draft language zoning amendments specifically discussing applicability unless specific exemptions are clarified.

Discussion among Young and Commissioners regarding the ordinance language effecting both residential and businesses, soft approach to businesses and residences along with education, and code enforcement process.

Cusson recapped that discussion with commissioners were to have initial businesses adapt to the lighting ordinance and educate the public via the city website, newsletter and social media.

Commissioners, Young, and Glass also discussed the lighting zoning enforcement options.

Young clarified the guidelines of the lighting zoning ordinance for existing businesses versus new businesses.

Hartranft requested cost of a legally qualified photometric measuring device cost.

Commissioners explained to Young that they are ready to move forward with the public hearing.

NEW BUSINESS

(A) PC-08-25, 208 Lindenwood Dr. – Firearms Sales Preliminary Site Plan & Special Land Use Review

Young reviewed with Commissioners regarding the seven standards for special land usage, provided explanation of their business involving their supply, plan for the property, and no exterior changes. Young also clarified regarding the Special Land Use Permit which does stay with the property, but explained that the new owner would need to secure a federal license to continue the same business.

Commissioners discussed the Type 1 Federal Firearms license required, special land use for future owners at the location, confirmation with applicants regarding inventory location.

Dick requested that there be no inventory on property, no transfers done on the premises, and on-line sales only.

Motion by Dick, second by Roblyer to move to approve the preliminary site plan for the proposed firearms sales business at 208 Lindenwood Street with the following conditions:

1. No inventory stored at the house
2. No transfers are done from the premises
3. On-line sales only

Roll call. Motion carried 5-0.

Ayes: Roblyer, Hartranft, Cusson, Dick, Wiens

Nays: None

Absent: Hurst, Mlinarich, Cox, Steele

Applicant inquired to Young regarding email received from the city and removal process of the Special Land Use Permit. Young addressed.

(B) PC-09-25, Beacon & Bridge No Left Turn Sign Discussion

Young reviewed his staff report: City Administration has been working with Beacon & Bridge Market (southeast corner of Bridge and Broad Streets) to correct site plan non-compliance issues. Most recently, Beacon & Bridge installed the two "No Left Turn" signs near the driveway exit to East Broad Street that were required by the originally approved site plan. One sign is located to the left of the driveway (attached to the side of the building) while the second sign is to the right of the driveway (post mounted). After installation, the location of the post mounted sign to the right of the driveway was scrutinized by the neighboring property owner as interfering with an existing parking space. We are bringing this situation to the Planning Commission's attention for discussion. You may consider whether the sign should be relocated or removed. Attached for your information is a copy of Sheet C6 of the originally approved site plan, along with a photo of the signs as installed.

Commissioners reviewed with Young and Glass the sign locations, vehicle traffic ability to see the signs, and other potential options.

Motion by Cusson, second by Dick to allow the sign to be removed with discretion to city administration to have discussions with applicant about additional solutions.

Roll call. Motion carried 5-0.

Ayes: Dick, Roblyer, Cusson, Hartranft, Wiens

Nays: None

Absent: Mlinarich, Cox, Hurst, Steele

COMMISSIONER/COMMITTEE REPORTS

Young advised of the zoning ordinance amendments that were reviewed previous meetings are being presented at a City Council Work Session and that after the public hearing that they will be brought to City Council for approval.

Cusson advised of the Downtown Day Giveaway September 27, 2025.

ADJOURNMENT

The meeting was adjourned by Chairperson Cusson at 8:01 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____

DRAFT