

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

Monday, January 5, 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 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: James Hurst, Aaron Wiens, Jerry Link, Matt Mlinarich, John Hartranft, Cody Roblyer, Phillip Steele, Brad Dick, George Horn

Absent: None.

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

Excuse Absent Members(s)

MINUTES APPROVAL

Motion by Steele, second by Hartranft to approve the minutes from the December 11, 2025 Special Planning Commission meeting. Motion carried 9-0.

PUBLIC HEARING/SPECIAL PRESENTATION

(A) PC-01-26, 1013 N. Bridge Street Rezoning Request

Young reviewed his staff report: The City has received an application from the owner of 1013 North Bridge Street seeking to conditionally rezone the property from the LS, Local Service District to the R-3, Single-Family Residential District. The subject property (Property ID# 61-20-502-003) is 8,145 square feet (0.19 acres) in size and is located along the west side of North Bridge Street, north of the railroad. The property currently contains a residential principal structure and detached accessory garage. According to the applicant, the structure has been occupied for residential use for over 125 years; before 2015, it was occupied as a duplex, but as of today, it is occupied for single-family use. The property's current zoning (LS District) does not allow residential use; therefore, the current use of the property as a single-family dwelling is non-conforming.

Young reviewed procedure regarding the public hearing, types of notices made available to the public, process of the public hearing, and the applicant's conditions.

Wiens opened public comment at 7:06 p.m.

Public comment from applicant, Noah Morgan, regarding the current property usage, ownership length of time, and explained mortgage issues for potential buyers due to the current zoning, master plan, and issue with other residents having rezoning issues for mortgage purposes.

Public comment regarding a house in a business location being common based on the age of the city. He requests flexibility in a transition area and has no issues with applicant's request.

Public comment regarding this being a home that is zoned R-3. There are other homes zoned commercial and would request to alleviate issues in the future for other home owners.

Weissenborn advised that there are no additional correspondences.

~~Weins~~Wiens closed public comment at 7:12 p.m.

CITIZENS' COMMENTS - NON-AGENDA ITEMS ONLY

Public comment suggestion regarding after completion of LAFF pathway to consider a traffic study or research for ways to alleviate traffic on Silver Lake Court.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) PC-02-26, Welcome of New Commissioners & Election of Officers

Young welcomed the new commissioners appointed. Young referenced the Commission's bylaws and explained the requirement for annual elections of the Chairperson and Vice Chairperson. Young reviewed the roles and responsibilities of the Chairperson, Vice Chairperson, Planning Commission liaison, and discussed the relevant bylaws and ordinance language. Young also reviewed that a Welcome packet was emailed to commissioners and to reach out with any questions to staff.

Wiens requested that commissioners introduce themselves and provide a brief overview along with length of service on the planning commission.

~~Weins~~Wiens opened nominations for Chairperson. ~~Weins~~Wiens and Hartranft were nominated. ~~Weins~~Wiens accepted the nomination. Hartranft declined the nomination.

Motion by Steele, second by Dick to nominate Aaron ~~Weins~~Wiens as Chairperson. Motion carried 9-0.

~~Weins~~Wiens opened nominations for Vice Chairperson. Roblyer was nominated and accepted the nomination. No other nominations.

Motion by Dick, second by Steele to nominate Cody Roblyer as Vice Chairperson. Motion carried 9-0.

(B) PC-01-26, 1013 N. Bridge Street Rezoning Request

Young reviewed his staff report and his letter dated December 29, 2025 regarding the proposed rezoning request, background of the site, existing land use conditions, existing proposed zoning, master plan recommendations and findings. Young also reviewed the applicant's letter in detail.

The applicant explained the current use of the property and inquired regarding the decision tonight and the master plan being updated at a later date. Young clarified.

Commissioners discussed the conditional rezoning request with the applicant and Young, addressing current property use, owner contingencies, mortgage concerns, property location within the zoning map, and the current master plan.

Motion by Dick, second by Steele, to make a recommended motion with regard to the request submitted by property owner Noah Morgan to rezone 1013 North Bridge Street from the LS, Local Service District to the R-3, Single-Family Residential District, and in consideration of the condition voluntarily offered by the applicant in his letter dated December 15, 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 while it may not be exactly R3 compatible it does help maintain their goal of protecting central quality of established neighborhoods, provide varied and high quality housing needed person of all ages, support affordable housing, retains exiting business use, and promote the development of new business in defined locations because it allows them to change into an LS in the future. A new commercial and mixed-use development occurs consider upper floors for resident populations (Thriving Economy and Business Districts Objective # 3: The Proposed rezoning to the R-3 District does not accomplish the long-term goal of promoting office and/or mixed-use within the North Bridge Street business district. However, the Planning Commission may consider conditional R-3 District zoning as a short-term solution to allow for the single-family residential use to continue while supported by market demand. Roll Call. Motion carried 7-2.

Ayes: Hartranft, Hurst, Steele, Horn, Wiens, Dick, Roblyer

Nays: Link, Mlinarich

Absent: None

COMMISSIONER/COMMITTEE REPORTS

Hartranft reviewed updated information as the HDC liaison regarding the Mill Renovations.

Dick welcomed new members to the Planning Commission.

No other comments from commissioners.

ADJOURNMENT

The meeting was adjourned by Chairperson ~~Weins~~Wiens at 7:48 p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____