

**CITY OF LINDEN
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES**

Tuesday February 11, 2025

7:00 p.m.

CALL TO ORDER

The meeting of the Linden Zoning Board of Appeals was called to order at 7:00 p.m. by Chairperson Scott Ward. The meeting was held within The Loose Senior Center located at 707 North Bridge Street, Linden, Michigan.

ROLL CALL

PRESENT: Scott Ward, Esther McDaniel, Christine Kinyon, Jeremy Zinn, Brad Dick

ABSENT: Daniel McComb

OTHERS PRESENT: Adam Young, City Planner/Zoning Administrator, Ellen Glass, City Manager; Don Grice, Director of Public Works; Nicole Weissenborn, Deputy Clerk

The Pledge of Allegiance was recited by all present.

MINUTES APPROVAL

Motion by Kinyon, second by McDaniel to approve the minutes of the October 16, 2024 Zoning Board of Appeals Special Meeting. Motion carried 5-0.

PUBLIC HEARING

(A) ZBA-02-25 Linden Mills Building, Height Variance Request

Ward introduced the Linden Mills Building being part of the City and is going through as an applicant as a property owner.

Young reviewed that the applicant is asking for a height variance and also an addition to include an elevator and stairwell; zoning ordinance; historic structure; public hearing notices; & newsletter.

Ward opened the public hearing at 7:03 p.m.

Public comment regarding roof extension maintaining the same height as opposed to height difference.

Weissenborn verified no written correspondence received for the public hearing item.

Public comment closed at 7:06.

CITIZENS' COMMENTS

Public comment made asking about a height difference in the roof. Jackie Hoist with H2A Architects clarified that the roof will remain the same as the original height due to less maintenance issues.

Board members explained that the roof would need to be lower per the ordinance; they are here to discuss a variance to allow the addition part of the roof to be the same height that the Linden Mill is currently.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) ZBA-01-25 Election of Officers

Ward referenced the Commission's bylaws and briefly explained annual elections for Chairperson, Vice Chairperson, and Secretary.

Ward opened nominations for Chairperson. Ward was nominated for Chairperson and accepted. No other nominations.

Motion by Kinyon, second by McDaniel to nominate Scott Ward as Chairperson. Motion carried 5-0

Ward opened nominations for Vice Chairperson. McComb was nominated for Vice Chairperson. No other nominations.

Motion by Kinyon, second by Ward to nominate Daniel McComb as Vice Chairperson. Motion carried 5-0.

Ward opened nominations for Secretary. Chris Kinyon was nominated for Secretary and accepted. No other nominations.

Motion by McDaniel, second by Ward to nominate Chris Kinyon as Secretary. Motion carried 5-0

Ward introduced Jeremy Zinn. Zinn introduced himself to board members and the public.

(B) ZBA-02-25 Linden Mills Building, Height Variance Request

Ward reviewed the height variance with the board members.

Young reviewed his Staff Report: The City of Linden, as applicant and property owner, is requesting a height variance to construct an addition to the Linden Mills building located at 201 North Main Street. The addition is necessary to accommodate a new elevator and fire stairs. The subject site is zoned Central Business District. Specifically, this variance is being requested from Section 156.049 of the City of Linden Zoning Ordinance which limits the height of buildings within the Central Business District to no more than 40 feet. The Linden Mills Building is presently 44 feet 5 inches in height. The proposed building addition will maintain the current height of the building; therefore, a height variance is being requested.

Young explained the Linden Mills building was built in 1850s and predated the zoning ordinance; nationally registered historic building; design is set to zoning rules and Secretary of Standards regulations.

Board Members had a discussion with Hoist regarding elevator height needed for the building; Linden Mills on the National Historic Registry; and new roof construction.

Dick advised that due to being a liaison for Planning Commission and already voting on the Planning Commission in regards to the Linden Mills that he is unable to take place in the vote.

Motion by Ward, second by Kinyon to approve a variance from Section 156.049 to allow an addition to the Linden Mills building that matches the height of the existing structure at 44 feet 5 inches. This approval is based on the following reasons:

- a. That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;
- b. That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;
- c. That the plight of the landowner is due to the unique circumstances of the property; and
- d. That the alleged hardship has not been created by any person presently having an interest in the property.

Young explained that per the state law variance that the concurring vote of the majority of the members is required to pass a variance.

Roll call. Motion carried 4-0.

AYES: Zinn, Kinyon, McDaniel, Ward

NAYS: None

ABSENT: McComb

COMMISSIONER/COMMITTEE REPORTS

Ward encouraged that the by-laws be reviewed by all members.

Ward and Young discussed the ZBA standards training opportunities.

Ward and Glass discussed the interior design and the future use of the Mill building.

Ward discussed the cost of the project with Hoist.

ADJOURNMENT

Motion by Ward, second by Kinyon to adjourn the meeting Motion carried 5-0. The meeting was adjourned by Chairperson Ward at 7:31p.m.

Respectfully Submitted,

Nicole Weissenborn, Deputy Clerk