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TO: Mayor Cusson and City Council Members  
FROM: City of Linden Planning Commission  
DATE: February 9, 2017  
RE: 2016 Planning Commission Annual Report

The City of Linden Planning Commission is pleased to provide this Annual Report of its activities for calendar year 2016. This report is being submitted in compliance with Section 19 of the Planning Enabling Act, Public Act 33 of 2008, as amended. The Act states that: *A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.*

The Planning Commission enjoyed a successful 2016, accomplishing numerous tasks and approving a variety of development projects. The following is a summary of the Commission's activities in 2016:

Administrative Site Plans Approved

- 123 E. Broad Street (Linden Family Eye Care) – New Business
- 126 N. Bridge Street (The Old Linden House) – New Business
- 114A S. Bridge Street (DMT West LLC) – New Business
- 208 N. Bridge Street (EZ Kayak and Canoe Rental) – New Business
- 208 N. Bridge Street (Beloved Books) – New Business
- 209 N. Bridge Street (Fredrick's Tattoo Gallery) – New Business

Preliminary Site Plans Approved

- 605 W. Broad Street (Taco Bell) – Final site plan has not yet been submitted

Final Site Plans Approved

- 601 W. Broad Street (Dollar General)

Special Land Uses Approved

- 605 W. Broad Street (Taco Bell)

### Zoning Ordinance Text Amendments

- Developed and recommended adoption of an ordinance amendment pertaining to the administrative site plan review process. Pre-authorization of the administrative review by the Planning Commission is no longer required, which will help reduce the timeframe for the approval of administrative site plans.

### Sign Applications Approved by the Sign Review Committee

- 601 W. Broad Street (Dollar General)
- 105 N. Bridge Street (Michigan Beauty Co.)
- 123 E. Broad Street (Linden Family Eye Care)
- 205 N. Bridge Street (Strategic Safety Inc.)
- 208 N. Bridge Street (Beloved Books)
- 209 N. Bridge Street (Fredrick's Tattoo Gallery)

### Other Activities

- Master Plan Review – In February, the Planning Commission completed their review of the currently adopted master plan and determined that it continues to effectively represent the City's preferred vision for the future.
- Redevelopment Subcommittee – In May, the Planning Commission established a Redevelopment Subcommittee to evaluate the potential redevelopment of key sites within the City and provide policy, zoning and land use recommendations related to development. Once established, the Redevelopment Subcommittee met on numerous in 2016.

Looking ahead to 2017, the Planning Commission expects to be working on various initiatives related to planning, zoning and/or land use within the City. These initiatives are summarized below:

- Proactive Planning – Continue to support and proactively facilitate appropriate development and redevelopment within Linden, as led by the efforts of the Redevelopment Subcommittee. This is likely to include the implementation of recommendations related to public parking.
- Sign Ordinance Review and Amendments in light of Supreme Court (Reed v. Gilbert) Decision – In 2017, the Planning Commission is expecting to conduct a review of its currently adopted sign regulations given the recent U.S. Supreme Court decision in the Reed v. Gilbert case. The need to maintain content-neutrality in sign regulations was at the heart of the decision. It is likely that various portions of the sign ordinance will need to be amended.
- 5-Year Parks and Recreation Plan – The Planning Commission will review and determine how it can help implement the recommendations outlined in the City's new 5-Year Parks and Recreation Plan.

- Training – Planning Commissioners want to be well equipped and trained to effectively perform their duties. In 2017, the Planning Commissioners will look for and participate in various planning and zoning training sessions offered by groups such as the Michigan Municipal League (MML) and the Michigan Association of Planning (MAP).

The Planning Commission welcomes any thoughts that the City Council may have related to the Commission's proposed 2017 work plan. If you would like the Planning Commission to address any additional topics, please let us know.

cc: Zoning Board of Appeals  
Downtown Development Authority  
Historic District Commission