



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, March 18, 2025

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [25-0548](#) March 4, 2024 City Planning Commission Meeting Minutes
Attachments: March 4, 2025 City Planning Commission Meeting Minutes.pdf

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

5-b. Planning Manager

- [25-0630](#) Comprehensive Land Use Plan Review Process

Attachments: Comprehensive Plan Review Process Updates Memo_ CPC 3.18.25.pdf

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

25-0549

Various Communication to the City Planning Commission

Attachments: Anusbigian Upzoning in Ann Arbor.pdf, Bass Mtg 3-18-25 Comprehensive Land Use Plan Zoning.pdf, Batra Opposition to Upzoning Change.pdf, Bjornstad Development.pdf, Breck Comprehensive Plan for Ann Arbor.pdf, Chambers follow up.pdf, Chambers Neighborhood Comp Plan Opposition Flyer and the Abundance Agenda Response Upzoning.pdf, Crockett Concern Over the Systematic Erosion of Community Engagement in Ann Arbor.pdf, Dabrowski Proposal to alter process for citizen participation and public notification.pdf, Doyal Oppose New Planning Ordinance.pdf, Dybdahl Proposed Upzoning Changes.pdf, Fadel Planning Commission Meeting March 18, 2025.pdf, Fein CCL Support for building decarb in comprehensive plan..pdf, Forsberg-Smith tonight's meeting.pdf, Greer support for CLUP revisions.pdf, Herseth Ann Arbor's Future.pdf, Hurwitz Comprehensive Plan.pdf, Jansson Proposed Land Use Districts.pdf, Johnson Planning Meeting ReZoning Comments.pdf, Kenney Planning Commission Meeting March 18.pdf, Ladin Rezoning Burns Park.pdf, Lamphiear Public Hearings.pdf, Leff Oppose your March 18, 2025 agenda.pdf, Leverich Letter of Support of the Planning Commissions Work.pdf, McLaughlin Comprehensive Plan.pdf, Millett Future Upzoning.pdf, Mull zoning plans.pdf, Nissley Residential Zoning Changes Under Consideration.pdf, Nyquist Agenda items for March 18, 2025 Meeting.pdf, O'Neal Single Family Zoning Etc..pdf, O'Neal Comments on Up-zoning.pdf, Pollack Stop Strip-Mining Ann Arbor.pdf, Pottow Yet Another Homeowner Horrified.pdf, Pritts Input to Planning Commission.pdf, Ream Tree Canopy Preservation City of Evanston.pdf, Robertson-Primeau Re-Zoning.pdf, Ryder Comprehensive Plan thoughts.pdf, Rykwald For the Meeting today.pdf, Shuchman Change in Zoning.pdf, Shurtliff Proposed zoning changes to be discussed at meeting 3-18-2025.pdf, Sircar Do Not Eliminate Public Hearings on Development Projects.pdf, Spencer Upzoning comments.pdf, TePaske-King Concerns for Proposed Re-Zoning.pdf, Terry-Murphy Comments Proposed Changes to Comprehensive Plan.pdf, Tiews Housing Proposal.pdf, Tiews Single Zone Plan.pdf, Wallberg and Cutler AA Resident Comments Comprehensive Land Use Plan Upzoning.pdf, Watkins Concerns about changing the zoning of residential areas.pdf, Whitaker Commnets on the New Comprehensive Plan.pdf, Witten Single Zoning Initiative.pdf, Worden Planning Commission meeting tonight.pdf, Worden Re-zoning Ann Arbor.pdf, Wineberg Tuesday meeting up zoning.pdf, Wasneski Proposed Zoning changes.pdf, Zemgulys Oppose 3 Ordinances That Are Recommended by Staff for Approval 3-18 Meeting.pdf

6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-0550](#) Public Hearings Scheduled for Tuesday, April 1, 2025 Planning Commission Meeting

8. UNFINISHED BUSINESS

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

- 9-a. [25-0551](#) 1155 Arlington Boulevard Annexation and Zoning - A petition from the owners of 1155 Arlington Boulevard to annex the 1-acre parcel from Ann Arbor Township into the City and zoned R1A (Single-Family Dwelling) district. Staff Recommendation: Approval
- Attachments:** Staff Report 2025-03-18 (1155 Arlington).pdf, Attachment Aerial Photo (1155 Arlington), Attachment Zoning Parcel Maps (1155 Arlington), Attachment Annexation Petition 1155 Arlington.PDF, Attachment Zoning Petition 1155 Arlington.PDF
- 9-b. [25-0552](#) An Ordinance to amend Section 5.28.4 Citizen Participation Requirements of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to modify sections to change title, timing, establish responsibility for City staff to share the information publicly, and to add additional requirements.
Staff Recommendation - Approval
- Attachments:** Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, 2025-03-18 UDC Amendment -Citizen Participation Requirements.pdf
- 9-c. [25-0553](#) An Ordinance to amend Sections 5.28 General Procedures, 5.29.4 Wetlands Use Permit, 5.29.6 Site Plan, 5.29.7 Area Plans, Section 5.29.11 Planned Unit Development District of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to remove public hearing requirements from numerous reviews.
Staff Recommendation - Approval
- Attachments:** Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, Ordinance 2025-03-18 (Hearings and Notices).pdf
- 9-d. [25-0554](#) An Ordinance to amend Section 5.29.9.B Land Divisions of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to remove notification requirements from land divisions.
Staff Recommendation - Approval
- Attachments:** Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, Ordinance 2025-03-18 (Land Division).pdf
- 9-e. [25-0604](#) An Ordinance to amend Section 5.30 Amendments to Development Approvals of Chapter 55 (Unified Development Code) of the City of Ann Arbor to modify processes for modifications to previously approved projects.

Staff Recommendation - Approval

Attachments: Staff Report CPC 2025-03-18 (PUD Modifications).pdf, Ordinance 2025-03-18 (PUD Modifications).pdf

10. OTHER BUSINESS**11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)****12. COMMISSION PROPOSED BUSINESS****13. ADJOURNMENT**

Wonwoo Lee, Chairperson

/Courtney Manor

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org))

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.