



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, December 16, 2025

5:30 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 will be heard,
submit them in writing ahead of the meeting or attend in person.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

[25-2081](#) December 2, 2025 City Planning Commission Meeting Minutes

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
 - 5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

25-2082 Various Communication to the Planning Commission

Attachments: Jacobson Opposition to The Dean zoning change.pdf, Lamm Ann Arbor Roadway Rightsizing (A2R2).pdf, Leaf 2026 schedule Comments.pdf, Vincze 315 West Huron.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. COMMUNICATION FROM COMMISSIONERS

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-2083 Action Items Scheduled for Tuesday, January 6, 2026 Planning Commission Meeting

9. UNFINISHED BUSINESS

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

10-a. 25-2084 715-717 E Huron Rezoning with Waived Area Plan (REZ25-0003) - A petition to rezone 715-717 E Huron Street from PUD (Planned Unit Development) to R4C (Multi-Family Dwelling District) to permit the building to be converted from office to residential use. No development has been proposed, and an area plan waiver is requested.

Attachments: 715-717 E Huron SR with attachments 12092025.pdf, Ordinance 715-717 E Huron Zoning.pdf, ZONING APPLICATION (715-717 EAST HURON STREET) (1).pdf

11. OTHER BUSINESS

11-a. 25-2085 414 South Main Street Ashley Mews - A proposed amendment to the Supplemental Regulations of the Ashley Mews PUD. Proposed changes would allow all permitted uses in the D1 Downtown Core District in the high-rise portion of the site. No changes are proposed to the site plan. The PUD and site plan were originally approved in 1999.

Attachments: 2025-12-16 CPC Ashley Mews Pre-PUD Staff Memo.pdf, Ashley Mews Zoning Application.pdf, Ashley Mews PUD Approved Site Plan.pdf, Ashley Mews Proposed Revisions to Supp Regs.pdf, 5-10-22 Ashley Mews Pre-PUD Staff Memo.pdf

11-b. 25-2086 Comprehensive Plan - Review Period Discussion

Attachments: DRAFT 03_FUTURE LAND USE.pdf, Edits_Compilation of Commissioner Comments 12.16.2025 .pdf, 2025-12-11_Form-ID-66_draft-comprehensive-REFORMATTED.xlsx, FLUM & Rezoning Planning Commission Memo 12.16.2025.pdf

12. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

13. COMMISSION PROPOSED BUSINESS

14. ADJOURNMENT

Donnell Wyche, Chairperson

/Brittany Alexander

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>). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(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 Comprehensive 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.