



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

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

1. CALL TO ORDER

Chair Wyche called the meeting to order at 5:36 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Present 7 - Mills, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

Absent 2 - Abrons, and Hammerschmidt

*Others present:
Planning Manager Brett Lenart
Planner Jill Thacher
Planner Michelle Bennett
Planner Mariana Melin-Corcoran*

3. APPROVAL OF AGENDA

Moved by Commissioner Mills seconded by Commissioner Lee to approve the agenda as presented. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. 25-2081 December 2, 2025 City Planning Commission Meeting Minutes

Attachments: December 2, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Lee seconded by Commissioner Weatherbee to approve the December 2, 2025 meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council

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

5-a. City Council

Councilmember Disch reported at the Monday, December 15, 2025 City Council meeting:

There was nothing of significance related to the Planning Commission.

There were two resolutions that will facilitate the development of 350 South Fifth.

5-b. Planning Manager

Planning Manager Lenart reported:

There were 13 meetings dedicated, solely or partially, to detailed review of the Comprehensive Plan and thanked the commission for their service to the City and community.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-2082 Various Communication to the Planning Commission

Attachments: Hladis Suggestion for the next Planning Commission working session agenda.pdf, 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

Received and Filed**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.)**

Adam Jaskiewicz, Las Vegas Drive, spoke in support of the plan, recommended beginning zoning work promptly, handled in-house with TC1 and noted concerns about streetscapes in the right-of-way.

Tom Lyon, 2417 Londonderry Road, opposed changes to residential land uses that allow businesses, citing uncertainty about housing affordability.

Peter Jackson, 10 Geddes Heights, questioned whether the plan will meet its objectives and noted support of public green space but raised concerns about building heights near those areas.

Jeff Crockett, Ward 4, pointed to Boston Edison as an example of honoring community history and noted the plan does not address the benefits of historic districts.

Julie Ritter, stated the Minneapolis plan is a poor comparison, urged senior affordable housing, and criticized tax focus.

Tricia Hackney, The Crossings, believes the plan reduces affordable starter homes and replaces them with higher-cost housing and noted issues with investor pressure on homeowners.

Greg Monroe, Ward 5, thanked the city for reading all the public comments, urged incentives to protect mature trees, and raised concerns about expanded by-right zoning's impact on natural features.

Tom Stulberg, 1202 Traver Road, raised concerns about rezoning The Dean as D-1 while surrounded by D-2, noting this assumes plan approval and that D-1 allows short-term rentals, which may affect affordability.

Gabrielle Bowyer, 1721 Newport Road, expressed concern that the plan does not adequately consider middle-class needs.

Ken Garber, 28 Haverhill Court, terms like resilience and circular economy overlook core issues, opposed new fossil fuel infrastructure, and urged the plan to prioritize eliminating emissions.

Kirk Westphal, 3505 Charter Place, noted constrained housing supply, said new homes need subsidies, and urged fast in-house zoning work.

Dennis Burke, South Fourth Avenue, spoke in support of higher-density housing in principle but cautions against assuming it lowers rents, and opposes converting office space to housing.

James D'Amour, argued the plan should not replace the Natural Features Plan, as it lacks detail on the Greenbelt Ordinance, and minimizes environmental planning by creating manufactured consensus.

[For a complete record of the comments, please see available video format].

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

COMMISSION DISCUSSION:

The Commission provided feedback on items brought up in Public Comment.

[For a complete record of the discussion, please see available video format]

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

- 8-a. [25-2083](#)** Action Items Scheduled for Tuesday, January 6, 2026 Planning Commission Meeting

Manager Lenart reported there were no new public hearing items for the Tuesday, January 6, 2026 City Planning Commission meeting.

9. UNFINISHED BUSINESS

None.

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

PROJECT PRESENTATION:

Emily Palacios of Miller Johnson, presented the proposed request.

STAFF PRESENTATION:

Planner Jill Thacher presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Jeff Crockett, 506 East Kingsley, spoke in support of rezoning and asked if the building department could provide guidelines for converting downtown offices to housing.

Adam Jaskewicz, 1430 Las Vegas Drive, expressed support for the rezoning.

Ken Garber, 28 Haverhill Court, raised concerns about the owner of the property, noting he does not support the proposed request.

Alex Lowe, 2532 Pittsfield Boulevard, observed that if this becomes nonconforming, it may suggest that setback regulations need updating.

[For a complete record of the discussion, please see available video format].

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Lee seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement as provided in Section 5.29.7.A and 5.29.7.B of the Unified Development Code because no new construction is proposed and recommends that the Mayor and City Council approve the zoning of 715-717 East Huron Street to R4C (Multiple-Family District).

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

[For a complete record of the discussion, please see available video format].

On a roll call vote the vote was as follows with Manager Lenart declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 2 - Ellie Abrons, and Sara Hammerschmidt

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

PROJECT PRESENTATION:

Scott Munzel and Steve Kalabat, presented the proposed request.

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran presented the staff report.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

[For a complete record of the discussion, please see available video format].

- 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-REFORM

ATTED.xlsx, FLUM & Rezoning Planning Commission
Memo 12.16.2025.pdf

STAFF PRESENTATION:

Planner Michelle Bennett presented the Draft Comprehensive Plan.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

[For a complete record of the discussion, please see available video format].

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

Susan Kauffman, 630 Fifth Street, suggested aligning the underlying zoning with existing residential land use patterns.

Greg Monroe, Ward 5, noted resident concerns about natural features and the loss of public goods over time.

Gabrielle Bowyer, 1721 Newport, observed many residents are unaware of the plan and notes responses have been limited.

Ken Garber, 28 Haverhill Court, commented the circular economy is debated and questioned the extent of resilience measures.

Rita Mitchell, raised concerns about long-term tree retention and requested findings from the Urban Forestry Management Plan.

Alex Lowe, Pittsfield Boulevard, referenced a report of increased tree cover in Ann Arbor and noted the absence of density and height minimums.

[For a complete record of the comments, please see available video format].

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

14. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner

Adams to adjourn the meeting at 10:19 pm. On a voice vote, the Chair declared the motion carried unanimously.

Donnell Wyche, Chairperson

/courtneymanor

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.