



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, April 22, 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 Lee called the meeting to order at 5:37 pm in Council Chambers at
City Hall of Ann Arbor.*

2. ROLL CALL

Planning Manager Brett Lenart called the roll

Present 8 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche,
Weatherbee, and Norton

Absent 1 - Adams

*Others present:
Planning Manager Brett Lenart
Senior Planner Michelle Bennett*

3. APPROVAL OF AGENDA

**Moved by Commissioner Wyche seconded by Commissioner Mills
to approve the agenda. On a voice vote, the motion carried
unanimously.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0870](#) April 15, 2025 City Planning Commission Meeting Minutes

Attachments: April 15, 2025 City Planning Commission Meeting

Minutes.pdf

Moved by Commissioner Hammerschmidt seconded by Commissioner Weatherbee to approve the April 18, 2025 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

5. COMMUNICATION

5-a. [25-0871](#) Various Communication to the Planning Commission

Attachments: Durfee Community Feedback on the Comprehensive Plan.pdf, Ford Question re Your Understanding of Michigan Enabling Act Section 125.3833(2)(d).pdf, Homan Issues That I Would Like to See the Comprehensive Plan Address.pdf, Pritts Comments on Comp Plan.pdf, Hodges Ann Arbor's Land Use Plan and Upcoming Library Fundraiser.pdf, Jansson Comprehensive Plan.pdf, Leaf Chapter 4 Suggestions.pdf, Westphal Comp Plan Edits Chapter 4.pdf, Grant Comments on Comp Plan Draft - Residential Height.pdf, Harris Comprehensive Plan.pdf, Jones Comments on Chapter 4 of the CLUP Draft.pdf, Hladis Chapter 4 Comp Plan Feedback.pdf, Konrad Changes to Comprehensive Land Use Plan - Upzoning.pdf, Durfee Infrastructure and the comprehensive plan.pdf, Grillet Notes on the Comprehensive Plan.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.)

Mary Durfee, 1022 Olivia, stated she would like to see a little more detail in Chapter 4; wants an incremental approach because she is worried about infrastructure capacity

Will Leaf, flexibility could refer to use. Flexibility in nuisance standards is not necessary when industrial and residential are in the same zone

Ben Mervak, 1547 Granger Avenue, only knew about the process because of an email from neighbor and questioned amount of engagement with the community. Consider going to the people. One size

fit all does not work.

Marissa McConnell, Lower Burns Park resident, spoke in support of the Comprehensive Plan.

Marcia Polenberg-Ramsay, South First Street resident, stressed the importance of integrity of neighborhoods. The focus should be on the downtown noting our downtown is lamentable. Bringing in people doesn't solve the basic problem of rent that is too high for stores as it is too expensive.

Donna Babcock, 1890 Upland Drive, asked to please pause the Comprehensive Land Use Plan noting it is a municipal document . The cover should be more serious. Ann Arbor For All is the Mayor's campaign slogan, using the slogan is propaganda.

Tom Stulberg, 1202 Traver Street, noted he wants more details now.

Ralph McKee, asked for the Comprehensive Plan to put in context what it mean with how new housing contributes to affordable housing millage. TC-1 made businesses vulnerable to be displaced. Process didn't try to reach consensus and neighborhood associations.

Steve Gutterman, 551 South Ashley Street, increased density is not a simple supply and demand curve meetup when in a market like Ann Arbor or any other market which is a very desirable market to live in. There is zero evidence that increase in units that this relieves rental prices. Affordable housing is poorly defined here noting exclusionary zoning is pejorative.

Rick Reynolds, 2101 Devonshire Road, thanked the Commission for all the work they have put into the plan and spoke in support of the Comprehensive Plan.

Ken Garber, 28 Haverhill Court, expressed appreciation to the board for attending weekly meetings. Speaking about Chapter 4, there is no mention of natural gas or heat pumps. The plan talks about reducing carbon emissions, would argue for more specificity, borrow the language from A2 Zero. Are we eliminating or reducing emissions?

Mary Henderson, 1416 Brooklyn Avenue, spoke in opposition to the elimination of single family and duplex zoning in Ann Arbor as that is what is proposed in the Comprehensive Plan and asked anyone with

concerns about the Comprehensive Plan and lack of community engagement to sign the electronic petition circulating that is asking the City to suspend the process until all residents are fully informed about the plan.

Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of the of plan noting he wants even more density.

Mary Ann Sarosi, 1322 Brooklyn, like the idea of some densification, they won't lower the prices to make things more affordable for middle income folks or young families. We need to consider the infrastructure if it's up to the task. Is one size fits all for zoning necessary?

Jeff Crockett, Old Fourth Ward, urged people to look at the Grand Rapids Master Plan which identifies all the people who provided input. With our plan we know about no one noting we don't know where they live, and could be receiving input from people who don't live in Ann Arbor.

Cynthia Middleton, 1402 Brooklyn Avenue, would like to see the Comprehensive Plan paused so there is more time for discussion and input. Spoke in opposition to the elimination of single-family zoning.

Lisa Jevens, 1054 Martin Place, spoke about exclusionary zoning nothing this is a personal value judgment term being applied to zoning. None of the increased density is helping.

Luis Vazquez, 909 Barton Drive, addressed Goal 9 Transportation Strategies and Options suggesting along any bus line that within 100 feet that you allow for much higher density, maybe 5-10 stories. Regarding Goal 11 Carbon Neutrality, Efficient Energy and Resource Use stating as a home owner who has solar panels he would be distressed if a building went up next door that would block panels.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

7. UNFINISHED BUSINESS

None.

8. OTHER BUSINESS

8-a. [25-0872](#) Comprehensive Plan Review - Chapter 4

Attachments: Questions and Edits for Comp Plan Chapters 04.22.pdf

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan

*Staff Questions for Draft Comprehensive Plan, Chapter 4 April 22, 2025
[Questions were included in the Packet]*

- 1. Would this section benefit from a key/graphic that demonstrates Vision/Value >Goals > Strategies > Implementation/Objectives?*
- 2. P. 46 The housing target numbers are approximately 2-3 times the City's current annual production. In the context of other factors, does this seem appropriate?*
- 3. P. 47 Reference to other communities seems more appropriate for zoning work, do we want this level of specificity/moment in time in the Comprehensive Plan?*
- 4. P. 48 Are we interested in calibrating this plan to the Michigan Housing Plan?*
- 5. P. 48 Do you find the rationale to be supportive of the proposed goals?*
- 6. P. 54 Do we need to describe what affordable means in this context?*
- 7. P. 55 Regular calibration of the City's housing goals with UM enrollment and employment levels could be linked to section identified in chapters 1-3 – "How will this plan be updated in the future"*
- 8. P. 57 Tenant-right to purchase, and funding access to tenants are potential displacement tools that may be specifically hampered by State of Michigan Legislative Framework. Should plan make more clear these examples rely on changes identified broadly in strategy 2.3?*
- 9. P. 64 Is this where we can expand more on the commercial vs. residential growth discussion we tabled on 4/15?*
- 10.P. 75 Strategy 7.3 is an important goal, but should it be a focus of the*

City, in the context of the traditional roles and responsibilities of agencies (Workforce Development agencies, educational institutions)?

11.P. 78 Numerous objectives reference “decarbonization” as a goal. Is this the right specificity level for future land use decision-making?

12.P. 89 Strategy 10.3 – This may be a good time to discuss current tree preservation policy (to address comments we receive from residents – a good way to talk about tradeoffs in our values).

COMMISSION DISCUSSION:

The Commission held an open discussion on the item and provided feedback. [For a complete record of the discussion, please see available video format]

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

Resident, noted he just heard about the plan and is appalled by some of the things. Roads are constricted, traffic density is worse, don't want to live in the shade of neighbors. It's not your duty to make Ann Arbor affordable.

Nancy Bryk, Woodlawn Avenue in Burns Park, thinks a lot about housing and what people expect from housing and what our obligations are to communities with older houses. Neighborhood is already dense enough as it is. Can't shoehorn more people into our neighborhood noting it is going to be a challenge. People are holding off from selling because they can get more if more units can be built.

Jeff Crockett, Historic Districts were not included in the survey noting it would have shown that they are very popular, and saying he disagrees that Historic Districts are exclusionary in Ann Arbor.

Sam Homan, 1451 Coler Road, neighborhood commercial with village square within super blocks (e.g. Page Ave). Research park is not a safe place to put residential and would encourage not to allow residential zoning there as it's not an appropriate use of zoning.

Tom Stulberg, 1202 Traver Road, not all historic districts are the same noting they operate differently and were created at different times for different reasons. Building quadplex on land is cheaper unit? Show us your math. Clarify the difference between public comment and public hearing for citizens on the Comprehensive Plan.

Ralph McKee, 5th Ward resident, A2Zero stated quadplex on every parcel would make it more affordable, but I did the calculations. Need to explain that affordability will be impacted in the long-run.

Ross Smith, 1607 Carlton, supportive of staff's and Planning Commission's efforts.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

10. ADJOURNMENT

Moved by Commissioner Wyche seconded by Councilmember Disch to adjourn the meeting at 11:07 pm. On a voice vote, the Chair declared the motion carried unanimously.

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>). 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 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.