



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, April 1, 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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. 25-0695

March 18, 2025 City Planning Commission Meeting Minutes

Attachments: March 18, 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

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

25-0696

Various Communication to the Planning Commission

Attachments: Beggs In Support of New Buildings.pdf, Blayne Proposed Zoning Changes.pdf, Block Concerns Regarding the Comprehensive Land Use Plan.pdf, Bower Communication to Planning Commission.pdf, Bokas Proposed Zoning Changes.pdf, Bower Communication to Planning Staff.pdf, Bradley Comprehensive Plan.pdf, Carlson Allowing Mid Rise Buildings in Burns Park.pdf, Chambers Form-based Zoning and 4-Story Residential - Public Communication Plan Draft.pdf, Chambers Neighborhood Comp Plan Opposition Flyer and the Abundance Agenda Response.pdf, Chambers.pdf, Checkoway Extensive Public Input.pdf, Crockett Comments.pdf, Dabrowski Comprehensive Plan Feedback.pdf, Dabrowski Tonights Planning Commission Meeting.pdf, DeBord Strong Opposition to Upzoning.pdf, Dokas Feedback on Your Resolution.pdf, Dokas There is Something Missing in Your Plan.pdf, Dybdahl A2 Comp Plan.pdf, Dybdahl Comprehensive Plan Needs More Neighborhood Input.pdf, Ellison Zoning.pdf, Freeland Rezoning Proposals.pdf, Goldberg Density Subsidizes Neighborhoods.pdf, Guszynski Council Meeting Re Zoning Tues 4.1 7pm Questions.pdf, Guszynski Council Meeting Re Zoning Tues 4.1 7pm Questions Follow Up.pdf, Haarer Vote on April 1 2025.pdf, Hagadone Please Please Take Steps to Reduce Property Tax Burden on Homeowners.pdf, Halloran Up Zoning.pdf, Hauser City Comprehensive Plan.pdf, Homan PUD Amendments Question.pdf, Horowitz and Segar Ann Arbor Citizens Very Concerned About Proposed Zoning Changes.pdf, Jaskiewicz Support for Comprehensive Plan.pdf, Jones Save Our 100+ Year Old Neighborhoods for Generations to Come.pdf, Kochmanski Support for Comprehensive Plan That Emphasizes Density and Transit.pdf, Lbluemle Up Zoning.pdf, Leff Apology.pdf, Levine Importance of policies to allow greater compactness.pdf, Lipowski A2 Land Use Plan - My Vote.pdf, Lorenz Ann Arbor Community Land Trust.pdf, Matthews A2 residents support increased housing options.pdf, Matujec Southtown Short Term Rentals.pdf, McDaniel Hodges Oppose New Planning Ordinance Passing it Will Ruin Ann Arbor Neighborhoods.pdf, McMullen A2 Goals and our Comprehensive Plan.pdf, Nagler Notes on Upzoning.pdf, Pascoe Support for New Housing and an Inclusive Ann Arbor.pdf, Pelak and Parent Concerns Regarding Comprehensive Plan.pdf, Perkins New Plans.pdf, Pinnell A Third Way Proposal for Densification and Affordable Housing.pdf, Pritts Input for Public Comment.pdf, Roberts Comprehensive Land Use Plan.pdf, Rosenbaum Support for Pro Density Comprehensive Plan.pdf, Russell REVISED Document for This Evenings Meeting.pdf, Sarosi Proposed Residential Zoning Changes.pdf, Scerbo 2025-04-01 Planning Commission Meeting Feedback.pdf, Schiff Proposed Zoning Changes to Upzoning.pdf, Schiff S Proposed Zoning Changes to Upzoning.pdf, Sedman Comments for the Planning Commission Meeting 4.1.2025.pdf, Seldin Public Input Required on Upzoning Plans.pdf, Seldin We Oppose the Proposal to Allow Multi Unit Buildings in R1.pdf, Sims Public Hearings.pdf, Sjo Response to Comprehensive Plan Low Density Residential Memo.pdf, Svensson Comprehensive Land Use Plan.pdf, Thornton Zoning Changes Being Considered by Planning Commission.pdf, Vanden Broek Note to Planning Commission 1 April 2025.pdf, Weissman Support for new Comprehensive Plan.pdf, West Up Zoning.pdf, Williams Comprehensive Land Use Plan.pdf, Wasneski Comments for Planning Commission April 1 2025.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. [25-0697](#) Public Hearings Scheduled for Tuesday, April 15, 2025, Planning Commission Meeting

Attachments: 4-15-2025 Notice of Public Hearing.pdf

8. UNFINISHED BUSINESS

- 8-a. [25-0698](#) 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: PLANNING AND DEVELOPMENT SERVICES STAFF REPORT.pdf,
Ordinance 2025-03-18 (Hearings and Notices).pdf

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

10. OTHER BUSINESS

- 10-a. [25-0699](#) Comprehensive Plan Review Discussion

Attachments: Comprehensive Plan Review Process Updates Memo_CPC 4.1.25.pdf

- 10-b. [25-0722](#) Comprehensive Plan Low Density Residential Memo

Attachments: 2025 4-1 Low Rise Residential Memo.pdf

- 10-c. [25-0724](#) Planning Commission Retreat Logistics and August Meeting

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>). 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.