



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 6, 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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0879](#) April 29, 2025 City Planning Commission Meeting Minutes

Attachments: April 29, 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**25-0880****Various Communication to the City Planning Commission****Attachments:**

1. Arbour Comprehensive Plan.pdf, 2. Barald The Draft Comprehensive Plan.pdf, 3. Bassiouni In Support of the Comprehensive Plan - Comments with Citations.pdf, 4. Branam Comprehensive Land Use Plan Feedback Miller Avenue.pdf, 5. Dow Planning Commission.pdf, 6. Fischer Upzoning Issue for A2.pdf, 7. Fligel Planned Zoning Changes.pdf, 8. Gardner Opposition to City Comprehensive Plan.pdf, 9. Kahan Comprehensive Plan Miller Avenue LU Recommendations.pdf, 10. Leaf Chapter 5 Suggestions.pdf, 11. Leaf Hub and Transition.pdf, 12. Levine Comp Plan.pdf, 13. Leonard City Density.pdf, 14. McSweeny Comprehensive Plan Input.pdf, 15. Scerbo Draft Comp Plan Chapter 5 Feedback.pdf, 16. Westphal Simplified Current Zoning Map v Consultant Map.pdf, 17. Zieske In Support of More Housing.pdf, 18. Andre Comprehensive Plan.pdf, 19. Bayha A Welcoming City - Until You Try to Move Here.pdf, 20. Brooks Comments in the Planning Commission Meeting on 4-29-2025.pdf, 21. Burkhardt Due Diligence.pdf, 22. Burkhardt Please Be Bold in Addressing Our Housing Crisis.pdf, 23. Chambers Incentivized Housing Density for Affordability and Sustainability.pdf, 24. Couch Comprehensive Plan Feedback.pdf, 25. DeBoer Ann Arbor Draft Plan Feedback.pdf, 26. DeVee Request to Expedite Approval Process.pdf, 27. Dokas Here is Something Else to Think About.pdf, 28. Dokas Request for Info.pdf, 29. Dokas This is the best explanation - housing affordability is the problem not supply and demand.pdf, 30. Gjoka No Flex District and No Height Limits Please.pdf, 31. Goldberg Please Allow More Types of Housing Everywhere.pdf, 32. Goodenough Zoning Meeting.pdf, 33. Hare A2 CLT Townie Homes.pdf, 34. Hill Please Expedite the A2CLT Housing Development Applications.pdf, 35. Jaworski Ann Arbor CLT Homeowner.pdf, 36. Johnson Remove the Flex District.pdf, 37. Lenski Support for the Comprehensive Plan.pdf, 38. Lindstrom Support High Rises in Transition Zones.pdf, 39. Lowe Comprehensive Plan and Discussion of Whether Simplex Units Should Be Legal.pdf, 40. McGraw A Request for Support to Expedite A2CLT Homes.pdf, 41. Pinnell A Positive Proposal for Enhancing Non Motorized People Moving Transportation in the CLUP.pdf, 42. Pinnell A Positive More Inclusionary Concept for the R1 R2 Districting Portion of the CLUP.pdf, 43. Poling Request From A Lifelong Ann Arborite.pdf, 44. Rosenbaum Support Braun Court.pdf, 45. Scobey-Thal Supporting Housing Changes.pdf, 46. Stein Eliminate the Flex Expand the Transition.pdf, 47. VandenBroek Comprehensive Planning Feedback.pdf, 48. Wolff Comprehensive Plan.pdf, 49. Barry Memo re Comprehensive Plan.pdf, 50. Crockett Absence of Density Data in Comprehensive Plan.pdf, 51. Jaskiewicz Support for Comp Plan.pdf, 52. Oishi Comprehensive Plan.pdf, 53. Rhoades Adjusting Boundary of Hub Zone.pdf, 54. Stulberg [A2N2] Absence of Density Data in Comprehensive Plan.pdf, 55. Welker Don't Downzone Multifamily and Commercial.pdf, 56. Wright Concern About Lack of Housing in Ann Arbor.pdf, 57. Zylka Mixed Use Transition Zones - A2CP.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. [25-0881](#) Public Hearings Scheduled for Tuesday, May 20, 2025 Planning Commission Meeting

Attachments: 5-20-2025 Notice of Public Hearing.pdf

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

- 9-a. [25-0882](#) **313-327 Braun Court Site Plan for Planning Commission Approval; SP24-0018** - A proposed seven-story building with 38 residential condominium units. Thirty-three parking spaces will be provided on site. Vehicle access to the site is proposed from the existing alley between Catherine Street and East Kingsley Street. The development would require demolition and removal of the current structures. The project is pursuing LEED silver certification and is zoned D2 (Downtown Interface). Staff recommendation: Approval.

Attachments: 313 Braun Ct Staff Report.pdf, Braun Ct Aerial Map.pdf, Braun Ct Aerial Map Zoom.pdf, Braun Ct Zoning Map.pdf, Braun Ct DRB Letter.pdf, 2025-05-06 PC Presentation PDF.pdf

10. OTHER BUSINESS

- 10-a. [25-0883](#) Draft Comprehensive Land Use Plan: Chapter 5 Review

Attachments: Questions and Edits for Comp Plan Chapters_May 6.pdf, 2025 5-2 Future Land Use Map Comments.pdf, 20250411_Water and Wastewater Plant Capacity Evaluation.pdf, Mills Small Apartment Building Research.pdf, Staff Edits for the draft Comprehensive Land Use Plan.pdf

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.