



City of Ann Arbor
Formal Minutes - Final
City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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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**

1. CALL TO ORDER

*Vice Chair Wyche called the meeting to order at 5:30 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Deputy Planning Manager Kelley called the roll

Present 6 - Mills, Abrons, Disch, Wyche, Weatherbee, and Adams

Absent 3 - Hammerschmidt, Lee, and Norton

Others present:

Planning manager Brett Lenart

Deputy Planning Manager Hank Kelley

Principal Planner Jill Thacher

Senior Planner Michelle Bennett

3. APPROVAL OF AGENDA

**Moved by Commissioner Abrons seconded by Councilmember
Disch to approve the agenda. On a voice vote, the motion carried
unanimously.**

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

Moved by Commissioner Mills seconded by Commissioner Weatherbee to approve the April 29, 2025 City Planning Commission 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, May 5, 2025 City Council meeting:

1209 South University Development Agreement was approved.

3801 Stone School Road rezoning passed on first reading.

2862 Stone School Road rezoning passed on first reading.

Hickory Nature Area Expansion rezoning passed on first reading.

Downtown Library rezoning passed on first reading.

PUD Modifications passed on first reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Staff recommend cancellation of 5/27 Ordinance Revisions Committee meeting, may bring the discussion of bike parking to the July Ordinance Revisions Committee meeting. Instead of holding ORC meeting, staff asks Commissioners to save the date for potential Comprehensive Plan discussions.

Next public open house for the draft comprehensive plan is Wednesday, May 7, from 3-7pm at Traverwood Library Branch.

5-c. Planning Commission Officers and Committees

None.

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. Burkhart 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

Received and filed.

ROLL CALL

Commissioner Hammerschmidt entered the meeting at 5:40 pm.

Commissioner Norton entered the meeting at 5:50 pm.

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

Absent 1 - Lee

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.)

Hank Barry, raised concerns about the data used to support recommendations in the draft comprehensive plan.

Lisa Jevens, 1054 Martin Place, questioned the guidelines and practices that informed the draft comprehensive plan.

Eleanor Linn, 1321 Forrest Court, expressed concerns about the assumptions used to project future growth in the draft comprehensive plan.

Erma Meyer, 2809 Brockman Boulevard, commented on employment projections used in the draft comprehensive plan.

Tom Stuhlberg, 1202 Traver Street, discussed affordable housing, housing needs assessments, growth projections, and assumptions related to future University of Michigan housing plans.

Jon Godfrey, 2809 Brockman, raised concerns about supportive infrastructure and its implications for housing affordability in the draft comprehensive plan.

Ann Arbaugh, 1915 Austin Avenue, questioned the data and analysis supporting methods for improving housing affordability, particularly for moderate-income renters and first-time buyers.

Ellen Ramsburg, 1503 Cambridge, commented on the alignment of values and recommendations in the draft comprehensive plan.

Richard Dokus, 1243 Marlborough, expressed concerns about public engagement and access to city email records for community associations related to the draft comprehensive plan.

Nancy Bryk, 1222 Woodlawn, raised concerns about public engagement and information accessibility regarding the draft comprehensive plan.

Sam Homan, 1451 Kohler, advocated for preserving a dedicated industrial zone without residential uses to maintain economic diversity and business retention.

Will Leaf, 528 North State, suggested replacing the flex district with a transition district and incorporating performance standards.

Mary Jane Warden, 2127 Wallingford Road, emphasized the importance of maintaining low-density, quiet neighborhood settings for those who prefer them.

Kathy Griswold, 3565 Fox Hunt Drive, raised concerns about pedestrian safety, citing recent crashes in the city, including a fatal incident involving a wheelchair user on Huron Street. She also addressed safety concerns related to Miller Avenue and density recommendations in the draft comprehensive plan.

Mark Scerbo 2017 Fair Street, commented on the ownership of Huron Street, referencing pedestrian safety and suggesting zoning simplifications.

Kirk Westphal, 3505 Charter Place, discussed space considerations for student high-rises within the draft comprehensive plan.

Janey Hodges, 1225 Kensington Drive, urged the commission to prioritize public interests in new projects, including A2Zero goals, and raised concerns about changes to personal property within high-intensity and manufacturing zones on the plan map.

Joe Zulka, 1920 Woodbury Drive, supported upzoning along transit corridors, referencing zoning policies in Minneapolis allowing for 3-6 story developments.

Ken Garber, 28 Haverhill Court, expressed support for the draft comprehensive plan's focus on transit and walkability and asserted DTE's capacity to support electrified developments.

Jan Strite, 1218 Van Dusen, raised concerns about parking accommodations in new developments and traffic management given the higher-intensity zoning proposed in the draft comprehensive plan.

Anthony DeVee, 2434 Laurelwood Circle, spoke in favor of the Ann Arbor Community Land Trust and urged swift approval of its proposals.

Brad Pritts, 33 Lexington, expressed appreciation for the planning commission's volunteer work and suggested pausing the comprehensive plan process.

Luis Vasquez, 909 Barton Drive, encouraged the planning commission to continue progress on the comprehensive plan without delay due to perceived concerns.

Alex Lowe, 2532 Pittsfield Boulevard, expressed concern about calls to limit dense development, citing potential effects on homelessness and housing availability.

Jeff Crockett, 506 E Kingsley, questioned the data sources used in the draft comprehensive plan and potential effects on downtown density with recent development proposals.

Shannon Lau, 2870 Oakdale Drive, voiced support for increasing density and housing in Ann Arbor, advocating for corrective action in response to past exclusionary zoning practices.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Comment.

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

Deputy Planning Manager Kelley reported for the Tuesday, May 20, 2025 City Planning Commission meeting:

303 Detroit Street Site Plan for Planning Commission Approval, (SP24-0025): A proposed plan to convert 303 Detroit Street from an office/retail building to a residential building with 16 units by adding approximately 10,000 square feet. Construction includes building an additional floor on top of the existing buildings, adding balconies, and creating a parking garage in the basement accessed by a rotating automobile elevator from a new driveway off North Fourth Ave. Site is in the D2 (Downtown Interface) base zoning district, Kerrytown Character overlay district, and Secondary street type designation.

625 Church Street Site Plan for Planning Commission Approval, (SP24-0017): A proposed site plan to redevelop 621 Church Street, 625 Church Street, 633 Church Street and 1207 Willard Street, plus an area extending over 616 S Forest, to construct a 20-story apartment building of approximately 180 units, 280,000 square feet of floor area and 195 feet in height. Site is 16,052 square feet and is in the D1 (Downtown Core) base zoning district, South University Character overlay district, and Primary street type designation.

630 South Ashley Street Site Plan for Planning Commission Approval, (SP25-0003): A proposed site plan to construct two single-family homes with a garage between them, plus a detached garage with a second-story residential unit. The former Armen Cleaners site is 0.17-acres, currently

vacant, and is in the C2B (Business Service District) zoning district and the Old West Side Historic District. The project has received Historic District Commission approval and variances from the Zoning Board of Appeals.

8. UNFINISHED BUSINESS

None.

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

PROJECT PRESENTATION:

Candice Briere of Midwestern Consulting and Lorcan O'Herlihy of Lorcan O'Herlihy Architects presented the proposed request.

STAFF PRESENTATION:

Principal Planner Jill Thacher presented the staff report.

PUBLIC HEARING:

Ellen Ramsberg, 1503 Cambridge Road, noted the significance of Braun Court in the city's LGBTQ history and its role in a distinct period of development featuring cottage courts.

Bruce Moyer, president of 414 North Main homeowner association in Kerrytown, spoke on behalf of the association and himself, and expressed concerns about traffic safety, snow storage, building height, and the reduction of green space.

Bev Seyford, vice president of 414 North Main association, raised concerns regarding the narrow alley on the proposed site, construction-related disruptions, and the potential loss of tree canopy.

Ilana Pollock, 414 N Main Street, highlighted the site's historic nature and the impact of narrow setbacks on public features such as benches, advocating for higher standards in new development, additional public amenities, and affordability.

Mark Scerbo, 2017 Fair Street, voiced support for the project, citing improvements to energy and water management, contributions to parks, and voluntary setbacks. He also questioned the effectiveness of postcards in encouraging site plan engagement.

Monica Warline, 618 South Main, acknowledged the loss of a LGBTQ historic site, expressing interest in preserving its legacy. She inquired about monitoring construction impacts on neighboring properties and extended appreciation to city staff.

Ken Garber, 28 Haverhill Court, requested details on the proposed geothermal infrastructure and whether the site would be fully electrified or include a gas connection.

Fran Wright, shared personal connections to Braun Court from childhood and sought information on the design of the proposed building.

JoAnn Barrett, voiced concerns about the building design and its proximity to neighboring properties.

Rich Fein, 618 Duane Court of the Ann Arbor chapter of Citizen's Climate Lobby, asked whether the building would be all-electric and if geothermal energy would be incorporated.

Alex Lowe, 2532 Pittsfield Boulevard, supported limiting parking in the area, citing its accessibility.

Tom Stulberg, 1202 Traver Street, commented on the influence of zoning regulations on the development.

Luis Vasquez, 909 Barton Drive, acknowledged the loss of Braun Court but expressed support for the current site plan, advocating for greater building height and affordability.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Hearing.

Moved by Commissioner Abrons seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves the 313 Braun Court Site Plan version 4 dated April 2, 2025 and recommends approval of the Development Agreement as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:

1. All parcels must be combined before issuance of any Building Permits.

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 Deputy Planning Manger Kelley declaring the motion carried. Vote 8-0.

Yea: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Wonwoo Lee

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

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan

Chapter 5

- Page 96 - Strike the *What are we looking to protect* column; reframe the last paragraph and remove the map; potentially moving toward the natural features section
- Page 98 - clarity of language at beginning of paragraph that this policy is established by these plans
- Page 100 - Consider a shorter narrative that builds on remaining paragraphs on p. 96
- Page 98-99 Remove spread; move acknowledgement of UM Plan and other blue box references earlier in the year
- Page 99 - Drivers for change may not be the right title; Consider removing the monorail from the plan
- Page 100 - Remove complex graphic
- Page 101 - Old Fourth Ward and Old West Side should be transition district
- Page 101 – show your work, what maps did you refer to, what's the logic? Show your work. Can you provide a simplified zoning map to convey your point?
- Page 101 - Zoning should be primary source for recommending land use districts;
- Page 101 - reference Historic District Maps; Planning Commission is more interested in zoning base then the likelihood of development potential; 721 S. Forest and Five Corners should be community examples of where increased density are appropriate
- Page 101 - remove "please proceed to the following pages"
- Page 104 - parentheticals aren't the right labels - Intensity of activity and scale of buildings
- Page 108 & 109 - change to 3 stories; can we provide street names for images of housing? Image name and typology should match; header could be simplified to "rationale"; dimensional standards should be moved from "primary uses"
- Page 109 - remove no limit on number of homes
- Page 107 - Emphasize public open space/green spaces (not big private lawns)
- Page 103 - Transition Zone graphics; show single family homes as a current land use, the images shown are not going to be realized overnight
- District descriptions - reasoning and basis; adding different housing sizes and scale in addition to price point

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

Mark Scerbo, 2017 Fair Street, noted surprise at certain staff comments, observing that they appeared to emphasize automobile-focused perspectives.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Adams to adjourn the meeting at 11:00 pm. On a voice vote, the Vice 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.

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(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.