



# City of Ann Arbor

## Formal Minutes - Draft

### City Planning Commission

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

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Tuesday, September 16, 2025

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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 7:00 pm in Council Chambers at City Hall of Ann Arbor*

**2. ROLL CALL**

*Deputy Planning Manager Hank Kelley called the roll.*

*Commissioner Lee entered the meeting at 7:04 pm.*

**Present** 7 - Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

**Absent** 2 - Mills, and Abrons

*Others present:*

*Planning Manager Brett Lenart*

*Deputy Planning Manager Hank Kelley*

*Principal Planner Alexis DiLeo*

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- 4-a. [25-1600](#) September 3, 2025 City Planning Commission Meeting Minutes

**Attachments:** September 3, 2025 City Planning Commission Meeting Minutes.pdf

**Moved by Commissioner Weatherbee seconded by Commissioner Hammerschmidt to approve the September 3, 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, September 15, 2025 City Council meeting:*

*City Council directed the City Administrator to further negotiate plans for development of 415 West Washington and the Klein's lot, noting the project will go to Planning Commission for approval.*

*2525 Ann Arbor Saline Road passed on first reading noting several council members expressed concern over traffic and pedestrian safety.*

*1007 Woodlawn, Argus Farms, passed on first reading.*

*1208 South University Development Agreement was approved.*

*1146 South Maple purchase agreement was approved.*

*2857 Packard Road revised consent judgment was approved.*

**5-b. Planning Manager**

*Deputy Planning Manager Kelley reported:*

*For the third year in a row, the planning team will be at the Green Fair on Friday September 19 from 5pm-8pm. Our table will focus on how the draft Comprehensive Land Use Plan promotes sustainability.*

**5-c. Planning Commission Officers and Committees**

*None.*

**5-d. Written Communications and Petitions****25-1601** Various Communication to the City Planning Commission

**Attachments:** Allen AA Housing Ordinance - limiting 6 people per residence on campus.pdf, Davey Land use plan concerns.pdf, Pinnell By right unit bed numbers in the CLUP.pdf, Pointer Three story triplexes in residential neighborhoods.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.)**

*James D'Amour, third ward, raised concerns with the Comprehensive Plan related to environmental preservation and protection.*

*Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of Neighborhood Week in Ann Arbor, encouraging the public to participate.*

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

**7. COMMUNICATION FROM COMMISSIONERS**

*Chair Wyche announced that Avalon Housing will host Home for Good on Thursday, September 18, 2025, from 6:00 to 9:00 p.m and noted he will be honored with their Community Advocate Award during the event.*

*Commissioner Weatherbee thanked those who are participating in Neighborhood Week noting it's good for people to be involved in their City.*

**8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****8-a. 25-1603** Public Hearings Scheduled for Tuesday, October 7, 2025 Planning Commission Meeting

*Deputy Planning Manager Kelley reported:*

*No Public Hearings are scheduled for the Tuesday, October 7, 2025 City Planning Commission meeting but noted the meeting is scheduled to start at 5:30pm, and the commission will discuss the third draft of the Comprehensive Land Use Plan and noted there will be two opportunities for Public Comment during the meeting.*

**9. UNFINISHED BUSINESS**

*None.*

**10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Public Comment, and Commission Discussion of Each Item**

- 10-a. 25-1605 2502 Packard Street (The George; SP24-0019) Site Plan for Planning Commission Approval** - A proposed site plan to construct a four-story, 46-unit apartment building with ground floor retail space at “The George,” an existing four-story, 249-unit apartment building.  
Staff recommendation: Approval

**Attachments:** Staff Report 2025-09-16 (2502 Packard).pdf, 2502 Packard St Aerial Map.pdf, 2502 Packard St Zoning Map.pdf, SP24-0019\_Site Plan\_v5.pdf, 2502 Packard Rendered Landscape Plan.pdf, 2502 Packard Street Presentation.pdf

**PROJECT/PRESENTATION:**

*Scott Bowers of Bowers and Associates Architects, Ken Gold of Inspired by Somerset Development, and Andrew Wiseman of Nowak & Fraus Engineers presented the proposed request.*

**STAFF PRESENTATION:**

*Alexis DiLeo, Principal Planner, presented the proposed request.*

**PUBLIC COMMENT:**

*Mark Scerbo, 2017 Fair Street, overall support for the development, and acknowledged the effects of recent changes to parking regulations.*

*Eric Shalayko, Ward 4, spoke in support of the development and noted residents need amenities within walking distance to where they live.*

*Cathy Chow, Georgetown Neighborhood, expressed support for the development and highlighted the addition of new retail options that will offer walkable access for residents in the surrounding area.*

*Eric Goldberg, 3010 Dexter Road, voiced support for the project, highlighting new housing, better use of parking space, and climate migration planning.*

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

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

**Moved by Commissioner Weatherbee seconded by Councilmember Disch that**

**The Ann Arbor Planning Commission hereby approves SP24-0019, 2502 Packard Street Site Plan, version 5 dated August 15, 2024 and recommends the City Council approve a Development Agreement for a parkland contribution.**

**COMMISSION DISCUSSION:**

**The Commission took into consideration the proposed amendment and discussed the matter.**

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

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

**Yeas:** 7 - Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Sarah Mills, and Ellie Abrons

- 10-b.      [25-1604](#)      **Marijuana Zoning Text Amendment for City Council Approval -**  
Proposed Unified Development Code Amendment (Chapter 55 of the Code of the City of Ann Arbor) to Section 5.16.3.F - Marijuana Facilities - Commercial - Use Specific Standards to remove school separation requirements, require submission of nearest school locations with any related Special Exception Use permit application, and other modifications. Staff recommendation: Approval**

**Attachments:**      2025 9-16 Marijuana Amendments SR.pdf, 2025 Sept Comparison Ordinance Marijuana Research.pdf, Draft

## Ordinance Track Changes (Marijuana Facilities Buffer).pdf

**STAFF PRESENTATION:**

*Planning Manager Lenart presented the proposed Unified Development Code changes.*

**PUBLIC HEARING:**

*Eric Goldberg, 3010 Dexter Road, expressed support to amend the ordinance and ease regulations to expand opportunities for businesses to operate more effectively*

*Ross Smith, 1607 Charlton, voiced support for the proposed ordinance changes, emphasizing that businesses of this nature do not pose a nuisance to the community.*

*Alex Lowe, 2532 Pittsfield Boulevard, expressed support for updating the ordinance to ensure regulations are consistent with those applied to other types of businesses.*

*[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 Hammerschmidt that**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the following amendment to Chapter 55, Unified Development Code: Section 5.16.3.F Specific Use Requirements – Marijuana Facilities be amended to remove school separation minimums and other modifications as attached.**

**and**

**The Ann Arbor City Planning Commission recommends removal of the 28 Marijuana Retailer facility cap specified in Chapter 95.**

**COMMISSION DISCUSSION:**

**The Commission took into consideration the proposed amendment and discussed the matter.**

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

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

**Yeas:** 7 - Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Sarah Mills, and Ellie Abrons

**11. OTHER BUSINESS**

**11-a. 25-1619**

City Planning Commission 2025 Calendar Review

**Attachments:** 2025 CPC Meeting Schedule v8.pdf

*STAFF PRESENTATION:*

*Deputy Planning Manager Kelley presented the proposed calendar changes.*

**Moved by Councilmember Disch seconded by Commissioner Lee that**

**The City Planning Commission approve the proposed calendar changes as presented in tonight's packet.**

**COMMISSION DISCUSSION:**

**The Commission took into consideration the proposed amendment and discussed the matter.**

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

**On a voice vote the Chair declared the motion carried unanimously.**

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

*Shannon Lau, 2870 Oakdale Drive, voiced support for mixed-use buildings and advocated for their inclusion in the new draft of the Comprehensive Plan.*

*Mark Scerbo, 2017 Fair Street, expressed support for eliminating parking minimums and relaxing land use regulations to support housing goals.*

*Meg, resident, encouraged the Commission to prioritize additional housing in Ann Arbor to help medical professionals who are currently unable to afford living close to their workplaces.*

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

**13. COMMISSION PROPOSED BUSINESS**

*None.*

**14. ADJOURNMENT**

**Moved by Commissioner Lee seconded by Councilmember Disch to adjourn the meeting at 8:44 pm. On a voice vote, the Chair declared the motion carried unanimously.**

Donnell Wyche, 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](mailto: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](http://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.