



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, July 15, 2025

5:30 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

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. **25-1321** July 1, 2025 City Planning Commission Meeting Minutes  
**Attachments:** July 1, 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****25-1322****Various Communication to the City Planning Commission**

**Attachments:** 1. Ann Arbor Township Distribution of Draft Master Plan.pdf, 2. Athan The Comprehensive Plan and Spring Street.pdf, 3. Cunningham Golf Courses, Development, Bike Lanes and Traffic.pdf, 4. Donovan Thanks to all of you for your work.pdf, 5. Frank Comprehensive Land Use Plan.pdf, 6. Gardner I OPPOSE the City's Comprehensive Plan.pdf, 7. Gurfinkel I support of increased housing density and diversity in Ann Arbor.pdf, 8. Kahn Suggestion for the Comprehensive Land Use Plan.pdf, 9. Klopp Support for the Comprehensive Plan.pdf, 10. Lee Transition on Miller.pdf, 11. Ramsburgh CLUP Concerns.pdf, 12. Ramsburgh Commission Discussions.pdf, 13. Ritter Comprehensive Plan - Public Spaces and Community.pdf, 14. Ritter Comprehensive Plan - The Importance of Shade Trees.pdf, 15. Schnaidt Suppport of Comprehensive Plan.pdf, 16. Smith Comprehensive Plan.pdf, 17. Spitz Thank you for your hard work!.pdf, 18. Sponseller CLUP.pdf, 19. Tuttle Support for the Comprehensive Plan.pdf, 20. Warner Does draft future land use map shows my house in Transition district.pdf, 21. Wright Old and White.pdf, 22. Zahran URGENT MATTER.pdf, 23. Bott Comprehensive Plan Feedback - Pause the Plan.pdf, 24. Crockett Quality of Life and Single Family Neighborhoods.pdf, 25. Dabrowski Vote no on limiting public comments at planning commission meetings.pdf, 26. Ford Ageism and Ableism in the Planning Process.pdf, 27. Ford Please do not limit resident comments at your public meetings.pdf, 28. Gallagher Comprehensive Plan.pdf, 29. Kahan Comments on Draft Comprehensive Plan.pdf, 30. Leaf Chapter 5 Suggestions.pdf, 31. Monroe Public Comments 7-15-25 FINAL.pdf, 32. Scerbo Updating future land use map.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. COMMUNICATIONS FROM COMMISSIONERS**

**8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

**8-a. 25-1324** Public Hearings Scheduled for Tuesday, August 5, 2025 Planning Commission Meeting

**Attachments:** 8-05-2025 Notice of Public Hearing.pdf

**9. UNFINISHED BUSINESS**

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

**11. OTHER BUSINESS**

- 11-a. [25-1325](#) Annual Organizational Meeting: Election of Officers, Committee Assignments, Review of Bylaws, Annual Work Program  
**Attachments:** 2025-07-15\_CPC\_Organizational Meeting - Staff Report.pdf,  
2025-07-15\_CPC\_FY26 Work Program\_accept changes.pdf,  
2025-07-15\_CPC\_FY26 Work Program\_redline.pdf
- 11-b. [25-1326](#) Review Comprehensive Plan Second Draft  
**Attachments:** A2\_Comprehensive Plan\_FUTURE LAND USE\_DRAFT 02.pdf,  
Edits\_Compilation of Commissioner Comments 7.1.2025.pdf
- 11-c. [25-1348](#) 2025 Calendar Review  
**Attachments:** 2025-07-15\_CPC\_Calendar Updates Memo.pdf

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

**13. COMMISSION PROPOSED BUSINESS**

**14. 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](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 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.