



# 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, 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

**1. CALL TO ORDER**

*Vice Chair Wyche called the meeting to order at 5:32 pm in Council Chambers at City Hall of Ann Arbor.*

**2. ROLL CALL**

*Deputy Planning Manager Kelley called the roll.*

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

**Absent** 1 - Lee

*Others present:*

*Deputy Planning Manager Hank Kelley*

*Senior Planner Michelle Bennett*

*Urban Planning Intern Emma Berger*

**3. APPROVAL OF AGENDA**

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

**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

**Moved by Councilmember Disch seconded by Commissioner Abrons to approve the July 1, 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, July 7, 2025 City Council meeting:*

*Development Agreements for 625 Church Street and 303 Detroit were approved.*

*The timing of the bond issuance for Arbor South was approved.*

*Councilmember Disch also noted at an upcoming meeting Council will vote on direction to the Planning Commission regarding the Comprehensive Land Use Plan including:*

- City Council requests Comprehensive Land Use Plan include clarification that the plan and future land use map lays out land use categories which will involve more than three zoning districts*
- Make it clear that it is not a one size fits all plan*
- Will help create agreement between City Council and Planning Commission.*
- When residential category is zoned, tools will be used to help fit with surrounding neighborhood, including setbacks, height, flexible housing types, efficient land use, max lot coverage and structure size via Floor Area Ratio*
- Would like to see limitation of total beds per unit/units per building*
- Outline where duplexes and triplexes would fit in Comprehensive Land Use Plan*
- Comprehensive Land Use Plan should acknowledge UM and their role in the housing market*
- STR (Short Term Rental) considerations regarding permanent residents in neighborhood*

**5-b. Planning Manager**

*Deputy Planning Manager Kelley reported:*

*- Emma Berger, the new Planning Services intern*

*- Applications for Associate Planner position have closed, we are hoping to have that filled in the coming months*

*- Requested changes made to the housing appendix have been made and posted to the Comprehensive Plan hub page at [engage.a2gov.org](https://engage.a2gov.org)*

*- A Communications from Commissioners section has been added to the agenda*

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

*None.*

**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 Support 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

*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.)**

*Ricardo Bartelme, 1120 Brooks Street, expressed concern that three-story multi-family buildings may alter neighborhood character, impact solar access, and lead to tree loss.*

*Will Leaf, 528 N State, recommended limiting heavy industrial uses citywide and allowing light industrial in hub and transition districts to avoid land use conflicts.*

*Susan Kaufman, 630 Fifth Street, raised concerns about the impact of zoning changes on workforce housing, affordability, and infrastructure demand.*

*Paul Bjornstad, 2010 Frieze, questioned the city's maintenance of parking structures, particularly in the Arbor South area.*

*Jeff Crocket, 506 E Kingsley, suggested pausing the plan to evaluate upzoning impacts, noting limited survey input from families in single-family zones.*

*Chuck Ream, 1911 Packard, opposed changes to residential setbacks and expressed concern about potential effects on trees and neighborhood character.*

*Ann Arbaugh, 1915 Austin Avenue, expressed the plan does not evenly address equity concerns for current residents, especially in areas with HOAs or historic districts.*

*Kathy Griswold, 3565 Foxhunt Drive, criticized the engagement process and warned of long-term impacts, citing recent pedestrian safety issues.*

*Ellen Ramsburgh, 1503 Cambridge Road, advocated for more public*

*engagement and maintaining the current comment period before advancing the plan.*

*Trisha Hackney, 566 Kellogg Apt B, raised questions about the transition district's clarity and alignment with existing walkable affordable areas.*

*Paul Griffith, 1470 Westfield, shared concern over land use implications for golf courses.*

*James D'Amour, Darlington Subdivision, recommended keeping the current length of the public comment period.*

*Ralph Katz, 605 Skydale Drive, requested additional detail about the plan's development goals.*

*Ken Garber, 28 Haverhill Court, opposed shortening the public comment period.*

*Mark Scerbo, 2017 Fair Street, emphasized the need for increased workforce housing and opportunities for new residents.*

*Luis Vazquez, 909 Barton Drive, referenced community discussions about those advocating to pause the plan.*

*Tom Stulberg, 1202 Traver Street, expressed concern that a uniform zoning approach may affect neighborhoods differently and raised questions about the transition district.*

*Alex Lowe, 2532 Pittsfield Village, supported maintaining the current public comment format, including Zoom access for accessibility and recommended designating Pittsfield as a transition district.*

*Richard Jackson, 1910 Crestland, opposed the plan, citing concerns about its potential benefits to developers.*

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

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

## **7. COMMUNICATIONS FROM COMMISSIONERS**

*The Commission provided responses to Public Comment.*

## **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

*Deputy Planning Manager Kelley reported at the Tuesday, August 5, 2025 City Planning Commission meeting:*

*1007 Woodlawn Ave Rezoning with Area Plan Waiver Request (REZ25-0002) – A petition to rezone 1007 Woodlawn Ave from P (Parking) to C1 (Local Commercial), eliminating the P district on this block and expanding the existing C1 district, with a request to waive the area plan requirement as no development is proposed.*

*2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval (SP24-0006) - A petition to rezone 2525 Ann Arbor-Saline Road from O (Office District) to R4E (Multi-Family Dwelling District) and a site plan to construct 262 residential units. The building would be five stories with 379,459 square feet of floor area and include 297 vehicle parking spaces and 164 bicycle parking spaces. As part of the proposal, the existing curb cut on Ann Arbor-Saline Rd would be modified, a new curb would be added on Oakbrook Dr, and two new crosswalks would be installed on site, one across Oakbrook Dr and another across Ann Arbor-Saline Rd. The 4.16-acre site is currently vacant.*

**9.      UNFINISHED BUSINESS**

*None.*

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

*None.*

**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

**STAFF PRESENTATION:**

*Deputy Planning Manager presented the annual organization items and nominations for Chair of the City Planning Commission.*

**Nominations for Chair of the City Planning Commission were as follows:**

**Commissioner Abrons nominated Vice Chair Wyche for Chair of the City Planning Commission**

**Commissioner Adams nominated Commissioner Mills for Chair of the City Planning Commission**

**Commissioner Mills did not accept the nomination  
Vice Chair Wyche accepted the nomination**

**Moved by Councilmember Disch seconded by Commissioner Abrons.**

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

**On a voice vote the vote carried unanimously. Vote 8-0.**

*STAFF PRESENTATION:*

*Deputy Planning Manager presented the nominations for Vice Chair of the City Planning Commission.*

**Nominations for Vice Chair of the City Planning Commission were as follows:**

**Commissioner Hammerschmidt nominated Commissioner Abrons for Vice Chair of the City Planning Commission**

**Commissioner Mills nominated Commissioner Lee for Vice Chair of the City Planning Commission**

**All nominations were accepted**

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

**Abrons - 8**

**Lee - 0**

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

**On a roll call vote the vote was as follows with Commissioner Abrons being declared as Vice Chair. Vote 8-0.**

*STAFF PRESENTATION:*

*Deputy Planning Manager presented the nominations for Secretary of the City Planning Commission.*

**Nominations for Secretary of the City Planning Commission were as follows:**

**Councilmember Disch nominated Commissioner Hammerschmidt for Secretary of the City Planning Commission**

**Commissioner Hammerschmidt accepted the nomination.**

**Moved by Councilmember Disch seconded by Commissioner Adams.**

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

**On a voice vote the vote carried unanimously. Vote 8-0.**

*STAFF PRESENTATION:*

*Deputy Planning Manager presented the Commissioner appointments.*

**Moved by Commissioner Mills seconded by Commissioner Abrons**

**I move that the Commissioner appointments reflected in the staff report be approved as the results of the board elections.**

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

**On a voice vote the motion carried unanimously. Vote 8-0.**

*STAFF PRESENTATION:*

*Deputy Planning Manager presented the Planning Commission bylaws.*

**Motion 1:**

**Moved by Commissioner Norton seconded by Commissioner Mills**

**I move that bylaws changes be drafted and referred to the City Attorney for review to provide the Chair and Planning Manager additional flexibility to modify the agenda order and components, subject to approval by the Commission.**

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



On a voice vote the vote carried as amended unanimously. Vote 8-0.

**Motion 2:**

**Moved by Commissioner Adams seconded by Councilmember Disch**

On the motion as presented to limit the public speaking time to two minutes.

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

On a voice vote the motion failed. Vote 1-7.

**Motion 3:**

**Moved by Commissioner Abrons Seconded by Commissioner Disch**

Motion that bylaws changes be drafted and referred to city attorney for review to add designated public comment periods attached to the review of site plans which may no longer require public hearings.

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

On a voice vote the motion carried unanimously. Vote 8-0.

**Moved by Commissioner Weatherbee seconded by Commissioner Mills**

To adopt the Work Program for Fiscal Year 2026 attached to the packet.

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

On a voice vote the vote carried as amended unanimously. Vote 8-0.

**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

**STAFF PRESENTATION:**

*Senior Planner Michelle Bennett presented the draft Comprehensive Plan.*

**COMMISSION DISCUSSION:**

*The Commission held an open discussion on the item.*

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

**11-c.      25-1348      2025 Calendar Review**

**Attachments:**      2025-07-15\_CPC\_Calendar Updates Memo.pdf

**STAFF PRESENTATION:**

*Deputy Planning Manager presented the proposed 2025 Calendar changes.*

**Moved by Commissioner Wyche seconded by Commissioner Abrons**

**To update Planning Commission meeting calendar to reflect changes to July, August, October and November meetings as presented in tonight's amended packet.**

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

**On a voice vote the vote carried unanimously. Vote 7-0.**

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

*Mark Scerbo, 2017 Fair Street, offered input on the land use map and recommended revising Slide 14 to show the area as a transition district.*

*Tom Stulberg, 1202 Traver Street, recommended pausing the plan to address unresolved issues and expressed support for the community land trust and raised equity concerns.*

*Alex Lowe, 2532 Pittsfield Blvd, proposed designating Pittsfield Village as a transition district, noting its owner-occupied status and capacity for more housing and requested Council to revisit previous resolutions.*

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

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

**13. COMMISSION PROPOSED BUSINESS**

*None.*

**14. ADJOURNMENT**

**Moved by Commissioner Abrons seconded by Commissioner Mills to adjourn the meeting at 11:40 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](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.

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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](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.